Addendum No. 1

Item No. 6.3

Council Assessment Panel Meeting

THURSDAY, 21 AUGUST 2025
6:00 PM

MATT DINEEN
SENIOR MANAGER DEVELOPMENT SERVICES

Issue Date: Friday, 15 August 2025

APPLICATIONS FOR CONSIDERATION

APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

1.1 THREE-LEVEL MIXED USE DEVELOPMENT COMPRISING COMMUNITY FACILITY (HEALTH AND WELLBEING), SHORT-TERM (SUPPORTED) ACCOMMODATION AND ASSOCIATED OFFICES, CONSULTING ROOMS INCLUDING CARPARKING (UNDERGROUND AND GROUND LEVEL), SIGNAGE, LANDSCAPING AND REMOVAL OF 5 REGULATED TREES

Author:	Rhiya Singh
Proposal:	Three-level mixed use development comprising community facility (health and wellbeing), short-term (supported) accommodation and associated offices, consulting rooms including carparking (underground and ground level), signage, landscaping and removal of 5 regulated trees.
Development Number:	25019778
Date of Lodgement:	28 July 2025
Owner:	Women's and Children's Hospital Foundation
Applicant:	Women's and Children's Hospital Foundation
Location:	99 Mofflin Road, Elizabeth Vale SA 5112 101 Mofflin Road, Elizabeth Vale SA 5112 103 Mofflin Road, Elizabeth Vale SA 5112
Zone:	Strategic Innovation Zone
Classification:	Code Assessed – Performance Assessed
Public Notification Category:	N/A
Representation Received:	No
Request for Additional Information Made?	Yes
Recommendation:	To Grant Planning Consent
Attachments:	1⇩. Development Assessment Snapshot 2⇩. Site Plan, Elevation Plans and Overshadowing Diagrams 3⇩. Siteworks and Drainage Plan 4⇩. Planning Report 5⇩. Traffic Report 6⇩. Response from Planning Consultant and Updated Traffic Response 7⇩. Waste Management Plan 8⇩. Environmental Noise Assessment 9⇩. Arborist Report 10⇩. Landscaping Plan 11⇩. Signage and Wayfinding Plans 12⇩. Letter from Minister to assign CAP as relevant authority

1. The Subject Land

The subject land comprises of three allotments and is identified as:

- 99 Mofflin Road, Elizabeth Vale – described as Allotment 70 of Deposited Plan 6537 contained within Certificate of Title Volume 5277 Folio 844;

- 101 Mofflin Road, Elizabeth Vale – described as Allotment 71 of Deposited Plan 6537 contained within Certificate of Title Volume 6034 Folio 412;

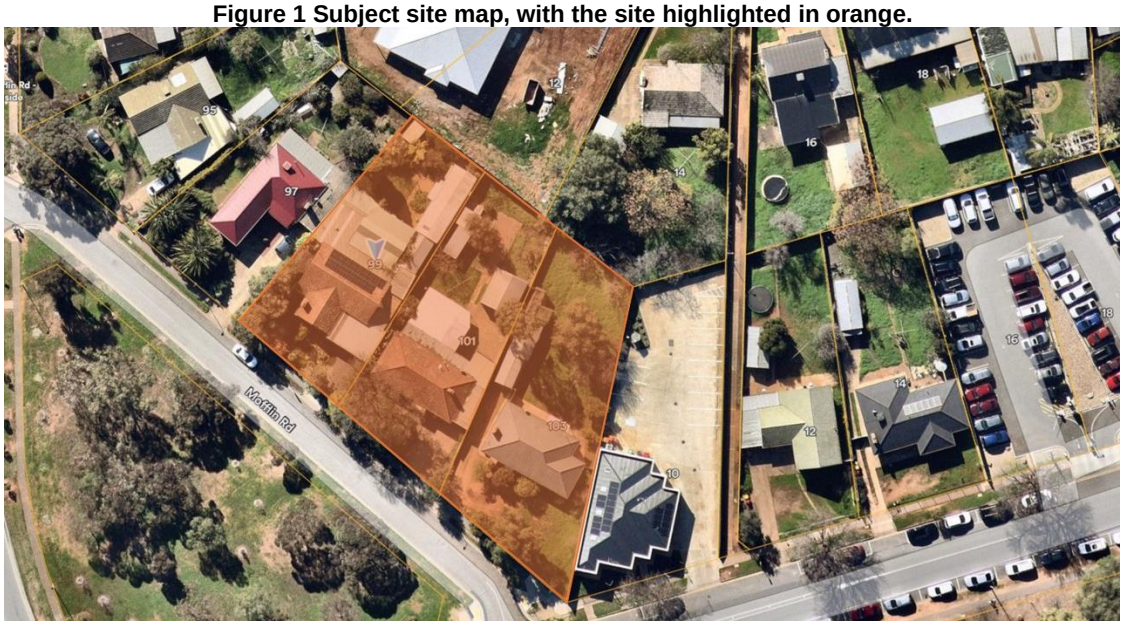
- 103 Mofflin Road, Elizabeth Vale – described as Allotment 72 of Deposited Plan 6537 contained within Certificate of Title Volume 5230 Folio 152.

The subject land currently contains residential dwellings, associated ancillary structures, landscaping and vegetation on site.

There are no easements, encumbrances or land management agreements applicable to the subject land.

The subject land is zoned entirely within the Strategic Innovation Zone. Land to the west of the subject land is within the Recreation Zone.

Figure 1 Subject site map, with the site highlighted in orange.



2. The Locality

The surrounding locality has a diverse mix of residential, commercial, community and recreational uses.

The locality is bound by Broughton Road to the north, Trembath Road to the south, Haydown Road to the east and employment land located along Philip Highway to the west. Mofflin Road acts as a buffer between the industrial land to the west and the health precinct to the east.

The Lyell McEwin Hospital is located to the south-east of the subject site. A mental health facility (currently under construction) is located to the south-west of the site, fronting Oldham Road. Mofflin Reserve is located to the west of the subject site. A childcare is being constructed to the immediate north of the site. Medical consulting suites are located to the immediate east of the subject site.

The Lyell McEwin Hospital to the south serves as a prominent landmark and point of identification for the locality.

The identified locality plan can be found in section 2.1, figure 2.

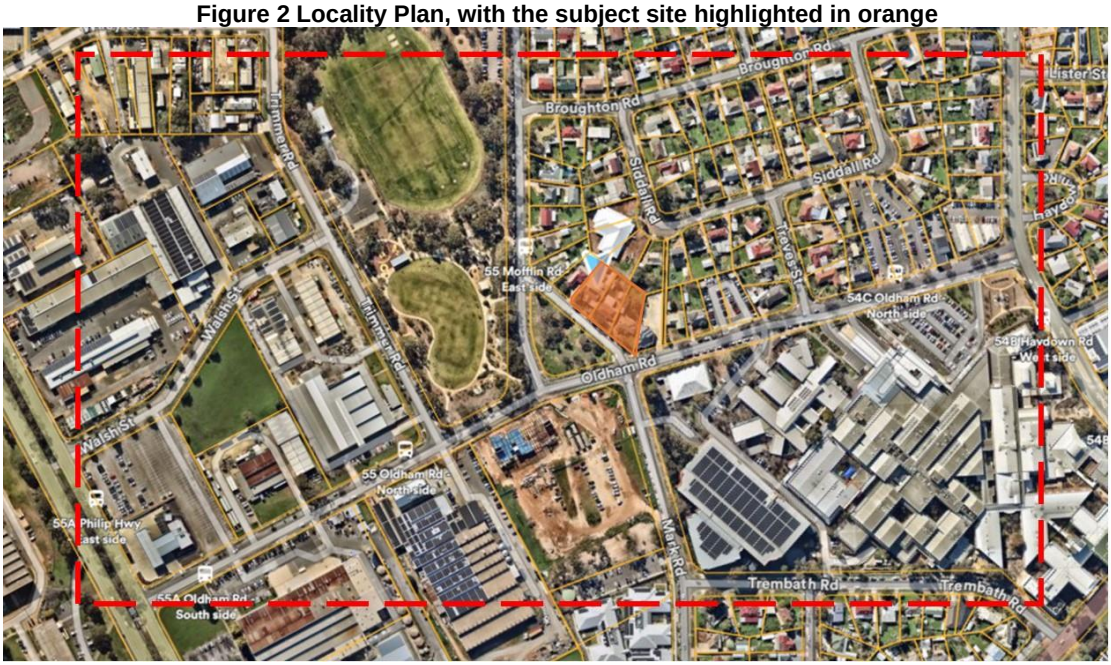
The allotment sizes within the locality range from 600sqm residential allotments to 8.5Ha commercial and community allotments.

The built form within the locality ranges from low-density residential development with ancillary domestic structures to six (6) storey non-residential buildings.

Overall, it is considered that the existing character of the locality is best described as consisting of a diverse range of uses and built form evolving towards a vibrant health and commercial precinct.

2.1 Locality Plan

Figure 2 Locality Plan, with the subject site highlighted in orange



2.2 Zoning

The subject land is located entirely within Strategic Innovation as identified in the Planning and Design Code (the Code). The following Overlays and Technical and Numeric Variations (TNVs) also apply:

Overlays:

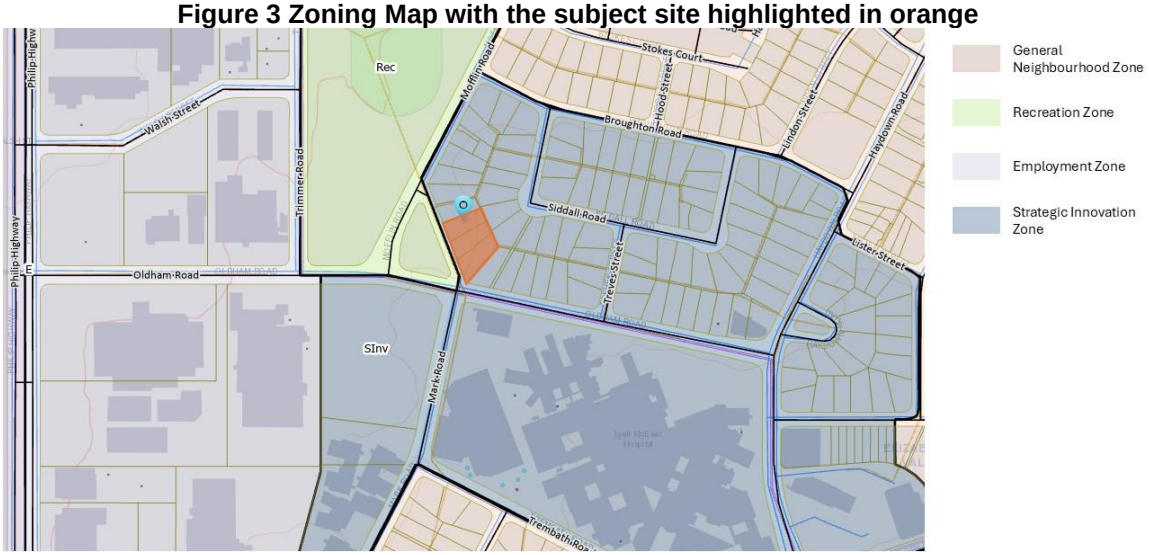
- Airport Building Heights (Regulated) (All structures over 45 metres)
- Affordable Housing
- Building Near Airfields
- Defence Aviation Area (All structures over 45 metres)
- Noise and Emissions
- Prescribed Wells Area
- Regulated and Significant Tree.

TNVs:

- Concept Plan (Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints)

- Interface Height (Development should be constructed within a building envelope provided by a 30- or 45-degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment).

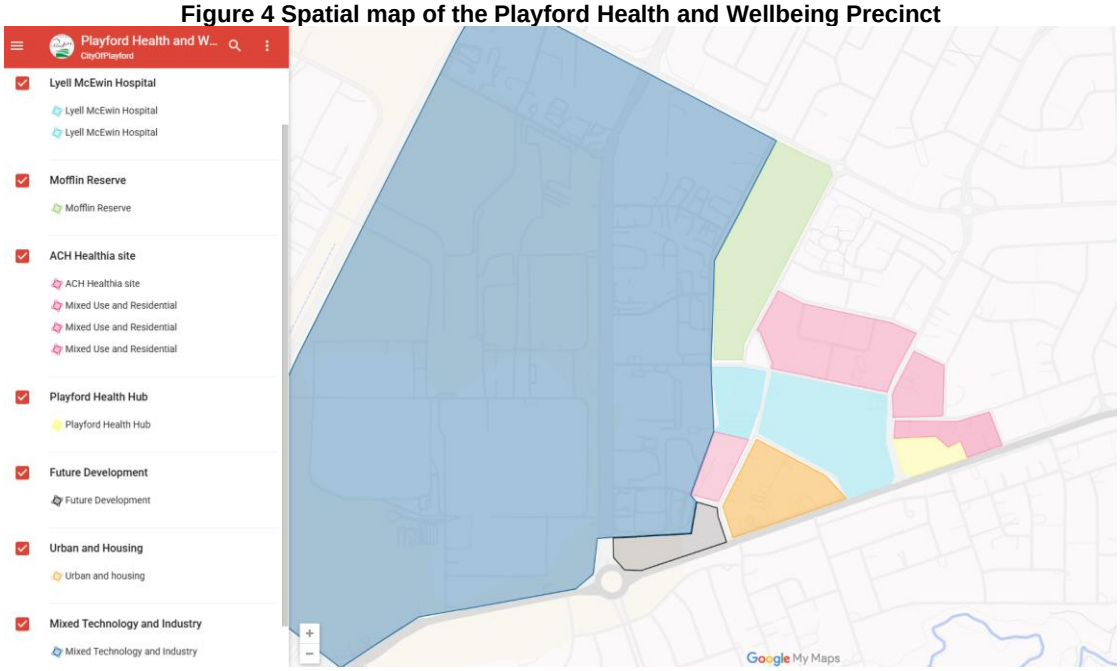
Figure 3 Zoning Map with the subject site highlighted in orange



3. Background

The City of Playford, in partnership with SA Health, has long recognised the strategic importance of establishing a regional health precinct surrounding the Lyell McEwin Hospital. Guided by the Lyell McEwin Health Precinct Master Plan, Council has sought to create an integrated health and innovation hub that combines public and private healthcare, allied services, education, research, and residential support. The area is now known as the Playford Health & Wellbeing Precinct (see figure below).

Figure 4 Spatial map of the Playford Health and Wellbeing Precinct



To enable this vision, key land use changes were implemented through two (2) Development Plan Amendments (in 2013 and 2020), now embedded within the Strategic Innovation Zone and the Activity Node Subzone of the Code. These changes facilitate the development of health-related infrastructure and services.

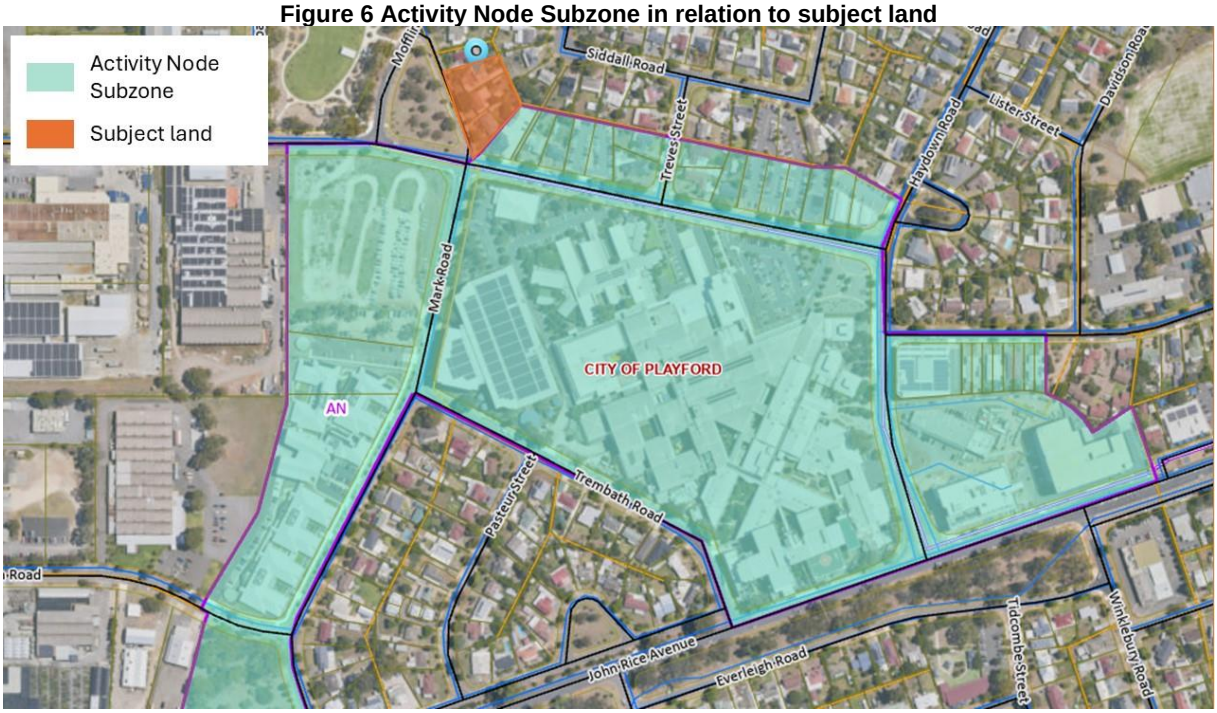
The Council has actively progressed this strategy by unlocking Council-owned land to attract private and state investment. This has supported several landmark developments, including the Fluid Solar House, ACH Healthia Aged Care and Training Facility (inclusive of a university presence), and upgrades to the Lyell McEwin Hospital.

The Playford Health and Wellbeing Precinct seeks to develop a complementary hub of health and wellbeing services around the Lyell McEwin Health Precinct to support the increasing needs of a large and growing population allowing for accessible care closer to home.

The objective of the Precinct is to create opportunities for an interconnected precinct of complementary business and services featuring tertiary training, research capability, allied health facilities and residential accommodation to provide high quality health services for the growing community within Northern Adelaide and into regional South Australia.

Within the Precinct and the subsequent zoning of the Strategic Innovation Zone is an identified subzone (the Activity Node Subzone). This subzone contains a wider range of development outcome specifically around the Lyell McEwin Hospital. The Activity Node Subzone encourages *"retail activity focused around key roadways, public transport and rail corridors that provide focal points for workers, students, and residents to socialize and congregate, complementing a range of other more predominant activities within the Strategic Innovation Zone*".

Figure 6 Activity Node Subzone in relation to subject land



Council staff have worked collaboratively with the applicant on this project from its initiation through to the development application stage, including exploring potential future partnership opportunities.

More recently, Council administration wrote to the Minister for Planning on 24 July 2025, requesting that the proposed development be referred to the State Planning Commission for assessment. This request was made due to a perceived conflict of interest, as Council staff has been working collaboratively with the applicant.

In response, the Delegate of the Minister for Planning wrote to Council administration on 4 August 2025, advising that the independent Council Assessment Panel is well positioned to appropriately assess and determine the merits of the proposal. This advice confirmed that the assessment could proceed in accordance with the requirements set out in the *Planning, Development and Infrastructure Act 2016* (the Act) and the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations). The letter is attached within Attachment 12.

While the Council's Assessment Manager normally holds the authority to consider development proposals of this nature, additional steps have been taken to ensure transparency and maintain public confidence in the planning process. Given that Council staff considers there could be a perception of a conflict of interest, this has been delegated and referred to the Playford Council Assessment Panel for its consideration and determination.

4. The Proposal

The applicant seeks planning consent for the construction of a three-storey mixed use building comprising a community facility (health and wellbeing), short-term (supported) accommodation and associated offices, consulting rooms including carparking (underground and ground level), signage, landscaping and removal of five (5) regulated trees.

The proposed development is an initiative of the Women's and Children's Hospital Foundation (WCH Foundation), a non-for-profit organisation facilitating programs and support the well-being of children and their families. The proposed facility seeks to provide multi-purpose family-focused community support services in collaboration with the Women's and Children's Hospital Network (WCHN), Northern Areas Local Health Network (NALHN), Flinders University, government health services and City of Playford among others.

The facility aims to provide support services for new mothers and babies from the Special Care Baby Unit (SCBU) at the Lyell McEwin Hospital which includes short term accommodation/sleeping rooms. Other uses such as family-oriented community spaces including kitchen and dining facilities and areas to facilitate recreation, socialisation and recovery. This includes a gym, plant zone, balconies, playgrounds.

The ground and second level of the building provides spaces for meeting rooms, consulting rooms and special purpose rooms to provide training, education and counselling to the community and patients. Ancillary offices are located on both ground and second level.

There is a cold-shell tenancy located on the second level, approximately 275sqm in area, to be leased out as an office.

The number of visitors expected, at any one time, to the proposal are as follows:

- Ground Floor – 50-100 people
- Level 1 – 20-60 people
- Level 2 – 0-8 people

5. Procedural Matters

5.1 Classification

The proposed development comprises of the following classes of development:

- Advertisement
- Consulting Room
- Community Facility
- Office
- Supported Accommodation

Two (2) of these elements captured as part of the proposed development being Supported Accommodation and Community Facility are not classified as Accepted, Deemed-to-satisfy, or Restricted Development within the relevant tables of the Strategic Innovation Zone. Additionally, office and consulting room are classified as Code Assessed – Performance Assessed pathway (identified within Table 3 of the Strategic Innovation.

The proposed development is therefore Code Assessed – Performance Assessed development pursuant to Sections 105(b) and 107 of the Act, requiring an on-merit assessment against the relevant provisions of the Code.

5.2 Public Notification

The public notification requirements are prescribed within Table 5 of the Procedural Matters section of the Strategic Innovation Zone.

Clause 3 of Table 5:

Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. Except any of the following:

- *A restaurant in the Repatriation Subzone*
- *The demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)*
- *The demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).*

The proposed development site is not located adjacent to a land or site used for a residential purpose in a neighbourhood-type zone. There is no restaurant proposed. Repatriation Zone or Historic Area Overlay are not applicable over the subject land. There are no State or Heritage Places within proximity of the subject land. Therefore, public notification is not required.

5.3 Statutory Referrals

No statutory referrals were required as part of the assessment.

5.4 Internal Referrals

Internal referrals were undertaken by Council's engineers to review the traffic and parking management, access, stormwater and the environmental health aspects of the proposed development.

Council's internal stakeholders, comprise of a Land Development Engineer, Traffic Engineer and Environmental Health Officer they have reviewed the information and have confirmed that the details and information provided is sufficient to align with relevant Council Policies and Standards.

Matters related to traffic, stormwater and landscaping are addressed in further detail within the body of the report.

6. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposed development is an appropriate form of development in the Strategic Innovation Zone
- Whether the proposal will create any adverse visual or amenity impacts or conflicts between the adjoining land uses within the locality
- Whether the proposal is consistent with the General Development Policies of the Code.

7. Planning Assessment

7.1 Land Use and Desired Outcome of the Zone

The subject land is located entirely within the Strategic Innovation Zone with an interface to the Recreation Zone. The Activity Node Subzone applies to the the land directly abutting to the east and also south of the subject land, as seen above in Figure 6. The Strategic Innovation Zone envisages *"a range of health, education, and research activities supported by a mix of compatible housing, accommodation, tourism, hospitality, cultural, entertainment, recreation and retail land uses*", as per Zone Desired Outcome (DO) 1.

This is further informed by Performance Outcome (PO) 1 that states "*development is associated with or ancillary to the provision of health and education services and the conduct of research*".

Designated Performance Feature (DPF) 1.1 provides a list of uses that might guide in achieving PO 1.1 as following:

(a) Child care facility

(b) Community facility

(c) Conference facility

(d) Consulting room

(e) Dwelling

(f) Education facility

(g) Hospital

(h) Indoor recreation facility

(i) Library

(j) Light industry (including high technology and research-based activity)

(k) Office

(l) Place of worship

(m) Public transport terminal

(n) Residential flat building

(o) Retirement facility

(p) Shop (excluding a bulky goods outlet)

(q) Student accommodation

(r) Telecommunications facility

(s) Tourist accommodation

(t) Workers' accommodation.

Land uses proposed as part of the development – community facility, consulting rooms, dwelling and office are listed as land uses envisaged within Strategic Innovation Zone in DPF 1.1 and is "associated with the provision of health services", satisfying PO 1.1 of the Zone.

The proposed development provides a mix of health services, short-term accommodation, compatible community and office spaces and satisfies Strategic Innovation Zone DO 1. In addition, the proposed land uses are in accordance with the objectives of the broader Playford Health and Wellbeing Precinct.

Within the Activity Node Subzone PO 1.3 states that "*Residential development and accommodation at Elizabeth Vale is established:*

(a) Above non-residential land uses within mixed use buildings

Or

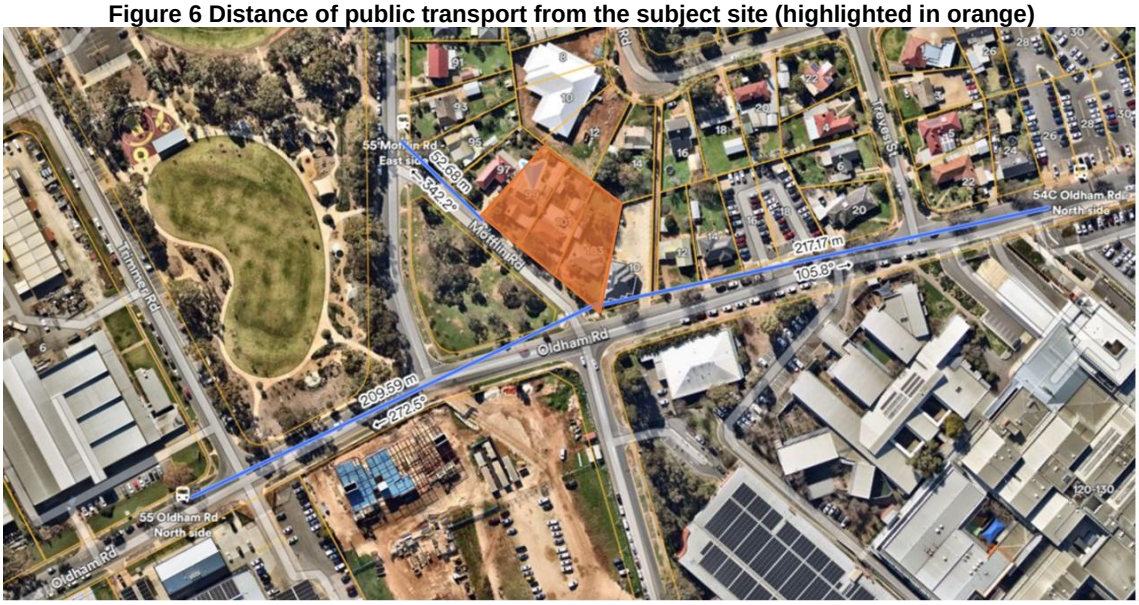
(b) Within standalone buildings north of Oldham Road".

While the Activity Node Subzone is not applicable to the subject land, the proposed land uses within the development provide a transition between the Activity Node Subzone and the remaining Strategic Innovation Zone. The proposed short-term accommodation is located above non-residential uses as well.

Strategic Innovation Zone PO 1.2 seeks that *"Development within walking distance of public transport stops comprises land uses that directly promote public transport use and provide opportunities for multi-purpose trips"*.

As seen in Figure 6, the proposed development is located within 50m of a bus stop on Mofflin Road and within 200m of two bus stops on Oldham Road and provides opportunities for multi-purpose trips.

Figure 6 Distance of public transport from the subject site (highlighted in orange)



In regard to the scale of shops, offices and consulting rooms, the Strategic Innovation Zone PO 1.4 states that *shops, offices and consulting rooms of a scale to maintain the amenity of nearby residents.*

This is informed by DTS/DPF 1.4 stating that *'shop, office or consulting room gross leasable floor area does not exceed 250m^{2}'.*

The proposed development includes office and consulting room uses with a gross leasable area exceeding 250 sqm, which does not meet the provisions within DPF 1.4. However, as illustrated in Figure 3, the site interfaces with the Recreation Zone to the west and is located in close proximity to a two-storey mental health facility currently under construction to the south-west. Also, a six-storey medical building to the south-east and to the immediate eastern and northern rear boundaries of the site adjoin non-residential uses. Furthermore, the proposal consolidates three (3) allotments into a single, integrated development that presents a cohesive and visually attractive built form.

While it is acknowledged that the scale of the proposal is at odds with the existing low-density residential character in some parts of the locality, when considered in the context of the overall intent of the Strategic Innovation Zone and the outcomes sought within it, the proposed scale of offices and consulting rooms is considered appropriate. Despite the larger built form and increased scale, the proposal has been designed to maintain amenity for nearby residents through sensitive design, appropriate interfaces, and a considered transition in scale.

Given the limited residential interface and the surrounding context of emerging non-residential and medical uses, the increased gross leasable area is deemed acceptable. As such, PO 1.4 is considered to be satisfied.

Activation of the public realm is sought by Strategic Innovation Zone PO 1.5 *"Ground floor level uses promote high levels of pedestrian activity and contribute to an active and vibrant public realm".*

The off-street car parking spaces are limited at the ground level, with parking located predominantly at an underground level. The community facility is at the ground level with multi-function rooms and courtyard spaces fronting the public street. This allows for a vibrant and activated public realm. The proposed development reduces the vehicular access points from three (3) to one (1) allowing for better pedestrian experience and safety. PO 1.5 is satisfied. The applicant has provided a landscaping plan showing eight (8) Hymenosporum flavum street trees to be planted in consultation with Council's Landscape Architect.

Given the intention and desired outcome of the Zone, Strategic Innovation Zone PO 1.6 states that *"Medium to high density residential development does not prejudice the operation of non-residential activity within the zone".*

The mixed-use nature of the proposed development with community and health services facility on the ground and second level along with the short-term supported accommodation located on the third level. PO 1.6 is satisfied.

The proposed land use is suitable for the Strategic Innovation Zone.

7.2 Building Setbacks and Heights

The proposed development comprises a three-storey mixed use facility with a staggered elevation to create articulation and visual interest. A landscaping management plan has been provided to create a connection to the Mofflin Reserve.

Overshadowing plans have been provided to demonstrate that the overshadowing impacts are limited to residential properties to the North and East.

To minimise the impacts on adjoining allotments, Strategic Innovation Zone PO 3.3 states that *"Buildings are set back from site boundaries to create a continuous built form to public roads, and to create separation between lower scale and adjoining sensitive receivers".*

The ground level of the proposed building is setback 6.7m from the primary street boundary. The primary setback to the upper levels increases on each level with the second level setback 8.1m and the third level setback 15m. The increasing setbacks create visual interest through articulation and materiality.

The locality is evolving to form the envisaged Playford's Health and Wellbeing precinct and outcomes of the Strategic Innovation Zone. With the changing landscape and character of the area, the proposed building design and form will provide guidance to future development.

Strategic Innovation Zone PO 3.1 *Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer, Maximum Building Height (Metres) Technical and Numeric Variation layer and any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variations layer, or provides an orderly transition in scale, increasing from low scale at the zone interface to medium-to-high rise in the centre of the zone to complement the established local character.*

There are no quantitative guidelines for height specified within the DPF or as TNV layer. The proposed development provides a transition within the locality from low-scale development to the north to higher density buildings to the south. Strategic Innovation Zone PO 3.1 is satisfied.

7.3 Built Form and Character

Strategic Innovation Zone PO 2.1, provides a guidance on the building design envisioned within the Zone and states that *"Development achieves a high standard of contemporary architectural design, using a mixture of solid and glass finishes to produce visual interest on all sides."*

The proposed development achieves a high standard of contemporary architectural design through articulation and utilising various materials including cladding, batten screens, blockwork and glass in earthy colours to produce visual interest on all sides. Strategic Innovation Zone PO 2.1 is satisfied.

To enable activation and safety within the public realm, Strategic Innovation Zone PO 2.2 states that *"Buildings are orientated towards public open space and defined pedestrian and cycle routes, where possible".*

Strategic Innovation Zone PO 2.3 seeks *"Buildings create visual interest and an active interface along streetscapes, pedestrian and cycle routes and building surrounds to enhance casual surveillance and provide appropriate lighting and clear lines of sight".*

Furthermore, Strategic Innovation Zone PO 2.5 *states that "Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths".*

The proposed building is orientated towards Mofflin Reserve with outdoor courtyards and terraces facing the reserve as well. The development has been designed to reduce the hardscape impact of carparking which has been limited to the north-western section of the subject land. Activation of the public realm is achieved through landscaping and no fencing along the primary frontage and facilitating community facility use at the ground level. Proposed development satisfies Strategic Innovation Zone Zone PO 2.2, PO 2.3 and PO 2.5.

Within the Zone, Strategic Innovation Zone PO 2.4 *encourages "Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential".*

The proposed development is a mixed-use development allowing for high standard multi-purpose community facilities, recreation spaces, office and consulting rooms, and short-term supported accommodation on the third level. PO 2.4 is satisfied.

Any development within the Zone should create visual interest and Strategic Innovation Zone PO 2.6 states that *"Development including advertisements, buildings, site landscaping, street planting and paving achieves a cohesive and coordinated appearance"*.

The materiality and the colours of the proposed development are earthy and neutral in nature. Advertising and wayfinding signs have been designed to be floating over landscaping elements or attached to 'rock face' features, promoting cohesiveness with the adjoining open space. PO 2.6 is achieved.

For any development fronting the primary street, Strategic Innovation Zone PO 2.7states that *"Permanent fencing is visually permeable to support visibility and custom designed to high architectural standard".*

Fencing along the primary street frontage has not been proposed. Activation of the public realm is promoted through design and landscaping elements. PO 2.7 is satisfied.

8. Planning Assessment - Overlays

8.1 Airport Building Heights (Regulated) (All structures over 45 metres)

The proposed building height is 12.5m and is less than the height specified in the Airport Building Heights (Regulated) Overlay. Airport Building Heights (Regulated) Overlay DPF 1.1 and PO 1.1 is satisfied.

No exhaust stacks are proposed as part of the proposed development.

8.2 Affordable Housing

The proposed development is not proposing to include affordable housing and the overlay is not applicable.

8.3 Building Near Airfields Overlay

No floodlighting is proposed as part of the development.

Development is not likely to attract the congregation of wildlife.

The proposed building is located approximately 5.7km from a runway centreline and is more than 35 times the building height. Building near Airfields PO 1.3 is met.

The proposed development has negligible impact on the operation of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

8.4 Defence Aviation Area Overlay

The Defence Aviation Area Overlay seeks that management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas. Structure height up to 90m is permissible within the locality.

The application proposes a building of maximum height 12.5m.

The proposed building is considered to have a negligible impact on the operational and safety requirements of the Defence Aviation Areas. No referrals are required.

8.5 Noise and Air Emissions

The proposed development is not located adjacent to Designated Road: Type A, Type B, or Type R, Train or Tram Corridor.

The proposed sensitive receiver, the supported accommodation units, are appropriately located away from high noise and/or air pollution sources.

It considered that community health and amenity is not impacted by adverse impacts of noise and air emissions within the locality and meets PO 1.1-PO 1.3 of the overlay.

8.6 Prescribed Wells

The proposed land uses are not a listed land use that would affect the sustainable water use within the prescribed wells overlay.

8.7 Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks the conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

The proposal includes the removal of five (5) regulated trees. The trees are limited in height, and it is considered the visual contributions of these trees are low and are of poor form.

The proposed trees are not indigenous to the local area and do not provide any important habitat for the native fauna. For this reason, Regulated and Significant Tree Overlay PO 1.1 is satisfied.

The proposed trees were planted for screening value to the existing dwellings. The proposed trees meet the criteria for removal.

In accordance with the Act, ten (10) replacement trees are required to be planted on site at least 3m from any proposed building for the removal of the five (5) regulated trees.

The applicant has proposed to plant 20 trees located more than 3m from the proposed building.

9. Planning Assessment – General Development Policies

9.1 Advertisements

The Advertisements General Development Policies of the Code contains a suite of provisions that seek to ensure that advertisements and advertising hoardings are designed appropriately. Advertisements must be designed to be consistent with the context, while being efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create a hazard. The following provisions are relevant to the advertisements proposed as part of the development.

Advertisements PO 1.1 of this module seeks for "*advertisements are compatible and integrated with the design of the building and/or land they are located on"*

Advertisements PO 1.5 of this module seeks for *"advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality"*

Advertisements PO 2.1 of this module seeks that *"proliferation of advertisements is minimised to avoid visual clutter and untidiness".*

No advertisement hoardings are proposed. Three types of advertisement signs have been proposed:

- Vertical pylon: to represent tree trunks on either end of the primary frontage of the subject land. These pylons are proposed to be 3m in height and 0.25m in width. The pylon signs are to be internally illuminated. These signs will include the parking wayfinding and the identification on the Northern pylon. The colours are proposed to be earthy and blend in with the proposed building.

- Building name identification: floating letters in the middle of the primary frontage within the landscaping area of the site. The proposed signage is to be low lying letters and integrated with surrounding landscape.

The advertisement signs have been designed to be integrated within the building and the landscaped areas. The pylon signs are considered a reasonable type of advertisement for the development proposed and do not detract from the streetscape. Advertisements PO 1.1, PO 1.5 and PO 2.1 are satisfied.

Though the two vertical pole signs are internally illuminated, it highlights the intracut letters, arrow and the 'P' parking symbol. The proposed illumination would not distract or create a hazard to drivers through excessive illumination. Advertisement PO 5.2 is satisfied.

9.2 Design

The Design General Development Policies of the Code contains a suite of provisions that seek to ensure that the buildings are designed appropriately. The suite of policies provides guidance to achieve a visually attractive functional design that allows for convenience and safety. The following Code provisions are considered relevant to the assessment of this application:

Design PO 1.1 states that *"Buildings reinforce corners through changes in setback, articulation, materials, colours and massing (including height, width, bulk, roof form and slope)".*

Design PO 1.2 states that *"Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape".*

Design PO 1.3 *states that "Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape".*

Design PO 2.4 states that *"Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm".*

The proposed development incorporates a mix of materials including blockwork, cladding, louvre, batten screens and soffit. The proposed development presents as an architecturally attractive building which is considered to be durable and sustainable. The proposed development is articulated and designed to be visually attractive. Proposed signages have been designed to integrate with landscaping and provide wayfinding to access points.

Surveillance is provided through active land uses at ground level, terraces facing the primary frontage and pedestrian movement corridors. The development has been designed to differentiate public, communal, and private areas. Design PO 1.1 and PO 1.2 and PO 2.4 are met.

Waste storage is appropriately contained on-site with a dedicated storage area at ground level. The storage area is located to the rear of the proposed building and would not be visible from the street. The waste would be collected by a private refuse contractor via kerbside loading zone. The loading zone has been deemed acceptable by Council's Traffic Engineer.

To mitigate any overlooking impacts on the adjoining residential dwellings, the following provisions are considered relevant to the assessment.

Design PO 10.1 states that *"Development mitigates direct overlooking from upper-level windows tohabitable rooms and private open spaces of adjoining residential uses".*

Design PO 10.2 states that *"Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses".*

The upper-level windows facing the north-western and the north-eastern dwellings are to have obscured glazing or screening. This has been appropriately conditioned as per the requirements of the Code.

The terraces on the second level front the primary street and overlook the reserve.

Design PO 10.1 and PO 10.2 are satisfied.

9.3 Interface between Land Uses

The Interface between Land Uses General Development section of the Code contains a suite of provisions that seek to mitigate adverse impacts on or from neighbouring land uses.

These policies are considered applicable to the proposed development.

The key issues identified for consideration relate to hours of operation, overshadowing and noise impacts to existing dwellings. Each of these matters are considered under the following headings:

Hours of Operation

To reduce any impacts on existing sensitive receivers, Interface between Land Uses PO 1.2 states that *"Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts".*

In addition, Interface between Land Uses PO 2.1 states that *"Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:*

(a) The nature of the development

(b) Measures to mitigate off-site impacts

(c) The extent to which the development is desired in the zone

(d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land".

This is informed by DPF 2.1 which states that *development operating within the following hours:*

Consulting room – 7AM to 9PM, Monday to Friday and 8AM to 5PM, Saturday

Office - 7AM to 9PM, Monday to Friday and 8AM to 5PM, Saturday

The hours of operation for the building are proposed to be as follows –

- Community facility at ground level – Monday to Sunday 9AM to 5PM
- Office and consulting room at Level 1 – Monday to Sunday 9AM to 5PM
- Supported accommodation at Level 2 – 24 hours 7 days a week

The proposed hours of operation for the office and consulting room components are generally consistent with those of typical commercial uses of this nature. Acknowledging, the proposal to operate on Sundays would be at odds with the DPF 2.1. Considering the nature of the proposed development and the land uses / services provided it is considered reasonable. Additionally, the short-term supported accommodation is proposed to operate 24 hours a day, 7 days a week. The hours of operation / occupation may appear to be at odds with the expectations for commercial development located near sensitive receivers. However, with the nature of the use being supported accommodation along with a limited capacity of only eight rooms it is considered to present similar to a low-intensity residential flat building.

Subject to the implementation of the recommended acoustic mitigation measures identified in the Resonate report (and further discussed below), the proposal is expected to have minimal impact on the amenity of the surrounding locality.

Accordingly, the proposed operational hours are considered reasonable and appropriate within the context of the site and its zoning.

Interface between Land Uses PO 1.2 and PO 2.1 are met.

Overshadowing

To reduce any overshadowing impacts on adjoining dwellings, the following set of provisions are considered relevant to the assessment.

Interface between Land Uses PO 3.1 states that *"Overshadowing of habitable room windows of adjacent residential land uses in:*

a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight

b. other zones is managed to enable access to direct winter sunlight

Interfaces between Land Uses PO 3.2 states that *'Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:*

a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight

b. other zones is managed to enable access to direct winter sunlight".

Interfaces between Land Uses PO 3.3 states that *"Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:*

a. the form of development contemplated in the zone

b. the orientation of the solar energy facilities

c. the extent to which the solar energy facilities are already overshadowed".

Overshadowing plans have been provided to demonstrate that the private open space of the dwelling to the north-west and north-east would receive three (3) hours of sunlight between 12PM and 3PM.

The adjoining dwellings do not have solar panels; however, the overshadowing diagrams demonstrate that any potential solar panels would receive 3 hours of sunlight during the winter. Interface between Land Uses PO 3.1, PO 3.2 and PO 3.3 are satisfied.

The overshadowing plans are attached in Attachment 2.

Noise

The subject site is not located within a neighbourhood-type zone. However, the site adjoins dwellings to the north-west and north-east.

An Environmental Noise Assessment (Acoustic Report) has been undertaken by Resonate for the proposed development to assess the level of noise impacts from car parking activities, waste collection, operating hours and mechanical plant operations.

The report concluded that the proposal, subject to the recommended noise attenuation treatments and measures, would comply with the Environment Protection (Commercial & Industrial Noise) Policy 2023.

The proposed development with the noise attenuation measures can be supported as this would ensure that it will not cause unreasonable interference or detrimentally affect the amenity of the locality and ensures consistency with the intent of the Code.

The recommended treatments are as follows:

- A 2.1m solid fence is to be constructed along the plant room.
- Potential acoustic treatments will be outlined as detail design of the project occurs as the plant selection and location are finalised. As outlined in the Acoustic Report on page 12 with Attachment 8.
    - Given that final plant selection has not yet been finalised, it is recommended that a reserved matter be placed to ensure the developments compliance with the Acoustic Report recommendations.
- Acoustically rated doors and walls for fire pump room.
- Waste collection to be restricted 7AM-7PM Monday to Saturday and 9AM – 7PM Sunday.

Interface between Land Uses PO 4.1 and PO 4.2 are satisfied.

The Noise Assessment Report is included as Attachment 8.

9.4 Transport, Access and Parking

The applicant engaged with CIRQA traffic engineers to provide design and traffic assessment advice for the proposed development. Specifically, to prepare a traffic impact assessment report. The Traffic and Parking Report is included in the Attachments as Attachment 5 and 6.

Vehicle Parking

Transport, Access and Parking PO 5.1 states "*sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:*

(a) availability of on-street car parking

(b) shared use of other parking areas

(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared

(d) the adaptive reuse of a State or Local Heritage Place".

With the corresponding DPF 5.1 - Table 1 - General Off-Street Car Parking Requirements specifies the parking rates for the land uses as mentioned in Table 1 below.

CIRQA have undertaken an assessment of the parking requirements with considerations given to the efficiencies that may result from the shared use nature of the facility based on the following assumptions:

- the proposed ground floor community facility will not experience simultaneous full occupation and will instead experience occupancies typical of a public library that offers community programs (the Code requirement for parking spaces for public libraries is 4 spaces per 100sqm of total floor area)

- Typical peak occupancy rate of 85% would apply to the consulting rooms (proportion of the consultants are proposed to work part-time at the site)

- The supported accommodation units will generate typical parking demand in the order of one space (attributable to the single supervising staff member).

Table 1 – Car parking assessment

Land Use	**Floor Area / Quantity**	**Code Requirement**	**Number of spaces as per Code requirement**	**Number of spaces required based on assumptions made by CIRQA within the traffic report**
Office	567.3sqm	4 spaces per 100sqm	22.7	22.7
Community Facility	476.9sqm	10 spaces per 100sqm of total floor area	47.7	19.1
Consulting rooms	11 rooms	4 spaces per consulting room excluding ancillary facilities	44	37.4
Supported Accommodation	9 beds	0.3 spaces per bed	2.7	1
Total			117.1	80.2

A provision of 75 car parking spaces has been made for the subject site. These being at the ground level and within the underground level. There is a shortfall of five (5) spaces and it is considered can be accommodated within the locality. The existing section of roadway adjacent to the subject land is currently designated for resident permit parking. However, with the amalgamation of the three allotments and the redevelopment of the site, this resident permit parking may become redundant. Given the availability of potential car parking in the locality and the shared use of the proposed development, the shortage of five spaces are acceptable and PO 5.1 is satisfied.

Bicycle parking

Table 3 – Off Street Bicycle Parking Requirements within General Development Policies of Code are as follows –

- Consulting rooms:
    - 1 space per 20 employees plus
    - 1 space per 20 consulting rooms for customers
- Office (applicable to the office and meeting spaces)
    - 1 space for every 200sqm of gross leasable floor area plus 2 spaces plus
    - 1 space per 1000sqm of gross leasable floor area for visitors

- Community centre (based on rates identified in the Cycling Aspects of Austroads Guides):
    - 1 space for every 1500sqm of gross leasable floor area plus
    - 2 spaces plus 1 space per 1500sqm of gross leasable area for visitors
- Hospital
    - 1 space per 15 beds plus
    - 1 space per 30 beds for visitors

As per the Code requirements, 11 bicycles spaces are required. 12 bicycle spaces have been provided. Transport, Access and Parking PO 9.1 is satisfied.

Access, Movement and Layout

To enable safe and convenient access and movement, the following provisions are considered relevant to the assessment.

Transport, Access and Parking PO 3.9 states that *"Driveways, access points, access tracks and parking* areas *are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated".*

Transport, Access and Parking PO 6.6 *states that "Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site".*

The access to the subject land is proposed to be 6.2m wide fronting Mofflin Road (service road) to enable vehicles to enter and exit the site at the same time.

Turn path movement diagrams have been provided to demonstrate that all vehicles will be able to enter and exit the site in a forward direction.

Given the nature of the proposed land use, the largest size of the vehicle anticipated to access the subject development would be a personal vehicle or commercial van.

The waste refuse would be collected by a Heavy Rigid Vehicle (HRV) and would be done kerbside. The proposed building has not been designed to allow commercial vehicles to access the site. However, given the proposed uses, it is not anticipated that commercial vehicle (truck) movements are inherent to the function of the development. Any delivery trucks can be accommodated within the proposed loading zone.

The proposed loading zone has not been located within the site boundaries due to site constraints. The existing section of roadway adjacent to the subject land is currently designated for resident permit parking. However, with the amalgamation of the three allotments and the redevelopment of the site, this resident permit parking may become redundant.

Given the scale of the development and the design of the building, which includes underground parking, on-site access for larger commercial vehicles (such as trucks) is not feasible. In this context, the provision of an on-street loading bay is considered a practical and appropriate solution. This approach has been reviewed and deemed acceptable by Council's Senior Traffic Engineer.

Traffic queueing and congestion measures and traffic calming strategies have been proposed to ensure safe movement within the site. Transport, Access and Parking PO 1.4, 2.1, PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, and PO 3.8 are satisfied.

9.5 Landscaping

Landscaping within the site is guided by Design PO 3.1, which states that *"Soft landscaping and tree planting is incorporated to:*

(a) Minimise heat absorption and reflection

(b) Maximise shade and shelter

(c) Maximize stormwater infiltration

(c) Enhance the appearance of land and streetscapes

(e) Contribute to biodiversity".

Since a basement level has been proposed to provide appropriate off-street car parking spaces, soft landscaping within the subject allotment is limited. However, a landscaping plan has been provided to soften the hard landscape of the proposed development. The Landscape Plan is included in the Attachment 10.

The main features of the landscaping plan are as follows -

- The planting palette includes shade trees selected to suit the site's conditions and long-term growth.
- A variety of plant species are provided within the site allowing for an active and engaging frontage
- Deep soil zones have been proposed to allow for growth of larger trees.
- Landscape areas have been designed to retain water during heavy rain events.

In addition, the applicant has proposed to plant street trees, in consultation with the Council's Landscape team, to provide shade and shelter within the public realm. It is considered that Design PO 3.1 has been met.

10. Conclusion

In summary, the proposal is considered not to be seriously at variance with the requirements of the Code.

The proposed development aligns with the overarching principles of the Strategic Innovation Zone to provide a range of health and research activities supported by a mix of compatible accommodation, hospitality, recreation and similar land uses. The proposed development delivers a land use that is considered to be acceptable for the zone.

The design, bulk and scale of the proposed development is compatible with the Strategic Innovation Zone Desired and Performance Outcomes and has been designed to minimise the adverse impacts to the current adjoining residential properties in the locality.

The built form is considered to be appropriate and a form to be expected for this zone and locality while meeting the community needs. It achieves a built form outcome intended within the evolving Health and Wellbeing Precinct.

The proposal is not anticipated to result in any unreasonable noise impacts upon the existing and emerging living amenity of residents as outlined in the Resonate Acoustic Report subject to the adoption of acoustic treatments recommended.

The development exhibits merit when assessed on balance against the relevant Desired Outcomes, Performance Outcomes and applicable Designated Performance Features to a degree that it warrants Planning Consent subject to the reserved matter and conditions listed below in the Recommendation.

11. Recommendation

STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Assessment Panel by the Council, it is recommended that the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the Planning and Design Code; and

2. GRANTS Planning Consent to the application by Women's and Children's Hospital Foundation for a three-level mixed use development comprising community facility (health and wellbeing), short-term (supported) accommodation and associated offices, consulting rooms including carparking (underground and part ground level), change in land use, signage, landscaping and removal of 5 regulated trees at 99 Mofflin Road Elizabeth Vale, 101 Mofflin Road Elizabeth Vale and 103 Mofflin Road Elizabeth Vale as detailed in Development Application ID 25019778 subject to conditions:

Reserved Matter

Pursuant to section 102(3) of the *Planning, Development and Infrastructure Act of 2016*, the following matters shall be reserved for further assessment to the satisfaction of the Council Assessment Panel, and sub-delegated to the Assessment Manager.

1. The applicant shall submit a detailed Civil and Stormwater Management Plan and Report.

2. The applicant must submit evidence of compliance that identifies that mechanical equipment is undertaken in accordance with Resonate Document Reference A240261RP2 Revision 0 dated 18 June 2025 on page 12 or alternative acoustic attenuation solution.

Conditions

Council Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.

   Reason: To ensure that the development is constructed and operated in accordance with the plans and details provided.

2. All recommendations and noise attenuation measures contained within the Environmental Assessment Report by Resonate Document Reference A240261RP2 Revision 0 dated 18 June 2025, shall be implemented prior to occupation of the site and complied with at all times.

3. All responsibilities recommendations on page 4-5 contained within the Waste Management Plan by CIRQA V1.1 dated 1 Jul 2025, shall be implemented and complied with at all times.

4. Operating hours of the community facility, office and consulting rooms herein approved as follows:
   a) Monday to Sunday 9AM to 5PM

5. Landscaping shown on the plans herein approved shall be established to the reasonable satisfaction Council prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced within the first planting season following removal.

6. All waste and rubbish shall be stored in covered containers prior to removal and shall be screened from public view.

7. The upper-level windows of the building facing the north-western side boundary or north-eastern rear boundary, must have:

   (a) Minimum window sill heights of 1.5 metres above the upper finished floor level; or

   (b) Fixed and obscured glass to a height of 1.5 metres (minimum) above upper floor level; or

   (c) Obscured glass to a height of 1.5 metres (minimum) above the upper floor level, which are hinged at the top of the window panel and include a wind out mechanism to no greater than 200mm.

8. The obscured glass must be fitted prior to occupation of the building and maintained at all times thereafter.

   Reason: To minimise overlooking into adjoining properties.

9. Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.

10. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of Council prior to the occupation or use of the development.

11. Car parking areas, driveways and vehicle manoeuvring areas shall be always maintained to the reasonable satisfaction of the relevant authority.

12. All storm-water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of the relevant authority, detrimentally affect structures on this site, any adjoining land or public road.

13. Any external works / upgrade including footpath, verge, kerb, trees (inclusive of automatic irrigation) upgrades of the road reserve of Mofflin Road must be undertaken in accordance with the landscape site plan by Lanskap Ref No. 24.019 page 6 dated 13.08.2025.

14. Waste collection to be restricted 7AM-7PM Monday to Saturday and 9AM – 7PM Sunday.

Development Locations

Location 1

Location reference
103 MOFFLIN RD ELIZABETH VALE SA 5112

Title Ref
CT 5230/152

Plan Parcel
D6537 AL72

Additional Location Information

Council
CITY OF PLAYFORD

Location 2

Location reference
101 MOFFLIN RD ELIZABETH VALE SA 5112

Title Ref
CT 6034/412

Plan Parcel
D6537 AL71

Additional Location Information

Council
CITY OF PLAYFORD

Location 3

Location reference
99 MOFFLIN RD ELIZABETH VALE SA 5112

Title Ref
CT 5277/844

Plan Parcel
D6537 AL70

Additional Location Information

Council
CITY OF PLAYFORD

Zone Overlays

Zones
- Strategic Innovation

Sub-zones
(None)

Overlays
- Airport Building Heights (Regulated)
- Affordable Housing

- Building Near Airfields
- Defence Aviation Area
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree

Variations
- Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)
- Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)

Application Contacts

Applicant(s)

Stakeholder info
Women's and Children's Hospital Foundation
Level 1, 55 King William Road North Adelaide SA 5006
Tel. 8464 7900
hello@wchfoundation.org.au

Contact

Stakeholder info
Ms Brigitte Williams
27 Halifax Street Adelaide SA 5000
Tel. 08 8333 7999
development@urps.com.au

Invoice Contact

Stakeholder info
Women's and Children's Hospital Foundation
Main Contact: Danyelle Robson
Level 1, 55 King William Road North Adelaide SA 5006
Tel. 0439 775 363
Danyelle.Robson@wchfoundation.org.au

Land owners

Stakeholder info
Women's and Children's Hospital Foundation
Level 1, 55 King William Road North Adelaide SA 5006
Tel. 8464 7900
hello@wchfoundation.org.au

Nature Of Development

Nature of development
Three-level mixed-use development comprising community facility (health and wellbeing), short-term (supported) accommodation and associated offices, consulting rooms including carparking for 75 cars (undercroft and part ground level), change in land use, removal of 5 regulated trees and signage.

Development Details

Current Use
Dwellings

Proposed Use
Community facility

Development Cost
$31,000,000.00

Proposed Development Details
Three-level mixed-use development comprising community facility (health and wellbeing), short-term (supported) accommodation and associated offices, consulting rooms including carparking for 75 cars (undercroft and part ground level), change in land use, removal of 5 regulated trees and signage.

Element Details

You have selected the following elements

Other - Community - $0.00
- Three-level mixed-use development comprising community facility (health and wellbeing), short term (supported) accommodation and associated offices, consulting rooms

Advertisement - $0.00

New housing - $0.00
- Supported accommodation

Regulated and Significant Trees

Does the application include any works that will result in damage (includes impacts to roots and pruning) or removal to regulated or significant tree(s)?
Yes

Are any of the tree(s) located on a neighbour's property?
No

- No. of Regulated Trees Damaged: 1
- No. of Significant Trees Damaged: 0
- No. of Regulated Trees Removed:5
- No. of Significant Trees Removed:0

If approved, do you want to plant replacement trees on the site or pay into the Urban Tree Fund?
Replanting on site

Commercial & Industrial Elements

Does the application include signage?
Yes

Number of Signs
4

Location of signs
Front elevation and car park.

New House

Is there a brush fence within 3m of the proposed house?
No

Are you proposing to add or modify a driveway?
Yes

Advertisement

Is the sign illuminated?
No

Septic/Sewer information submitted by applicant

Does this development require a new septic system or amendment to an existing septic system? i.e. septic tank and / or wastewater disposal area?
No

Certificate of Title information submitted by applicant

Does the Certificate of Title (CT) have one or more constraints registered over the property?
No

Consent Details

Consent list:
- Planning Consent
- Building Consent

Have any of the required consents for this development already been granted using a different system?
No

Planning Consent

Apply Now?
Yes

Who should assess your planning consent?
Assessment panel/Assessment manager at City of Playford

If public notification is required for your planning consent, who would you like to erect the public notification sign on the land?
Relevant Authority

Building Consent

Do you wish to have your building consent assessed in multiple stages?
No

Apply Now?
No

Consent Order

Recommended order of consent assessments
1. Planning Consent

Do you have a pre-lodgement agreement?
No

Declarations

Electricity Declaration

In accordance with the requirements under Clause 6(1) of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017, the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.

Submission Declaration

All documents attached to this application have been uploaded with the permission of the relevant rights holders. It has been acknowledged that copies of this application and supporting documentation may be provided to interested persons in accordance with the Act and Regulations.

Documents

Document	Document Type	Date Created
A240261RP2.pdf	Technical Report - Acoustic	2 Jul 2025 11:46 AM
ATS8103- 99- 103MofRdDIR 250620.pdf	Technical Report - Regulated Trees	2 Jul 2025 11:46 AM
250620- J2501- 22- Civil- Planning.pdf	Technical Report - Stormwater	2 Jul 2025 11:46 AM
250627_WCH LANDSCAPE PLANNING.pdf	Technical Report - Landscaping	2 Jul 2025 11:46 AM
3442_WCH_4.0_SignageSpecification_[P4]_200625.pdf	Elevations	2 Jul 2025 11:46 AM
24200 WCH Foundation Health and Wellbeing Hub Was te Management Plan 01Jul25 V1.1.pdf	Technical Report - Other	2 Jul 2025 11:46 AM
24200 WCH Foundation Health and Wellbeing Hub 01J ul25 V1.1.pdf	Technical Report - Traffic & Parking	2 Jul 2025 11:46 AM
Electricity Infrastructure Declaration - JN Si gned.pdf	Declaration request	2 Jul 2025 11:46 AM
ADP_20250227_ADL0062_WCH Foundation _Planning Doc uments_Letter_Rev01.pdf	All application documentation	2 Jul 2025 11:46 AM
250702_Combined S9 Plans.pdf	All application documentation	2 Jul 2025 11:46 AM
250702_V2_R1_The Wellbeing Hub.pdf	Planning Report	2 Jul 2025 11:46 AM

Application Created User and Date/Time

Created User
epn.williamg@sa.gov.au

Created Date/Time
2 Jul 2025 11:46 AM

Family Health & Wellbeing Hub

Client: Women's & Children's Hospital Foundation
Located At: 99-103 Mofflin Road, Elizabeth Vale SA 5122

Issue Reason: PLANNING APPROVAL
Date: 13.08.2025

The Family Health and Wellbeing Hub is a purpose-built facility for the Women's & Children's Hospital Foundation. The building will seek to bring together aligned stakeholders under one roof all with the shared purpose of improving health outcomes for the Elizabeth Vale community. The facility will include a community centre, outpatient consulting suite, supporting office spaces and accommodation for women with children in the special care unit at the adjacent Lyell McEwin Hospital. A carpark at basement and ground floor will support staff and visitors, with a generous garden at ground floor and level 1 for enhanced connectivity with nature, seeking to provide a green link to Mofflin Reserve.

Sheet List - Planning

SHEET No	CONTENTS	DRAWN	CHECKED	REVISION
PA01	Cover Sheet	MB	JA	D
PA02	Site Plan/Location Plan	MB	JA	E
PA03	Demolition Plan	MB	JA	E
PA04	Basement Plan	MB	JA	H
PA05	Ground Floor Plan	MB	JA	H
PA06	Level 1 Plan	MB	JA	F
PA07	Level 2 Plan	MB	JA	G
PA08	Roof Plan	MB	JA	F
PA09	Elevations Sheet 1	MB	JA & BP	F
PA10	Elevations Sheet 2	MB	JA & BP	F
PA11	Sections	MB	JA	E
PA12	Shadow Diagrams	MB	JA	D
PA13	External Render	BP	JA	C

GENERAL NOTES

- THESE NOTES APPLY TO THE ENTIRE DRAWING SET
- DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DOCUMENTS AND REPORTS INCLUDING: PLANNING REPORT, ACOUSTIC ENGINEERS REPORT, TRAFFIC AND WATSE REPORTS, SIGNAGE CONSULTANT PROPOSAL AND ARBORIST REPORT.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILED LANDSCAPE DESIGN PROPOSAL.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR SITEWORKS AND DRAINAGE INFORMATION.
- DO NOT SCALE OFF DRAWINGS.
- ALL DIMENSIONS ARE METRIC AND UNLESS OTHERWISE STATED, ARE NOTED IN MILLIMETRES.
- DRAWINGS ARE INTENDED TO BE VIEWED IN COLOUR AT A1.
- SOME VIEWS, SUCH AS ELEVATIONS, AXONOMETRIC ETC HAVE TURNED OFF PROPOSED TREES TO AVOID CLUTTERING THE VIEW. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LOCATION OF PROPOSED TREES.

AREA SCHEDULE

FOLLOWED BY IPMS 3 - OFFICE

BASEMENT	1925m2
GROUND FLOOR	630m2
LEVEL 1	765m2
LEVEL 2	395m2

VIEW FROM MOFFLIN RESERVE

AXONOMETRIC

Note: Trees not shown for legibility purposes

STUDIO NINE ARCHITECTS
9 King William Street
Kent Town SA 5067
Australia
P — +61 8 8132 3999
hello@studionine.net.au
studionine.net.au

PROJECT NUMBER 0905-123

Plotted: 13/08/2025 11:22:35 AM
File: C:\Users\Jess.Aldersley\Documents\0905-123_PA_CENTRAL_2023_Amendment_final_jess@studionine.net.au.rvt

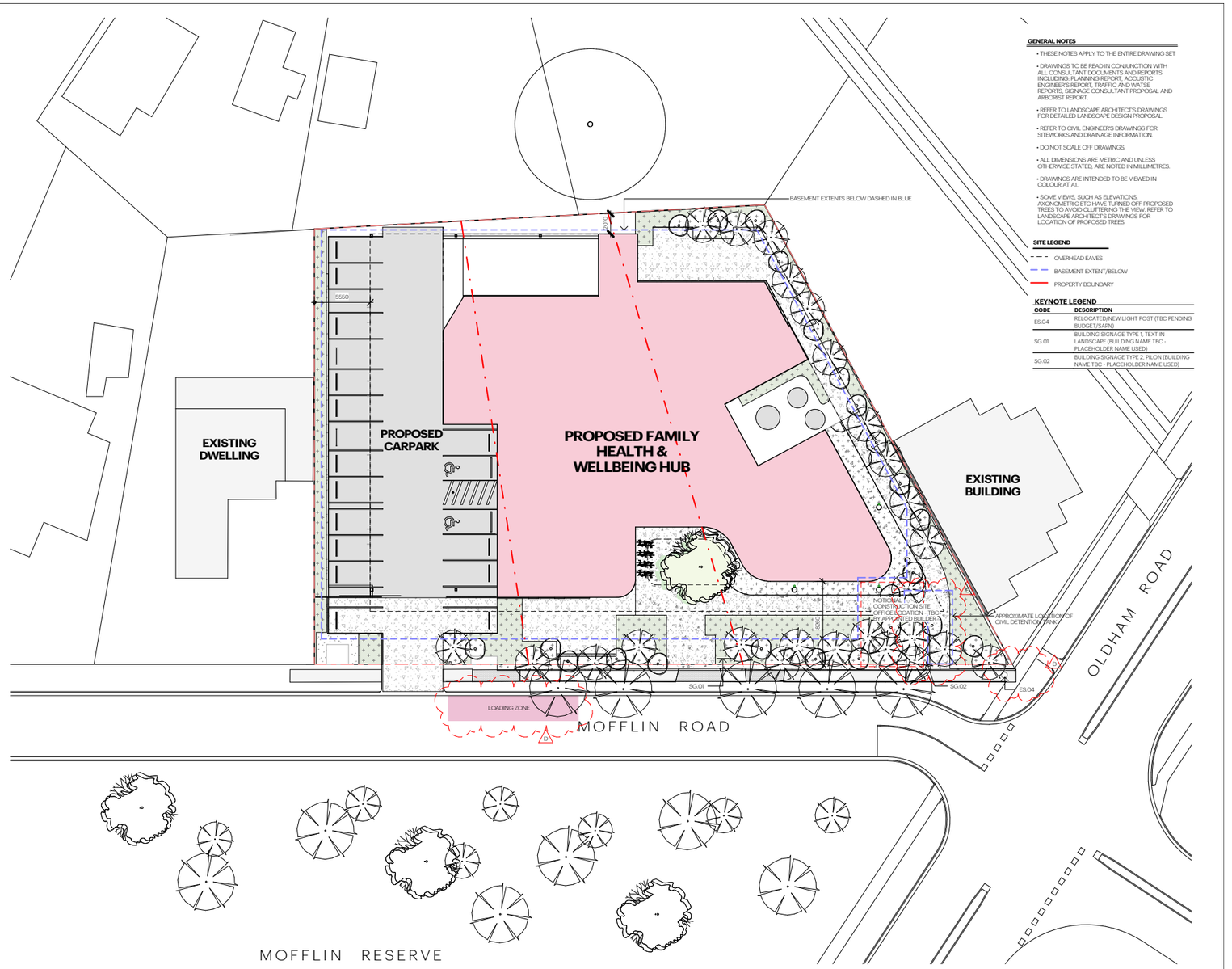
Location Plan
SCALE 1:1000

SG.01 - SIGNAGE EXAMPLE

SG.03 - SIGNAGE EXAMPLE

SG.02 - SIGNAGE EXAMPLE

SG.04 - SIGNAGE EXAMPLE



Proposed Site Plan
SCALE 1:200

File: C:\Users\Jess.Aldersley\Documents\0905-123_PA_CENTRAL_2023_Amendment_final_jessa@studionine.net.au.rvt
Plotted: 13/08/2025 11:22:50 AM

STUDIO NINE ARCHITECTS

All dimensions shall be checked on site. Any discrepancies shall be reported to the Architect for clarification. Written dimensions shall take precedence over scaled dimensions. These drawings shall be read in conjunction with all associated Specifications, documents and reports.

Drawing to be printed in colour.

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ISSUE:	PLANNING APPROVAL		D.A. PLAN:
FIRST ISSUED:	29.05.2025	DATE ISSUED:	13.08.2025 D.A BUILD:
SHEET:	2 OF 13	DRAWN:	MB TENDER:
SCALE AT A1	As indicated	CHECKED:	JA CONST:

DRAWING AMENDMENTS

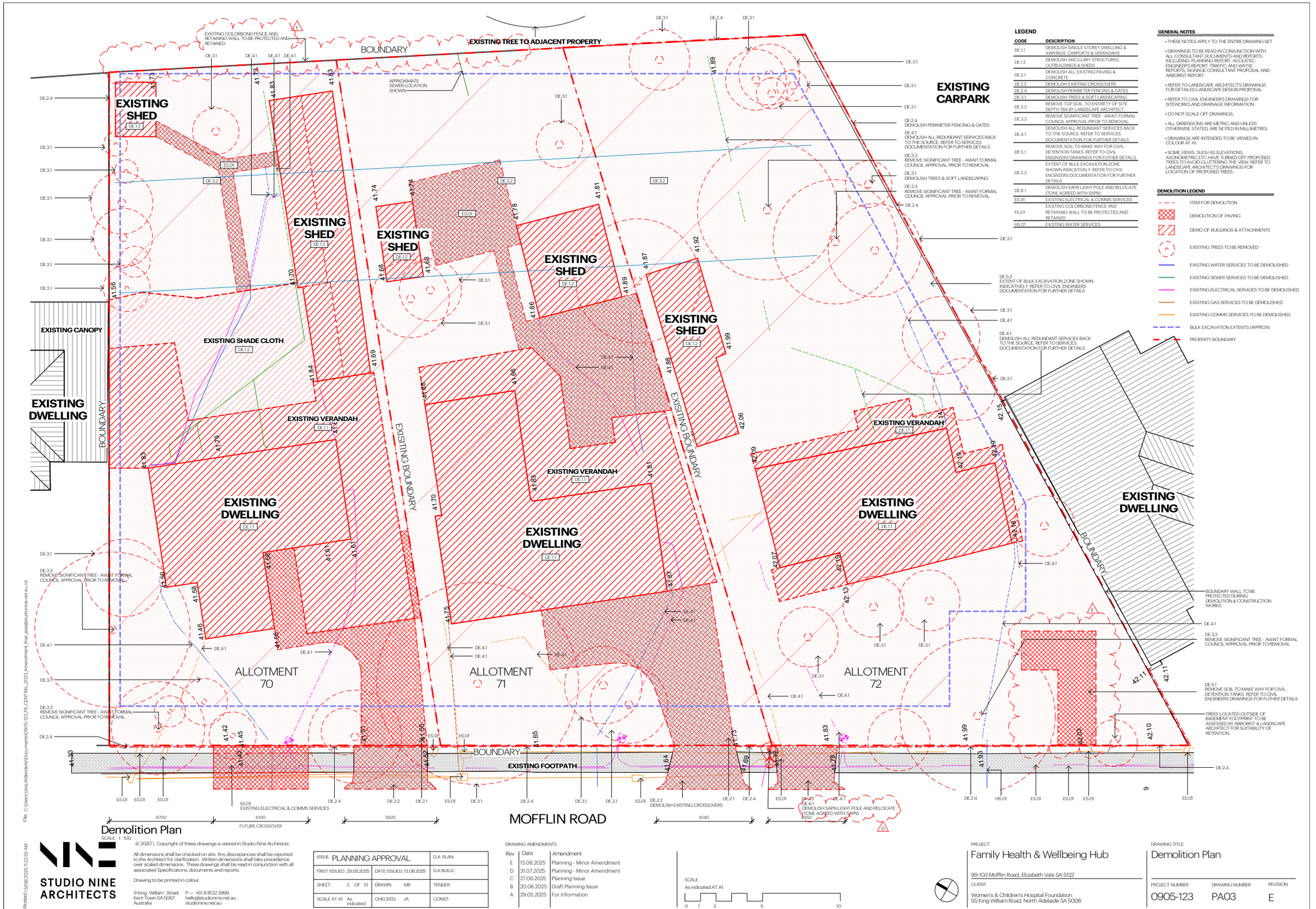
Rev	Date	Amendment
E	13.08.2025	Planning - Minor Amendment
D	31.07.2025	Planning - Minor Amendment
C	02.07.2025	Planning - Minor Amendment
B	27.06.2025	Planning Issue
A	20.06.2025	Draft Planning Issue

SCALE
As indicated AT A1
0 1 5 10 20

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Site Plan/Location Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA02	E



Demolition Plan

SCALE 1:100

LEGEND

CODE	DESCRIPTION
DE.1.1	DEMOLISH SINGLE STOREY DWELLING & AWNINGS, CARPORTS & VERANDAHS
DE.1.2	DEMOLISH ANCILLARY STRUCTURES, OUTBUILDINGS & SHEDS
DE.2.1	DEMOLISH ALL EXISTING PAVING & CONCRETE
DE.2.2	DEMOLISH EXISTING CROSSOVERS
DE.2.4	DEMOLISH PERIMETER FENCING & GATES
DE.3.1	DEMOLISH TREES & SOFT LANDSCAPING
DE.3.2	REMOVE TOP SOIL TO ENTIRETY OF SITE. DEPTH TBA BY LANDSCAPE ARCHITECT.
DE.3.3	REMOVE SIGNIFICANT TREE - AWAIT FORMAL COUNCIL APPROVAL PRIOR TO REMOVAL.
DE.4.1	DEMOLISH ALL REDUNDANT SERVICES BACK TO THE SOURCE. REFER TO SERVICES DOCUMENTATION FOR FURTHER DETAILS
DE.5.1	REMOVE SOIL TO MAKE WAY FOR CIVIL DETENTION TANKS. REFER TO CIVIL ENGINEERS DRAWINGS FOR FUTHER DETAILS
DE.5.2	EXTENT OF BULK EXCAVATION ZONE SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION FOR FURTHER DETAILS
DE.6.1	DEMOLISH SAPN LIGHT POLE AND RELOCATE (TONE AGREED WITH SAPN)
ES.01	EXISTING ELECTRICAL & COMMS SERVICES
FE.EX	EXISTING COLORBOND FENCE AND RETAINING WALL TO BE PROTECTED AND RETAINED.
HS.01	EXISTING WATER SERVICES

GENERAL NOTES

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DEMOLITION LEGEND

- ITEM FOR DEMOLITION
- DEMOLITION OF PAVING
- DEMO OF BUILDINGS & ATTACHMENTS
- EXISTING TREES TO BE REMOVED
- EXISTING WATER SERVICES TO BE DEMOLISHED
- EXISTING SEWER SERVICES TO BE DEMOLISHED
- EXISTING ELECTRICAL SERVICES TO BE DEMOLISHED
- EXISTING GAS SERVICES TO BE DEMOLISHED
- EXISTING COMMS SERVICES TO BE DEMOLISHED
- BULK EXCAVATION EXTENTS (APPROX)
- PROPERTY BOUNDARY

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ISSUE: PLANNING APPROVAL		D.A. PLAN:	
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DRAWING AMENDMENTS

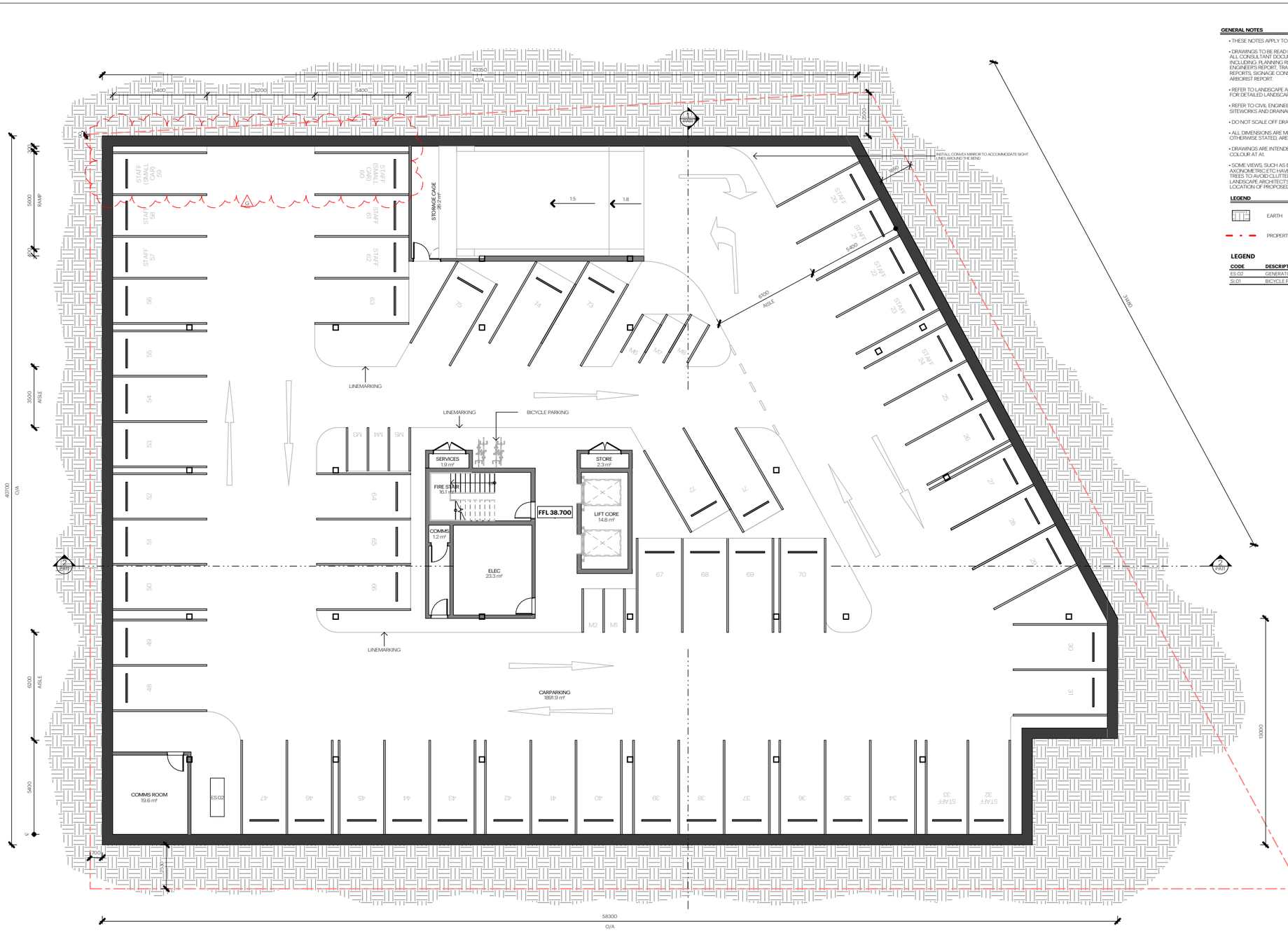
Rev	Date	Amendment
E	13.08.2025	Planning - Minor Amendment
D	31.07.2025	Planning - Minor Amendment
C	27.06.2025	Planning Issue
B	20.06.2025	Draft Planning Issue
A	29.05.2025	For Information

SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Demolition Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA03	E



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LEGEND

EARTH

PROPERTY BOUNDARY

LEGEND

CODE	DESCRIPTION
ES.02	GENERATOR
SI.01	BICYCLE PARKING

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DRAWING AMENDMENTS

Rev	Date	Amendment
H	13.08.2025	Planning - Minor Amendment
G	31.07.2025	Planning - Minor Amendment
F	02.07.2025	Planning - Minor Amendment
E	27.06.2025	Planning Issue
D	25.06.2025	Draft Planning Issue
C	20.06.2025	Draft Planning Issue

SCALE
As indicated at A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Basement Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA04	H

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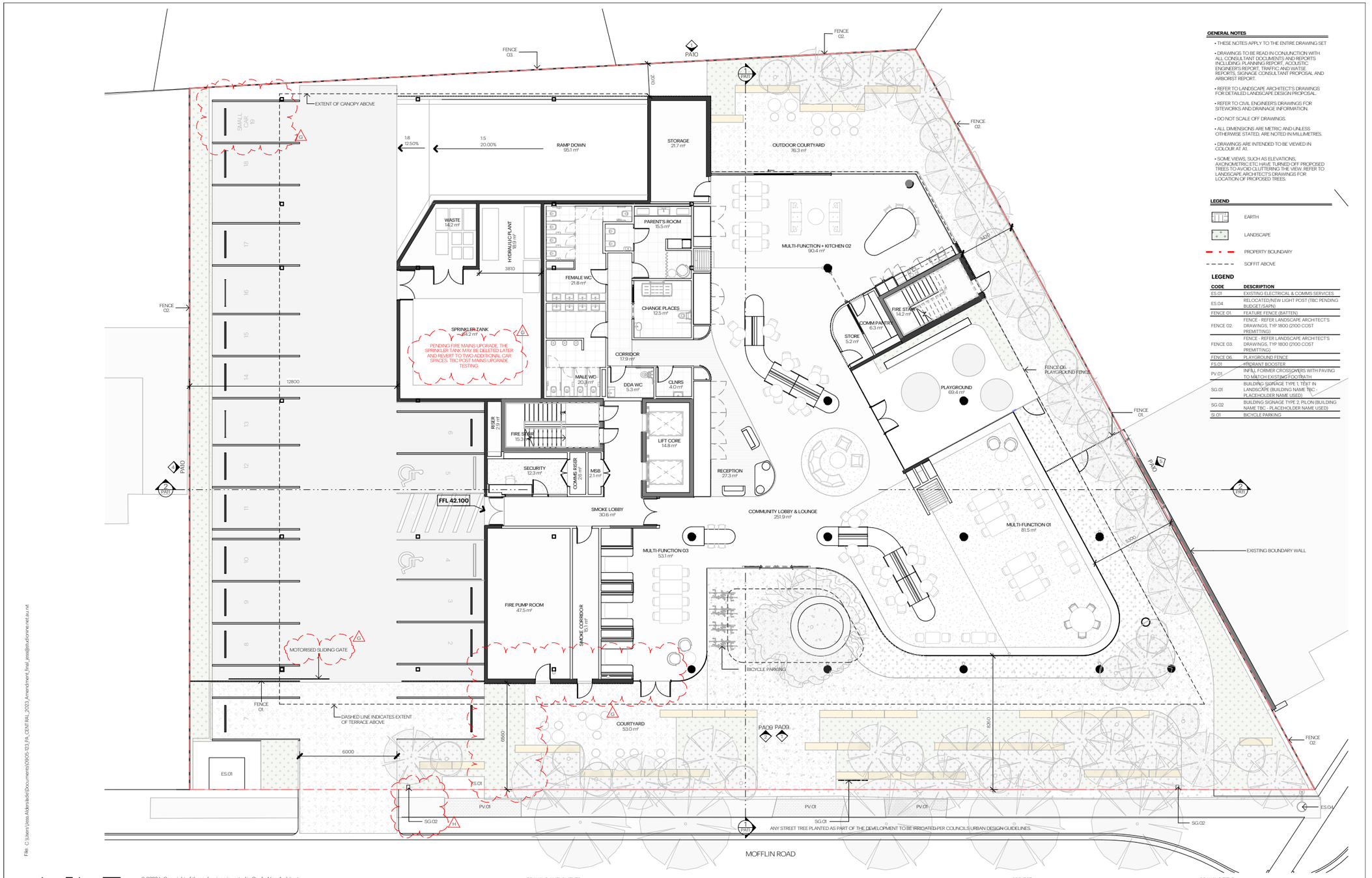

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LEGEND

EARTH
LANDSCAPE
PROPERTY BOUNDARY
SOFFIT ABOVE

LEGEND

CODE	DESCRIPTION
ES.01	EXISTING ELECTRICAL & COMMS SERVICES
ES.04	RELOCATED/NEW LIGHT POST (TBC PENDING BUDGET/SAPN)
FENCE 01.	FEATURE FENCE (BATTEN)
FENCE 02.	FENCE - REFER LANDSCAPE ARCHITECTS DRAWINGS, TYP 1800 (2100 COST PREMITTING)
FENCE 03.	FENCE - REFER LANDSCAPE ARCHITECTS DRAWINGS, TYP 1800 (2100 COST PREMITTING)
FENCE 06.	PLAYGROUND FENCE
FS.01	HYDRANT BOOSTER
PV.01	INFILL FORMER CROSSOVERS WITH PAVING TO MATCH EXISTING FOOTPATH
SG.01	BUILDING SIGNAGE TYPE 1, TEXT IN LANDSCAPE (BUILDING NAME TBC - PLACEHOLDER NAME USED)
SG.02	BUILDING SIGNAGE TYPE 2, PILON (BUILDING NAME TBC - PLACEHOLDER NAME USED)
SI.01	BICYCLE PARKING

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D	25.06.2025	Draft Planning Issue
C	20.06.2025	Draft Planning Issue

SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Ground Floor Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA05	H

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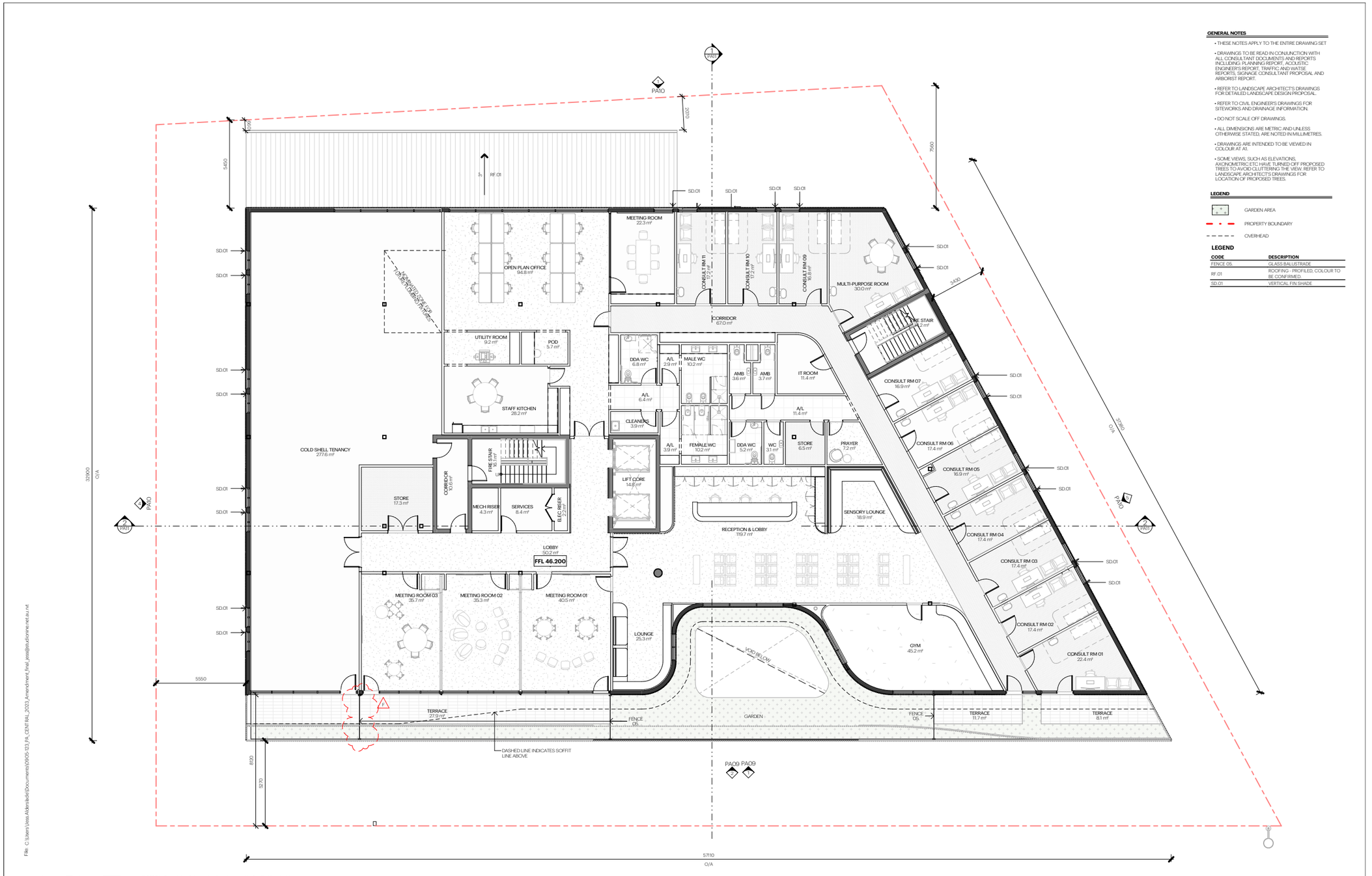

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LEGEND

GARDEN AREA
PROPERTY BOUNDARY
OVERHEAD

LEGEND

CODE	DESCRIPTION
FENCE 05	GLASS BALUSTRADE
RF.01	ROOFING - PROFILED, COLOUR TO BE CONFIRMED.
SD.01	VERTICAL FIN SHADE

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F	13.08.2025	Planning - Minor Amendment
E	02.07.2025	Planning - Minor Amendment
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B	20.06.2025	Draft Planning Issue
A	05.06.2025	WIP For Coordination

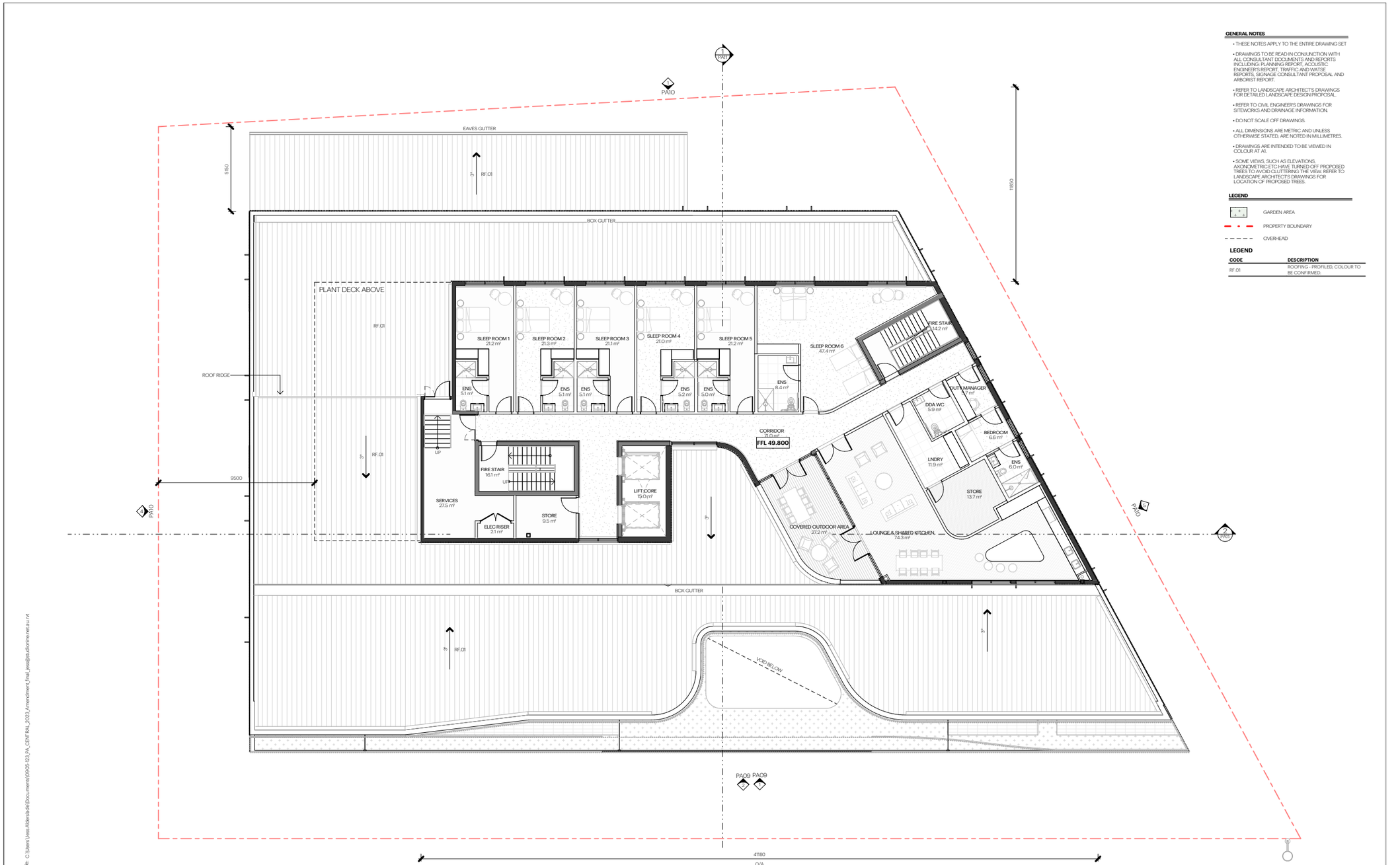
SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Level 1 Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA06	F



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LEGEND

GARDEN AREA
PROPERTY BOUNDARY
OVERHEAD

LEGEND

CODE	DESCRIPTION
RF.01	ROOFING - PROFILED, COLOUR TO BE CONFIRMED.

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DRAWING AMENDMENTS

Rev	Date	Amendment
G	13.08.2025	Planning - Minor Amendment
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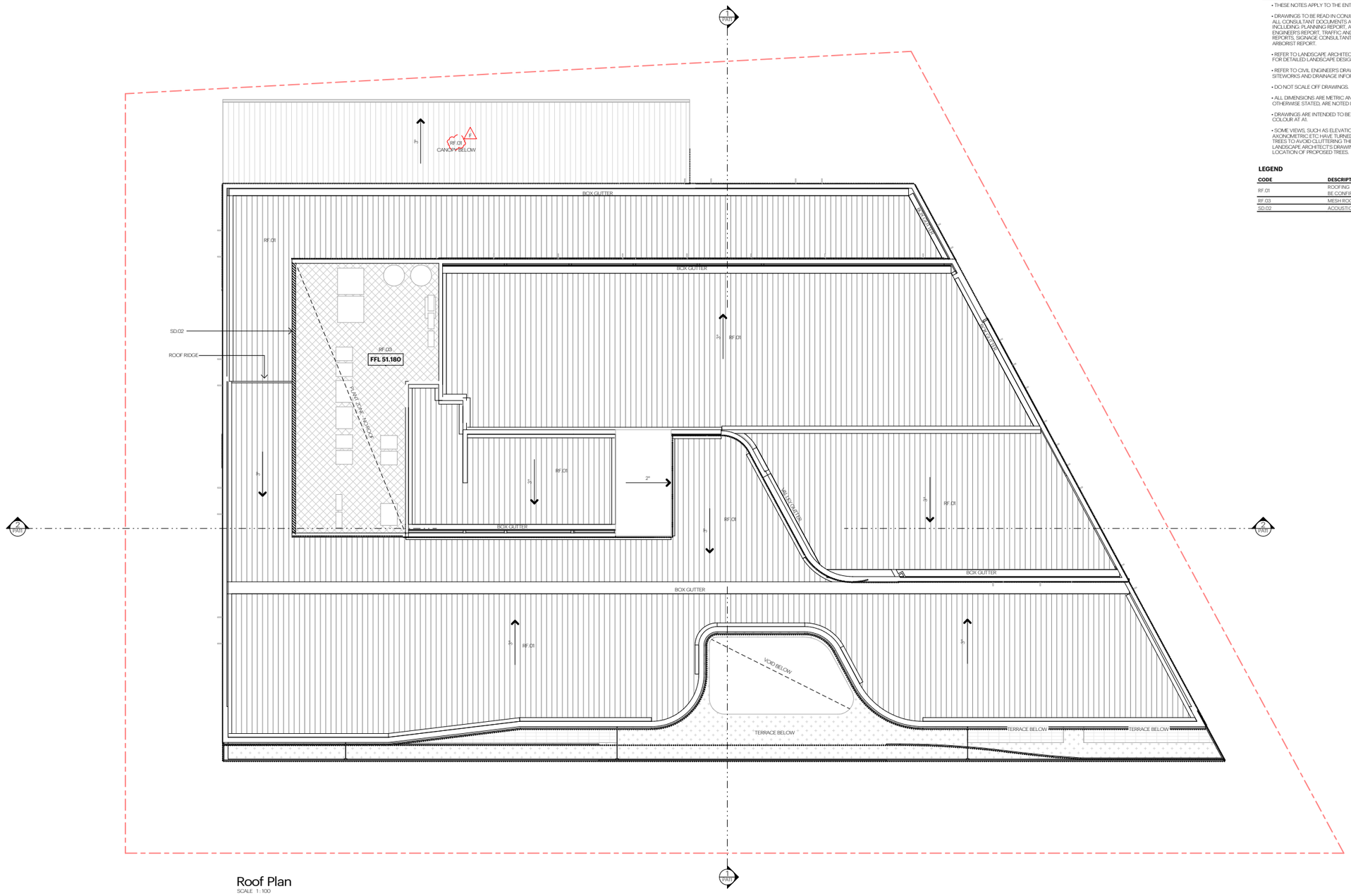
E	27.06.2025	Planning Issue
D	25.06.2025	Draft Planning Issue
C	20.06.2025	Draft Planning Issue
B	18.06.2025	WIP For Coordination

SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Level 2 Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA07	G



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LEGEND

CODE	DESCRIPTION
RF.01	ROOFING - PROFILED, COLOUR TO BE CONFIRMED.
RF.03	MESH ROOF DECK
SD.02	ACOUSTIC LOUVRE SCREEN

Roof Plan
SCALE 1 : 100

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SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

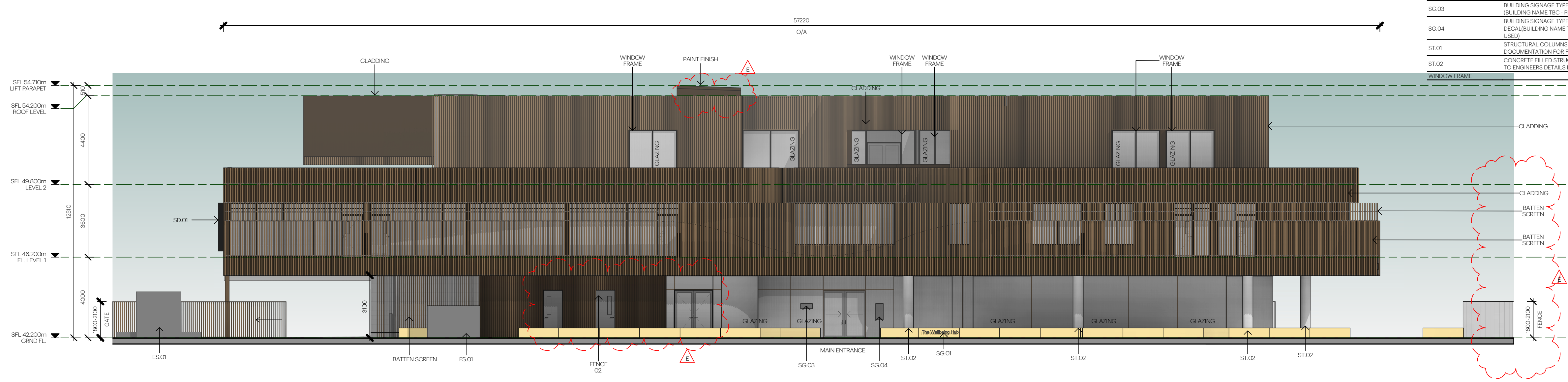
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Roof Plan

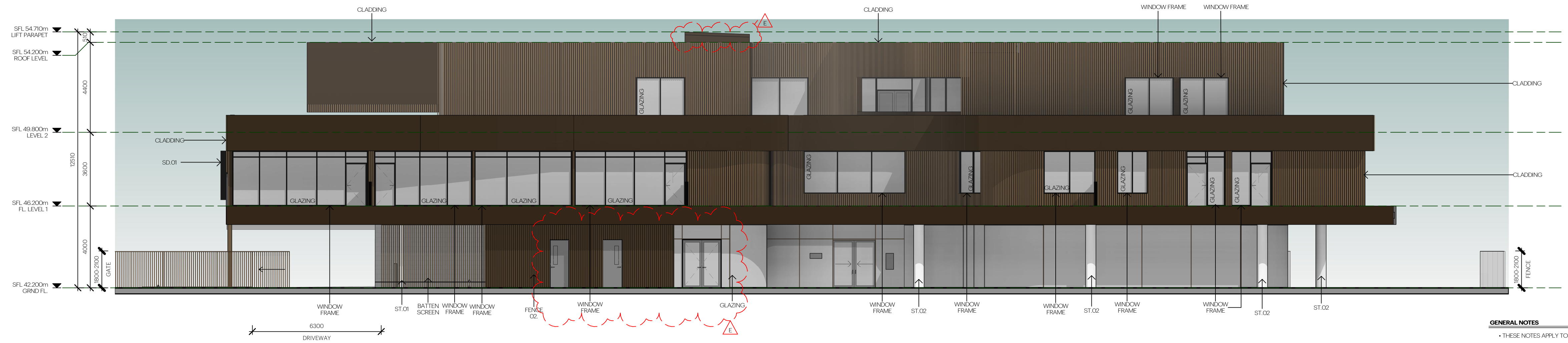
PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA08	F

LEGEND

CODE	DESCRIPTION
BATTEN SCREEN	
CLADDING	METAL CLADDING
ES.01	EXISTING ELECTRICAL & COMMS SERVICES
FENCE 02.	FENCE - REFER LANDSCAPE ARCHITECT'S DRAWINGS, TYP 1800 (2100 COST PREMITTING)
FS.01	HYDRANT BOOSTER
GLAZING	
SD.01	VERTICAL FIN SHADE
SG.01	BUILDING SIGNAGE TYPE 1, TEXT IN LANDSCAPE (BUILDING NAME TBC - PLACEHOLDER NAME USED)
SG.03	BUILDING SIGNAGE TYPE 3, GLAZING DECAL (BUILDING NAME TBC - PLACEHOLDER NAME USED)
SG.04	BUILDING SIGNAGE TYPE 3, GLAZING DECAL(BUILDING NAME TBC - PLACEHOLDER NAME USED)
ST.01	STRUCTURAL COLUMNS. REFER TO ENGINEERS DOCUMENTATION FOR FURTHER DETAILS.
ST.02	CONCRETE FILLED STRUCTURAL COLUMNS. REFER TO ENGINEERS DETAILS FOR SIZING.
WINDOW FRAME	



1 West Elevation - With Screen



2 West Elevation - Without Screen

Material Legend

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STUDIO NINE ARCHITECTS

All dimensions shall be checked on site. Any discrepancies shall be reported to the Architect for clarification. Written dimensions shall take precedence over scaled dimensions. These drawings shall be read in conjunction with all associated Specifications, documents and reports.

Drawing to be printed in colour.

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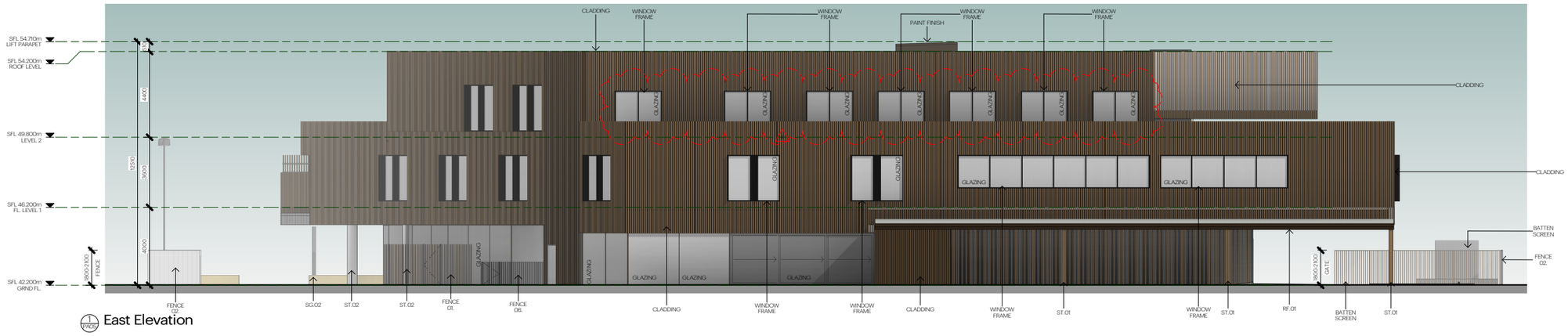
PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

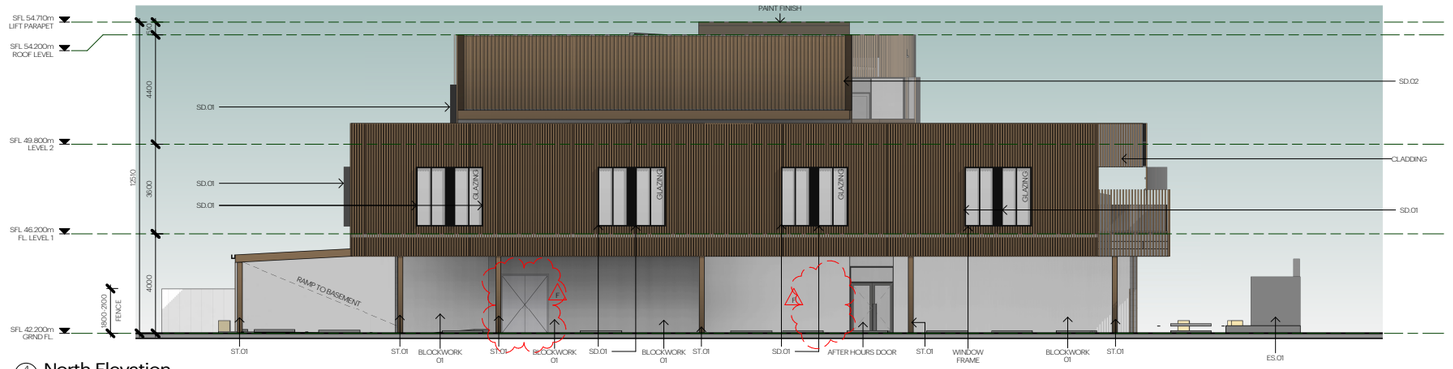
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Elevations Sheet 1

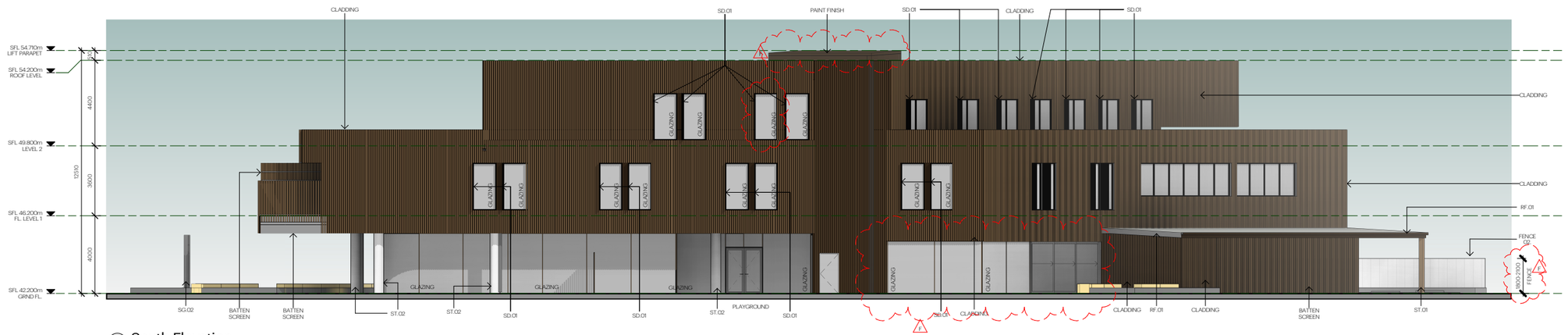
PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA09	F



1 / PA05 East Elevation



4 / PA05 North Elevation
SCALE 1 : 100



5 / PA05 South Elevation
SCALE 1 : 100

LEGEND

CODE	DESCRIPTION
BATTEN SCREEN	
BLOCKWORK 01	
CLADDING	METAL CLADDING
ES.01	EXISTING ELECTRICAL & COMMS SERVICES
FENCE 01.	FEATURE FENCE (BATTEN)
FENCE 02.	FENCE - REFER LANDSCAPE ARCHITECT'S DRAWINGS, TYP 1800 (2100 COST PREMITTING)
FENCE 06.	PLAYGROUND FENCE
GLAZING	
RF.01	ROOFING - PROFILED, COLOUR TO BE CONFIRMED.
SD.01	VERTICAL FIN SHADE
SD.02	ACOUSTIC LOUVRE SCREEN
SG.02	BUILDING SIGNAGE TYPE 2, PLON (BUILDING NAME TBC - PLACEHOLDER NAME USED)
ST.01	STRUCTURAL COLUMNS. REFER TO ENGINEERS DOCUMENTATION FOR FURTHER DETAILS.
ST.02	CONCRETE FILLED STRUCTURAL COLUMNS. REFER TO ENGINEERS DETAILS FOR SIZING.
WINDOW FRAME	

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ISSUE: PLANNING APPROVAL			D.A. PLAN:
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SHEET: 10 OF 13		DRAWN: MB	TENDER:
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DRAWING AMENDMENTS

Rev	Date	Amendment
F	13.08.2025	Planning - Minor Amendment
E	02.07.2025	Planning - Minor Amendment
D	27.06.2025	Planning Issue
C	25.06.2025	Draft Planning Issue
B	20.06.2025	Draft Planning Issue
A	18.06.2025	WIP For Coordination

SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Elevations Sheet 2

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA10	F

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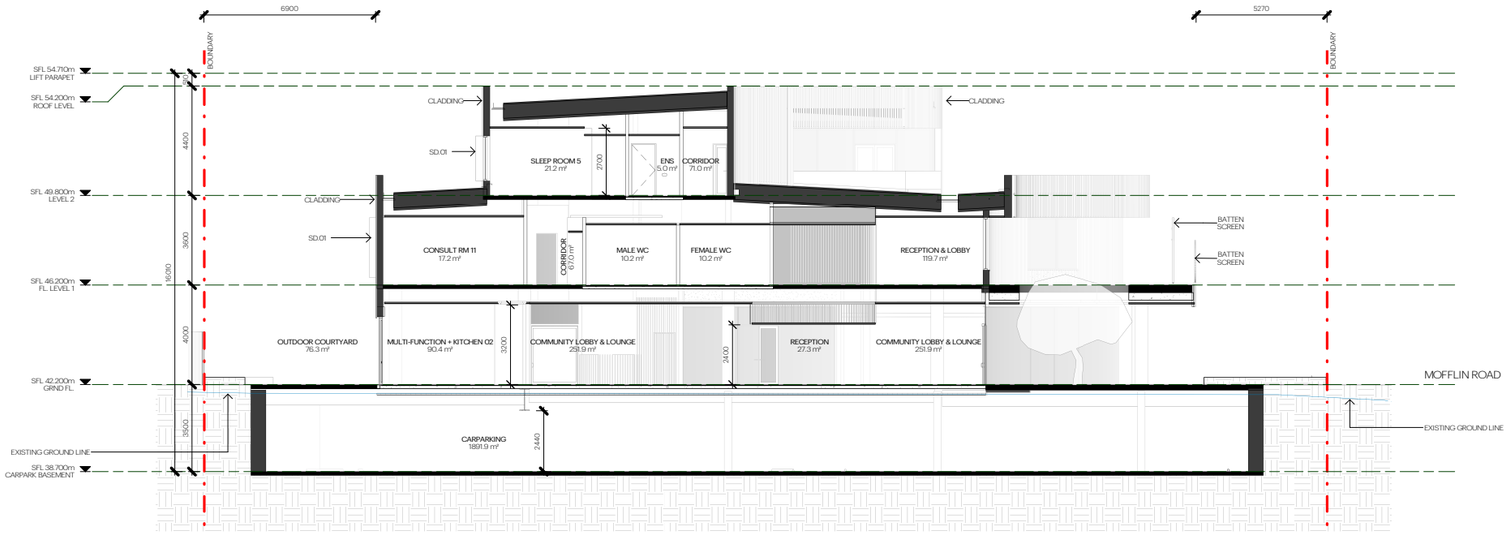

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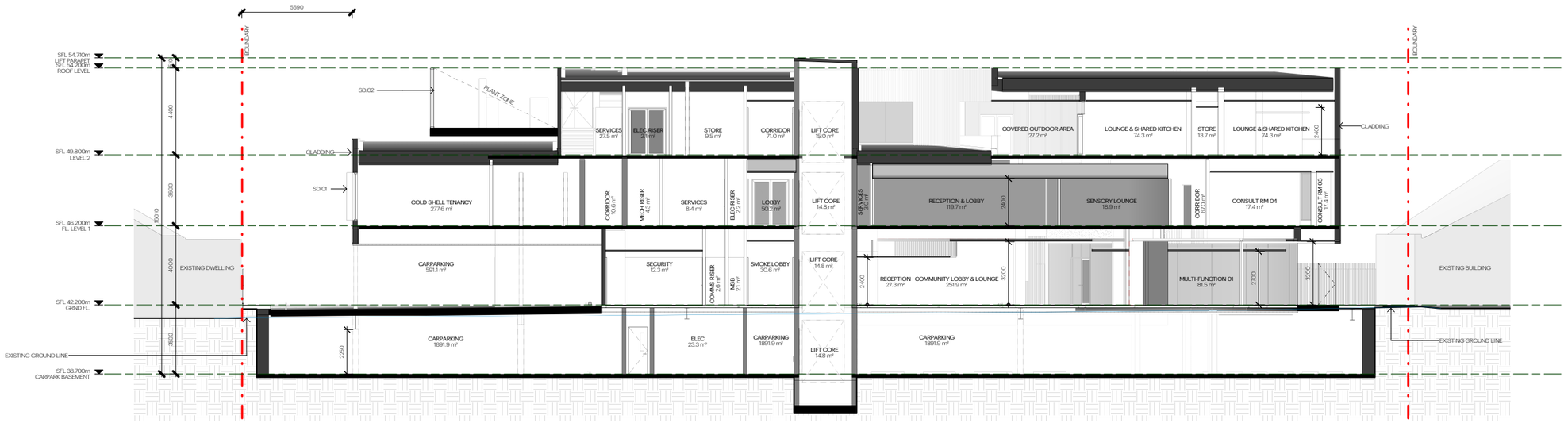
SCALE 1 : 100



2 / DA05 Section 2
SCALE 1 : 100

GENERAL NOTES

- THESE NOTES APPLY TO THE ENTIRE DRAWING SET.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DOCUMENTS AND REPORTS INCLUDING: PLANNING REPORT, ACOUSTIC ENGINEER'S REPORT, TRAFFIC AND WATSE REPORTS, SIGNAGE CONSULTANT PROPOSAL AND ARBORIST REPORT.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILED LANDSCAPE DESIGN PROPOSAL.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR SITEWORKS AND DRAINAGE INFORMATION.
- DO NOT SCALE OFF DRAWINGS.
- ALL DIMENSIONS ARE METRIC AND UNLESS OTHERWISE STATED, ARE NOTED IN MILLIMETRES.
- DRAWINGS ARE INTENDED TO BE VIEWED IN COLOUR AT A1.
- SOME VIEWS, SUCH AS ELEVATIONS, AXONOMETRIC ETC) HAVE TURNED OFF PROPOSED TREES TO AVOID CLUTTERING THE VIEW. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LOCATION OF PROPOSED TREES.

LEGEND

EARTH
LANDSCAPE
PROPERTY BOUNDARY
SOFFIT ABOVE

LEGEND

CODE	DESCRIPTION
BATTEN SCREEN	
CLADDING	METAL CLADDING
SD.01	VERTICAL FIN SHADE
SD.02	ACOUSTIC LOUVRE SCREEN

STUDIO NINE ARCHITECTS

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A	20.06.2025	Draft Planning Issue

SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Sections

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA11	E

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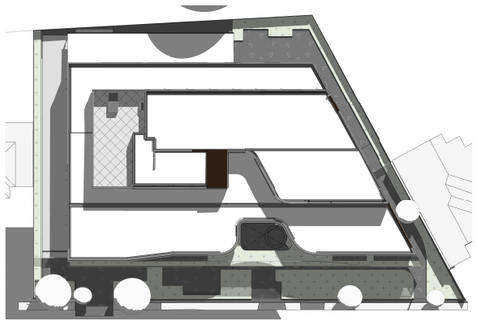
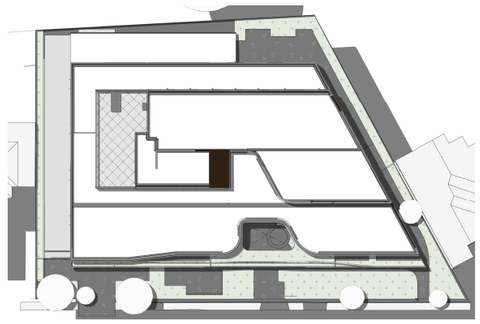


Summer Solstice - 9am
SCALE 1 : 400



Summer Solstice - 12pm
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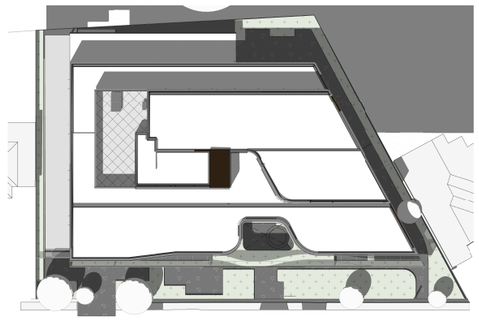
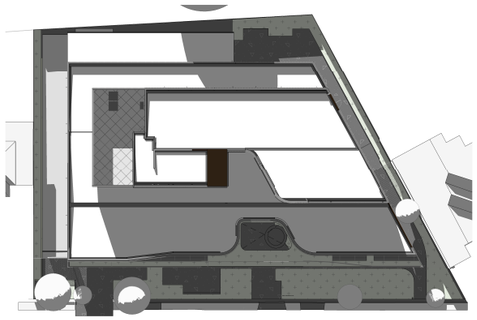


Summer Solstice - 3pm
SCALE 1 : 400



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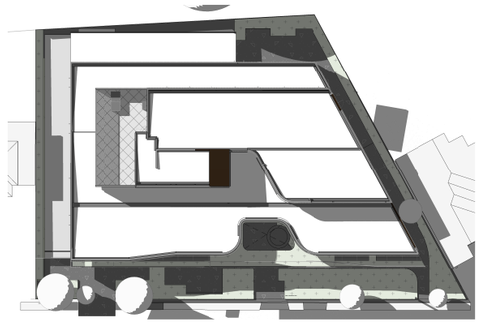
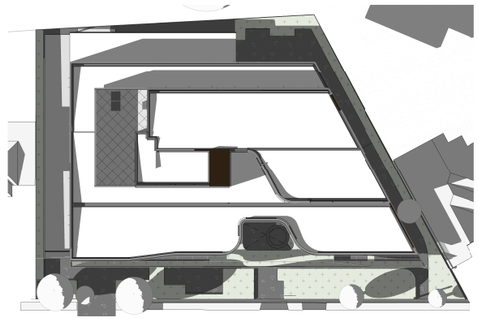
SCALE 1 : 400



Winter Solstice - 12pm
SCALE 1 : 400



Winter Solstice - 3pm
SCALE 1 : 400

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SCALE
1 : 400 AT A1

PROJECT NORTH TRUE NORTH

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Shadow Diagrams

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA12	D

VIEW TOWARDS MAIN ENTRANCE

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A	20.06.2025	Draft Planning Issue

SCALE AT A1

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
External Render

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA13	C

PROPOSED DEVELOPMENT - CIVIL DRAWINGS

99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

PROJECT DRAWINGS

DRG. NO.	DESCRIPTION	CURRENT ISSUE
C1.0	DRAWINGS LIST & LOCALITY PLAN	A
C1.1	GENRAL NOTES - FOR STRUCTURES	A
C1.2	GENRAL NOTES - FOR CIVIL	A
C2.0	SURVEY PLAN	A
C3.0	CIVIL PLAN (GROUND PLAN)	A
C3.1	CIVIL PLAN (BASEMENT PLAN)	A
C4.0	STORMWATER MANAGEMENT PLAN	A

LOCALITY PLAN
NOT TO SCALE

NORTH POINT

DRAWINGS TO BE PRINTED IN COLOUR

ISSUE FOR PLANNING

CSC
P. 0411 754 849 E. admin@cs-consult.com.au

COMMERCIAL BUILDING - PROPOSED DEVELOPMENT
99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

DRAWINGS LIST & LOCALITY PLAN

JOB No: J2501-22 SHEET No: C1.0

ISSUE	DATE	DESCRIPTION	ENG.	DRAFT.	REV.
A	20.06.2025	ISSUE FOR APPROVAL	MG	TT	CS

GENERAL

G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS, THE SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO CSC BEFORE PROCEEDING WITH THE WORK.

G2 THESE DRAWINGS SHALL NOT BE SCALED. DIMENSION AND SETOUT SHALL BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTURAL DOCUMENTS. DRAWINGS ISSUED IN ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND LEVELS IN METERS UNLESS NOTED OTHERWISE (U.N.O).

G3 ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE CURRENT AND RELEVANT AUSTRALIAN CODES, STANDARDS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES UNLESS VARIED BY THE PROJECT SPECIFICATION.

G4 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN THE SERVICES OF AN INDEPENDENT ENGINEER, WHERE REQUIRED, FOR A COMPREHENSIVE SAFE ERECTION PROCEDURE, THAT WILL AT ALL TIMES ENSURE THE STABILITY OF THE WORKS, SAFETY OF ALL PERSONNEL AND PROTECTION OF SURROUNDING PROPERTY INCLUDING THE DESIGN, CERTIFICATION AND PROVISION OF ALL NECESSARY TEMPORARY BRACING AND SUPPORT.

G5 REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS, BRICK AND BLOCK WALL THICKNESSES, FALLS IN SLABS, EXTRA PACKING, DRIP GROOVES AND ALL OTHER ARCHITECTURAL FEATURES WHERE NOT NOTED ON THESE DRAWINGS.

G6 REFER TO ARCHITECTURAL DRAWINGS FOR ALL ADDITIONAL PLATES, ANGLES AND THE LIKE REQUIRED ON STRUCTURAL STEELWORK FOR FIXINGS TO INTERNAL PARTITIONS, OPERABLE WALL BEAMS, BLOCKING, WINDOW FRAMES, FLASHING, CAPPING, ETC.

G7 ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WHERE REQUIRED STRUCTURAL CERTIFICATION SHALL BE PROVIDED BY THE BUILDER PRIOR TO INSTALLATION.

G8 ALL SUBSTITUTIONS MUST BE APPROVED BY THE SUPERINTENDENT IN WRITING PRIOR TO USE OR INSTALLATION.

G9 CONSTRUCTION SHALL NOT COMMENCE UNTIL BUILDING APPROVAL HAS BEEN RECEIVED FROM THE RELEVANT AUTHORITIES.

G10 WHERE EXCAVATION WORK IS TO BE UNDERTAKEN ADJACENT TO EXISTING FOOTINGS, THE LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE OBTAINED PRIOR TO EXCAVATION AND REPORTED TO CSC TO DETERMINE IF UNDERPINNING OR SHORING OF THE STRUCTURE IS REQUIRED. THE EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE AND UNDAMAGED CONDITION.

G11 NON-LOAD BEARING WALLS SHALL BE 20mm CLEAR OF THE U/S OF STRUCTURAL BEAMS AND SLABS ABOVE U.N.O.

FOUNDATIONS

F1 THESE DRAWINGS AND NOTES ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT.

F2 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. FOUNDING MATERIAL SHALL BE APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER FOR THIS BEARING CAPACITY PRIOR TO CONSTRUCTION.

F3 EXCAVATIONS FOR FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.

F4 EXCAVATIONS TO BE BLINDED WITH A MINIMUM OF 50mm OF CONCRETE WITHIN 48 HOURS OF EXCAVATION WHEN IT IS INTENDED TO POUR FOOTINGS MORE THAN 48 HOURS AFTER EXCAVATION. CONCRETE SHALL NOT BE PLACED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY CSC IF THIS IS NOT ADHERED TO.

F5 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.

F6 THE DEPTHS TO UNDERSIDE OF ALL FOOTINGS ARE PROVISIONAL ONLY. AFTER EXCAVATION, APPROVAL SHALL BE OBTAINED FROM CSC FOR THE FOUNDING LEVELS, WHICH MAY BE VARIED IF NECESSARY PRIOR TO FURTHER WORK.

F7 THE FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF WATER AT ALL TIMES BY BAILING AND PUMPING IF NECESSARY.

F8 ALL CONCRETE SLABS AND FOOTINGS IN CONTACT WITH THE GROUND ARE TO BE POURED ON 0.2mm DAMP PROOF MEMBRANE U.N.O.

F9 FOOTINGS TO BE FOUNDED 200 MINIMUM INTO NATURAL GROUND OR ALTERNATIVELY LEVEL 1 CERTIFIED CONTROLLED FILL. COMPACTION CERTIFICATION TO BE PROVIDED TO CSC FOR REVIEW PRIOR TO PLACING OF MEMBRANE, REINFORCEMENT OR CONCRETE.

F10 RETAINING WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETE, WITH THE EXEMPTION OF CANTILEVERED WALLS. ENSURE FREE DRAINING BACKFILL AND DRAINAGE IS IN PLACE.

F11 ANY OVER EXCAVATION SHALL BE FILLED WITH N10 LEAN MIX CONCRETE.

F12 OWNER TO REFER TO CSIRO PAMPHLET 10-91 "GUIDE TO HOME OWNERS FOUNDATION, MAINTENANCE & FOOTING PERFORMANCE" FOR BEST PRACTICE RECOMMENDATIONS.

SITE PREPARATION

SP1 ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL REPORT U.N.O.

SP2 EROSION AND SEDIMENT CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

SP3 SITE PREPARATION SHALL BE RESTRICTED TO THE MINIMUM AREA PRACTICABLE FOR CONSTRUCTION OF THE WORKS.

SP4 CLEARING AND GRUBBING SHALL CONSIST OF THE REMOVAL OF ALL VEGETATION, LOOSE MATERIAL, AND RUBBISH BUT EXCLUDES TOPSOIL STRIPPING. STRIPPING OF TOPSOIL SHALL NOT TAKE PLACE MORE THAN 28 DAYS PRIOR TO EARTHWORKS COMMENCING. THE CONTRACTOR SHALL STRIP ANY TOPSOIL PRESENT WITHIN THE AREA FOR SITE PREPARATION. THE DEPTH OF STRIPPING SHALL BE AT LEAST 100mm U.N.O.

SP5 ALL BOULDERS, STUMPS, ROOTS AND OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 300mm BELOW THE STRIPPED SURFACE. GRUBBED HOLES (AND ANY AREA REQUIRING FILLING DUE TO THE REMOVAL OF A STRUCTURE) SHALL BE BACKFILLED IN ACCORDANCE WITH SP10.

SP6 SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

SP7 SUBGRADE CUT/FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THE GROUND IS AT A SUITABLE DENSITY AND MOISTURE CONTENT PRIOR TO CONSTRUCTION OF THE SUB-BASE OR SLAB.

SITE PREPARATION (CONTINUED)

SP8 ALL EXISTING FILL TO BE REMOVED U.N.O. REFER TO THE BOREHOLE LOGS FOR PREDICTED DEPTHS.

SP9 PROOF ROLLING SHALL BE CARRIED OUT USING A 10t VIBRATING ROLLER (MINIMUM 8 PASSES). THE SUBGRADE SHALL BE PROOF ROLLED TO THE SATISFACTION OF THE SUPERINTENDENT. ANY SOFT, WET OR DISTURBED SPOTS SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH NOTE SP10.

SP10 SUBGRADE AREAS REQUIRING FILL ARE TO BE PLACED IN HORIZONTAL LOOSE 200mm THICK LAYERS WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (AS1289.5.1.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798. ALL FILL IS TO BE TESTED FOR COMPACTION BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH AS3798. ALL RESULTS SHALL BE SUBMITTED TO CSC FOR REVIEW PRIOR TO PLACEMENT OF VAPOUR BARRIER OR SLAB OVER.

SP11 BASE MATERIAL USED FOR BACKFILL SHALL BE PM2/20CG OR SIMILAR APPROVED MATERIAL COMPACTED TO 95% OF THE MAXIMUM MODIFIED DRY DENSITY (AS1289.5.2.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798.

SP12 WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD, THE SUBGRADE MAY EXHIBIT CRACKING NEAR THE SURFACE DUE TO DRYING OUT. MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE IN THIS SCENARIO AND COMPACT IN ACCORDANCE WITH NOTE SP10.

SP13 RAFT FOUNDATIONS HAVE BEEN DESIGNED ASSUMING 'ROLLED FILL' IS CONSTRUCTED IN ACCORDANCE WITH AS2870. ROLLED FILL SHALL BE COMPACTED IN LAYERS BY REPEATEDLY ROLLING WITH AN EXCAVATOR OR SIMILAR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS OF 300mm FOR SAND MATERIAL OR 300mm COMPACTED IN LAYERS OF 150mm FOR OTHER MATERIAL. EXTENT OF FILL SHALL BE DETERMINED ON SITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

SP14 SERVICE TRENCHES AND THE LIKE SHALL BE FILLED OVER AND COMPACTED WITH HAND OPERATED PLATE COMPACTORS IN LAYERS OF 100mm LOOSE THICKNESS.

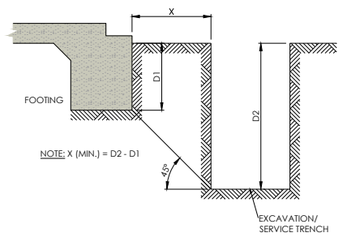
SP15 BACKFILL SHALL NOT BE PLACED AGAINST CONCRETE WHICH IS LESS THAN 48 HOURS OLD.

SP16 BACKFILL SHALL NOT BE PLACED AGAINST ABUTMENTS, WINGWALLS, PIERS OR RETAINING WALLS UNTIL ALL CAST IN PLACE CONCRETE HAS REACHED THE 28 DAY CHARACTERISTIC COMPRESSIVE STRENGTH AND IS AT LEAST 14 DAYS OLD.

SP17 VIBRATING MACHINERY SHALL NOT BE USED WITHIN 8m OF RETAINING WALLS.

SP18 EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SETOUT IN AS3798 AND AS2870.

SP19 DO NOT TRENCH OR EXCAVATE WITHIN A ZONE CLOSER THAN 45° MEASURED FROM THE BASE OF FOUNDATIONS.



CONCRETE

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE STRICTLY IN ACCORDANCE WITH AS3600. THE SPECIFICATION AND THE DRAWINGS.

C2 PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS1379.

C3 ALL FORMWORK SHALL CONFORM WITH AUSTRALIAN STANDARD AS3610. FORMWORK SHALL BE STRIPPED IN ACCORDANCE WITH AS3600. MEMBERS SHALL REMAIN SUPPORTED OR PROPPED UNTIL APPROVED IN WRITING BY CSC.

C4 THE BUILDER SHALL CO-ORDINATE WHERE REQUIRED TO ENSURE THAT PROVISION IS MADE FOR ALL REBATES, OPENINGS, PENETRATIONS, CHASES, CASTING IN OF CONDUITS AND THE LIKE WHETHER OR NOT SPECIFICALLY DETAILED ON THE DRAWINGS. WHERE NOT DETAILED ON STRUCTURAL DRAWINGS, WRITTEN APPROVAL FROM CSC IS REQUIRED.

C5 SCHEDULE OF CONCRETE PROPERTIES TO BE USED FOR THE PARTICULAR SECTION OF WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL DRAWINGS. MIX DESIGNS SHALL BE SUBMITTED BY THE SUB-CONTRACTOR TO CSC FOR REVIEW 14 DAYS PRIOR TO POUR.

C6 ADMIXTURES SHALL NOT BE USED UNLESS APPROVED IN WRITING BY CSC.

C7 READYMIX CONCRETE SHALL COMPLY WITH AS1380.

C8 CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS PER TABLE C1 UNLESS SHOWN OTHERWISE.

C9 REQUIRED SURFACE FINISH AND CLASS OF FORMWORK FOR CONCRETE SHALL CONFORM WITH TABLE C2 UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT, SPECIFICATION OR CSC.

C10 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INERT CHAIRS TO ACHIEVE THE REQUIRED COVER. SPACING OF THE CHAIRS SHALL NOT EXCEED 800mm IN EACH DIRECTION. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS. MINIMUM CHAIR SPACING FOR FABRIC SHALL BE:
SL92, SL102, SL81, RL918: 900mm CTS
SL72, SL82, RL818: 600mm CTS

C11 REINFORCEMENT SPLICES SHALL NOT BE MADE IN POSITIONS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS UNLESS APPROVED BY CSC. MINIMUM LAPS FOR REINFORCEMENT SHALL BE AS PER TABLE C3. LAPS SHALL BE IN ACCORDANCE WITH AS3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.

C12 ALL CONCRETE IN CONTACT WITH GROUND SHALL BE POURED ON A 0.2mm DAMP PROOF MEMBRANE U.N.O.

C13 CONCRETE SIZES DO NOT INCLUDE THICKNESS OF ANY APPLIED FINISHES.

C14 CONSTRUCTION JOINTS, WHERE NOT SHOWN ON THE DRAWINGS, SHALL BE LOCATED TO THE APPROVAL OF CSC.

C15 ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.

C16 CSC SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO REINFORCEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED OR POURED UNTIL APPROVAL IS OBTAINED.

C17 ALL BEAM DEPTHS INCLUDE THE THICKNESS OF THE SLAB, IF SLAB PRESENT.

C18 WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS APPROVED BY CSC OR SHOWN ON STRUCTURAL DRAWINGS.

C19 REINFORCEMENT IS NOT NECESSARILY REPRESENTED IN ITS TRUE PROJECTION AND MAY BY SHOWN DIAGRAMMATICALLY ONLY.

C20 ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS AFTER POURING BY COVERING WITH A PVC MEMBRANE WEIGHED DOWN TO PREVENT AIR FLOW BENEATH IT. IF CURING COMPOUNDS ARE USED, THEY MUST BE APPROVED BY CSC PRIOR TO APPLICATION.

C21 ALL BAR CRANKS TO BE NO GREATER THAN 1 IN 6 U.N.O.

C22 REINFORCEMENT GRADE SHALL BE AS PER TABLE C4.

C23 ALL CONSTRUCTION POUR JOINTS TO BE SCABBLED AND CLEANED U.N.O.

C24 ADDITIONAL CONCRETE IS TO BE ALLOWED FOR DUE TO DESIGNED SUSPENDED FLOOR BEAM DEFLECTION.

C25 THE MINIMUM CLEAR SPACING BETWEEN CONDUITS, CABLES, PIPES AND BARS SHALL BE AS REQUIRED BY AS3600 BUT NOT LESS THAN THREE DIAMETERS U.N.O.

C26 ALL PROPPING AND THE LIKE UNDER SUSPENDED CONCRETE IS TO BE REMOVED PRIOR TO ANY MASONRY CONSTRUCTION ABOVE.

C27 DISTRIBUTION REINFORCEMENT (RIGHT ANGLES TO MAIN REINFORCEMENT) SHALL BE IN ACCORDANCE WITH MINIMUM REINFORCEMENT REQUIREMENTS TO AS3600 U.N.O.

C28 FORMS SHALL BE CHAMFERED FOR RE-ENTRANT ANGLES AND FILLETED FOR CORNERS AS SPECIFIED BY THE ARCHITECT.

CONCRETE (CONTINUED)

C29 IF PLACING IN EXTREME WEATHER FOR LARGE FLAT AREAS OF CONCRETE, EXCEEDING 15m² IN AREA, WHEN:
- THE AIR TEMPERATURE > 20° AND THE FORECAST WIND SPEED > 40km/hr OR
- THE AIR TEMPERATURE > 25° AND THE FORECAST WIND SPEED > 25km/hr OR
- THE AIR TEMPERATURE > 30° AND THE FORECAST WIND SPEED > 15km/hr
A WORK METHOD STATEMENT MUST BE SUBMITTED TO CSC FOR APPROVAL. POURING WILL NOT BE PERMITTED WHERE THE PREDICTED EVAPORATION RATE EXCEEDS 1.0kg/m2/hr.

C30 TYPICAL REINFORCEMENT NOTATION: 3/N16-250 TF
3 - NUMBER OF BARS REQUIRED
N - GRADE OF REINFORCEMENT
16 - BAR DIAMETER IN MILLIMETRES
250 - BAR SPACING IN MILLIMETRES
TF - ABBREVIATION (REFER TABLE C5)

COVER (MM) - (TABLE C1)

GRADE	ENVIRONMENT			
	EXPOSED SURFACE		AGAINST GROUND	
	INTERIOR (A2)	EXTERIOR (B1)	WITH DPM (A1)	WITHOUT DPM (A2)
25	30	60	30	40
32	25	40	30	40
40	20	30	30	40

*FIRE RATING REQUIREMENTS MAY RESULT IN INCREASED COVER. REFER TO CSC.

SURFACE FINISH - (TABLE C2)

LOCATION	SURFACE	TYPE OF FINISH	CLASS OF FORMWORK
FLOOR SLABS	TOP FACE	WOOD FLOAT FOR TILED AREAS STEEL FLOAT FOR VINYL AND CARPETED AREAS (REFER ARCHITECT) BROOM FINISH FOR EXPOSED AREAS	-
FLOOR SLABS	BOTTOM FACE	OFF - FORM	2
FOOTING	SIDE FACE	OFF - FORM	2
WALLS	SIDE FACE	OFF - FORM	2
COLUMNS	SIDE FACE	OFF - FORM	2
STAIRS	TOP FACE	-	2
BEAMS	BOTTOM FACE	OFF - FORM	2

BAR LAPS - (TABLE C3)

BAR SIZE	LAP (MIN.)	COG LENGTH (MIN.)
N12	600mm	180mm
N16	800mm	220mm
N20	1000mm	260mm
N24	1300mm	320mm
N28	1600mm	360mm
N32	1900mm	400mm
FABRIC	2 CROSS WIRES + 25mm	-

REINFORCEMENT - (TABLE C4)

CSC NOTATION	AS4671 DESIGNATION	YIELD STRENGTH	DUCTILITY CLASS	BAR DESCRIPTION
N_	D500N_	500	N	HOT ROLLED DEFORMED REBAR
R_	R250N_	250	N	HOT ROLLED PLAIN ROUND BAR
S_	D250N_	250	N	HOT ROLLED DEFORMED REBAR
RW_	D500L_	500	L	COLD ROLLED RIBBED WIRE
W_ & L_	R500L_	500	L	COLD - DRAWN ROUND WIRE
SL_ RL_ L_ TM_	D500RL D500SL	500	L	COLD ROLLED RIBBED WIRE

REINFORCEMENT NOTATION - (TABLE C5)

CSC ABBREVIATIONS	DENOTES
ABR	ALTERNATE BARS REVERSED
ALT	BARS ALTERNATING
B, BF, BB, B1	BOTTOM MOST BOTTOM BARS / BOTTOM BARS PLACED FIRST
BU, B2	BOTTOM BARS / BOTTOM BARS PLACED SECOND
CENT	BARS PLACED CENTRALLY
CTS	AT CENTRES (SPACING)
EW	EACH WAY
EF	BARS IN EACH FACE
FF	BARS IN FAR FACE
HORIZ	HORIZONTAL BARS
MAX	MAXIMUM
MIN	MINIMUM
NF	BARS IN NEAR FACE
SF	BARS IN SIDE FACE
STAG	BARS STAGGERED
T, TF, T1	TOP MOST TOP BARS / TOP BARS PLACED FIRST
TT, TU, T2	TOP BARS / TOP BARS PLACED SECOND
TYP	TYPICAL
VERT	VERTICAL BARS

DRAWINGS TO BE PRINTED IN COLOUR

ISSUE FOR PLANNING

FOR USE UNDER BUILDING AREA

CSC
P. 0411 754 849 E. admin@cs-consult.com.au

COMMERCIAL BUILDING - PROPOSED DEVELOPMENT
99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

GENRAL NOTES - FOR STRUCTURES

JOB No: J2501-22 SHEET No: C1.1

ISSUE	DATE	DESCRIPTION	ENG.	DRAFT.	REV.
A	20.06.2025	ISSUE FOR APPROVAL	MG	TT	CS

SPECIFICATION
1. WHERE EITHER CONTRACT SPECIFICATION OR SPECIFICATION IS REFERENCED IN THE NOTES, IT SHALL BE TAKEN TO MEAN "DEPARTMENT OF INFRASTRUCTURE & TRANSPORT (DPTI) MASTER SPECIFICATION STRUCTURES / ROADS".
2. THE SPECIFICATIONS CAN BE LOCATED ONLINE AT: HTTPS://DPTI.SA.GOV.AU/CONTRACTOR_DOCUMENTS/MASTERSPECIFICATIONS

PROJECT CONTROLS:
1. GENERAL CONSTRUCTION WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. PC-PM1 TO 5 PROJECT MANAGEMENT
   - 1.2. PC-WHS1 WORK HEALTH AND SAFETY
   - 1.3. PC-QA1 QUALITY MANAGEMENT REQUIREMENTS
   - 1.4. PC-ENV1 ENVIRONMENTAL MANAGEMENT
   - 1.5. PC-SC1 SITE CONTAMINATION
   - 1.6. PC-SM2 SITE AND ACCESS MANAGEMENT
   - 1.7. PC-SI1 SITE SURVEY
   - 1.8. PC-SI2 SITE INVESTIGATION
   - 1.9. PC-SI3 CONDITIONS SURVEY
   - 1.10. PC-SI5 ENGINEERING SURVEY
   - 1.11. PC-CN1 TESTING AND COMMISSIONING
   - 1.12. PC-CN2 ASSET HANDOVER
   - 1.13. PC-SM1 TRAFFIC & PEDESTRIAN MANAGEMENT
   - 1.14. PC-SM2 SITE & ACCESS MANAGEMENT

GENERAL NOTES:
1. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT DOCUMENTATION.
2. ALL CONSTRUCTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION, APPROVED PLANS AND SATISFACTION OF THE SUPERINTENDENT
3. ALL WORKS IN THE PUBLIC ROAD RESERVE ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL COUNCIL, GOVERNMENTS AND / OR OTHER ASSET OWNERS.
4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED AND SHALL BE VERIFIED ON SITE.
5. ALL LEVELS ARE IN METERS TO THE AUSTRALIAN HEIGHT DATUM (AHD) AND SHALL BE VERIFIED ON SITE.
6. ANY DISCREPANCY ON DRAWINGS SHALL BE REPORTED TO THE SUPERINTENDENT BEFORE WORK PROCEEDS.
7. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND CURRENT AUSTRALIAN STANDARDS. PROJECT SPECIFICATION TAKES PRECEDENCE.
8. STOCKPILE SPOIL AS DIRECTED BY THE SUPERINTENDENT AND REMOVE FROM SITE EXCESS MATERIAL NOT USED.
9. GRADE FINISHED SURFACES EVENLY BETWEEN DESIGN SURFACE LEVELS.
10. DEMOLISH AND REMOVE ALL EXISTING INSTALLATIONS WHICH ARE TO BE AFFECTED BY NEW WORKS. EXTENT OF DEMOLITION TO BE CONFIRMED ON SITE WITH THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS.
11. ALL REDUNDANT ASSETS AND THEIR ASSOCIATED INFRASTRUCTURE (IE PIPE WORK / MANHOLE ETC.) ARE TO BE REMOVED AND DISPOSED OFF SITE AT THE CONTRACTORS EXPENSE.
12. ALL EXISTING ASSETS AFFECTED BY THE WORKS; EG SIGNS, VEHICLE CROSSINGS, FOOTPATHS, KERBS AND LINE MARKING, SHALL BE REINSTATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE WORKS TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
13. AT THE COMPLETION OF ALL WORKS, ALL RUBBISH, DEBRIS AND SURPLUS SPOIL SHALL BE REMOVED AND THE SITE SHALL BE CLEARED TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE AS-BUILT DRAWINGS (INCLUDING DIGITAL FORMAT) TO THE SUPERINTENDENT AT THE COMPLETION OF THE CONSTRUCTION WORKS. ANY UNAPPROVED DISCREPANCIES MUST BE RECTIFIED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
15. ALL WORKS WITHIN THE TREE PROTECTION ZONE (TPZ) TO BE IN ACCORDANCE WITH THE ARBORISTS REPORT, REFER ARCHITECTS / LANDSCAPE DRAWINGS FOR LOCATIONS OF TPZS
16. AT ALL DOORWAYS, CONCRETE PAVEMENT TO BE DOWELED INTO STRUCTURAL BUILDING SLAB, REFER DETAIL DC.J
17. THRESHOLD RAMPS TO BE INSTALLED AT DOORWAYS, REFER ARCHITECT FOR DETAILS IF NOT SHOWN CONCRETE / PAVERS TO BE RAISED TO MATCH DOOR LEVEL INLINE WITH THRESHOLD RAMP DIMENSIONS

EXISTING SERVICES:
1. THESE DRAWINGS ARE A SCHEMATIC REPRESENTATION OF SERVICES INFORMATION CONTAINED IN DRAWINGS ISSUED BY THE RELEVANT AUTHORITIES. THE INFORMATION CONTAINED IN THESE DRAWINGS IS INDICATIVE ONLY, AND REFERENCE SHOULD BE MADE TO THE RELEVANT AUTHORITIES DOCUMENTATION TO CONFIRM ACCURACY AND COMPLETENESS. WHERE INFORMATION IS AVAILABLE, THE SUBSURFACE SERVICES INSTALLED BY CONTRACTORS OTHER THAN THE AUTHORITIES HAVE BEEN SHOWN, BUT ADDITIONAL UNDOCUMENTED SERVICES MAY BE PRESENT. SHOULD THE CONTRACTOR BELIEVE THAT SUBSURFACE SERVICES ARE AT RISK OF DAMAGE DURING CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE RELEVANT AUTHORITIES AND ESTABLISH THE EXACT LOCATION OF THE SERVICES.
2. OTHER SERVICES AND APPURTENANCES MAY EXIST ON THE SITE.
3. BEFORE COMMENCEMENT OF DEMOLITION, EARTHWORKS AND CONSTRUCTION CONTRACTOR SHALL:
   a. CONSULT WITH SERVICES AUTHORITIES AND SUPERINTENDENT AND OBTAIN INFORMATION REGARDING EXISTING UNDERGROUND SERVICES IN THE WORK AREAS.
   b. IDENTIFY, LOCATE AND UNCOVER AS NECESSARY ALL EXISTING UNDERGROUND SERVICES IN VICINITY OF ALL DEMOLITION, EXCAVATION AND CONSTRUCTION TO BE UNDERTAKEN FOR THE WORKS.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING SERVICES THAT ARE TO REMAIN THROUGHOUT THE CURRENCY OF THE CONTRACT.
5. CONTRACTOR SHALL ALLOW FOR FINDING OF EXISTING STORMWATER DRAINS AND APPROPRIATE POINTS OF CONNECTION, BREAKING IN, CONNECTING AND MAKING GOOD.
6. MAINTAIN EXISTING STORMWATER DRAINAGE SERVICES THAT ARE TO REMAIN.
7. CONTRACTOR TO ADJUST LIDS OF EXISTING SERVICE PITS TO MATCH FINISHED SURFACE LEVEL. PROVIDE HEAVY DUTY COVER IF IN PAVED AREA TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY, IF APPLICABLE. RELOCATE SERVICE AS REQUIRED.

SURVEY / SETOUT:
1. PRIOR TO COMMENCEMENT OF WORKS, CONFIRM CURRENCY AND ACCURACY OF SURVEY INFORMATION WITH THE SUPERINTENDENT.
2. CONTRACTOR SHALL VERIFY ALL SET OUT COORDINATES, DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF WORKS.
3. REFER ARCHITECTS PLANS FOR SETOUT OF WORKS
4. THESE DRAWINGS ARE NOT CADASTRAL PLANS AND MUST NOT BE USED FOR DETERMINING LOCATION OF BOUNDARIES.
5. 3D CAD FILES OR 12d MODEL CAN BE PROVIDED ON REQUEST FOR CIVIL WORK SET OUT.
6. SURVEY DATA
   - 6.1. SURVEY BY ALEXANDER SYMONDS SURVEYING CONSULTANTS
   - 6.2. SURVEY DATE: 30.10.2023
   - 6.3. HEIGHT DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
   - 6.4. HORIZONTAL DATUM: MGA 2020 ZONE 54

DEMOLITION:
1. ALL STRUCTURES TO BE DEMOLISHED ARE TO BE REMOVED AND DISPOSED OF OFF SITE IN AN AREA AGREED WITH THE SUPERINTENDENT AT THE CONTRACTOR EXPENSE.
2. ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN ON THE DRAWINGS TO BE REMOVED OR DIRECTED BY THE SUPERINTENDENT OR THEIR REPRESENTATIVE. UNDER NO CIRCUMSTANCES SHALL WORKS BE CARRIED OUT, MATERIAL STORED OR CONSTRUCTION VEHICLES BE PARKED WITHIN THE CANOPY OF EXISTING TREES WITHOUT APPROVAL OF THE SUPERINTENDENT
3. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE SUPERINTENDENT ANY TREES THAT ARE IN CONFLICT WITH THE PROPOSED WORKS AND SEEK DIRECTION ON HOW TO PROCEED.

SITE PREPARATION:
1. REFER GETECHNICAL REPORT FOR SITE PREPARATION REQUIREMENTS, IF NO SITE PREPARATION NOTES ARE PROVIDED THE SITE PREPARATION IS TO BE COMPLETED AS FOLLOWS TO THE ENTIRE SITE OF WORKS:
2. PRIOR TO PLACEMENT OF ANY NEW FILLING, PAVEMENT MATERIALS OR CONSTRUCTION OF SLABS OR FOUNDATIONS, THE FOLLOWING SITE PREPARATION SHOULD BE CARRIED OUT:
   - 2.1. STRIP ALL EXISTING TOPSOIL OR MATERIAL CONTAINING ORGANIC MATTER AND GRUB OUT ANY REMAINING ROOTS FOR THE FULL EXTENT OF WORKS, THIS MATERIAL IS NOT CONSIDERED SUITABLE FOR SELECT FILL BUT CAN BE STOCKPILED FOR LATER USE AS NON-STRUCTURAL FILL.
   - 2.2. REMOVE ALL UNCONTROLLED FILL, LOOSE, DISTURBED AND SOFTENED MATERIAL FOR THE ENTIRE EXTENT OF WORKS, INCLUDING UNDER BATTERS.
   - 2.3. WHERE THE UNCONTROLLED FILL IS GREATER THAN 1M DEEP BELOW SUB GRADE, THE MIN DEPTH OF UNCONTROLLED FILL TO BE REMOVED BELOW SUB GRADE LEVEL IS AS FOLLOWS:
     - 2.3.1. BUILDING SLAB - ALL UNCONTROLLED FILL TO NATURAL MATERIAL
     - 2.3.2. LIGHT DUTY PAVEMENT AREAS - 0.5m
     - 2.3.3. HEAVY DUTY PAVEMENT - 0.8m
     - 2.3.4. GARDEN BEDS - 0.0m
     - 2.3.5. CONCRETE STRUCTURES - 0.5m
     - 2.3.6. ALL OTHER AREAS - 0.5m
   - 2.4. TYNE THE FOUNDATION (IN-SITU SUBGRADE) MATERIAL TO A DEPTH OF 200mm AND ADJUST THE MOISTURE CONTENT TO OPTIMUM MOISTURE CONTENT (OMC) BY WETTING OR DRYING BACK AS REQUIRE.
   - 2.5. IN FILL AREAS;
     - 2.5.1. COMPACT THE MOISTURE CONDITIONED SOILS TO A MINIMUM OF 95% SMDD.
     - 2.5.2. COMPLETE FINAL TEST ROLLING USING EITHER:
       - 2.5.2.1. STATIC SMOOTH STEEL WHEELED ROLLER WITH A MASS OF NOT LESS THAN 12 TONNE AND A LOAD INTENSITY UNDER EITHER THE FRONT OR REAR WHEELS OF NOT LESS THAN 6 T/M WIDTH OF WHEEL
       - 2.5.2.2. PNEUMATIC TYRED PLANT WITH A MASS OF NOT LESS THAN 20 TONNE AND A GROUND CONTRACT PRESSURE UNDER EITHER THE FRONT OR REAR WHEELS OF NOT LESS THAN 450 KPA PER TYRE. THE AREA OVER WHICH GROUND CONTACT PRESSURE IS APPLIED SHOULD BE NOT LESS THAN 0.035 M2 PER TYPE OR
       - 2.5.2.3. HIGHWAY TRUCK WITH REAR AXLE OR AXLES LOADED TO NOT LESS THAT 8 TONNE EACH WITH TYRES INFLATED TO 550 KPA UNDER THE SUPERVISION OF THE SUPERINTENDENT.
     - 2.5.3. SOFT AREAS IDENTIFIED DURING THE FINAL TEST ROLLING SHALL BE REMOVED AND REPLACED WITH SELECT FILL, PLACED IN LIFTS NOT EXCEEDING 200mm LOOSE THICKNESS WITH EACH LIST COMPACTED TO 95% SMDD.
   - 2.6. IN CUT AREAS (I.E SUB GRADE SURFACE LEVEL, UNDERSIDE OF PAVEMENT
     - 2.6.1. COMPACT THE MOISTURE CONDITIONED SOILS TO A MINIMUM OF 98% SMDD.
     - 2.6.2. COMPLETE FINAL TEST ROLLING USING EITHER
       - 2.6.2.1. STATIC SMOOTH STEEL WHEELED ROLLER WITH A MASS OF NOT LESS THAN 12 TONNE AND A LOAD INTENSITY UNDER EITHER THE FRONT OR REAR WHEELS OF NOT LESS THAN 6 T/M WIDTH OF WHEEL
       - 2.6.2.2. PNEUMATIC TYRED PLANT WITH A MASS OF NOT LESS THAN 20 TONNE AND A GROUND CONTRACT PRESSURE UNDER EITHER THE FRONT OR REAR WHEELS OF NOT LESS THAN 450 KPA PER TYRE. THE AREA OVER WHICH GROUND CONTACT PRESSURE IS APPLIED SHOULD BE NOT LESS THAN 0.035 M2 PER TYRE OR
       - 2.6.2.3. HIGHWAY TRUCK WITH REAR AXLE OR AXLES LOADED TO NOT LESS THAT 8 TONNE EACH WITH TYRES INFLATED TO 550 KPA UNDER THE SUPERVISION OF THE SUPERINTENDENT.
     - 2.6.3. SOFT AREAS IDENTIFIED DURING THE FINAL TEST ROLLING SHALL BE REMOVED AND REPLACED WITH SELECT FILL, PLACED IN LIFTS NOT EXCEEDING 200mm LOOSE THICKNESS WITH EACH LIFT COMPACTED TO 98% SMDD.
   - 2.7. WATER SEEPAGE MAY BE ENCOUNTERED AND THE CONTRACTOR SHOULD MAKE PROVISIONS FOR WATER INGRESS DURING CONSTRUCTION.

EARTHWORKS NOTES:
1. EARTHWORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. RD-EW-S1 SUPPLY OF GEOTEXTILES
   - 1.2. RD-EW-C1 EARTHWORKS
   - 1.3. RD-EW-C2 TRENCH EXCAVATION AND BACKFILL
   - 1.4. ST-SP-C1 EARTHWORKS FOR STRUCTURES
2. FILL MATERIAL TO MEET TYPE A PROPERTIES, PLACEMENT AND TESTING REQUIREMENTS
3. SITE WON MATERIAL MUST CONFORM TO SPECIFICATION REQUIREMENTS TO BE REUSED
4. COMPACT THE TYPE A MATERIAL TO A MINIMUM OF 98% SMDD, PLACED IN LIFTS NOT EXCEEDING 150MM COMPACTED THICKNESS, COMPLETE TEST ROLLING OF EACH LAYER OF FILL USING EITHER
   - 2.5.2.1. STATIC SMOOTH STEEL WHEELED ROLLER WITH A MASS OF NOT LESS THAN 12 TONNE AND A LOAD INTENSITY UNDER EITHER THE FRONT OR REAR WHEELS OF NOT LESS THAN 6 T/M WIDTH OF WHEEL
   - 2.5.2.2. PNEUMATIC TYRED PLANT WITH A MASS OF NOT LESS THAN 20 TONNE AND A GROUND CONTRACT PRESSURE UNDER EITHER THE FRONT OR REAR WHEELS OF NOT LESS THAN 450 KPA PER TYRE. THE AREA OVER WHICH GROUND CONTACT PRESSURE IS APPLIED SHOULD BE NOT LESS THAN 0.035 M2 PER TYRE OR
   - 2.5.2.3. HIGHWAY TRUCK WITH REAR AXLE OR AXLES LOADED TO NOT LESS THAT 8 TONNE EACH WITH TYRES INFLATED TO 550 KPA UNDER THE SUPERVISION OF THE SUPERINTENDENT.
3. SOFT AREAS IDENTIFIED DURING THE FINAL TEST ROLLING SHALL BE REMOVED AND REPLACED WITH **TYPE A** FILL MATERIAL, PLACED IN LIFTS NOT EXCEEDING 150mm COMPACTED THICKNESS WITH EACH LIFT COMPACTED TO 98% SMDD.
4. WATER SEEPAGE MAY BE ENCOUNTERED AND THE CONTRACTOR SHOULD MAKE PROVISIONS FOR WATER INGRESS DURING CONSTRUCTION.
5. INSPECTIONS AND TESTING TO BE COMPLETED IN LINE WITH AS3798 2007, SECTION 8.2 LEVEL 1 INSPECTION AND TESTING UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS
6. PLACE 100mm ORGANIC TOP SOIL AND PLANT GRASS TO SUPERINTENDENT REQUIREMENTS. GRASS TO BE MAINTAINED UNTIL FIRST CUT. TYPE OF GRASS TO BE CONFIRMED BY SUPERINTENDENT PRIOR TO ORDERING. GRASS COVERAGE TO BE UNIFORM AND COVER A MINIMUM OF 98% OF TOTAL AREA. REFER LANDSCAPE PLANS FOR GRASSING / PLANTING DETAILS.

PAVEMENT NOTES:
1. PAVEMENTS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. RD-PV-S1 SUPPLY OF PAVEMENT MATERIAL
   - 1.2. RD-PV-S2 PLANT MIXED STABILISED PAVEMENT
   - 1.3. RD-PV-C1 CONSTRUCTION OF UNSTABILISED GRANULAR PAVEMENT
   - 1.4. RD-PV-C4 CONSTRUCTION OF SHARED PATH PAVEMENT
   - 1.5. RD-PV-C5 CONSTRUCTION OF MINOR PAVEMENTS
   - 1.6. RD-PV-C6 REINSTATEMENT OF EXISTING PAVEMENTS
   - 1.7. RD-PV-07 PERMEABLE PAVING FOR TREES
2. WHERE NOT SPECIFIED ON THE DRAWINGS, THE PAVEMENT MATERIALS ARE TO BE AS FOLLOWS;
   - 2.1. BASECOURSE: PM1/20QG, COMPACTED TO 100% MMDD, CBR 80 @ 100% MMDD
   - 2.2. SUB BASE: PM2/20QG, COMPACTED TO 98% MMDD, CBR 50 @ 95% MMDD
3. INSPECTIONS AND TESTING TO BE COMPLETED IN LINE WITH AS3798 2007, SECTION 8.3 LEVEL 2 SAMPLING AND TESTING UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS

ASPHALT SEAL LAYER NOTES:
1. ASPHALT PAVEMENTS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. RD-BP-S1 SUPPLY OF BITUMOUS MATERIAL
   - 1.2. RD-BP-S2 SUPPLY OF ASPHALT
   - 1.3. RD-BP-C1 COLD PLANING
   - 1.4. RD-BP-C3 CONSTRUCTION OF ASPHALT PAVEMENT
   - 1.5. RD-BP-C4 APPLICATION OF THIN ASPHALT SURFACING
   - 1.6. RD-BP-C5 APPLICATION OF SPRAYED BITUMOUS SURFACING
2. WHERE NOT SPECIFIED ON DRAWINGS, THE ASPHALT PROPERTIES ARE TO BE AS FOLLOWS:
   - 2.1. USE DENSE MIX ASPHALT GRADE AC10 MIX PLACED TO ACHIVE A 50mm COMPACTED THICKNESS.
3. SUPERINTENDENT TO CONFIRM EXACT RATE OF PRIME OR TACK COAT PRIOR TO WORKS COMMENCING BASED ON TEST RESULT PROVIDED AS PER CONTRACT SPECIFICATION.
4. APPLICATION RATES FOR FIRST AND SECOND COAT SEAL TO BE PROVIDED TO SUPERINTENDENT FOR APPROVAL PRIOR TO PROCEEDING.
5. WHERE NOT SPECIFIED ON DRAWINGS USE AC00 @ 1L/M2 TO PRIME BASECOURSE LAYER
6. WHERE NOT SPECIFIED ON DRAWINGS USE POLYMER MODIFIED BINDER TYPE S10E FOR SPRAY SEALING
7. WHERE NOT SPECIFIED ON DRAWINGS USE POLYMER MODIFIED BINDER TYPE A15E FOR ASPHALT

DRAINAGE NOTES:
1. DRAINAGE WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. RD-DK-S1 SUPPLY OF PIPES AND CULVERTS
   - 1.2. RD-DK-C1 INSTALLATION OF STORMWATER DRAINAGE
   - 1.3. RD-DK-C2 KERBING
   - 1.4. RD-EW-C2 TRENCH EXCAVATION AND BACKFILL
   - 1.5. RD-EW-C4 CONTROLLED LOW STRENGTH MATERIAL (CLSM)
2. CIRCULAR PIPES TO BE INSTALLED AS PER AS/NZS 3725:2007. STORMWATER PIPES TO BE GRADE uPVC DWV GENERALLY AND REINFORCED CONCRETE CLASS 4 UNDER TRAFFICKED AREAS
3. COVERS TO BE TO AS 3996:2006, ACCESS COVERS AND GRATES SHALL BE CLASS D WHERE VEHICLE ACCESS CAN OCCUR AND CLASS C IN OTHER AREAS
4. COVERS AND GRATES USED IN PEDESTRIAN AREAS SHALL HAVE A SLIP RESISTANCE SURFACE AND SHALL HAVE EQUAL SLIP RESISTANCE TO THE SURROUNDING PAVERS OR MEET THE SPECIFICATION AS SPECIFIED IN THE TABLE BELOW WHEN TESTED IN ACCORDANCE WITH AS 4586, WHICHEVER IS THE GREATEST STANDARD

SLIP RESISTANCE TEST REQUIREMENTS	
TEST CONDITION	REQUIRED CLASS
WET PENDULUM	P5

5. BOX CULVERTS WITH SPAN AND HEIGHT NOT EXCEEDING 1200mm TO BE INSTALLED AS PER AS 1597.1 2010.
6. ALL DRAINAGE GRATES AND INLET PITS COVERS TO BE CAST IRON ACO (HEELSAFE IN PEDESTRIAN AREAS) OR APPROVED EQUIVALENT, IN ACCORDANCE WITH AS 1428, CHECKER PLATES SHALL NOT BE USED
7. BOX CULVERTS WITH SPAN AND HEIGHT EXCEEDING 1200mm TO BE INSTALLED AS PER AS 1597.2 2013.
8. ALL OPEN DRAINS TO BE COVERED WITH 100mm TOPSOIL AND GRASSED, UNLESS SHOWN OTHERWISE ON DRAWINGS.
9. PIPE JOINTS TO BE SPIGOT - SOCKET RUBBER RING JOINT (RRJ) OR SOLVENT CEMENT (EXCEPT RCP)
10. MAKE GOOD ALL DISTURBED GROUNDS AND REINSTATE TO MATCH EXISTING SURFACE LEVELS AND FINISH
11. AG DRAINS TO BE INSTALLED BEHIND ALL RETAINING WALLS AND DISCHARGE INTO THE NEAREST STORMWATER PIT
12. ALL DOWNSTREAM STORMWATER PITS AND PIPES TO BE CONFIRMED, CLEANED OUT AND CHECKED TO ENSURE FLOWING AT FULL CAPACITY
13. MANUFACTURER / SUPPLIER OF PROPRIETARY PRODUCTS TO BE CONTACTED TO PROVIDE DETAILED SHOP DRAWINGS OF STORMWATER ITEMS. DRAWINGS TO BE PROVIDED TO ENGINEER FOR REVIEW PRIOR TO PROCUREMENT. ALL PRODUCTS TO BE INSTALLED AND MAINTAINED AS PER MANUFACTURERS INSTRUCTIONS.

ROOF DRAINAGE NOTES:
1. PIPES, JOINTS & FITTINGS TO BE STORMPRO SN8 TO AS/NZS 5065, WITH RUBBER RING JOINTS. INSTALLED & BACKFILLED TO AS/NZS 3500.3 & MANUFACTURER'S REQUIREMENTSWATER PROOFING DETAIL TO BE PROVIDED BY LANDSCAPE ARCHITECT, IF NONE PROVIDED AS A MINIMUM A PLASTIC MEMBRANE (FORTECON OR SIMILAR). DOUBLE LAYERED AND TAPPED AT THE JOINTS IS TO BE PROVIDED.
2. CONNECTIONS BETWEEN ROOF DOWNPIPES (REFER HYDRAULIC PLANS) AND INGROUND PIPES (STORMPRO SN8) TO BE WITH VINIDEX TRANSITIONS / FITTINGS WITH EQUAL TO GREATER INTERNAL PRESSURE RATING / PERFORMANCE.
3. MIN COVER FROM UNDERSIDE OF CONCRETE SLAB TO BE 600mm, 750mm TO SURFACE IN OTHER AREAS.
4. PIPES SHALL NOT BE BENT, ALL CHANGES IN DIRECTION MUST BE MADE USING MANUFACTURED FITTINGS OR SPECIFIED JOINT ANGLES.
5. CONNECTION TO GRAF DETENTION DEVICE TO BE AS PER MANUFACTURERS REQUIREMENTS.
6. ALL DOWN PIPES AS PER HYDRAULIC DRAWINGS CONNECTIONS TO MAIN PIPE ARE TO BE 45 DEGREE JUNCTIONS.
7. MAIN PIPE RUN SIZES SHOWN IN PLAN.
8. IOS ARE TO BE INSTALLED AT BASE OF DOWN PIPES WITH PRESSURE RATED COVERS TO PROVIDE ACCESS FOR CLEANING
9. PIPES TO FALL AT MIN. 0.0% TO 0.5% TO GRAF DETENTION SYSTEM
10. SYSTEM TO BE PRESSURE TESTED TESTED AS PER AS 3500.3 PRIOR TO COMMISSIONING
11. PIPES ADJACENT SLAB, ADHERE TO STRUCTURAL UNDERMINING REQUIREMENTS
12. REFER HYDRAULIC DRAWINGS FOR OVERFLOW PIPES
13. REFER HYDRAULIC ROOF PLANS FOR EXACT LOCATION AND NUMBER OF DOWNPIPES

CONCRETE NOTES - CIVIL ONLY (KERBS / FOOTPATHS / POSTS / BOLLARDS ETC.):
1. CIVIL CONCRETE WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. ST-SC-S1 NORMAL CLASS CONCRETE
   - 1.2. ST-SC-S3 PRECAST CONCRETE ELEMENTS
   - 1.3. ST-SC-S6 STEEL REINFORCEMENT
   - 1.4. ST-SC-S7 SUPPLY OF CONCRETE
   - 1.5. ST-SC0C6 FORMWORK
   - 1.6. ST-SC-C7 PLACEMENT OF CONCRETE
   - 1.7. ST-RE-C3 GABION CONCRETE
2. WHERE NOT SPECIFIED ON DRAWINGS, ALL CONCRETE TO BE N32, WITH 80mm SLUMP.
3. WHERE NOT SPECIFIED ON DRAWINGS, MINIMUM COVER TO BE 50mm.
4. FORTECON PLASTIC LINER OR SIMILAR TO BE PLACED UNDER ALL CONCRETE POURS
5. WHERE NOT SPECIFIED ON DRAWINGS CONCRETE JOINTS TO BE AS FOLLOWS:
   - 5.1. DOWELED EXPANSION JOINTS - MAX 12M IN EACH DIRECTION
   - 5.2. CONTRACTION / CONSTRUCTION JOINTS - MAX 4M IN EACH DIRECTION
   - 5.3. ISOLATION JOINTS - AT ALL EDGES OF PAVEMENT AND ADJACENT ANY STRUCTURES
6. THRESHOLD RAMPS TO BE INSTALLED AT DOORWAYS, REFER ARCHITECT FOR DETAILS IF NOT SHOWN CONCRETE / PAVERS TO BE RAISED TO MATCH DOOR LEVEL INLINE WITH THRESHOLD RAMP DIMENSIONS

PAVERS / TILES:
1. MIN 80mm THICK PAVERS TO BE USED IN TRAFFICABLE AREAS FOR PAVER AND TILE SPECIFICATIONS REFER ARCHITECTURE AND LANDSCAPE ARCHITECTURE DETAILS

LANDSCAPE AREAS:
1. WHERE LANDSCAPE AREAS ARE SHOWN ABUTTING BUILDINGS OR PAVEMENTS, THE LANDSCAPE AREA IS TO BE PROVIDED WITH 1.5m DEEP WATER PROOFING LAYER FOR THE FULL EXTENT OF THE LANDSCAPE PERIMETER.
2. WATER PROOFING DETAIL TO BE PROVIDED BY LANDSCAPE ARCHITECT, IF NONE PROVIDED AS A MINIMUM A PLASTIC MEMBRANE (FORTECON OR SIMILAR), DOUBLE LAYERED AND TAPPED AT THE JOINTS IS TO BE PROVIDED.
3. WHERE LANDSCAPE AREAS ARE SHOWN ABUTTING PAVEMENTS, A CONCRETE PERIMETER (K, K&G OR FK) IS REQUIRED TO CONTAIN THE ASPHALT PAVEMENT.
4. REFER LANDSCAPE DRAWINGS FOR LANDSCAPE AREA DRAINAGE REQUIREMENTS.

LOT BOUNDARY / FENCES:
1. REFER ARCHITECTURAL PLANS FOR LOT BOUNDARY / FENCE DETAILS
2. DETAILED SET OUT OF WORKS ADJACENT LOT BOUNDARIES AND FENCES IS TO BE CONFIRMED ON SITE TO SUITE FENCE LOCATION AND DETAIL
3. ADVISE ENGINEER OF ANY DISCREPANCIES

TRAFFIC MANAGEMENT:
1. TRAFFIC MANAGEMENT WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. RD-LM-D1 TRAFFIC CONTROL DEVICES
   - 1.2. RD-LM-S1 MATERIALS FOR PAVEMENT MARKINGS
   - 1.3. RD-LM-S2 SUPPLY OF SIGNS
   - 1.4. RD-LM-S3 SUPPLY OF GUIDE POST AND DELINEATORS
   - 1.5. RD-LM-C1 APPLICATION OF PAVEMENT MARKINGS
   - 1.6. RD-LM-C3 INSTALLATION OF GUIDE POSTS AND DELINIATORS
   - 1.7. RD-LM-C4 SIGN INSTALLATION
2. TRAFFIC CONTROL DEVICES TO BE INSTALLED AS PER AS 1742.1 - 15 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. UNLESS SPECIFIED OTHERWISE, TRAFFIC SIGNS TO BE SIZE B.

SAFETY IN DESIGN NOTES:
1. IF NOT INCLUDED AS PART OF THE DRAWING SET OR CONTRACT DOCUMENTATION THE CONTRACTOR IS TO REQUEST THE SAFETY IN DESIGN (SID) DOCUMENT FROM THE SUPERINTENDENT FOR REVIEW PRIOR TO WORKS COMMENCING.
2. CONTRACTOR TO MANAGE RISKS / HAZARDS IN LINE WITH CURRENT WHS LEGISLATION.
3. HIGH RISK OR NON STANDARD RISKS IDENTIFIED
   - 3.1. UNDERGROUND SERVICES
4. REFER SAFETY IN DESIGN DOCUMENTATION FOR SUGGESTED RISK MITIGATION CONTROLS

FOR USE EXTERNAL BUILDING AREA

DRAWINGS TO BE PRINTED IN COLOUR

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COMMERCIAL BUILDING - PROPOSED DEVELOPMENT
99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

GENRAL NOTES - FOR CIVIL

JOB No: J2501-22 SHEET No: C1.2

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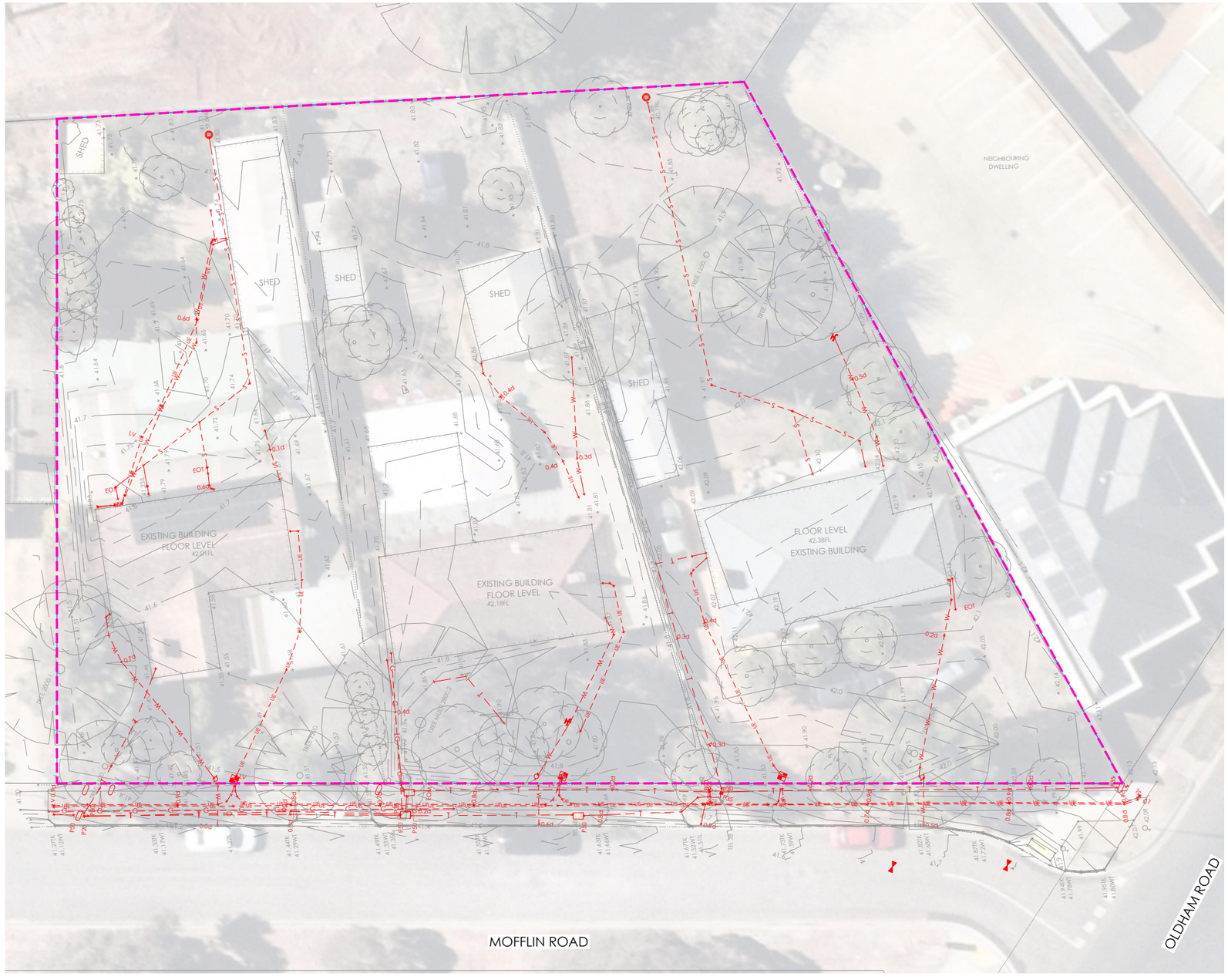

LEGEND-EXISTING

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING KERB
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING GAS
- EXISTING SEWER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRICITY
- EXISTING TELSTRA
- EXISTING LIGHT POLE/ ELECTRIC SERVICES
- EXISTING TREE
- EXISTING SEWER MANHOLE
- EXISTING TELECOM PIT
- EXISTING WATER METER
- EXISTING ROAD SIGN
- EXISTING TAP
- EXISTING WATER SV / FP
- EXISTING DOMESTIC OUTLET

LEGEND-PROPOSED

- EXTENT OF WORK

SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3)
0 2.5 5 7.5 10 12.5m

DRAWINGS TO BE PRINTED IN COLOUR

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COMMERCIAL BUILDING - PROPOSED DEVELOPMENT
99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

SURVEY PLAN

JOB No: J2501-22 SHEET No: C2.0

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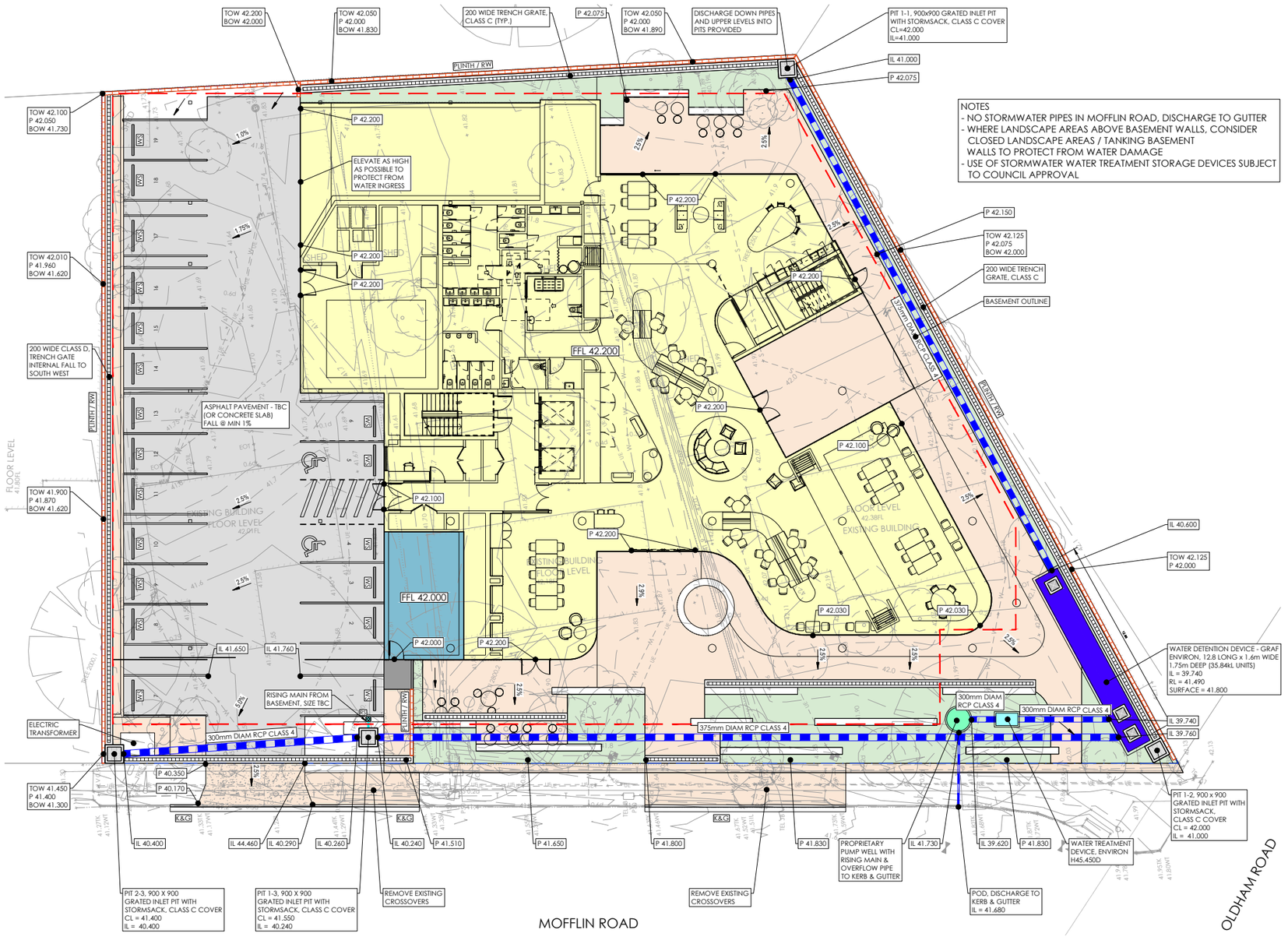

LEGEND EXISTING

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING KERB
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING GAS
- EXISTING SEWER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRICITY
- EXISTING TELSTRA
- EXISTING LIGHT POLE/ ELECTRIC SERVICES
- EXISTING TREE
- EXISTING SEWER MANHOLE
- EXISTING TELECOM PIT
- EXISTING WATER METER
- EXISTING ROAD SIGN
- EXISTING TAP
- EXISTING WATER SV / FP
- EXISTING DOMESTIC OUTLET

LEGEND DESIGN

- DESIGN MINOR CONTOUR
- DESIGN MAJOR CONTOUR

SITE LEVELS

- BUILDING LEVELS
- FALL %
- RL XX.XX = FINISH LEVEL
  P XX.XX = PAVEMENT LEVEL
  IOK XX.XX = INVERT OF KERB LEVEL
  BOK XX.XX = BOTTOM OF KERB LEVEL
  TOK XX.XX = TOP OF KERB LEVEL
  TOW XX.XX = TOP OF WALL LEVEL
  BOW XX.XX = BOTTOM OF WALL LEVEL
- OVERLAND FLOW PATH
- PROPOSED BUILDING

MISCELLANEOUS CONCRETE

- PROPOSED RETAINGWALL
- PLINTH FENCE-500mm HIGH
- RIDGE / SEGMENT LINES
- KERB AND GUTTER
- WHEEL STOP
- BOLLARD

STORMWATER

- CL XX.XXX = COVER LEVEL
  IL XX.XXX = INVERT LEVEL
- STORMWATER PITS (CLASS D COVERS)
- STORMWATER PIPES
- TRENCH GRATE, CAST IRON
- RISING MAIN (REFER HYDRAULIC DRAWINGS)
- PROPRIETARY SUMP/ PUMP STATION, INSTALL TO AS3500.3 REQUIREMENTS, REFER PUMP NOTES ON SHEET C3.1
- WATER QUALITY TREATMENT DEVICE, ENVIRON H 45.450.D SERIES

PAVEMENTS

- ASPHALT PAVEMENT
- PEDESTRIAN PAVEMENT
- CONCRETE CROSSOVER (TO COUNCIL SPECIFICATION, REFER DRAWING SD-16)
- LANDSCAPE AREA (REFER LANDSCAPE PLANS)

SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3)
0 2.5 5 7.5 10 12.5m

DRAWINGS TO BE PRINTED IN COLOUR

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COMMERCIAL BUILDING - PROPOSED DEVELOPMENT
99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

CIVIL PLAN (GROUND PLAN)

JOB No: J2501-22 SHEET No: C3.0

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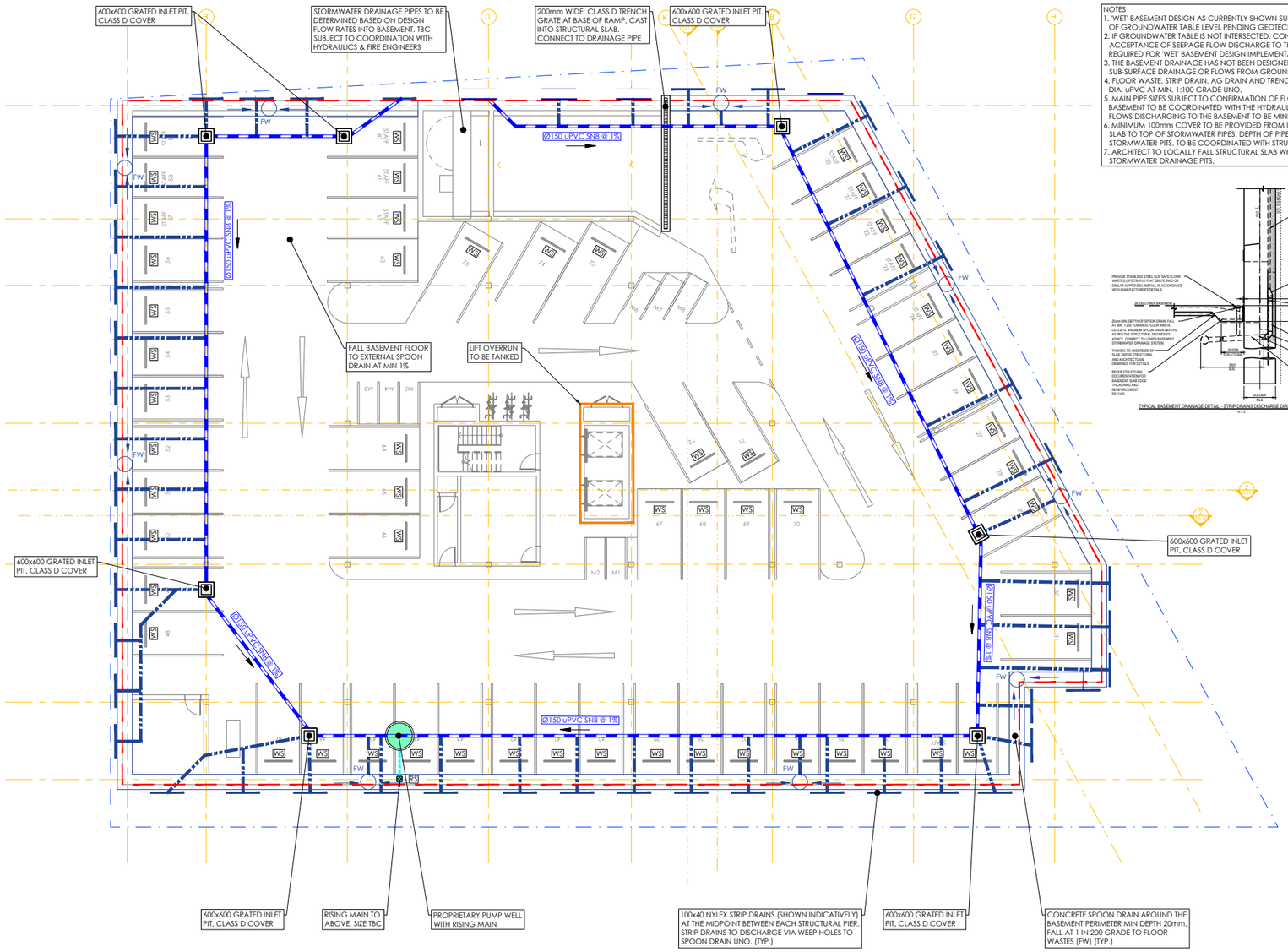
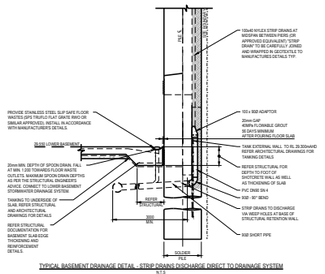


NOTES
1. 'WET' BASEMENT DESIGN AS CURRENTLY SHOWN SUBJECT TO CONFIRMATION OF GROUNDWATER TABLE LEVEL PENDING GEOTECHNICAL INVESTIGATION.
2. IF GROUNDWATER TABLE IS NOT INTERSECTED, CONFIRMATION OF COUNCIL ACCEPTANCE OF SEEPAGE FLOW DISCHARGE TO THEIR NETWORK STILL REQUIRED FOR 'WET' BASEMENT DESIGN IMPLEMENTATION.
3. THE BASEMENT DRAINAGE HAS NOT BEEN DESIGNED TO CATER FOR ANY SUB-SURFACE DRAINAGE OR FLOWS FROM GROUND WATER.
4. FLOOR WASTE, STRIP DRAIN, AG DRAIN AND TRENCH GRATE OUTLETS TO BE 100 DIA. uPVC AT MIN. 1:100 GRADE UNO.
5. MAIN PIPE SIZES SUBJECT TO CONFIRMATION OF FLOWS DISCHARGING TO THE BASEMENT TO BE COORDINATED WITH THE HYDRAULIC AND FIRE ENGINEERS. FLOWS DISCHARGING TO THE BASEMENT TO BE MINIMIZED WHERE POSSIBLE.
6. MINIMUM 100mm COVER TO BE PROVIDED FROM UNDERSIDE OF STRUCTURAL SLAB TO TOP OF STORMWATER PIPES. DEPTH OF PIPES TO INFORM SIZING OF STORMWATER PITS. TO BE COORDINATED WITH STRUCTURAL ENGINEER.
7. ARCHITECT TO LOCALLY FALL STRUCTURAL SLAB WHERE POSSIBLE TOWARDS STORMWATER DRAINAGE PITS.



TYPICAL BASEMENT DRAINAGE DETAIL - STRIP DRAINS DISCHARGE DIRECT TO DRAINAGE SYSTEM
N.T.S

PROPRIETARY STORMWATER PUMPWELL TO BE PROVIDED WITH:
- 2 DUTY STANDBY PUMPS EACH CAPABLE OF MEETING THE REQUIRED INCOMING DESIGN FLOW(7L/SECOND).
- 1 DUTY STANDBY PUMP CAPABLE OF MEETING THE FIRE TANK OVERFLOW RATE OF 50L/SEC.
- CLASS D GRATED LID WITH CLEAR OPENING TO ALLOW FOR SAFE ACCESS AND MAINTENANCE.
- SUFFICIENT DEPTH TO ALLOW FOR MIN. 3m3 OF WET WELL STORAGE TO BE PROVIDED BETWEEN THE TOP WATER LEVEL (100mm BELOW THE INVERT LEVEL OF THE LOWEST INLET PIPE) AND PUMP STOP LEVEL (~300mm FROM BASE OF PUMPWELL AS SET BY THE MANUFACTURER/SUPPLIER).
- A CONTROL PANEL TO BE LOCATED IN A PROMINENT LOCATION WITH EASY ACCESS AND EXPOSURE AND FITTED WITH ALL NECESSARY AUDIBLE AND VISUAL ALARMS TO ALERT THE BUILDING OPERATIONS MANAGER OF PUMP OR ELECTRICAL FAIL AS REQUIRED BY AS3500.3.
- BACKUP POWER SUPPLY IN THE EVENT OF MAINS POWER FAILURE.

SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3)
0 2.5 5 7.5 10 12.5m

LEGEND EXISTING

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- 40.0 EXISTING MAJOR CONTOUR
- EXISTING KERB
- EXISTING FENCE
- EXISTING BUILDING
- G EXISTING GAS
- S EXISTING SEWER
- W EXISTING WATER
- UE EXISTING UNDERGROUND ELECTRICITY
- T EXISTING TELSTRA
- EXISTING LIGHT POLE/ ELECTRIC SERVICES
- EXISTING TREE
- EXISTING SEWER MANHOLE
- EXISTING TELECOM PIT
- EXISTING WATER METER
- EXISTING ROAD SIGN
- EXISTING TAP
- EXISTING WATER SV / FP
- EXISTING DOMESTIC OUTLET

LEGEND DESIGN

- DESIGN MINOR CONTOUR
- 40.0 DESIGN MAJOR CONTOUR

SITE LEVELS

- FFL XX.XXX BUILDING LEVELS
- X.X% FALL %
- RL XX.XX = FINISH LEVEL
  P XX.XX = PAVEMENT LEVEL
  IOK XX.XX = INVERT OF KERB LEVEL
  BOK XX.XX = BOTTOM OF KERB LEVEL
  TOK XX.XX = TOP OF KERB LEVEL
  TOW XX.XX = TOP OF WALL LEVEL
  BOW XX.XX = BOTTOM OF WALL LEVEL
- OVERLAND FLOW PATH

MISCELLANEOUS CONCRETE

- RIDGE / SEGMENT LINE
- WS WHEEL STOP
- BOL BOLLARD

STORMWATER

- CL XX.XXX = COVER LEVEL
  IL XX.XXX = INVERT LEVEL
- STORMWATER PITS (CLASS D COVERS)
- STORMPRO STORMWATER PIPES
- TG/D TRENCH GRATE CLASS D, CAST IRON
- RS RISING MAIN (REFER HYDRAULIC DRAWINGS)
- PROPRIETARY SUMP/ PUMP STATION, INSTALL TO AS3500.3 REQUIREMENTS
- FW SPOON DRAIN WITH FLOOR WASTE
- VERTICAL STRIP DRAIN

DRAWINGS TO BE PRINTED IN COLOUR

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COMMERCIAL BUILDING - PROPOSED DEVELOPMENT
99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

CIVIL PLAN (BASEMENT PLAN)

JOB No: J2501-22 SHEET No: C3.1

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STORMWATER DETAILED DESIGN - WATER QUANTITY

BASIS

MINOR EVENT = 10% AEP
MAJOR EVENT = 1% AEP
NCC CHECK = 5% AEP

TAILWATER
- MINOR POD 1 = 41.680
- MAJOR POD 1 = 41.820

BLOCKING = = 0.2, SAG 0.5
MAX DISCHARGE TO K&G = 12L/SEC

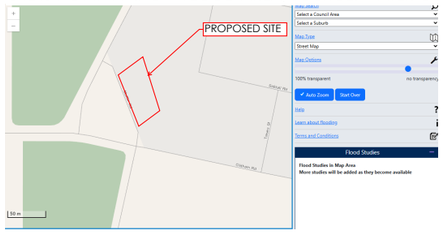
CHECKS

MINOR - NO UPWELLING
NCC /MAJOR - WATER DOES NOT ENTER BUILDINGS OR ADJACENT PROPERTY

FLOW NOT INCREASED AT POD IN POST DEVELOPMENT DESIGN FOR EITHER 1% AEP OR 10% AEP EVENTS.

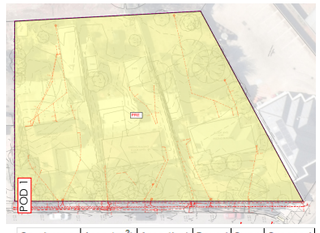
NOTES

SITE IS NOT IN A KNOW FLOOD AREA, SOURCE: WATER CONNEC SA



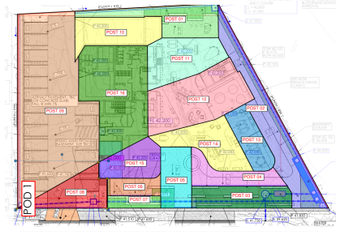
DESIGN CATCHMENTS

PRE DEVELOPMENT



Catchment	Area (m²)	Area (ha)	Paved	Supp	Grassed
Pre	2560	0.256	42	0	58

POST DEVELOPMENT



Catchment	Area (m²)	Area (ha)	Paved	Supp	Grassed
Post 01	129	0.013	65	0	35
Post 02	222	0.022	70	0	30
Post 03	109	0.011	10	0	90
Post 04	87	0.009	95	0	5
Post 05	94	0.009	90	0	10
Post 06	47	0.005	90	0	10
Post 07	32	0.003	40	0	60
Post 08	106	0.011	95	0	5
Post 09	604	0.060	95	0	5
Post 10	124	0.012	100	0	0
Post 11	149	0.015	100	0	0
Post 12	239	0.024	100	0	0
Post 13	82	0.008	100	0	0
Post 14	136	0.014	100	0	0
Post 15	93	0.009	100	0	0
Post 16	307	0.031	100	0	0

RESULTS PRE-DEVELOPMENT SITE RUNOFF:

REFER DRAINS MODEL: 250620-J2501-22-CIVIL-PLANNING_DRAINS

10% AEP = 0.025 M3 / SEC
1% AEP = 0.064 M3 / SEC

RESULTS POST DEVELOPMENT:

REFER DRAINS MODEL: 250620-J2501-22-CIVIL-PLANNING_DRAINS

10% AEP

POD 1, DISCHARGE TO:

- K&G IN MOFFLIN ROAD = 0.012 M3 / SEC
- OVERFLOW TO MOFFLIN ROAD = 0.000 M3 / SEC

TOTAL = = 0.012 M3 / SEC

RESULT = POST DEV FLOW (0.012) < PRE DEV FLOW (0.025) -> OK

1% AEP

POD 1, DISCHARGE TO:

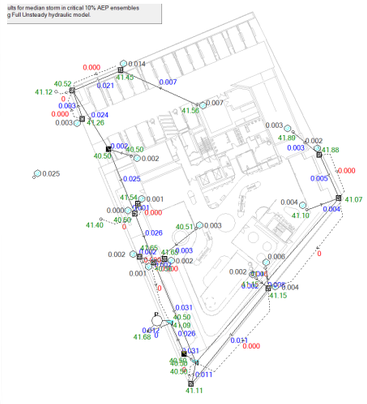
- K&G IN MOFFLIN ROAD = 0.012 M3 / SEC
- OVERFLOW TO MOFFLIN ROAD = 0.042 M3 / SEC

TOTAL = = 0.054 M3 / SEC

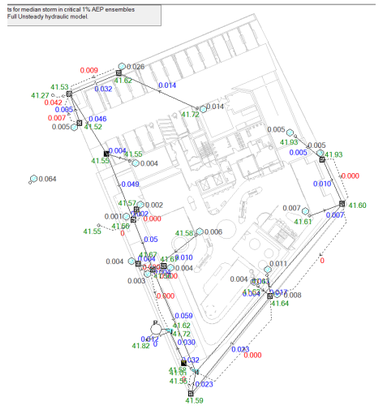
RESULT = POST DEV FLOW (0.054) < PRE DEV FLOW (0.064) -> OK

DRAINS MODELS

MINOR - 10% AEP RESULTS



MAJOR - 1% AEP RESULTS



STORMWATER DETAILED DESIGN - WATER QUALITY

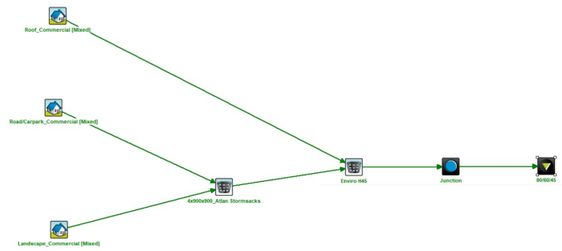
CHECKS

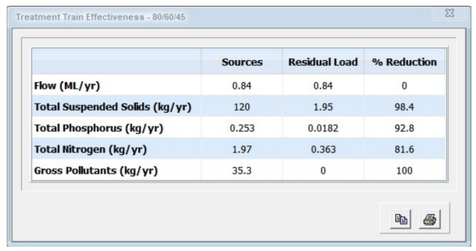
TARGET REDUCTIONS

TOTAL SUSPENDED SOILIDS (TSS) = 80%
TOTAL PHOSPHATES (TP) = 60%
TOTAL NITROGEN (TN) = 60%
GROSS POLLUTANTS = 90%

RESULTS

REFER MUSIC MODEL: 250620-J2501-22-CIVIL-PLANNING_MUSIC





	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.84	0.84	0
Total Suspended Solids (kg/yr)	120	1.95	98.4
Total Phosphorus (kg/yr)	0.253	0.0182	92.8
Total Nitrogen (kg/yr)	1.97	0.363	81.6
Gross Pollutants (kg/yr)	35.3	0	100

SUMMARY

WATER QUANITY

MINOR EVENT (10% AEP)

- NO UPWELLING
- PEAK FLOW / RUNOFF FROM SITE NOT INCREASED
- NO FLOW INTO BUILDINGS OR ADJACENT PROPERTY

MAJOR EVENT(1% AEP)

- PEAK FLOW / RUNOFF FROM SITE NOT INCREASED
- NO FLOW INTO BUILDINGS OR ADJACENT PROPERTY

WATER QUALITY

- ALL TARGET % REDUCTONS MET

DRAWINGS TO BE PRINTED IN COLOUR

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COMMERCIAL BUILDING - PROPOSED DEVELOPMENT
99-103 MOFFLIN ROAD, ELIZABETH VALE, SA 5112

STORMWATER MANAGEMENT PLAN

JOB No: J2501-22 SHEET No: C4.0

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23ADL-0811
2 JULY 2025

The Wellbeing Hub, Elizabeth Vale

WOMEN'S & CHILDREN'S HOSPITAL FOUNDATION

URPS

The Wellbeing Hub

2 July 2025

Lead consultant

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In association with

Studio Nine.
Chris Schmidt Consulting Engineers Pty Ltd.
CIRQA.
Landskap.
Arborman Tree Solutions.
Resonate Acoustics.
Signage by Arketype.
ADP Consulting Pty Ltd

Prepared for

Women's & Children's Hospital Foundation

Consultant Project Manager

Brigitte Williams, Senior Consultant
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URPS Ref

23ADL-0811

Document history and status

Revision	Date	Author	Reviewed	Details
V1	12.6.25	B.Williams	S.Twine	Initiation of report
V2	2.7.25	B.Williams	Client Review	Final Report

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

Contents

Executive Summary

Applicant and Owner:	WCH Foundation
Property Location:	99-103 Mofflin Road, Elizabeth Vale
Site Area:	2,550m^2
Council and Relevant Authority:	City Of Playford
Planning and Design Code:	2025.11 – 19 June 2025
Zone:	Strategic Innovation Zone
Overlays:	Airport Building Heights (Regulated) (All structures over 45 metres) Affordable Housing Building Near Airfields Defence Aviation Area (All structures over 45 metres) Noise and Air Emissions Prescribed Wells Area Regulated and Significant Tree
Current Land Uses:	Residential
Description of Development:	Three-level mixed-use development comprising community facility (health and wellbeing), short term (supported) accommodation and associated offices, consulting rooms including: – Carparking for 75 cars (undercroft and part ground level). – Change in land use. – Removal of 5 regulated trees. – Signage.

1. Introduction

The project is an initiative of the Women's & Children's Hospital Foundation (WCH Foundation). WCH Foundation are not-for-profit. It provides a range of dedicated programs to support the well-being of children and families.

The proposed facility seeks to provide multi-purpose family-focused community support services in collaboration with the Women's and Children's Hospital Network (WCHN), Northern Areas Local Health Network (NALHN) Flinders University, government health services and the City of Playford Council among others. Due to the overwhelming support for the project, the range of co-investment partners is evolving.

The facility provides support services for new mothers and babies from the Special Care Baby Unit (SCBU) at the Lyell McEwin Hospital, including short term accommodation/sleeping rooms. It includes a range of other family-oriented spaces featuring kitchen and dining facilities, recreational and socialising areas. Meeting rooms and special purpose rooms provide education, training and counselling.

Early engagement has been undertaken with the City of Playford (Council). Council has established a specialised health precinct working group to facilitate development within the Playford Health and Wellbeing Precinct. The site is located within this precinct.

The Health and Wellbeing Precinct is centred around the Lyell McEwin Hospital.

The report provides an overview of the site and locality, details of the proposed development and an assessment against relevant provisions of the Planning and Design Code (the Code).

The report is accompanied by:

- Architectural Plans prepared by Studio Nine.
- Stormwater Management Plan prepared by Chris Schmidt Consulting Engineers Pty Ltd.
- Traffic and Parking Report by CIRQA.
- Waste Report by CIRQA.
- Landscaping plans by Landskap.
- Arboricultural Impact Assessment and Development Impact Report prepared by Arborman Tree Solutions.
- Noise assessment by Resonate Acoustics.
- Signage by Arketype.
- External Lighting advice by ADP Consulting Pty Ltd.

2. Background

The Strategic Innovation Zone that applies to the subject land was introduced through the Playford Health Precinct Development Plan Amendment (DPA). This DPA was initiated by the City of Playford and consolidated into the City of Playford Development Plan on 30 April 2020.

The amendment rezoned the residential land surrounding the Lyell McEwin Hospital in Elizabeth Vale to support the development of a leading health and education precinct. This resulted in the creation of the Suburban Activity Node Zone. The zoning subsequently changed to the Strategic Innovation Zone with the implementation of the Planning and Design Code on 19 March 2021.

The DPA enabled the coordinated expansion of the existing health services. It did this by facilitating opportunities for new infrastructure such as private hospitals, medical schools, research centres, and specialist consulting rooms.

The DPA also created education and employment opportunities for local residents. By attracting health and education providers, the amendment helped establish a foundation for training, professional development, and long-term job creation.

This proposal represents the first development within the new precinct.

3. Site and Locality

3.1 The site

The site comprises three land parcels with a combined frontage of around 68m to Mofflin Avenue and an area of 2,550m^2 (Figure 1).

The site is occupied by single-storey detached dwellings, outbuildings and a number of Regulated and Significant Trees.

The site is approximately 100m from the entrance to the Lyell McEwin Hospital.

Figure 1 - Site and locality plan

3.2 Locality

The locality is mixed in character. It features low-rise dwellings, consulting rooms, a hospital, aged care facility and multi-level commercial development and car parks (figure 3). It also features the new Northern Crisis Stabilisation mental health centre currently under construction on Oldham Road. Mofflin Reserve adjacent to the site is a notable feature of this locality. It has recently been transformed into vibrant open space by the Landscape Architects also nominated on this project (see figure 2 below).

Figure 2 - Aerial view of Mofflin Reserve

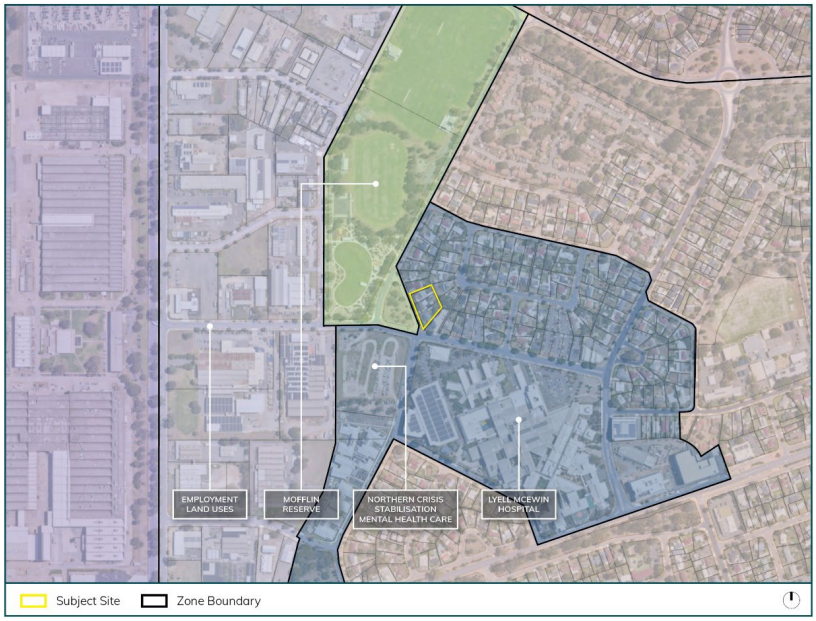

Figure 3 – locality plan showing nearby land uses

4. Proposed Development

The proposal involves the construction of a mixed-use development. It includes a community facility (health and wellbeing), short term (supported) accommodation, associated offices and consulting rooms.

Specifically, the proposal involves:

- A three-level building including a basement.
- Carparking for 75 cars (undercroft and part ground level).
- Removal of 5 Regulated Trees.
- Associated Signage.

Figure 4 – Render of the front elevation when viewed from the road.

5. Procedural Matters

5.1 Zones and Overlays

The land is in the Strategic Innovation Zone of the Planning and Design Code. It is covered by the following Overlays:

- Airport Building Heights (Regulated) (All structures over 45 metres).
- Affordable Housing.
- Building Near Airfields.
- Defence Aviation Area (All structures over 45 metres).
- Noise and Air Emissions.
- Prescribed Wells Area.
- Regulated and Significant Tree.

5.2 Relevant Authority

The City of Playford is the relevant planning authority.

5.3 Public Notification

The land is located in the Strategic Innovation Zone, Table 5 of the zone provides the classes of development that are excluded from public notification.

Public notification is not required in this Zone for any development that is not adjacent to a site used for residential purposes in a neighbourhood-type zone.

While the land is adjacent to residential uses, these properties are in the Strategic Innovation Zone, which is not defined as a neighbourhood type zone.

This means public notification is not required.

5.4 Statutory Referrals

No statutory referrals are required for the purposes of Section 122 of the *Planning, Development and Infrastructure Act 2016*.

6. Planning Assessment

The relevant provisions of the Planning and Design Code as they relate to the proposed development are discussed in this section. Our assessment of the proposal on the following key issues

- Land Use.
- Building Height.
- Building Design.
- Setbacks.
- Access and Car Parking.
- Waste.
- Landscaping.
- Regulated/Significant Trees.
- Stormwater Management.
- Noise.
- Signage.

6.1 Land Use

The Strategic Innovation Zone includes the following provisions:

DO 1 ***A range of health, education, and research activities supported by a mix of compatible housing, accommodation, tourism, hospitality, cultural, entertainment, recreation and retail land uses.***

PO 1.1 ***Development is associated with or ancillary to the provision of health and education services and the conduct of research.***

DPF 1.1 Development comprises one or more of the following:

(a) Community facility…

(r) Supported Accommodation…

The site is within the Strategic Innovation Zone which contemplates a range of health and education services together with a mix of compatible housing and accommodation uses. Community facilities and supported accommodation are both anticipated land uses.

The proposed use satisfies the Zone intent.

6.2 Building Height

The relevant Strategic Innovation Zone provisions state:

PO 3.1 ***Building Height (Levels) Technical and Numeric Variation layer, Maximum Building Height (Metres) Technical and Numeric Variation layer and any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variations layer, or provides an orderly transition in scale, increasing from low scale at the zone interface to medium-to-high rise in the centre of the zone to complement the established local character.***

DPF ***NO TNV***

Medium rise is defined in the Code as:

In relation to development, means 3 to 6 building levels.

The proposed building height is 12.5 metres and 3 levels. The site sits at the zones interface with the Recreation Zone.

There is no numerical guideline for building height on this site.

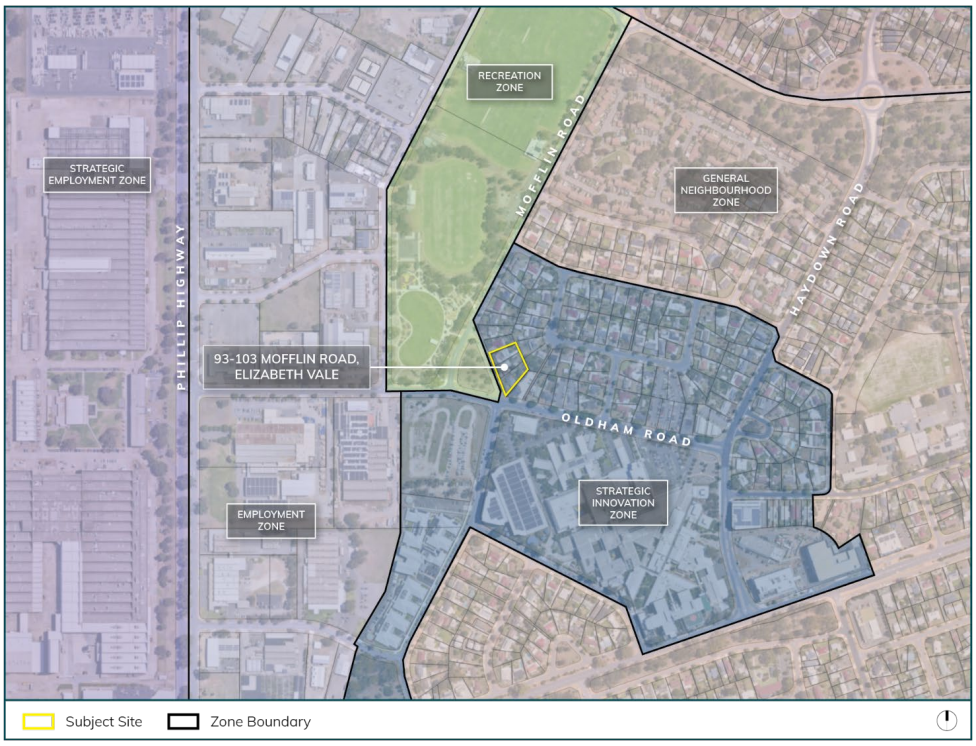

Figure 5 - Zoning map

This proposal satisfies the PO in the following ways:

- The site borders the Recreation Zone. This means there is less impact from a medium rise building on the adjoining Zone. The low-scale transition anticipated by the PO, in our view, applies to manage the Zones interface with the General Neighbourhood Zone (figure 5).
- A medium-rise scale provides a balanced transition between nearby low-rise buildings and the hospital's six-level car park (being high-rise).
- The third level has a modest footprint, helping the development blend with the surrounding built character.
- Despite not being within a "neighbourhood type zone", the adjoining residential uses are located to the north and west. The proposed height therefore has a negligible impact on the adjoining uses. This is confirmed within the shadow diagrams that accompany the proposal.

6.3 Setbacks

The Strategic Innovation Zone includes the following provisions for setbacks:

PO 3.3 ***Buildings are set back from site boundaries to create a continuous built form to public roads, and to create separation between lower scale and adjoining sensitive receivers.***

PO 3.2 ***Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.***

DPF 3.2 ***Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone.***

(underlining added)

The building envelope guidelines do not apply to the site (i.e. not adjacent to residential land in a neighbourhood-type zone).

The proposals performance against these provisions is discussed below. For clarity, the discussion has been separated to front and side/rear setbacks.

6.3.1 Front setback

The building is setback 6.7 metres from Mofflin Road.

The primary setback meets PO 3.3 because:

- The building is set back from the street to allow for a landscaped garden along the frontage.
- The proposal provides an appropriate design response that reflects the character and expectations of the local area.
- The zone is in the early stages of transitioning from residential to a health-focused precinct. New buildings and varied setbacks are expected as part of this evolving urban character.

6.3.2 Side and Rear setbacks

Most side and rear setbacks exceed five metres, a small section near the basement ramp projects to 1.8 metres.

The proposed setbacks meet PO 3.3 for the following reasons:

- The site's orientation avoids overshadowing nearby residential properties to the north and east.
- Shadow diagrams confirm the proposal does not create unreasonable impacts on adjoining dwellings and their rooftop solar.
- Ample space it provided for screen planting along boundaries. This also provides a high amenity outlook from within the facility.
- Upper-level setbacks, especially the third level, increase up to 16 metres further minimising any impact on the dwelling to the north.

6.4 Building Design

The Strategic Innovation Zone includes the following provisions for building design:

PO 2.1 ***Development achieves a high standard of contemporary architectural design, using a mixture of solid and glass finishes to produce visual interest on all sides.***

PO 2.2 ***Buildings are orientated towards public open space and defined pedestrian and cycle routes, where possible.***

PO 2.3 ***Buildings create visual interest and an active interface along streetscapes, pedestrian and cycle routes and building surrounds to enhance casual surveillance and provide appropriate lighting and clear lines of sight.***

DPF 2.3 ***Not less than 50% of the ground floor primary frontage of buildings:***

- ***(s) are visually permeable, transparent or clear glazed***
- ***(t) have a ground floor level at grade / level with the adjoining public realm footpath.***

PO 2.4 ***Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential.***

DPF 2.4 ***Buildings containing ground and first building levels built to dimensions including a minimum ceiling height of 3.5m.***

PO 2.5 ***Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.***

DPF 2.5 ***Buildings provide verandas, balconies, canopies, awnings or other pedestrian shelters over adjacent footpaths.***

PO 2.6 ***Development including advertisements, buildings, site landscaping, street planting and paving achieves a cohesive and coordinated appearance.***

PO 2.7 ***Permanent fencing is visually permeable to support visibility and custom designed to high architectural standard.***

(underlining added)

This design approach satisfies the various provisions quoted above in the following ways:

- The proposal delivers a high standard of contemporary architecture suited to this prominent location (PO 2.1).

- The proposal is oriented towards the recently developed Mofflin reserve expansion adjacent to the land, which includes a clear pedestrian connection (PO 2.2).
- The building's design and orientation activate the streetscape and support passive surveillance throughout the site and reserve beyond. It includes appropriate lighting and clear sightlines to enhance safety and visibility for pedestrians and residents (PO 2.3).
- More than 50% of the ground floor is glass and adjoins the public realm (PO & DPF 2.3)
- The building is readily adaptable with ceiling heights varying between 2.4 and 3.1m (PO 2.4).
- The entry way and seating areas are partly covered, providing shelter and shade (PO 2.5)
- A cohesive approach has been taken to design with building landscaping, street planting and paving (see figure 6 below). (PO 2.6)

Figure 6 - Render of the front elevation when viewed from the road.

6.5 Traffic and Car Parking

CIRQA was engaged to provide design and assessment advice for the proposal. This includes advice in respect to traffic and parking.

The Transport, Access and Parking General Development Policy includes the following provisions:

PO 1.1 ***Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.***

PO 3.1 ***Safe and convenient access minimises impact or interruption on the operation of public roads.***

DPF 3.1 The access is:

(u) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land...

PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use...

DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

(v) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area

(w) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply...

(underlining added)

The proposed development satisfies these provisions as follows:

- The Traffic and Parking Review report concludes that the vehicle movements generated by would be readily accommodated at the access point and on Mofflin Road, with minimal impact on the operation of the adjoining public road intersections.
- The new access point will accommodate two-way movements with entering vehicles able to be driven past another vehicle stored waiting to exit the site. All vehicles will be able to enter and exit the site in a forward direction.
- 75 carparking spaces are provided. This complies with the Code for the following reasons :
  - Table 1 shows the theoretical requirement to satisfy the DPF guideline for the different land uses. This reflects the sum of the parking criteria applicable to each land use proposed within the development, with no consideration of the shared nature of the facility (for example, shared reception and meeting areas) and the likely staggered peak occupation/visitation times for the development's various uses.
  - A revised assessment has been undertaken to determine the development's realistic parking demands (table 2) and is based on the following assumptions:
    - that the proposed ground floor multi-function (community facility) areas will not experience simultaneous full occupation and will instead experience occupancies typical of a public library that offers community programs (which is a land use for which the Code specifies a rate of 4 spaces per 100 m2)
    - that a typical peak occupancy rate of 85% would apply to the consulting rooms (given that a proportion of consultants are expected to work part-time at the site); and
    - that the supported accommodation units will generate typical parking demand in the order of one space (attributable to the single supervising staff member).
  - The above assumptions would result in a revised overall parking demand in the order of 81 spaces. Given that 75 spaces are proposed on site, the proposal will result in a theoretical shortfall of 6

spaces, which could reasonably be accommodated on-street on the north-eastern side of Mofflin Road service road, which has capacity for at least 8 kerbside parking spaces (inclusive of the proposed kerbside loading zone).

- 12 Bicycle parking spaces are also provided. This satisfies the Code.

Table 1 – Applicable parking criteria based on Planning and Design Code rates

Use	Qty	Units	Rate	Requirement
Office	567.3	m^2	4 spaces per 100 m^2	27.7
Community Facility	476.9		5 spaces per 100 m^2	47.7
Consulting rooms	11	Rooms	4 spaces per room	44
Accommodation units	6	Beds	0.3 spaces per bed	1.8
Total				117 spaces (rounded up)

Table 2 – Revised parking assessment

Use	Qty	Units	Rate	Requirement
Office	567.3	m^2	4 spaces per 100 m^2	27.7
Community Facility	476.9	m^2	4 spaces per 100 m^2	19.1
Consulting rooms	11	Rooms	4 spaces per room (at peak occupancy of 85%)	37.4
Accommodation units	6	Beds	1 space for accommodation facility	1
Total				81 spaces (rounded up)

6.6 Waste

The Design in Urban Areas General Development Policy includes the following provisions:

PO 1.5 ***The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone. (underlining added)***

A Waste Assessment by CIRQA accompanies this application.

The Report concludes the following:

- The development will include an at-grade bin storage area on the ground floor. Figure 1 illustrates that the proposed bin storage room will be able to store the number of bins required to accommodate the development's waste generation.

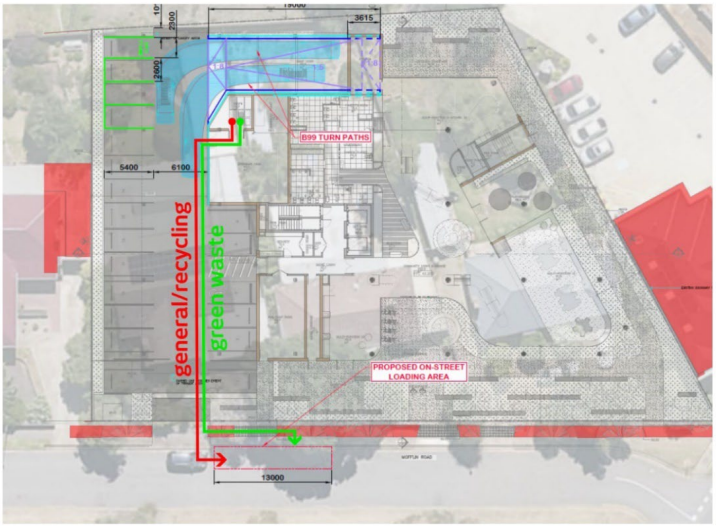

Figure 1 – Bin storage arrangement and key waste transfer paths

- Waste is proposed to be collected by a private refuse contractor via a new kerbside loading zone on the Mofflin Road service road (subject to Council consent for a proposed change to parking controls on Mofflin Road). Such a loading zone could apply during the primary hours of operation for the site's commercial tenancies (and accommodate commercial vehicle deliveries and collections, such as the linen service associated with the accommodation units).
- Direct access will be provided between the bin storage area and the loading zone via the waste transfer paths illustrated in Figure 1.

6.7 Landscaping

The Design in Urban Areas General Development Policy includes the following provisions:

PO 3.1 Soft landscaping and tree planting are incorporated to:

(a) Minimise heat absorption and reflection

(b) Maximise shade and shelter

(c) Maximise stormwater infiltration

(d) Enhance the appearance of land and streetscapes.

(underlining added)

The proposed development includes perimeter planting and a central courtyard. This satisfies the above provisions as follows:

- The planting palette includes shade trees selected to suit the site's conditions and long-term growth.
- A variety of plant species are provided. This creates an open, welcoming environment with an active and engaging frontage.
- Deep soil zones support healthy vegetation, considering irrigation, maintenance, and long-term soil performance.
- Landscaped areas are designed to retain stormwater during heavy rain without affecting nearby buildings.

6.8 Regulated/Significant Trees

The Regulated and Significant Tree Overlay includes the following provisions:

PO 1.1 ***Regulated trees are retained where they:***

(a) Make an important visual contribution to local character and amenity

(b) Are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species

and/or

(c) Provide an important habitat for native fauna

PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:

(a) It accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not be otherwise possible.

(b) In the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and/or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.

(underlining added)

The development assessment framework for Regulated and Significant Trees is structured in two parts:

1. Is it a Regulated Tree worthy of retention (assessed against PO 1.1 in the Regulated and Significant Tree Overlay in the Code).
2. Are there reasons why the Regulated Tree should be removed (assessed against PO 1.4 in the Regulated and Significant Tree Overlay in the Code).

This approach to assessment is informed by recent case law relating to tree removal.

In determining whether the trees satisfy the criteria for retention, both PO 1.1 and determinations of the Environment, Resources and Development Court have been considered. In the matter of Savoy Development Pty Ltd v Town of Gawler (2013) – SAERDC 32, the court delivered the following statement:

...for habitat to be raised to the level of 'important' (as sought by Objective 2(d)), it must be beyond that likely to be expected in any mature tree of indigenous origins – that is, it is beyond the normal level that might be expected or that it is so unique or special that it may be considered important...

(underlining added)

The above case law establishes the approach that if a Regulated Tree does not satisfy the criteria in PO 1.1 then it can be approved for removal. It identifies that in order for a tree to be important it must be unique or special.

The Arboricultural Impact Assessment and Development Impact Report concludes that the none of the five Regulated trees (Tree ID 6, 7, 10, 13 and 14) provide an important aesthetic and/or environmental benefit.

This is because the Regulated Trees:

- Are not rare or endangered.
- Are not visually "important". They do not provide a visual contribution beyond that a mature tree of the same species. This is particularly evident when considering the established nature of trees within the adjoining public open space.

All of the Regulated Trees proposed for removal satisfy test 1. This means that their retention is not warranted against PO 1.1 of the Regulated and Significant Trees Overlay.

This means that there is no need to consider test 2 contained in PO 1.4.

6.9 Stormwater Management

The relevant provisions of the Design in Urban Areas module of the General Development Policies of the Code state:

PO 42.1 ***Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.***

PO 42.2 ***Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.***

PO 42.3 ***Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems. (underlining added)***

The proposed stormwater management satisfies the above because:

- Surface water from new pavements will be collected by grated inlet pits or similar.
- Stormwater detail design water quality target reductions have been met as demonstrated in the Music model.
- A comparison between the 10% and 1 % AEP pre-development catchment flows has been made with post-development flows. Post development will not increase peak flows as demonstrated.

6.10 Noise

The relevant Interface between land use provisions of the General Development Policies of the Code state:

PO 1.2 ***Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts***

PO 4.6 ***Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.***

DPF 4.6 ***Development incorporating music includes noise attenuation measures that will achieve the following noise levels: (underlining added)***

Assessment Location	Music noise level
Externally at the nearest existing or envisaged noise sensitive location	***Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)***

An Environmental Noise Assessment by Resonate accompanies this application.

The Resonate report recommends noise mitigation treatments to comply with the *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy) and the Environment Protection Authority (EPA) Guideline *Assessing music noise from indoor venues* (2021).

The proposal will implement these measures. As is typical, these measures will be refined within the detailed design stage of the development.

The Resonate report confirms the abovementioned provisions are satisfied.

6.11 Signage

The relevant advertisement signage provisions of the Code state:

Strategic Innovation Zone

PO 5.1 ***Advertisements:***

(a) use simple graphics and are restrained in their size, design and colour

(b) provide an overall consistency along individual street frontages.

General Development Policies

PO 1.1 ***Advertisements are compatible and integrated with the design of the building and/or land they are located on.***

PO 3.1 ***Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.***

(underlining added)

The proposed development satisfies these provisions as follows:

- Graphics chosen to complement the overall design of the proposal (see figure 7 and 8).
- All advertisements are integrated with the design of the building and land.

- Information displayed on the signs is limited to the land use and relevant details.

Figure 7 - Render of the proposed bench signage when viewed from the road.

Figure 8 - Example of proposed signage.

7. Conclusion

The project is an initiative of the Women's & Children's Hospital Foundation (WCH Foundation). It establishes a new community services and accommodation facility to support the existing Lyell McEwin Hospital.

The proposal follows the Playford Health Precinct Development Plan Amendment (DPA) undertaken by the City of Playford. It satisfies the key policies of the Strategic Innovation Zone and other policies in the Code because:

- Community facilities and supported accommodation are both anticipated land uses.
- The building height is envisaged within the Strategic Innovation Zone.
- It casts minimal shadows onto neighbouring properties. These shadow impacts are well within the acceptable limits of the Code.
- The setbacks contribute to the desired character to achieved continuous built form to Mofflin Road. They also ensure adequate separation between other lower-scale buildings.
- The built form achieves a high standard of contemporary architecture.
- On-site car parking meets the realistic demands of the development. Access to the site is safe and convenient.
- Waste will be appropriately managed in line with Council feedback.
- None of the Regulated Trees proposed for removal satisfy the necessary retention criteria.
- The proposed landscaping complements the high-quality design by providing an attractive setting and shading. The varied planting palette will create an active and engaging frontage.
- Appropriately collects and manages stormwater on-site.
- Noise impacts to sensitive receivers are suitably mitigated.
- Signage is compatible with the land use and complements the built form.

For the reasons described in this report, the proposed development warrants Planning Consent.

Adelaide

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17 June 2025

Jess Alderslade
Senior Architect
Studio Nine Architects
9 King William Street
Kent Town SA 5067

Email: jess@studionine.net.au
Revision: 01

Dear Jess,

ADL0062: WCH Foundation – 99-103 Mofflin Road, Elizabeth Vale
___ Design Statement

ADP Consulting (ADP) have been engaged to undertake concept design services associated with Studio Nine Architects and as part of our initial scope of works we have noted that all external lighting shall be designed to comply with AS/NZS 4282 – Control of the obtrusive effects of outdoor lighting.

The detailed design has not been undertaken for the project which includes the design of lighting to the WCH Foundation building.

The requirement for all external lighting to be designed to comply with AS/NZS 4282 to mitigate glare to the surrounding areas will form part of the lighting concepts as the design of the project develops.

Yours sincerely

Will Chapman
Director | Southern Region Lead

WCH FOUNDATION HEALTH AND WELLBEING HUB
99-103 MOFFLIN ROAD, ELIZABETH VALE

TRAFFIC AND PARKING REPORT

CIRQA™

DISCLAIMER

DOCUMENT CONTROL

Report title:	WCH Foundation Health and Wellbeing Hub 99-103 Mofflin Road, Elizabeth Vale Traffic And Parking Report
Project number:	24200
Client:	Studio Nine Architects
Client contact:	Jess Alderslade

Version	Date	Details/status	Prepared by	Approved by
Draft	20 Jun 25	For review	CGB	TAW
V1	1 Jul 25	For submission	CGB	TAW
V1.1	1 Jul 25	Minor updates	CGB	TAW

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1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for the proposed Women's and Children's Hospital (WCH) Foundation Health and Wellbeing Hub at 99-103 Mofflin Road, Elizabeth Vale. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans prepared by Studio Nine Architects (Drawing no. 0905-123 Sheet nos. PA02-08, refer Appendix A).

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located at 99-103 Mofflin Road, Elizabeth Vale, and comprises three allotments, namely:

- Allotment 70 in D6537 (CT5277/844);
- Allotment 71 in D6537 (CT6034/412); and
- Allotment 72 in D6537 (CT5230/152).

The site is bounded by Mofflin Road to the southwest, a medical centre development to the southeast, and residential development on all other sides.

The Planning and Design Code identifies that the site is within a Strategic Innovation Zone, with the following Overlays applicable:

- Airport Building Heights (Regulated) (All structures over 45 metres);
- Affordable Housing;
- Building Near Airfields;
- Defence Aviation Area (All structures over 45 metres);
- Noise and Air Emissions;
- Prescribed Wells Area; and
- Regulated and Significant Tree.

The site is currently occupied by three residential dwellings, each serviced by a single (separate) two-way access point.

Figure 1 illustrates the location of the subject site with respect to the adjacent road network.

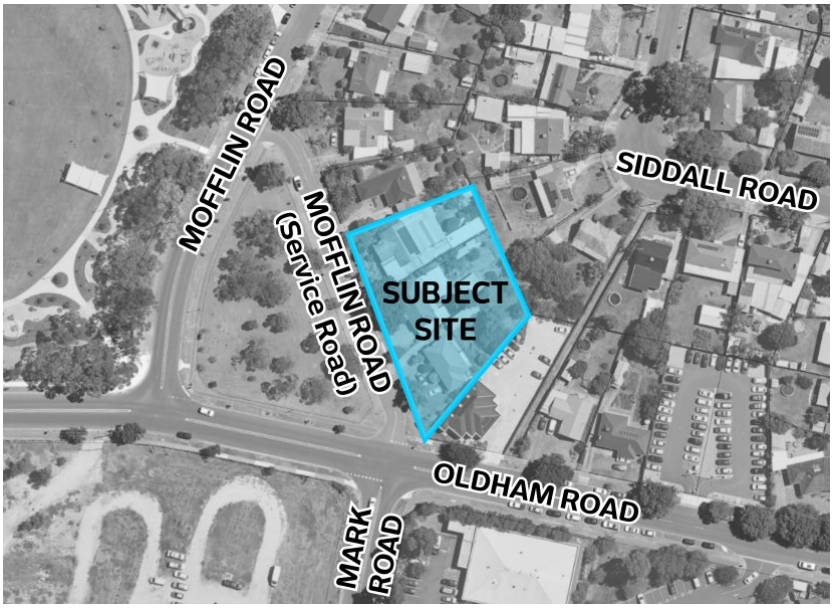


Figure 1 – Location of the subject site with respect to the adjacent road network

2.2 ADJACENT ROAD NETWORK

Mofflin Road is a local road under the care and control of the City of Playford. Approximately 50 m west of the site, Mofflin Road comprises a 10.0 m wide (approximate) carriageway with a single lane in each direction and sealed footpaths provided on both sides of the road. Parking on Mofflin Road is generally unrestricted, albeit 'no stopping' restrictions apply adjacent intersections and bus stops. The default urban speed limit of 50 km/h applies on Mofflin Road.

Adjacent the site, Mofflin Road comprises a 110 m long and 6.5 m wide (approximate) service road with a single traffic lane in each direction. A sealed footpath is provided on the northeast side of the road only. On-street parking within the Mofflin Road service road is subject to 'no parking' restrictions between 8:00 am and 6:00 pm, Monday to Friday, (with an exemption for resident permit holders), and is unrestricted at other times.

Oldham Road is a local road under the care and control of the City of Playford. In the vicinity of the site, Oldham Road comprises a 12.0 m wide (approximate) carriageway with a single traffic lane and an intermittent parking lane in each direction. Sealed footpaths are provided on both sides of the road. Parking is generally unrestricted within the Oldham Road parking bays, albeit is subject to a 2-hour time limit between 8:00 am and 5:00 pm, Monday to Friday, and 'no parking' restrictions between 5:00 pm and 6:00 pm, Monday to Friday (with an exemption for resident permit holders). Outside of the parking bays, 'no stopping' restrictions generally apply. The default urban speed limit of 50 km/h applies on Oldham Road.

Mofflin Road and Oldham Road a form a priority-controlled (Give Way) T-intersection (with priority assigned to Oldham Road). Approximately 75 m east of the Mofflin Road/Oldham Road intersection, the Mofflin Road service road intersects with Oldham Road and Mark Road at a priority-controlled (Give Way) four-way intersection (with priority assigned to Oldham Road).

Approximately 90 m north of the Mofflin Road/Oldham Road intersection, the main carriageway on Mofflin Road intersects with the Mofflin Road service road at a priority-controlled (Give Way) T-intersection (with priority assigned to the main carriageway on Mofflin Road).

2.3 WALKING AND CYCLING

Sealed footpaths are provided on both sides of Oldham Road, on the eastern side of Mofflin Road, through Mofflin Reserve (the public reserve on the western side of Mofflin Road) and on the north-east side of the Mofflin Road service road, servicing both pedestrians and cyclists. Cyclists are also able to ride on-street sharing the road with motorists.

2.4 PUBLIC TRANSPORT

Public bus services operate in the vicinity of the subject site, with stops located within 60 m of the site on both sides of Mofflin Road. These stops are serviced by the following bus routes:

- 224/224F/224X - Elizabeth Interchange to City; and
- 224M - Elizabeth Interchange to Mawson Interchange.

Additional bus services are also available on Oldham Road, with stops located within 250 m of the site (to the west).

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposed development comprises the demolition of existing dwellings and construction of a mixed-use medical centre on the subject site. The proposed facility will include the following key components:

- 567.3 m^2 of office space;
- 476.9 m^2 of community space;
- eleven (11) medical consulting rooms;
- a 6-bed short term accommodation facility; and
- ancillary floor area (including utilities, storage, shared toilets and circulation areas).

3.2 ACCESS AND PARKING DESIGN

The site will be serviced by a 75-space parking area, of which 2 spaces will be reserved exclusively for use by people with disabilities. In addition, 8 motorcycle parking spaces and 12 bicycle parking spaces are also proposed.

The parking area will comply with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking* (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities* (AS/NZS 2890.6:2022) in that:

- regular parking spaces will be 2.6 m wide and 5.4 m long;
- 'small car only' parking spaces will be at least 2.3 m wide and 5.0 m long;
- the disabled parking spaces will be 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);
- the parking aisle will be at least 6.1 m wide;
- motorcycle parking spaces will be 1.2 m wide and 2.5 m long;
- all end-of-aisle parking spaces will be accessible (refer to turn path assessment in Appendix B);
- 0.3 m clearance will be provided to all objects greater than 0.15 m in height; and
- pedestrian sightlines will be provided at the site's access point.

Vehicle access to the site will be provided via a 6.2 m wide two-way crossover on the Mofflin Road service road, while all redundant crossovers will be reinstated as upright kerb. The new access point will accommodate two-way movements

with entering vehicles able to be driven past another vehicle stored waiting to exit the site. All vehicles will be able to enter and exit the site in a forward direction.

Turn paths illustrating light vehicle movements within the parking area are shown in the plan in Appendix B.

3.3 REFUSE COLLECTION

Refuse collection is proposed to occur on-street via the Mofflin Street service road by private contractor. Deliveries to the site will be undertaken by regular commercial vans and accommodated within the general parking spaces or on-street via the proposed Mofflin Street service road loading zone. As such, commercial vehicles (such as trucks) will not be required to access the site.

4. PARKING ASSESSMENT

4.1 CAR PARKING

The Planning and Design Code identifies the following parking rates to meet the Deemed-to-Satisfy/Designated Performance Feature (DTS/DPF) criteria applicable to the land uses proposed within the development:

- office - 4 spaces per 100 m^2 of gross leasable floor area;
- community facility - 10 spaces per 100m^2 of total floor area;
- consulting room - 4 spaces per consulting room (excluding ancillary facilities); and
- supported accommodation - 0.3 spaces per bed.

Table 1, below, summarises the parking criteria applicable to the proposal in accordance with the above rates from the Planning and Design Code.

Table 1 – Applicable parking criteria based on Planning and Design Code rates

Use	Qty	Units	Rate	Requirement
office	567.3	m^2	4 spaces per 100 m^2	22.7
community facility	476.9	m^2	5 spaces per 100 m^2	47.7
consulting rooms	11	rooms	4 spaces per room	44
accommodation units	**6**	beds	0.3 spaces per bed	**1.8**
Total				**117 spaces (rounded up)**

Table 1 indicates that the proposed development would have a theoretical requirement for provision of 117 parking spaces in order to satisfy DTS/DPF criteria, based on rudimentary application of the general parking rates specified in the Planning and Design Code.

It should be noted that the parking assessment in Table 1 reflects the sum of the parking criteria applicable to each land use proposed within the development, with no consideration of efficiencies that may result from the shared use nature of the facility (for example, shared reception, meeting and multi-purpose areas). The parking assessment above also overestimates the typical occupancies associated with the development's medical and community facility uses.

A revised parking assessment has been undertaken to determine the development's realistic parking demands (outlined in Table 2). This revised assessment is based on the following assumptions:

- that the proposed ground floor multi-function (community facility) areas will not experience simultaneous full occupation and will instead experience occupancies typical of a public library that offers community programs (which is a land use for which the Code specifies a rate of 4 spaces per 100 m^2);
- that a typical peak occupancy rate of 85% would apply to the consulting rooms (given that a proportion of consultants are expected to work part-time at the site); and
- that the supported accommodation units will generate typical parking demand in the order of one space (attributable to the single supervising staff member).

Table 2 – Revised parking assessment

Use	Qty	Units	Rate*	Requirement
office	567.3	m²	4 spaces per 100 m²	22.7
community facility	476.9	m²	4 spaces per 100 m²	19.1
consulting rooms	11	rooms	4 spaces per room (at peak occupancy of 85%)	37.4
accommodation units	6	beds	1 space for accommodation facility	1
Total				**81 spaces (rounded up)**

*revised parking rates highlighted in green

As outlined in Table 2. the above assumptions would result in a revised overall parking demand in the order of 81 spaces. Given that 75 spaces are proposed on site, the proposal will result in a theoretical shortfall of 6 spaces, which could reasonably be accommodated on-street on the north-eastern side of Mofflin Road service road, which has capacity for at least 8 kerbside parking spaces (inclusive of the proposed kerbside loading zone).

Based on the revised assessment above, the relevant Performance Outcomes of the Planning and Design Code in relation to car parking are satisfied.

4.2 BICYCLE PARKING

Bicycle parking provisions would apply given that the site is located within a Designated Area (applicable to bicycle parking). The Planning and Design Code identifies the following bicycle parking rates relevant to the development's proposed uses:

- consulting rooms:
  - 1 space per 20 employees; plus
  - 1 space per 20 consulting rooms for customers;
- office: (applicable to the offices and meeting spaces):
  - 1 space for every 200m² of gross leasable floor area plus 2 spaces; plus
  - 1 space per 1000m² of gross leasable floor area for visitors;
- community centre (based on rates identified in the *Cycling Aspects of Austroads Guides*):

- 1 space for every 1,500m^2 of gross leasable floor area; plus
- 2 spaces plus 1 space per 1,500m^2 of gross leasable floor area for visitors; and

- hospital (applicable to the accommodation units):
  - 1 space per 15 beds; plus
  - 1 space per 30 beds for visitors.

Based on the above rates, the development would have a theoretical (minimum) bicycle parking requirement in the order of eleven (11) bicycle parking spaces.

Given that the development will provide twelve (12) bicycle parking spaces, the requirements of the Planning and Design Code in relation to bicycle parking are satisfied.

5. TRAFFIC ASSESSMENT

The RTA's "*Guide to Traffic Generating Developments*" (the RTA Guide), and its subsequent updates, are documents commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses.

With regard to traffic generation associated with the proposed consulting room component of the development, a review of the RTA Guide's medical centre traffic generation rate (prepared by TEF Consulting in August 2015) identified the following peak traffic generation rates for medical centre uses (where X_1 is the number of doctors on site at one time):

- peak 1-hour person trips (in + out) = $-0.0314\ X_1^2 + 6.1122\ X_1 + 8.0607$

Based on 11 proposed consulting rooms and assuming that the rooms are 85% occupied at peak times, the development's consulting room component is forecast to generate approximately 63 person trips during a peak hour. Assuming that each person travels to/from the medical centre in a separate vehicle, the consulting rooms are forecast to generate in the order of 63 am and pm site peak hour trips.

However, am and pm network peak hour traffic generation rates for medical centres equate, on average, to 45% and 54% respectively of the medical centres' peak hour generation rates (as outlined in the TEF report). Therefore, the proposed consulting rooms are forecast to generate in the order of 29 am and 34 pm network peak hour trips (rounded up).

With regard to traffic generation associated with the site's other uses, Table 3 summarises the overall traffic generation associated with the proposed

development, based on RTA Guide rates (for the office and accommodation uses) and rates and commonly applied to (and accepted for) multi-purpose community facility developments within metropolitan Adelaide.

Table 3 – Peak hour traffic generation associated with the proposed office, consulting room and accommodation uses

Use	Qty	Units	Rate	Trips
office	567.3	m^2	1.6 am and 1.2 pm trips per 100 m^2	9.1 am (6.8 pm)
community facility	476.9	m^2	5 trips per 100 m^2	23.8 am (23.8 pm)
consulting rooms	11	rooms	(refer to commentary above)	28.1 am (33.7 pm)
accommodation units	6	beds	0.2 trips per bed	1.2 am (1.2 pm)
Total				**63 am (66 pm) rounded up**

Given that the proposed development is likely to generate a proportion of shared trips (i.e. consulting room patients and accommodation unit guests utilising the ground floor community facilities, which will not generate additional vehicle trips), the assessment outlined in Table 3 is conservative and the traffic generated by the proposal is likely to be lower.

Notwithstanding the conservatism incorporated into the above assessment, the movements specified in Table 3 would be distributed to the north and south of the site via Mofflin Road and Oldham Road. These forecast volumes would be readily accommodated at the access point and on Mofflin Road, with minimal impact on the operation of the adjoining public road intersections,

6. SUMMARY

The proposal comprises the construction of a mixed-use medical services facility with associated access and parking provisions. Vehicle access to the site will be provided via a two-way access point on the service road for Mofflin Road, Elizabeth Vale. The site has been designed such that all movements can enter and exit in a forward direction.

A total of 75 parking spaces will be provided on-site, with at least 8 additional on-street parking spaces available on the Mofflin Road service road. Such a provision is considered to satisfy the parking requirements of the Planning and Design Code, taking into account the development's likely occupancy rates and efficiencies resulting from the shared use of office/reception/meeting spaces.

The parking area will be provided in accordance with the relevant Australian Standard.

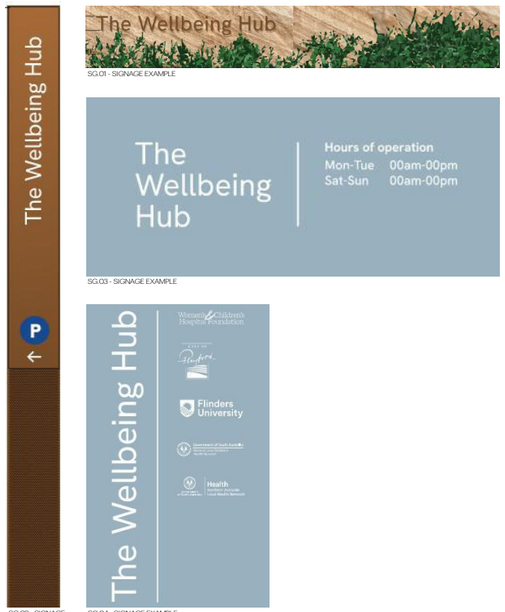
Twelve (12) bicycle parking spaces will also be provided on-site, which will satisfy the parking requirements of the Planning and Design Code applicable bicycle parking.

The proposal is forecast to generate in the order of 63 am and 66 pm peak hour movements). Such movements will be readily accommodated at the proposed site access and on the adjacent road network.

APPENDIX A

PLANS PREPARED BY STUDIO NINE ARCHITECTS

Location Plan
SCALE 1:1000

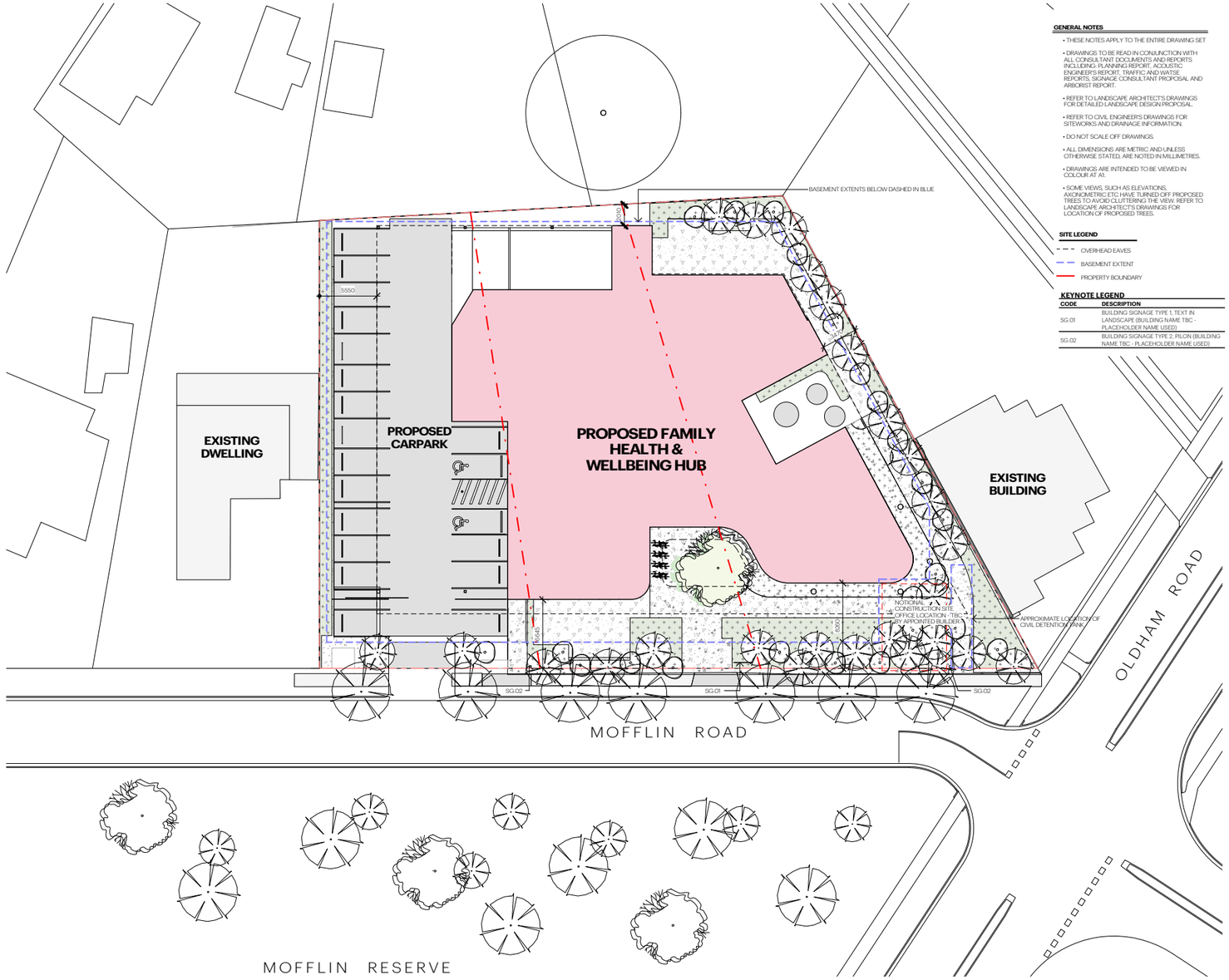


SG.02 - SIGNAGE EXAMPLE

SG.01 - SIGNAGE EXAMPLE

SG.03 - SIGNAGE EXAMPLE

SG.04 - SIGNAGE EXAMPLE



GENERAL NOTES

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SITE LEGEND

- OVERHEAD EAVES
- BASEMENT EXTENT
- PROPERTY BOUNDARY

KEYNOTE LEGEND

CODE	DESCRIPTION
SG.01	BUILDING SIGNAGE TYPE 1, TEXT IN LANDSCAPE (BUILDING NAME TBC - PLACEHOLDER NAME USED)
SG.02	BUILDING SIGNAGE TYPE 2, PILON (BUILDING NAME TBC - PLACEHOLDER NAME USED)

Proposed Site Plan
SCALE 1:200

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ISSUE: PLANNING APPROVAL			D.A. PLAN:
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Rev	Date	Amendment
B	27.06.2025	Planning Issue
A	20.06.2025	Draft Planning Issue

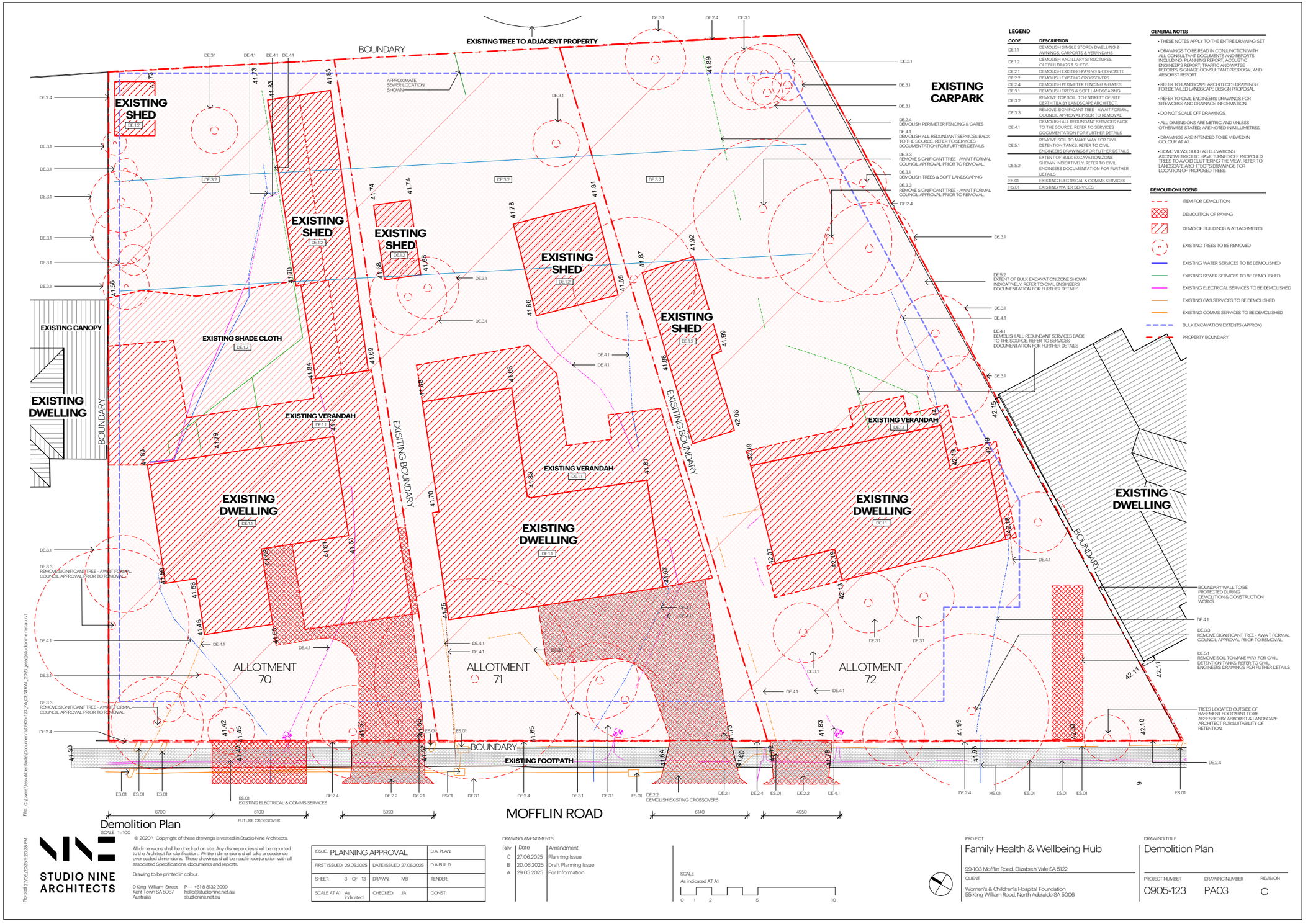
SCALE
As indicated AT A1
0 1 5 10 20

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Site Plan/Location Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA02	B



Demolition Plan

SCALE 1:100

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C	27.06.2025	Planning Issue
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A	29.05.2025	For Information

SCALE
As indicated AT A1
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PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Demolition Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA03	C

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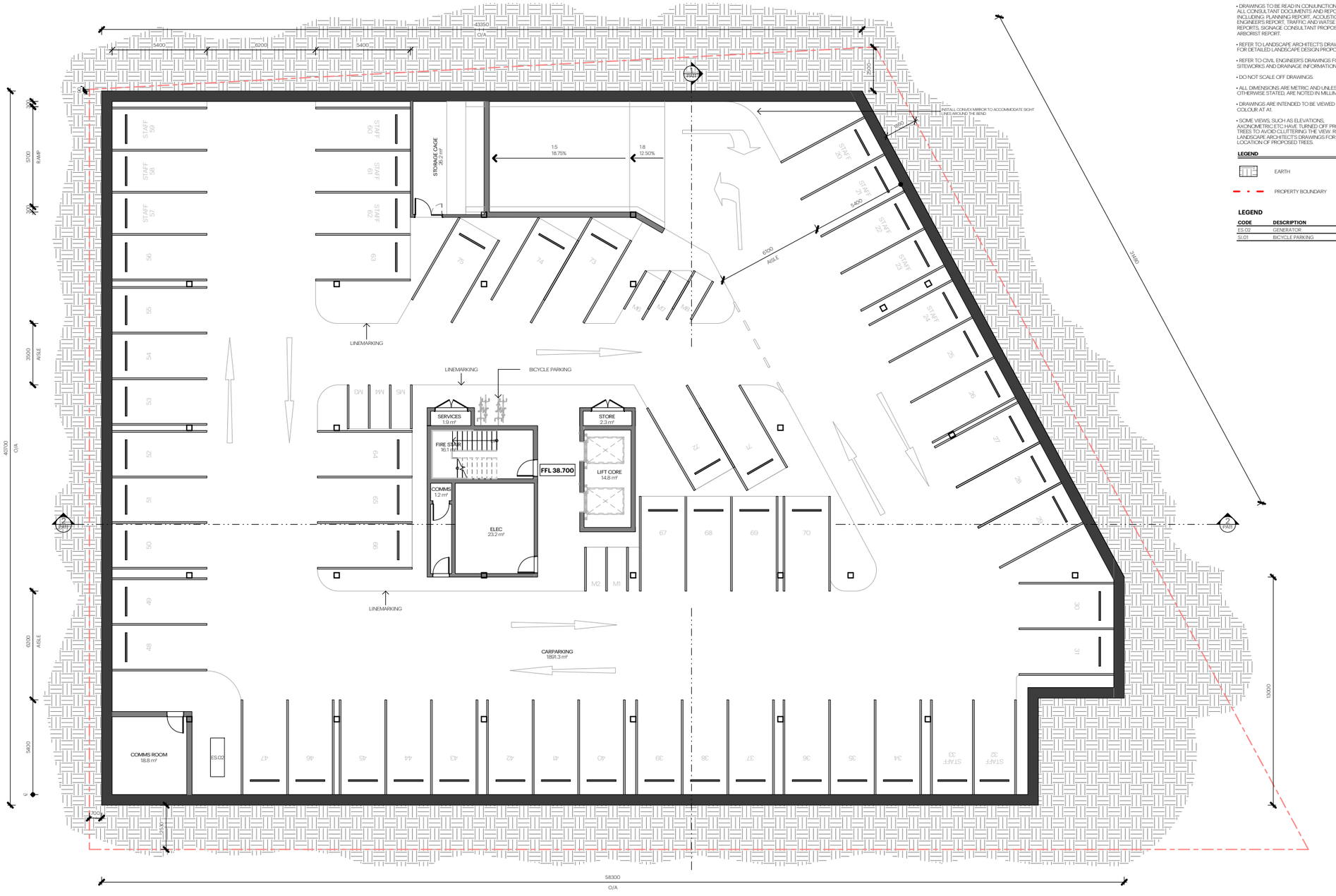

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LEGEND

▦ EARTH

— · — PROPERTY BOUNDARY

LEGEND

CODE	DESCRIPTION
ES.02	GENERATOR
SI.01	BICYCLE PARKING

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ARCHITECTS

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E	27.06.2025	Planning Issue
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C	20.06.2025	Draft Planning Issue
B	16.06.2025	For Client Review
A	05.06.2025	WIP For Coordination

SCALE
As indicated AT A1
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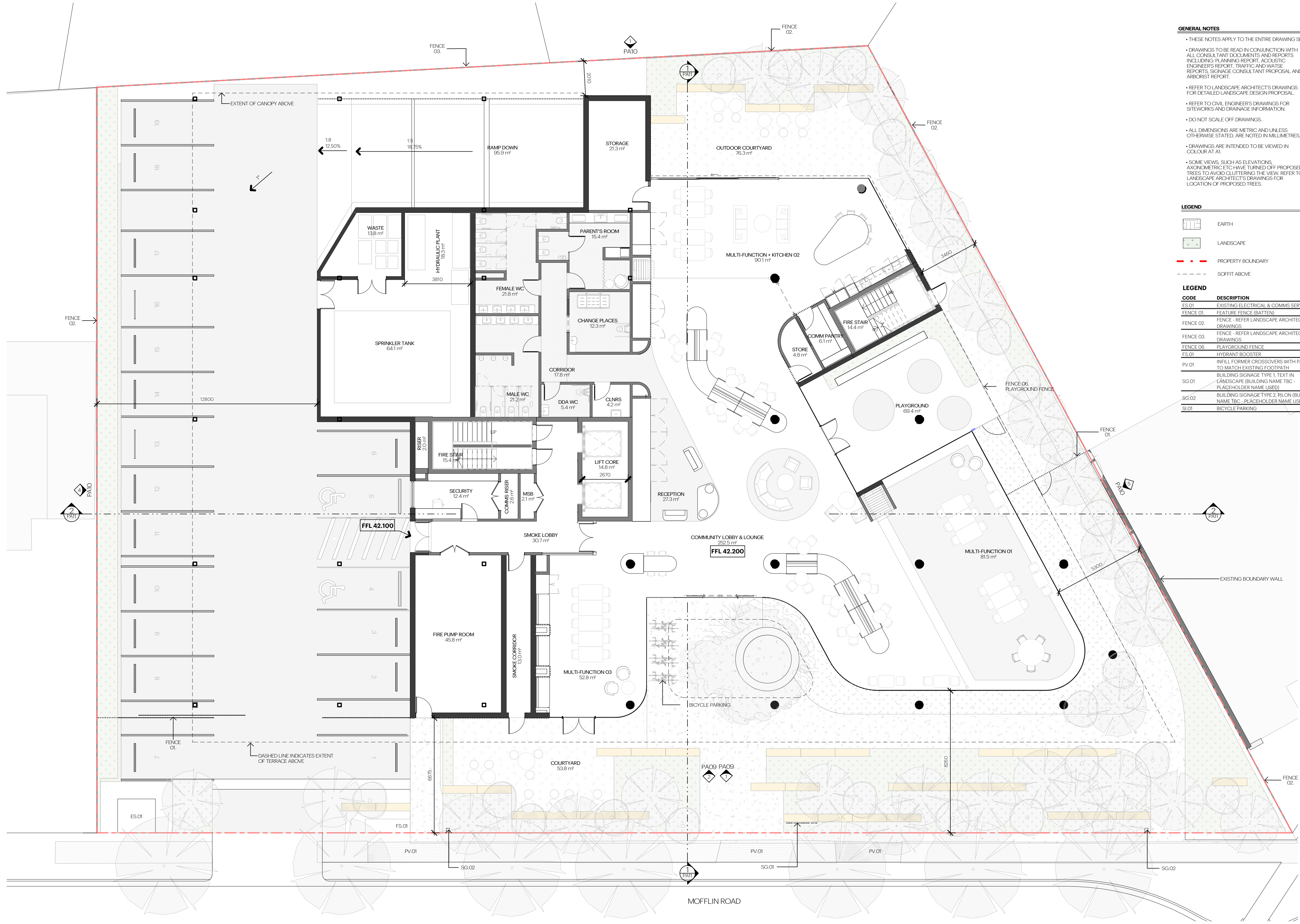
PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Basement Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA04	E



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LEGEND

EARTH

LANDSCAPE

PROPERTY BOUNDARY

SOFFIT ABOVE

LEGEND

CODE	DESCRIPTION
ES.01	EXISTING ELECTRICAL & COMMS SERVICES
FENCE 01.	FEATURE FENCE (BATTEN)
FENCE 02.	FENCE - REFER LANDSCAPE ARCHITECT'S DRAWINGS
FENCE 03.	FENCE - REFER LANDSCAPE ARCHITECT'S DRAWINGS
FENCE 06.	PLAYGROUND FENCE
FS.01	HYDRANT BOOSTER
PV.01	INFILL FORMER CROSSOVERS WITH PAVING TO MATCH EXISTING FOOTPATH
SG.01	BUILDING SIGNAGE TYPE 1, TEXT IN LANDSCAPE (BUILDING NAME TBC - PLACEHOLDER NAME USED)
SG.02	BUILDING SIGNAGE TYPE 2, PILON (BUILDING NAME TBC - PLACEHOLDER NAME USED)
SI.01	BICYCLE PARKING

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A	05.06.2025	WIP For Coordination

SCALE
As indicated AT A1
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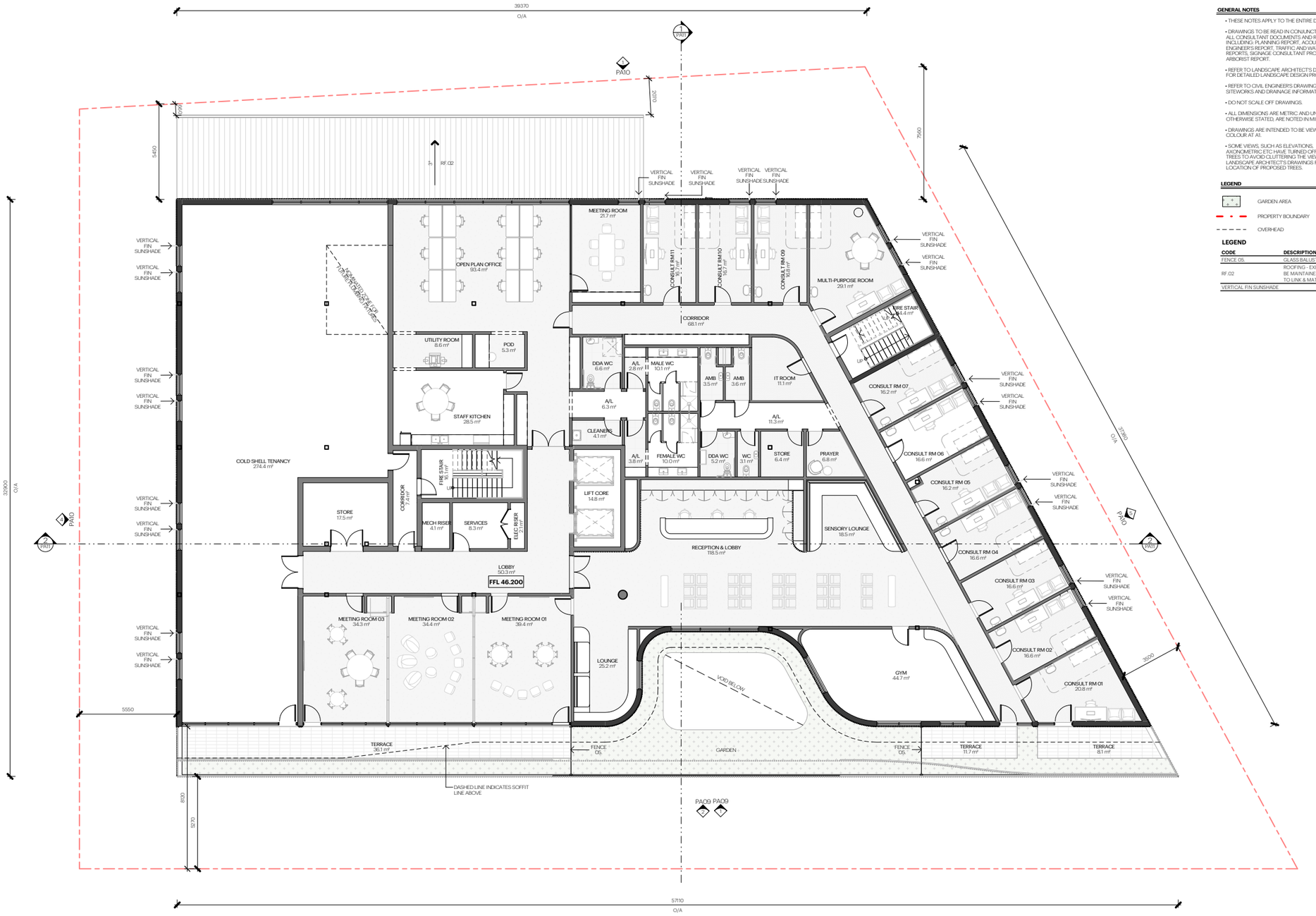
PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Ground Floor Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA05	E



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LEGEND

GARDEN AREA
PROPERTY BOUNDARY
OVERHEAD

LEGEND

CODE	DESCRIPTION
FENCE 05	GLASS BALUSTRADE
RF.02	ROOFING - EXISTING CANOPY TO BE MAINTAINED - PROPOSED ROOF TO LINK & MATCH EXISTING
VERTICAL FIN SUNSHADE	

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A	05.06.2025	WIP For Coordination

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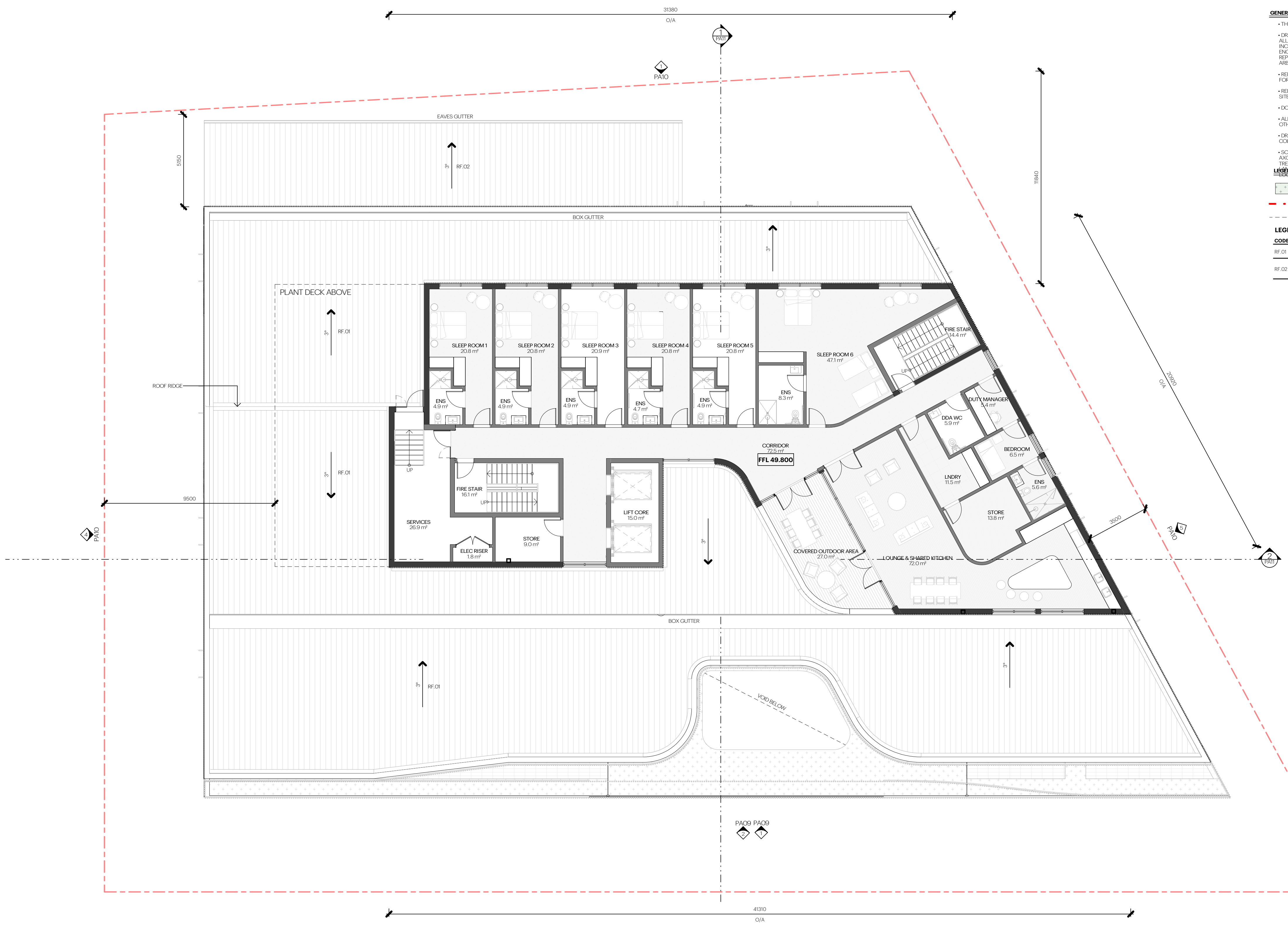
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Level 1 Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA06	D



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LEGEND

GARDEN AREA
PROPERTY BOUNDARY
OVERHEAD

LEGEND

CODE	DESCRIPTION
RF.01	ROOFING - PROFILED, COLOUR & FALL TO BE CONFIRMED.
RF.02	ROOFING - EXISTING CANOPY TO BE MAINTAINED - PROPOSED ROOF TO LINK & MATCH EXISTING

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A	05.06.2025	WIP For Coordination

SCALE
As indicated AT A1
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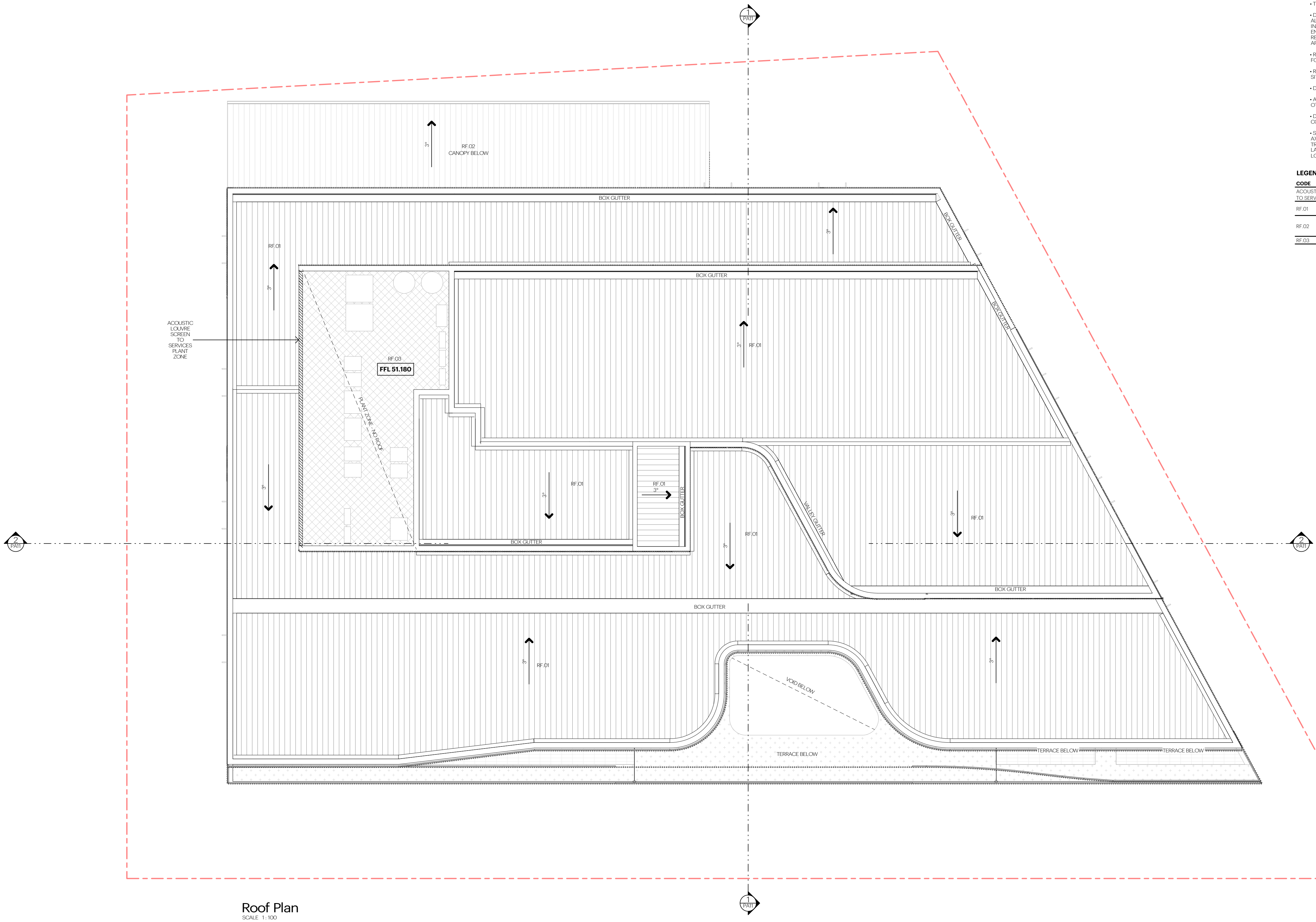
PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Level 2 Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA07	E



GENERAL NOTES

- THESE NOTES APPLY TO THE ENTIRE DRAWING SET
- DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DOCUMENTS AND REPORTS INCLUDING: PLANNING REPORT, ACOUSTIC ENGINEER'S REPORT, TRAFFIC AND WATSE REPORTS, SIGNAGE CONSULTANT PROPOSAL AND ARBORIST REPORT.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILED LANDSCAPE DESIGN PROPOSAL.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR SITEWORKS AND DRAINAGE INFORMATION.
- DO NOT SCALE OFF DRAWINGS.
- ALL DIMENSIONS ARE METRIC AND UNLESS OTHERWISE STATED, ARE NOTED IN MILLIMETRES.
- DRAWINGS ARE INTENDED TO BE VIEWED IN COLOUR AT A1.
- SOME VIEWS, SUCH AS ELEVATIONS, AXONOMETRIC ETC HAVE TURNED OFF PROPOSED TREES TO AVOID CLUTTERING THE VIEW. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LOCATION OF PROPOSED TREES.

LEGEND

CODE	DESCRIPTION
ACOUSTIC LOUVRE SCREEN TO SERVICES PLANT ZONE	
RF.01	ROOFING - PROFILED, COLOUR & FALL TO BE CONFIRMED.
RF.02	ROOFING - EXISTING CANOPY TO BE MAINTAINED - PROPOSED ROOF TO LINK & MATCH EXISTING
RF.03	MESH ROOF DECK

Roof Plan

SCALE 1 : 100

File: C:\Users\Jess.Aldersdale\Documents\0905-123_PA_CENTRAL_2023_jess@studionine.net.au.rvt

Plotted: 27/06/2025 5:21:42 PM

STUDIO NINE ARCHITECTS

All dimensions shall be checked on site. Any discrepancies shall be reported to the Architect for clarification. Written dimensions shall take precedence over scaled dimensions. These drawings shall be read in conjunction with all associated Specifications, documents and reports.

Drawing to be printed in colour.

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hello@studionine.net.au
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ISSUE: PLANNING APPROVAL		D.A. PLAN:
FIRST ISSUED: 18.06.2025	DATE ISSUED: 27.06.2025	D.A BUILD:
SHEET: 8 OF 13	DRAWN: MB	TENDER:
SCALE AT A1 As indicated	CHECKED: JA	CONST:

DRAWING AMENDMENTS

Rev	Date	Amendment
D	27.06.2025	Planning Issue
C	25.06.2025	Draft Planning Issue
B	20.06.2025	Draft Planning Issue
A	18.06.2025	WIP For Coordination

SCALE
As indicated AT A1
0 1 2 5 10

PROJECT
Family Health & Wellbeing Hub
99-103 Mofflin Road, Elizabeth Vale SA 5122

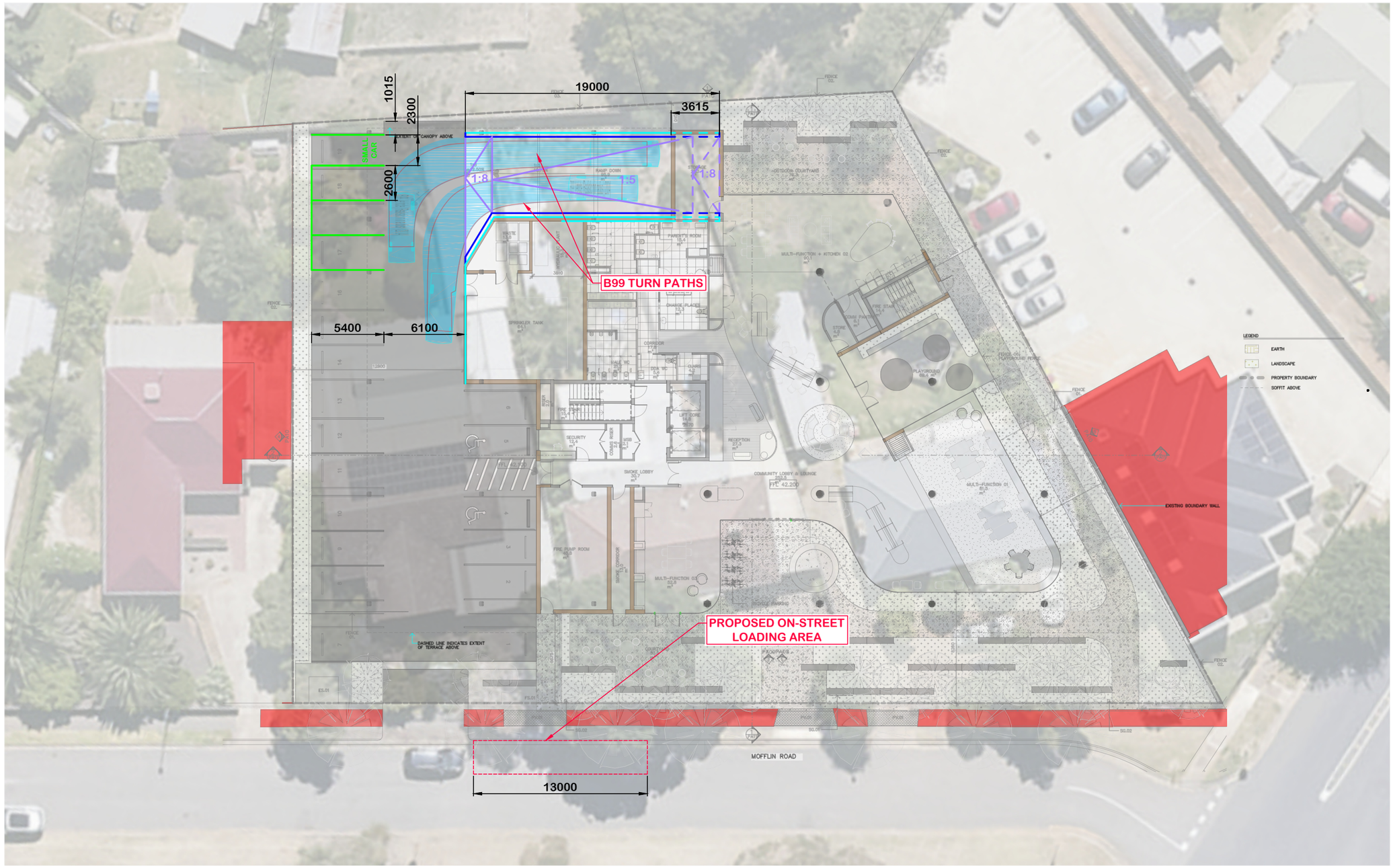
CLIENT
Women's & Children's Hospital Foundation
55 King William Road, North Adelaide SA 5006

DRAWING TITLE
Roof Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0905-123	PA08	D

APPENDIX B

TURN PATHS (SMALL CAR AND B99)



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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	24/03/2025	DESIGN REVIEW	JJB	CGB
B	13/06/2025	DESIGN REVIEW	JJB	CGB
C	30/06/2025	DESIGN REVIEW	JJB	CGB

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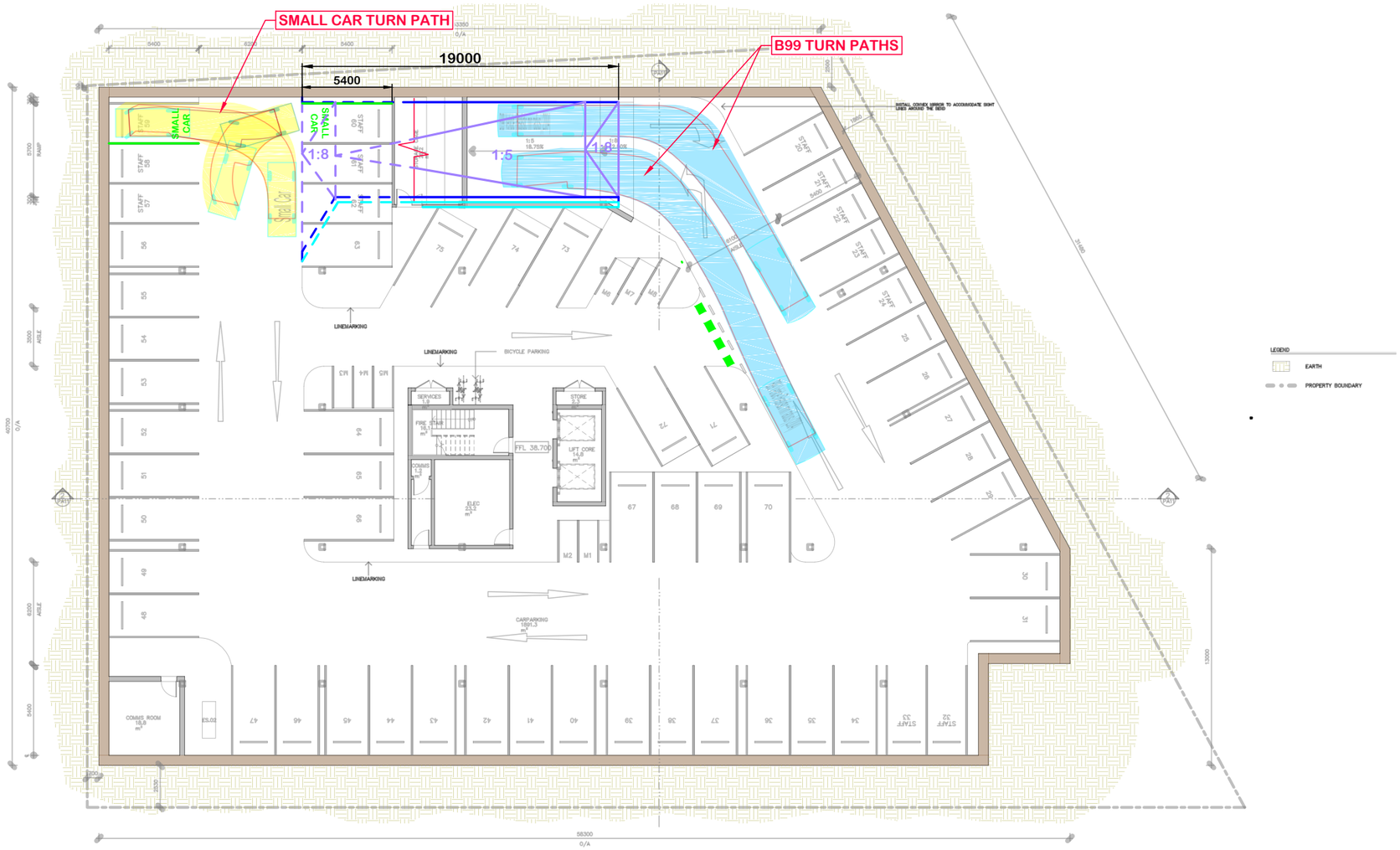
WCH HEALTH AND WELLBEING HUB

99-103 MOFFLIN ROAD, ELIZABETH VALE

GROUND FLOOR - DESIGN COMMENTS

PROJECT # 24200 SHEET # 01_SH01



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WCH HEALTH AND WELLBEING HUB

99-103 MOFFLIN ROAD, ELIZABETH VALE

BASEMENT - DESIGN COMMENTS

PROJECT # 24200 SHEET # 01_SH02

Ref: 23ADL-0811

URPS
Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

12 August 2025

Rhiya Singh
Planning Officer
City of Playford

Uploaded to Plan SA Portal

Dear Rhiya

Response to RFI – DA 25019778 – 99-103 Mofflin Road, Elizabeth Vale

Introduction

URPS continues to act on behalf of the applicant for the above Development Application.

This letter responds to your request for information (RFI) dated 28 July 2025.

Further documentation is attached and accompanies this written response.

Requested Information

You have requested additional information on the following matters:

- Land Use.
- Traffic.
- Landscape and Public Realm.
- Stormwater.

I have responded separately to these matters.

Response to RFI

Land Use

You have requested details of hours of operation, expected visitors and expected staff/visitors to stay overnight.

The WCH has confirmed the following hours of operation and estimated occupancy:

- Hours of Operation
  - Ground floor: 9am-5pm.
  - Level 1: 9am-5pm.
  - Level 2: 24/7.
- Occupancy
  - Ground Floor: Estimated 50-100 people.
  - Level 1: Estimated 20-60 people.
  - Level 2: Estimated 0-8 people
- Overnight
  - Visitors: 6 -12 (1 to 2 per room).
  - Staff: 1

Traffic

Council's traffic engineer has requested plan changes, turn-paths and a sight line assessment.

CIRQA has responded to these items separately in **Appendix A**.

Amended architectural plans include a parking space for a small car and the waste pick-up location.

Landscape and Public Realm

You have requested further information on the external works required for the proposed development.

There are no existing street trees or Stobie poles along the site's frontage.

The existing verge and footpath widths are to be maintained.

Redundant crossovers will be removed and infilled with paving to match the existing footpath. Annotations are included on the site plan noting this.

Hymenosporum flavum trees are proposed to be planted in line with the Council's preference. This is reflected in the updated Architecture and Landscape plans.

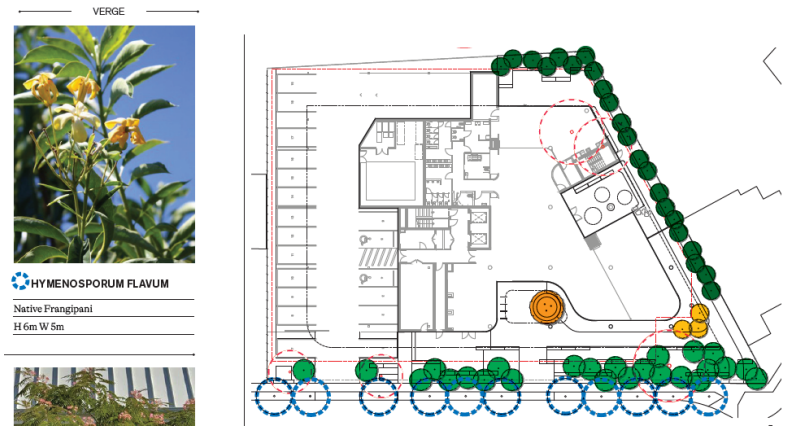


Figure 1 - Proposed plantings for verge.

Stormwater

Council's Stormwater Engineer has requested that the post-development stormwater discharge rate should not exceed the pre-development discharge rate.

Drains and MUSIC modelling have been provided to confirm this. They demonstrate that the peak flow is limited at this site as follows:

- 10% Pre dev flow = 0.025m3/sec
- 1% Post dev = 0.012m3/sec (pumped)

Conclusion

The additional information satisfies the items raised in your RFI.

I trust that the provided information enables you to finalise the assessment of this application.

Please call me on 8333 7999 if you have any questions.

Yours sincerely

Brigitte Williams
Senior Consultant

Appendix A – CIRQA RFI Response

Ref: 24200|CGB

12 August 2025

Brigitte Williams
URPS
27 Halifax Street
ADELAIDE SA 5000

Dear Brigitte,

WCH FOUNDATION HEALTH AND WELLBEING HUB
99-103 MOFFLIN ROAD, ELIZABETH VALE
APPLICATION ID: 25019778

I refer to the Request for Information (RFI) received from the City of Playford (Council) in relation to the proposed Women's and Children's Hospital Foundation Health and Wellbeing Hub at 99-103 Mofflin Road, Elizabeth Vale.

I have undertaken a review of the RFI comments received from Council (dated 28 July 2025). This letter outlines the comments from Council that relate to traffic, access and/or parking (italicised), followed by my response.

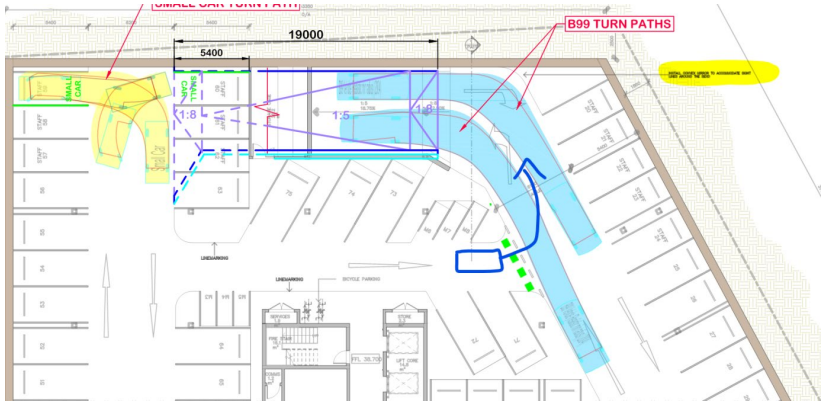
RESPONSE TO CITY OF PLAYFORD RFI

"The application was referred to Council's Traffic Engineer and the following information is requested.

- *Provide amended plans to reflect the planning approval plans to mark "SMALL CAR" parking bays.*

- *"Provide turn paths to the further bays below:*
  - *Entry into bay 1, 7,19, 59, 60, 20*

- *Provide turn path below for the below movement and commentary on the sight lines:*



- *Provide sightline assessment for driveway at entry/exit to the site. This should take onto account the existing/proposed trees on the verge, on-street car parking etc."*

I trust that the architectural plans will be amended to identify "SMALL CAR ONLY" spaces, as reflected in the plans prepared by CIRQA, included as Appendix B of the Traffic and Parking Report dated 1 July 2025.

The enclosed plans include turn paths illustrating access for Spaces 1, 7, 19, 20, 59 and 60, as well as simultaneous two-way movements at the base of the ramp. Notably, the left turn from the one-way aisle onto the ramp does not interfere with opposing vehicle movements (therefore line of sight between these left-turning vehicles and vehicles descending the ramp is not critical, albeit a traffic mirror is proposed to assist with intervisibility). As such, the likelihood of traffic conflict at the base of the ramp is low (and therefore the risk is assessed to be low).

The enclosed plans also include a sight distance assessment at the access point, in accordance with the guidance in Section 3.2.4 of AS/NZS 2890.1:2004. The sight distance assessment identifies that proposed street trees will partially obstruct sight distance (should they comprise foliage growth below a height of 1.15 m, which is likely until the trees reach maturity). Based on this assessment, CIRQA recommends that the trees located directly adjacent the driveway be deleted, with the other proposed trees relocated outside of the sight triangles identified in the enclosed plan. The sight distance assessment also identifies that kerbside parking on the northern side of the Mofflin Road service road will partially obstruct sight distance. The risks associated with these potential obstructions can be managed through kerbside parking restrictions (i.e. by ensuring that the level of occupancy associated with these parking spaces is low through implementation of 'loading zone' and short-term parking restrictions).

- *"The TIA concludes that the forecast development traffic volumes can be accommodated with minimal operational impact. Council crash data indicates a recurring pattern of right-angle collisions at the Mofflin Service Road and Oldham Road intersection. Although the additional traffic generated by the proposal is relatively low, there is concern that even a modest increase in turning movements could exacerbate existing safety risks at this location. Could the traffic report provide commentary on whether the recorded crash history has been considered as part of the assessment, the potential for development-related traffic to further impact intersection safety, and whether any mitigation measures should be explored in conjunction with the development"*

Crash data provided by the Department for Infrastructure and Transport (DIT) indicates that six (6) crashes have been reported at the intersection of Oldham Road, Mofflin Road and Mark Road in the most recent five-year data reporting period (2019 to 2023, inclusive). Four (4) of the reported crashes were classified as 'right-angle' crashes, with the remaining crashes comprising a single 'side swipe' crash and a single 'left road out of control' crash. All crashes at the intersection resulted in property damage only (i.e. there are no crashes on record resulting in injury).

The existing safety risk at the intersection has been assessed based on the likelihood and severity of the reported crashes, using the definitions of 'likelihood' and 'severity' outlined within the Austroads risk assessment matrix (Figure 10.2, Austroads' "*Guide to Road Safety - Part 6: Road Safety Audit*" (AGRS06-22), a marked up version of which is reproduced below.

Based on the DIT crash data, crashes resulting in 'property damage only' currently occur at the intersection once every 10 months, on average. This corresponds with an existing 'medium' crash risk at the intersection.

Likelihood (includes exposure)			Severity*				
			Insignificant	Minor	Moderate	Serious	Fatal
			Property damage	Minor first aid	Major first aid and/or presents to hospital (not admitted)	Admitted to hospital	Death within 30 days of the crash
	Almost Certain	One per quarter	Medium	High	High	Extreme (FSI)	Extreme (FSI)
	Likely	Quarter to 1-year	Medium	Medium	High	Extreme (FSI)	Extreme (FSI)
	Possible	1 to 3 Years	Low	Medium	High	High (FSI)	Extreme (FSI)
	Unlikely	3 to 7 Years	Negligible	Low	Medium	High (FSI)	Extreme (FSI)
	Rare	7 years+	Negligible	Negligible	Low	Medium (FSI)	High (FSI)

*see Severity Guidance Sheet

Safe System crash outcome threshold

Figure 1 – Excerpt from risk assessment matrix from AGRS06-22 (modified with blue outline identifying the level of risk present at the subject intersection based on existing crash records)

As illustrated in Figure 1, the level of risk at the intersection would not change, even if the crash types currently occurring at the intersection were to increase in frequency to occur more than once per quarter.

If it were (conservatively) assumed that crashes at the intersection were to increase in severity (to include injury crashes), the level of risk at the intersection would only change if these new injury crashes were to occur as often as once per quarter. Given that the additional movements generated by the development will represent only a small percentage of all movements at the intersection (due to the higher proportion of traffic generating land uses accessed via Mark Road), and given that crash severity at the intersection is unlikely to change (since crash types, vehicle types and vehicles speeds are unlikely to change), it is unlikely that the level of risk at the intersection would increase (to 'high') as a result of the development.

Based on this discussion, amendment to traffic controls at the intersection is not regarded as a requirement to retain the level of safety that currently exists at the subject intersection. Notwithstanding the above assessment, options are available to Council to amend traffic controls at the intersection should a reduction in potential traffic conflict be sought. Such options would include restricting movements into and out of the Mofflin Road service road to left-in/left-out movements only (i.e. by installing a 'splitter island' on the Mofflin Road service road) and/or introducing a one-way restriction on the Mofflin Road service road to allow either northbound or southbound movements only. Naturally, such changes would require stakeholder consultation and implementation in accordance with the requirements of the Road Traffic Act 1961.

I trust that the above information is sufficient to respond to the RFI received from Council, however please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

CHRIS BENTICK
Senior Transport Planner | CIRQA Pty Ltd

Encl.

- Updated plans prepared by CIRQA

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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	24/03/2025	DESIGN REVIEW	JJB	CGB
B	13/06/2025	DESIGN REVIEW	JJB	CGB
C	30/06/2025	DESIGN REVIEW	JJB	CGB
D	11/08/2025	TURN PATHS	JJB	CGB

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WCH HEALTH AND WELLBEING HUB

99-103 MOFFLIN ROAD, ELIZABETH VALE
GROUND FLOOR - B85 (ORANGE) AND SMALL CAR (YELLOW) INGRESS MOVEMENTS

PROJECT # 24200 SHEET # 01_SH01

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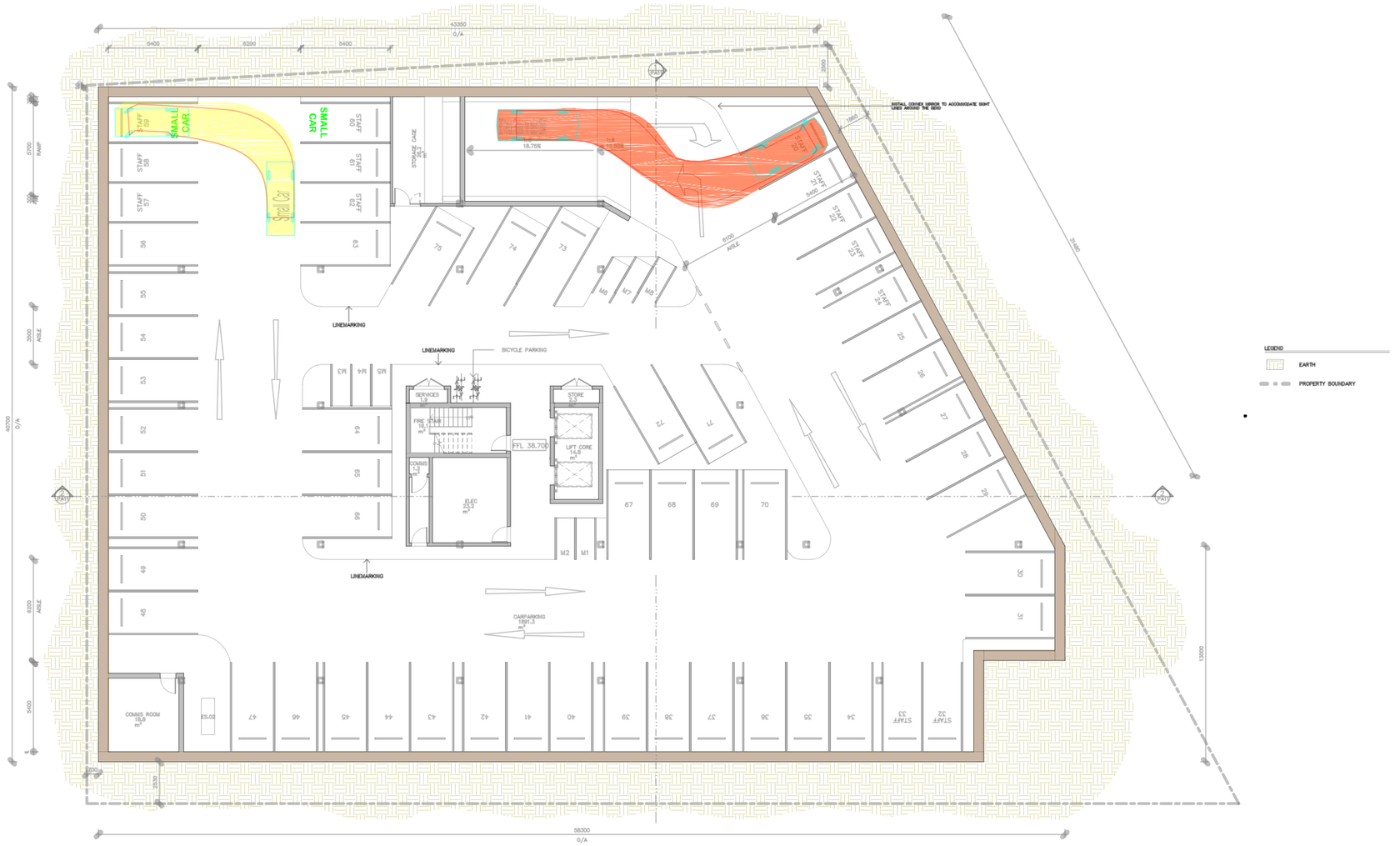
WCH HEALTH AND WELLBEING HUB

99-103 MOFFLIN ROAD, ELIZABETH VALE
GROUND FLOOR - B85 (ORANGE) AND SMALL CAR (YELLOW) EGRESS MOVEMENTS

PROJECT # 24200 SHEET # 01_SH02



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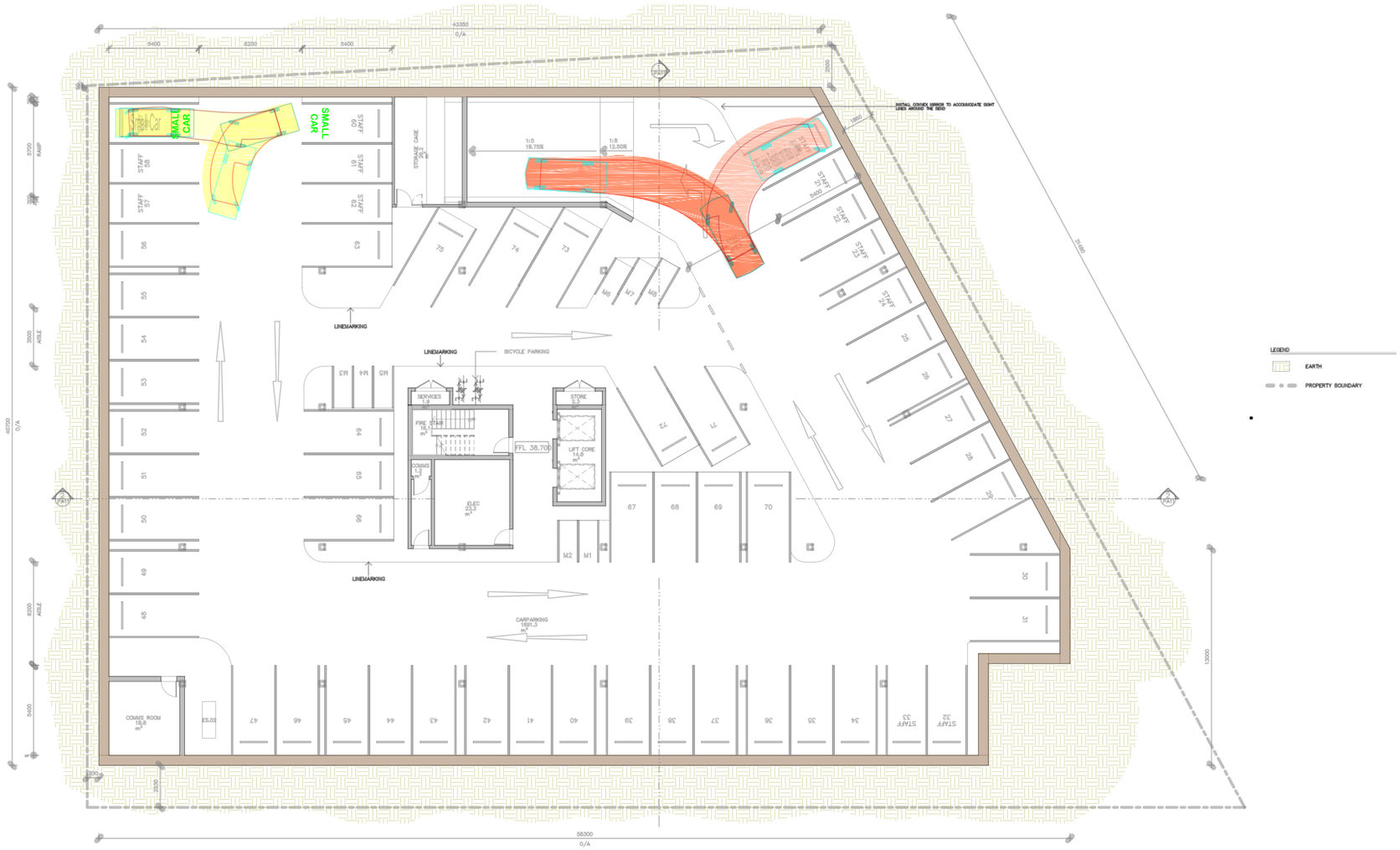
WCH HEALTH AND WELLBEING HUB

99-103 MOFFLIN ROAD, ELIZABETH VALE
BASEMENT - B85 (ORANGE) AND SMALL CAR (YELLOW) INGRESS MOVEMENTS

PROJECT # 24200 SHEET # 01_SH03



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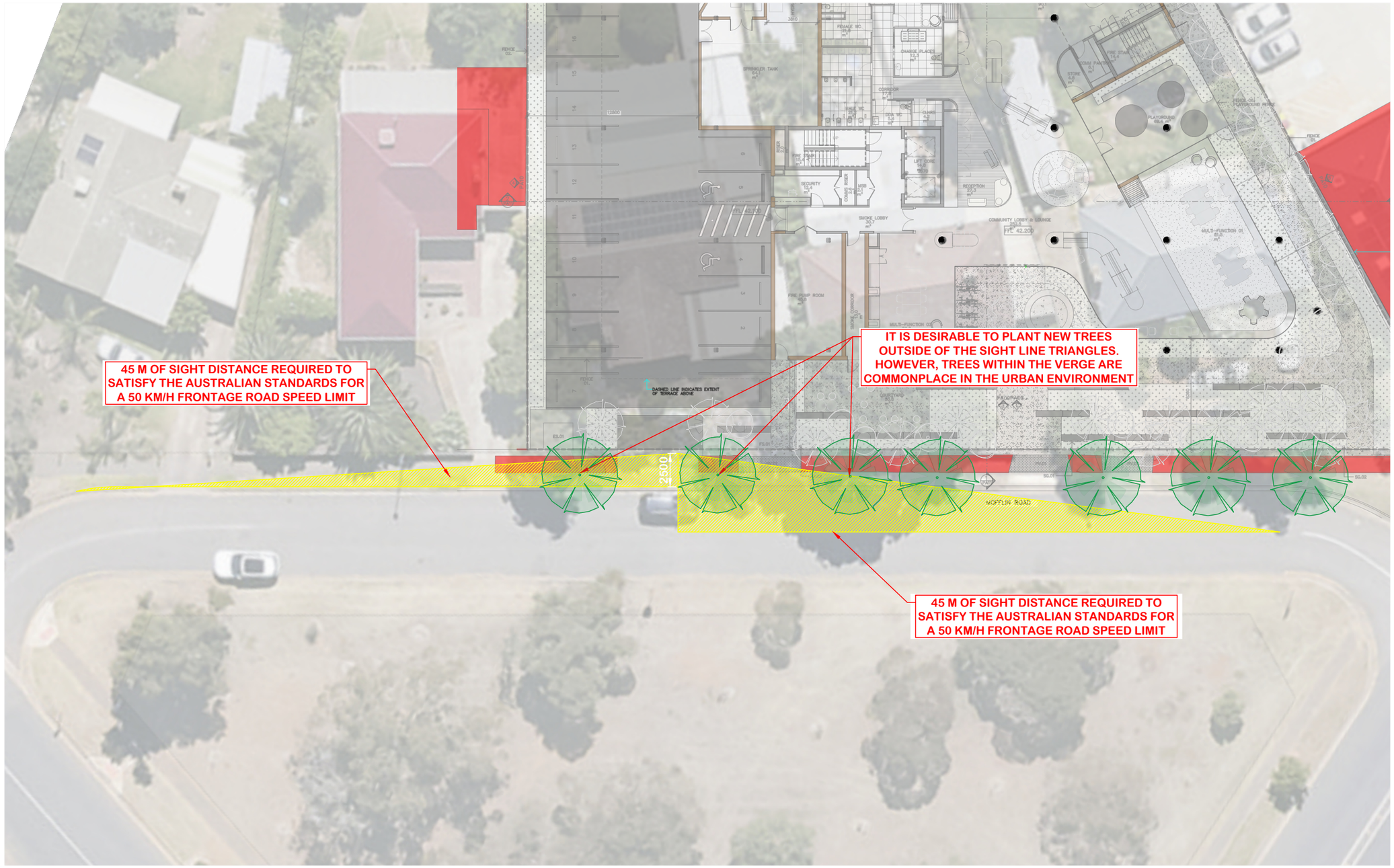
WCH HEALTH AND WELLBEING HUB

99-103 MOFFLIN ROAD, ELIZABETH VALE
BASEMENT - B85 (ORANGE) AND SMALL CAR (YELLOW) EGRESS MOVEMENTS

PROJECT # 24200 SHEET # 01_SH04



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WCH HEALTH AND WELLBEING HUB

99-103 MOFFLIN ROAD, ELIZABETH VALE
SIGHT DISTANCE ASSESSMENT (AS2890.1:2004)

PROJECT # 24200 SHEET # 01_SH05

WCH FOUNDATION HEALTH AND WELLBEING HUB
99-103 MOFFLIN ROAD, ELIZABETH VALE
WASTE MANAGEMENT PLAN

CIRQA™

DISCLAIMER

DOCUMENT CONTROL

Report title:	WCH Foundation Health and Wellbeing Hub 99-103 Mofflin Road, Elizabeth Vale Waste Management Plan
Project number:	24200
Client:	Studio Nine Architects
Client contact:	Jess Alderslade

Version	Date	Details/status	Prepared by	Approved by
Draft	26 Jun 25	For review	CGB	TAW
V1	1 Jul 25	For submission	CGB	TAW
V1.1	1 Jul 25	Minor updates	CGB	TAW

CIRQA Pty Ltd
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1. INTRODUCTION

CIRQA has been engaged to prepare a Waste Management Plan for the proposed Women's and Children's Hospital (WCH) Foundation Health and Wellbeing Hub at 99-103 Mofflin Road, Elizabeth Vale. This plan details the proposed management of waste for the development. The preparation of the statement has included consideration of the requirements and recommendations of Zero Waste SA's *"Better Practice Guide Waste Management for Residential and Mixed Use Developments"* (2014).

2. PROPOSED DEVELOPMENT

The proposed development comprises the construction of a new multi-storey mixed-use medical facility on the subject site. Specifically, the proposal comprises the construction of:

- 567.3 m^2 of office space;
- 476.9 m^2 of community space;
- eleven (11) medical consulting rooms (occupying 405.8 m^2);
- a 6-bed short term accommodation facility; and
- ancillary floor area (including storage, shared toilets and circulation areas).

The proposal is illustrated the drawings prepared by Studio Nine Architects (Drawing no. 0905-123 Sheet nos. PA02-08).

3. WASTE GENERATION ASSESSMENT

Based on the rates identified in the Zero Waste SA guideline, the following rates have been adopted for the assessment of the proposal:

- offices/consulting rooms:
  - general waste – 15 L per 10 m² per week;
  - co-mingled recycling – 15 L per 10 m² per week;
  - green organics (including food waste) – 2.5 L per 10 m² per week;
- boarding house (*applicable to the accommodation units*):
  - general waste – 30 L per unit per week;
  - co-mingled recycling – 20 L per unit per week; and
  - green organics (including food waste) – 10 L per unit per week.

Table 1 summarises the waste generation assessment based on the above rates.

Table 1 – Weekly waste generation for the proposed uses

Land Use	Qty	Gen. Waste	Recycling	Organics
Offices/consulting rooms	1450 m²	2175	2175	362.5
Accommodation units	6	180	180	60
Total		**2,355 L/week**	**2,295 L/week**	**422.5 L/week**

4. WASTE MANAGEMENT SYSTEM

4.1 BIN STORAGE AND TRANSER PROVISIONS

The development will include an at-grade bin storage area on the ground floor. Figure 1 illustrates that the proposed bin storage room will be able to store the number of bins required to accommodate the development's waste generation.

Waste is proposed to be collected by a private refuse contractor via a new kerbside loading zone on the Mofflin Road service road (subject to Council consent for a proposed change to parking controls on Mofflin Road). Such a loading zone could apply during the primary hours of operation for the site's commercial tenancies (and accommodate commercial vehicle deliveries and collections, such as the linen service associated with the accommodation units).

Direct access will be provided between the bin storage area and the loading zone via the waste transfer paths illustrated in Figure 1.

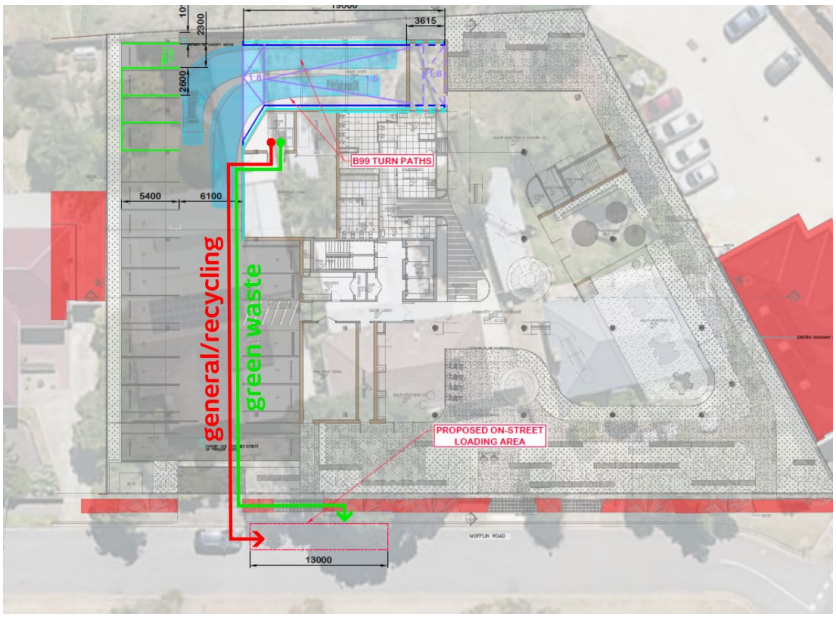

Figure 1 – Bin storage arrangement and key waste transfer paths

Based on the waste generation assessment outlined in Section 3, Table 2 identifies the recommended number of bins and services for each waste stream and land use.

Table 2 – Number of bins and service rate for each waste stream

Waste Stream	Bin Size	# of bins	Capacity	Service Rate
General Waste	660 L	2	2,640 L per week	twice per week
Co-Mingled Recycling	660 L	2	2,640 L per week	twice per week
Green Organics	240 L	2	480 L per week	once per week

The above service schedule indicates that general waste and co-mingled recycling waste streams will be collected twice per week, with green organics collected once per week. This results in the potential for up to five (5) trucks accessing the site per week. The associated movements would be undertaken outside of peak periods and have minimal impact on users of the site and traffic on the adjacent road network.

4.2 OTHER WASTE

In addition to the three primary waste streams, the consulting rooms may also generate medical waste which would be stored within the medical facility and collected by specialist medical waste collection contractors. It is understood that such medical waste is collected via the use of small commercial vans (within a B99 design vehicle classification), which will be able to use the site's general parking spaces or the proposed Mofflin Road loading zone.

Additional waste services required for the office tenancies (i.e. confidential documents/shredding, printer cartridges, light globes, etc.) would be organised by the tenant and undertaken by private contractors, as and when required.

4.3 MANAGEMENT RESPONSIBILITIES

To ensure the waste system is appropriately managed and maintained, the following responsibilities are identified for relevant parties:

- local disposal of waste (from accommodation units, offices and commercial tenancies to the bin store) – commercial tenants/staff (including cleaning contractor);
- hard waste collection – commercial tenants/staff (via private waste collection contractor);
- storage and collection of other waste types – commercial tenants/staff (as required);
- collection of commercial waste (general, recycling and organics) - private waste collection contractor;
- management and maintenance of bin store (including hygiene, vermin control etc.) – building management/maintenance; and
- education and training of residents (including induction) – building management/maintenance.

In addition to the above responsibilities, the following specific tasks should be undertaken by building management/maintenance staff:

- ensure that the waste areas are secured to avoid theft and/or inappropriate use of the waste provisions;
- ensure that the waste area and transfer pathways are inspected and cleaned routinely to ensure these areas are kept hygienic and clear of loose waste;

- ensure that bins are routinely cleaned (this could be arranged through a private bin cleaning service who utilise specialist vehicles for the washing and disinfection of bulk bins);
- ensure that bins are labelled/signed appropriately to identify the relevant waste type as well as the site's property address;
- ensure that commercial tenants and their staff are inducted and educated in respect to the appropriate management and disposal of waste within the site; and
- ensure that commercial tenants and their staff adhere to the waste management arrangements and manage undesirable behaviour as and if required.

Resonate

WCH Family Health and Wellbeing Hub

Acoustic Design Advice

A240261RP2 Revision 0

Wednesday, 18 June 2025

Resonate

Document Information

Project	WCH Family Health and Wellbeing Hub
Client	Studio Nine Architects
Report title	Acoustic Design Advice
Project Number	A240261

Revision Table

Report revision	Date	Description	Author	Reviewer
0	18 June 2025	First issue	Deb James	Alex Foster

Resonate

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
Characteristic	Associated with a noise source, means a tonal, impulsive, low frequency, intermittent, or modulating characteristic of the noise that is determined in accordance with the *Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy 2023* to be fundamental to the nature and impact of the noise.
Continuous noise level	A-weighted noise level of a continuous steady sound that, for the period over which the measurement is taken using fast time weighting, has the same mean square sound pressure as the noise level which varies over time when measured in relation to a noise source and noise-affected premises in accordance with the Noise Policy
Day	Between 7 am and 10 pm as defined in the Noise Policy
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of loudness.
dB(A)	Units of the A-weighted sound level.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
Indicative noise level	Indicative noise level determined under clause 5 of the Noise Policy.
L_{90}	Noise level exceeded for 90 % of the measurement time. The L_{90} level is commonly referred to as the background noise level.
L_{eq}	Equivalent Noise Level—Energy averaged noise level over the measurement time.
Night	Between 10 pm on one day and 7 am on the following day as defined in the Noise Policy
Noise source	Means a commercial or industrial premises at which an activity is undertaken, or a machine or device is operated, resulting in the emission of noise

Resonate

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Resonate

Executive summary

This report outlines the environmental noise assessment for the proposed Women's and Children's Hospital (WCH) Foundation Family Health & Wellbeing Hub, located at 99 – 103 Mofflin Road, Elizabeth South SA 5112.

The potential noise emissions from the development have been assessed to adjacent noise-affected premises and potential noise sensitive receptors on the development site itself.

The potential environmental noise impact has been assessed against the:

- Planning & Design Code
- *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy)
- *Local Nuisance and Litter Control Act* 2016.

A summary of the noise assessment and outcomes are outlined in Table 1.

Table 1 Assessment summary and outcomes

Noise source	Outcome
Car parking activity	No specific acoustic treatments are required.
Building services plant	Indicative noise mitigation treatments that will be considered during detailed design are provided in the report. During the detailed design phase, noise emissions from the external plant will be assessed and mitigation treatments adopted to ensure that cumulative noise emissions are limited to 57 dB(A) during the day (7 am to 10 pm) and 50 dB(A) at night (10 pm to 7 am) at the noise-affected premises, when assessed in accordance with the South Australian Environment Protection (Commercial & Industrial Noise) Policy 2023.
Waste collection	Waste collection is to be restricted to 9 am and 7 pm on a Sunday or public holiday and 7 am and 7 pm on any other day,

This assessment has demonstrated that the potential noise emissions from the operation of the proposed development will be able to operate within the relevant noise provisions in the Planning & Design Code and relevant noise criteria requirements.

Resonate

1 Introduction

This report outlines the environmental noise assessment for the proposed Women's and Children's Hospital (WCH) Foundation Family Health & Wellbeing Hub, located at 99 – 103 Mofflin Road, Elizabeth South SA 5112. The Family Health & Wellbeing Hub will be a three storey building that will provide community support, health services, and short-term accommodation.

The site is currently three residential allotments and is bounded by residential land uses to the north and east, a Health & Medical development to the south and Mofflin Reserve to the west across Mofflin Road. There are significant existing Health & Medical developments in the area, including the Lyell McEwin Hospital directly to the south across Oldham Road.

The noise impact assessment has been undertaken in consideration of the following guidelines:

- Planning & Design Code
- *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy)
- *Local Nuisance and Litter Control Act* 2016.

2 Proposed development

2.1 Location

The subject site is located at 99 – 103 Mofflin Road, Elizabeth South SA 5112 and is bounded by residential land uses to the north and east, a Health & Medical development to the south and Mofflin Reserve to the west across Mofflin Road. Figure 1 shows an aerial image of the site in relation to adjacent land and zoning.

Figure 1 SAPPA—Aerial image of site (white outline), adjacent land, and zoning

2.2 Operation

The development is proposed to have 24 hour operation with the activity as outlined in Table 2.

Table 2 Proposed activity

Noise sources	Location	Period	
		Day—7 am to 10 pm	Night—10 pm to 7 am
Building services plant			
Carpark supply fan	Ground intake to playground area	All plant operating at 100% capacity	All plant operating at 100% capacity
Condensers Pumps Carpark exhaust fan / toilet exhaust fan	Roof top (L2) plant area	All plant operating at 100% capacity	All plant operating at 100% capacity
Emergency equipment—Fire pump	Fire pump room on grade	Tested monthly for up to 15 minutes each Full operation as required during an emergency	Full operation as required in an emergency
Vehicle movements			
Car park activity	On grade to basement	10 car movements per 15-minute period	10 car movements per 15-minute period

Resonate

3 Planning & Design Code

3.1 Zoning

The zoning of the subject site (noise source) and noise-affected premises are as outlined in Table 3.

Table 3 Summary of zones/subzones

Location	Zone / Subzone
Subject site	Strategic Innovation
Premises to the north, east, south	Strategic Innovation
Site to the east (Mofflin Reserve)	Recreation

The Desired Outcomes, Performance Outcomes, and Designated Performance Features of the zones/subzones have been used by the EPA in their *Indicative Noise Factor Guidelines* to determine appropriate land use categories and indicative noise factors used to derive environmental noise criteria (refer to Section 4 for further details).

3.2 Interface between land uses

Interface between Land Uses is a General Development Policy that is relevant to the subject site. The relevant Assessment Provisions relating to noise are outlined in Table 4.

Table 4 Relevant Assessment Provisions—Activities generating noise or vibration

Relevant Assessment Provisions	
Desired Outcome	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcome	**Deemed-to-Satisfy Criteria / Designated Performance Feature**
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.

Relevant Assessment Provisions	
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers c) housing plant and equipment within an enclosed structure or acoustic enclosure d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.

Resonate

4 Noise criteria

4.1 Environmental noise policy

As noted in DTS/DPF 4.1, environmental noise emissions from the subject site should comply with the *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy).

As noted in Section 3.1, the environmental noise criteria are based on the land use categories determined based on the principal land uses outlined in the Planning & Design Code for the noise source and noise-affected premises. The land uses and indicative noise factors are as shown in Table 5.

Table 5 Excerpt from Noise Policy—Table 2(subclause(1)(b))

Land use category	Indicative noise factor dB(A)	
	Day (7 am to 10 pm)	Night (10 pm to 7 am)
Rural living	47	40
Residential	52	45
Rural industry	57	50
Light industry	57	50
Commercial	62	55
General industry	65	55
Special industry	70	60

Based on the land use categories as outlined in the EPA's *Indicative Noise Factor Guidelines*, the relevant criteria for the noise-affected premises in each zone are as outlined in Table 6. In accordance with Part 5 of the Noise Policy, the relevant criteria are the average of the relevant indicative noise factors less 5 dB(A).

Table 6 Summary of zones, land uses, and Noise Policy criteria

Site	Zone/subzone	Land use categories	Criteria, L_{Aeq}	
			Day (7 am to 10 pm)	Night (10 pm to 7 am)
Subject site	Strategic Innovation	Commercial	N/A	N/A
Premises to the north, east, south	Strategic Innovation	Commercial	57	50
Site to the east (Mofflin Reserve)	Recreation	Commercial	57	50

4.2 Emergency equipment

The development is to include equipment for fire protection. This would only to be tested periodically during the day and would only operate in emergency situations when there is a fire. As such, the strict application of the Noise Policy criteria may be considered to be too onerous.

The *Guidelines for the use of the Environment Protection (Commercial & Industrial Noise) Policy 2023* (the Guidelines) provides guidance on reasonable adjustments for noise sources that are intermittent and infrequent. Table 7 outlines the allowable adjustment of the criteria for intermittent and infrequent noise sources. Note that the compliance criterion is 5 dB higher than the criteria outlined in Table 6.

Table 7 Allowable adjustment of the criteria

Allowable duration of noise (1 event in a 24-hour period)	Allowable exceedance of the compliance criterion (INL), dB(A)	
	Day (7 am to 10 pm)	Night (10 pm to 7 am)
Under 2 hours	3	0
Under 1 hour	5	0
Under 15 minutes	10	3

For the fire protection equipment, we understand that the following operation is typical:

- Tested monthly for up to 15 minutes
- Tested during daytime only
- During emergency (fire).

The criteria as outlined in Table 8, has been adopted for emergency equipment based on the above and the associated rationale.

Table 8 Emergency equipment criteria & rationale

Equipment	Design criterion, L_{eq} dB(A)	Rationale
Fire pump	Day INL+10	Testing of the fire pump will only occur during the daytime period, once a month, for a 15-minute period. The daytime exceedance is consistent with Table 7. The nighttime criterion will be exceeded when the fire pump is in operation; however, this will be in the event of a fire when noise emissions and protection of amenity is not typically considered to be the priority.

Application of the proposed exceedance as detailed in Table 8 results in criteria as shown in Table 9.

Table 9 Summary of emergency equipment criteria

Receiver	Fire pump criteria, L_{eq} dBA)
All premises around the site	72

4.3 Waste collection

The *Local Nuisance and Litter Control Act* 2016 (LNLC Act) provides a means to assess noise from waste collection at a commercial premises.

The requirements for under the LNLC Act for this source are outlined in Table 8.

Table 10 Requirements of the LNLC Act

Description	Example noise sources	Nuisance trigger
Waste collection	Waste collection	If it is considered that that the noise has travelled from the place at which it was generated to neighbouring premises: • before 9am or after 7pm on any Sunday or public holiday; or • after 7pm or before 7am on any other day.

With respect to noise, the LNLC Act was written to utilise subjective compliance assessments and therefore does not include any specific noise goals.

We note that the LNCL Act is used to assess whether an existing noise source constitutes a local nuisance. It is not intended to be used during the planning stage. However, the LNLC Act requirements regarding noise associated with waste collection are to provide a restriction on the hours on when the waste collection activities to be occurred once the development is operational and should be considered at the planning stage.

Resonate

5 Assessment

5.1 Noise modelling

Noise emissions from site have been modelled assuming attenuation from geometrical spreading only and neutral meteorological conditions (zero wind and temperature gradients). Other factors such as ground effects, air absorption and shielding due to natural topography have not been considered.

5.2 Sound levels

Sound levels adopted in the noise modelling of the proposed development are outlined in Table 11.

Table 11 Sound levels

Location	Details	Quantity	Sound level	Notes
Ground floor external playground to east of building	CPSF inlet	1	L_W 83 dB(Z) inlet	1
L2 roof top plant area to west of building	CPEF outlet	1	L_W 87 dB(Z) outlet	1
	Heat pump	1	L_p 59 dB(A) @ 3m	1
	REYQ10TY1 condensers	2	L_p 57 dB(A) @ 1m	1
	REYQ12TY1 condensers	6	L_p 59 dB(A) @ 1m	1
	REYQ14TY1 condensers	1	L_p 60 dB(A) @ 1m	1
	REYQ16TY1 condensers	2	L_p 61 dB(A) @ 1m	1
	RZQS71AV1 condensers	3	L_p 52 dB(A) @ 1m	1
Carpark	Car / passenger vehicles	10	L_W 81 dB(A)	2

(1) Provided by the Mechanical Engineer.

(2) Association of Australasian Acoustical Consultants *Guideline for Child Care Centre Acoustic Assessment* V3.

5.3 Recommended treatments

At this stage of the development process, only indicative plant selections have been provided. The selections and location of plant are subject to change as the design develops. Sound power levels, noise attenuation, and enclosures or barriers are to be designed during detailed design stage to ensure compliance with required noise emission levels.

Acoustic treatments that may have to be considered are outlined in Table 12.

Table 12 Indicative acoustic treatments for building services

Plant and/or location	Potential noise mitigation options
CPSF inlet	• C2090 attenuator to inlet side of fan • All other duct & bends between inlet and fan lined with 50 mm insulation. Note that this treatment is recommended to control noise to the adjacent outdoor playground rather than to adjacent receptors.
CPEF outlet	• C1090 attenuator to outlet side of fan
L2 roof top plant platform	Northern barrier: • Solid barrier to the entire north side of the plant area • The barrier is to be constructed from a solid material (such as sheet metal or fibre cement sheet) • The barrier is to be 500 mm higher than the top of the tallest installed unit. Note that this treatment is recommended to control noise to the adjacent bedroom window on L2 rather than to adjacent receptors. Southern barrier: • Solid barrier to the entire south side of the plant area • The barrier is to be constructed from a solid material (such as sheet metal or fibre cement sheet) • The barrier is to be the same height as the top of the tallest installed unit Note that this treatment is recommended to control noise to the southern outdoor area on L2 rather than to adjacent receptors. These barriers are indicatively shown in Figure 2.
Fire pump room	• Acoustically rated doors • Acoustically rated walls (solid masonry or multi-layered lightweight walls) • Acoustically treated roof-ceiling system • Room internally lined with NRC 0.9 - 1.0 absorptive finish • Exhaust duct to include internal acoustic insulation • 300 - 600 mm deep acoustic louvres for air intake.

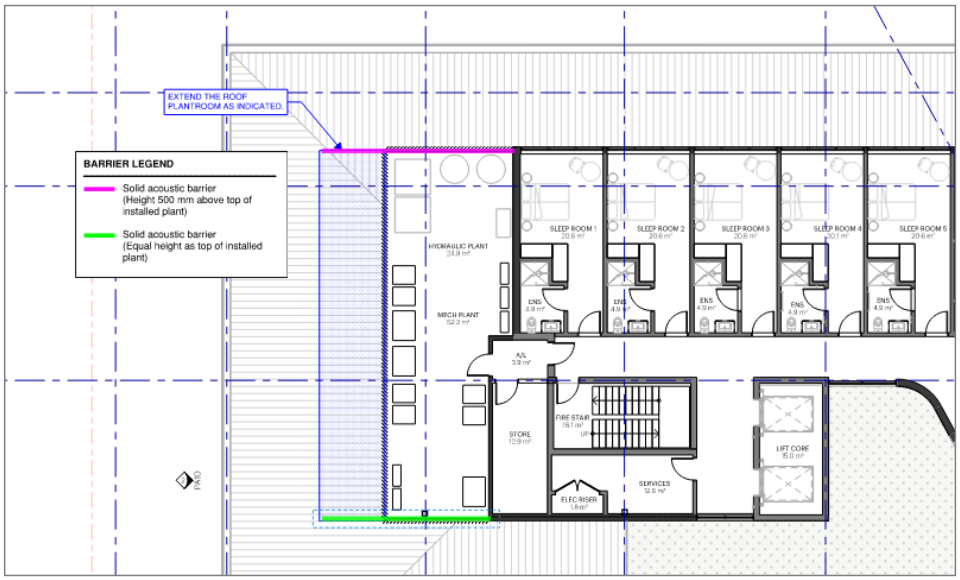

Figure 2 L2 roof top plant barriers

5.4 Predicted noise levels

A summary of the predicted noise levels at noise-affected premises is presented in Table 13 for nighttime emissions (worst case).

Table 13 Predicted noise levels—night

Prediction location	Predicted noise level, L_{eq} dB(A)	Noise Policy nighttime criteria, dB(A)
Premises to the north along Mofflin Road	≤ 42	50
Premises to the east along Siddal Road	≤ 43	
Mofflin Reserve to the west	≤ 44	
Premises to the south	≤ 44	

Based on the activity on site, the noise characteristics of the controlling noise sources, and the existing uses in the area, no characteristic penalty has been applied to the predicted noise levels. The predicted noise levels comply with the more stringent nighttime criterion at all adjacent receptors with the recommended treatments as outlined in Section 5.3.

We note that no selection for the fire pump has been made at this stage. The design will ensure that the noise emission from the testing and use of the fire pump are within the recommended limits. The site itself has sensitive uses and it is likely that the final design will incorporate acoustic treatments beyond what is required to achieve compliance with the criteria as outlined in Section 4.2.

5.5 Waste collection

Noise from waste collection is not addressed under the Noise Policy. The *Local Nuisance and Litter Control Act* 2016 (LNLC Act) provides guidance in this case and notes that if waste collection is restricted to 9 am and 7 pm on a Sunday or public holiday and 7 am and 7 pm on any other day, noise from this activity will not be considered to create a noise nuisance. If waste collection is restricted to the noted times, there will be no further restrictions.

6 Conclusion

An environmental noise impact assessment has been undertaken for the proposed Women's and Children's Hospital (WCH) Foundation Family Health & Wellbeing Hub, located at 99 – 103 Mofflin Road, Elizabeth South SA 5112.

This assessment has demonstrated that, with the indicative noise mitigation treatments detailed in this report the noise emissions from the operation of the proposed development will be able to comply with the relevant documents:

- Planning & Design Code
- *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy)
- *Local Nuisance and Litter Control Act* 2016.

All recommended treatments will be further reviewed and refined during the detailed design of the development, and as such, all recommendations provided within the report are to be considered as indicative only.

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Arboricultural Impact Assessment and Development Impact Report

Site: 99-103 Mofflin Road, Elizabeth Vale (WCH Foundation Program)

Date: Wednesday, 11 June 2025

ATS8103-99-103MofRdDIR

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PROFESSIONALS IN ARBORICULTURE

Contents

Report Reference Number: ATS8103-99-103MofRdDIR

Report prepared for:
Jess Alderslade, Studio Nine Architects, Senior Architect

Author:
Tom Richardson, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the trees in the survey area at 99, 101 and 103 Mofflin Road, Elizabeth Vale. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommend mitigation strategies where appropriate. The proposal involves the demolition of the existing dwellings across the current land allotments and the construction of a new Women's and Children's Hospital Foundation facility. This assessment provides recommendations in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025).

The assessment considered thirteen trees and two tree groups which are identified as a mix of various native, locally indigenous and exotic species. These trees have been planted as part of the landscaping of the garden of the current residential allotments. Eleven of the trees are considered to be in Good overall condition and have extended useful life expectancies; two trees (Trees 8 and 11) are in Fair overall condition as a result of their reduced structural condition as both have been previously lopped. Trees 2 and 14 are both in Poor overall condition, with Tree 2 being constructed entirely from regrowth emanating from the stump and Tree 14 having a significant level of decay in the primary trunk division.

The growing environment of the includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip, landscaped gardens open lawn area and the current dwellings.

There are five Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Eight of the trees are Unregulated, the remaining trees tree and tree group are Exempt from regulation. Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated trees that prevents an otherwise reasonable and expected development is not warranted.

The Arboricultural Impact Assessment has identified that all the trees (five Regulated, eight Unregulated and two Exempt) in the area of the proposed development will be negatively impacted by the proposed works and require removal. As the five Regulated trees (Trees 6, 7, 10, 13 and 14) do not meet the *'Performance Outcomes'* in the *Planning and Design Code* their removal to accommodate expected development is reasonable.

Brief

Arborman Tree Solutions was engaged by Studio Nine Architects to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at 99-103 Mofflin Road, Elizabeth Vale (WCH Foundation Program). The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes the demolition of the existing dwellings across the current land allotments and the construction of a new Women's and Children's Hospital Foundation facility. This assessment will determine the potential impacts the proposal may have on the trees within and adjacent to the site and recommend impact mitigation strategies in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025) for trees to be retained.

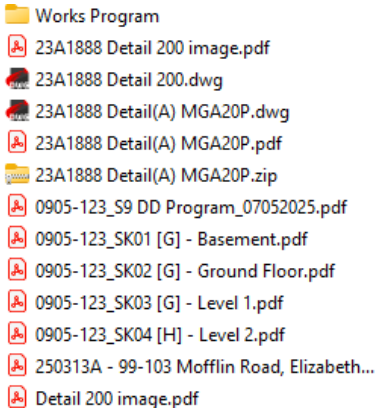
In accordance with section 2.2 of the AS4970-2025 the following information is provided:-

- Assessment of the general condition and structure of the subject trees.
- Identification of the legislative status of trees on site as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*
- Identify and define the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for each tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2025 for trees to be retained.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment:-

- Email instruction on Scope of Works.
- Design Drawings.
- Associated documents:



Site Location

The trees are located in the front and rear gardens of the properties within the survey area 99, 101 and 103 Mofflin Road, Elizabeth Vale.

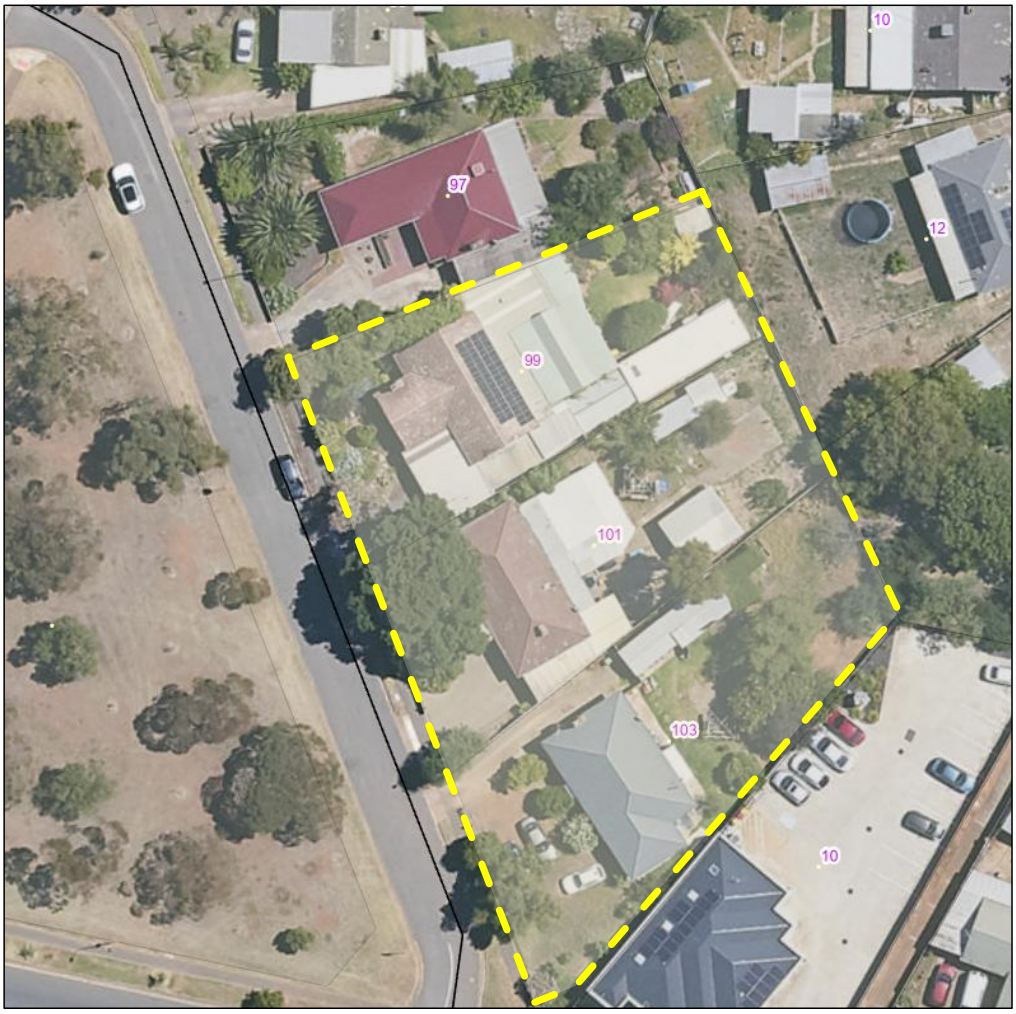


Figure 1: Site Location - 99, 101 and 103 Mofflin Road, Elizabeth Vale.

Methodology

The proposed design was reviewed in association with the information supplied in the Design Drawings and CAD files as provided by Studio Nine Architects.

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2025 *Protection of trees on development sites* (AS4970-2025). When determining potential impacts of an encroachment into a Notional Root Zone (NRZ), the following should be considered as outlined in AS4970-2025 section 3.3.4 *NRZ encroachment considerations*:-

a) Location of roots and root development.

b) The potential loss of root mass from the encroachment.

c) Tree species and tolerance to root disturbance.

d) Age, vigour and size of the tree.

e) Lean and stability of the tree.

f) Soil characteristics and volume, topography, and drainage.

g) The presence of existing or past structures or obstacles affecting root growth.

h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories:-

No Impact - no encroachment into the NRZ has been identified.

Low <10% - the identified encroachment is less than 10% of the NRZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the NRZ area, however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the NRZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the NRZ area and in most cases will also impact the Structural Root Zone (SRZ) and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2025 3.3.4 *NRZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2025 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available, and the only option is alternative designs or tree removal.

Regulatory Status, Notional Root Zones and Development Impacts are shown in Appendix B - Tree Assessment Findings.

Assessment

Arborman Tree Solutions has assessed the trees in the survey area at 99, 101 and 103 Mofflin Road, Elizabeth Vale. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommend mitigation strategies where appropriate. The proposal involves the demolition of the existing dwellings across the current land allotments and the construction of a new Women's and Children's Hospital Foundation facility. This assessment provides recommendations in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025).

Tree Assessment

The assessment considered thirteen trees and two tree groups which are identified as a mix of various native, locally indigenous and exotic species. These trees have been planted as part of the landscaping of the garden of the current residential allotments. Eleven of the trees are considered to be in Good overall condition and have extended useful life expectancies; two trees (Trees 8 and 11) are in Fair overall condition as a result of their reduced structural condition as both have been previously lopped. Trees 2 and 14 are both in Poor overall condition with Tree 2 being constructed entirely from regrowth emanating from the stump and Tree 14 having a significant level of decay in the primary trunk division.

The growing environment of the trees includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip, landscaped gardens open lawn area and the current dwellings.

Table 1 - Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Numbers
Brachychiton populneus	Kurrajong	2	Native	6 and 10
Citharexylum spinosum	Fiddlewood	1	Exotic	15
Citrus sinensis	Sweet Orange Group	1	Exotic	9 (group)
Corymbia citriodora	Lemon Scented Gum	1	Native	3
Cupressus leylandii	Leyland Cypress	1	Exotic	12
Eucalyptus camaldulensis	River Red Gum	1	Indigenous	2
Fraxinus angustifolia ssp. oxycarpa 'Raywood'	Claret Ash	1	Exotic	4
Koelreuteria paniculata	Golden Rain Tree	1	Exotic	7
Lagunaria patersonia	Norfolk Island Hibiscus	1	Exotic	11
Melaleuca sp.	Paperbark	2	Native	13 and 14
Photinia serrulata	Taiwanese Photinia	1	Exotic	5
Prunus cerasifera	Common Plum	1	Exotic	8
Prunus sp.	Plum	1	Exotic	1 (group)

Legislative Assessment

There are five Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Eight of the trees are Unregulated, the remaining trees tree and tree group are Exempt from regulation. Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated trees that prevents an otherwise reasonable and expected development is not warranted.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Regulated	5	6, 7, 10, 13 and 14
Unregulated	8	1 (group), 2, 3, 5, 8, 11, 12 and 15
Exempt	2	4 and 9 (group)

Encroachment and Impact Assessment

Within AS4970-2025, relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree that requires protection should be retained whilst remaining viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2025. When assessing potential impacts, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are the principle means of protecting a tree and are provided in accordance with AS4970-2025 section 1.4.5 and 3.2. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

The encroachment for all trees impacts the SRZ and/or the trunk and as such, they will be destabilised by the required work and they are therefore considered to be Conflicted by the proposed development.

Conclusion

The Arboricultural Impact Assessment has identified that all the trees (five Regulated, eight Unregulated and two Exempt) in the area of the proposed development will be negatively impacted by the proposed works and require removal. As the five Regulated trees (Trees 6, 7, 10, 13 and 14) do not meet the *'Performance Outcomes'* in the *Planning and Design Code* their removal to accommodate expected development is reasonable.

Recommendation

Removal and Replacement

1. Pursuant to the *PDI Act 2016* Regulated trees require replacement with two new plantings when they are removed, as such the replacement of Trees 6, 7, 10, 13 and 14 with two new trees each within the subject land is recommended, the replacement species, should provide the same or more environmental and aesthetic benefit.
2. Replacement plantings should be positioned to avoid future conflicts with any adjacent infrastructure.
3. Replacement trees **should not** be any species identified on the *Ministers notice*.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,

TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.

Diameter at Breast Height: trunk diameter measured at 1.4 metres above ground level used to determine the Notional Root Zone as described in Australian Standard AS4970-2025 *Protection of trees on development sites*.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2025 *Protection of trees on development sites* and is used to determine the Structural Root Zone.

Tree Damaging Activity: Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the NRZ. Can also include forms of pruning above and below the ground.

Notional Root Zone (NRZ): area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone (SRZ): calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist: a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.

Encroachment: the area of a Notional Root Zone that is within the proposed development area.

Impact: the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the NRZ or the vicinity of the tree(s).

References

Australian Standard AS4970–2025 ***Protection of trees on development sites***: Standards Australia.

Matheny N. Clark J. 1998: ***Trees and Development a Technical Guide to Preservation of Trees During Land Development***: International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. *Eucalyptus, Fraxinus* and *Melaleuca*. Species identifies the specific tree within the genus e.g. *Eucalyptus camaldulensis*, *Fraxinus griffithi* or *Melaleuca styphelioides*. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. *Melia azedarach* is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the *Casuarina, Eucalyptus* and *Quercus* genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the *Development Act 1993*, the *Natural Resource Management Act 2004,* the *Native Vegetation Act 1991* and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 *Pruning amenity trees* where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as *Acacia sp.* may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable.

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	**Health**			
	Good	**Fair**	**Poor**	**Dead**
Good	Good	Fair	Poor	Very Poor
Fair	Fair	Fair	Poor	Very Poor
Poor	Poor	Poor	Poor	Very Poor
Failed	Very Poor	Very Poor	Very Poor	Very Poor

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	Very Large	Large	Medium	Medium	Medium
15-20	Large	Large	Medium	Medium	Medium
10-15	Medium	Medium	Medium	Medium	Medium
5-10	Medium	Medium	Medium	Small	Small
<5	Medium	Medium	Medium	Small	Very Small

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	Good	**Fair**	**Poor**	**Very Poor**
Very Large	High	Moderate	Low	Low
Large	High	Moderate	Low	Low
Medium	Moderate	Moderate	Low	Low
Small	Moderate	Low	Low	Low
Very Small	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	**Habitat**			
	High Habitat	**Medium**	**Low**	**No Habitat**
Indigenous	High	Moderate	Moderate	Low
Native	Moderate	Moderate	Low	Low
Exotic	Moderate	Low	Low	Low
Weed	Moderate	Low	Low	Low

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
High	High	High	Moderate	Moderate
Moderate	High	Moderate	Moderate	Low
Low	Moderate	Moderate	Low	Low
None	Moderate	Low	Low	Low

Tree Retention Rating Modifier			
Amenity	**Environment**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	High	Moderate	Moderate
Low	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	**Preliminary Tree Retention Rating**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	Moderate	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

Trees can have 'Special Value' for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:-

Cultural Values

Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values

Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Special Value These trees will in all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will have either important cultural or environmental value, that warrant their protection regardless of other Arboricultural considerations.

High These trees will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees in this category will provide a high level of amenity and/or environmental benefit and are still good overall condition.

Moderate Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.

Low These trees may not be considered suitable for retention in a future development or redevelopment. These trees will either be young trees that are easily replaced or in poor overall condition. Trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2025 *Protection of trees on development sites*.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard 4970-2009 *Protection of trees on development sites.* The identification of the impact of development considers a number of factors including the following:

a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.

b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.

c. Any required pruning that may be needed to accommodate the proposed development.

d. Tree species and tolerance to root disturbance.

e. Age, vigour and size of the tree.

f. Lean and stability of the tree.

g. Soil characteristics and volume, topography and drainage.

h. The presence of existing or past structures or obstacles potentially affecting root growth.

i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2025 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2025 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

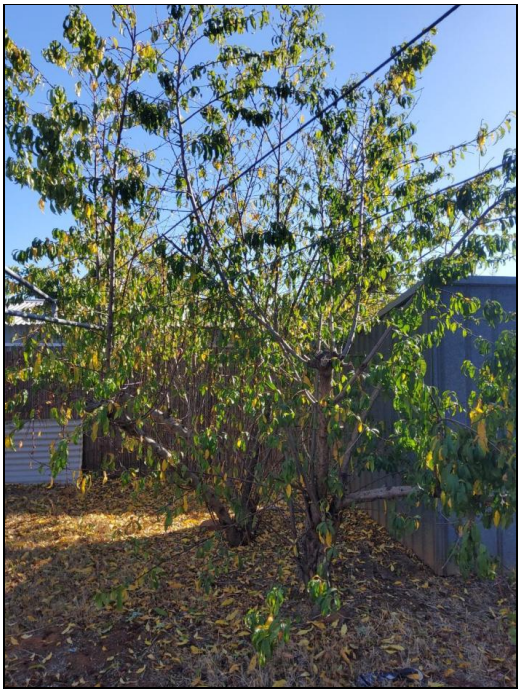
Appendix B - Tree Assessment Findings

Prunus sp.

Group No: 1

Plum

Inspected:	13 May 2025
Height:	<5 metres
Spread:	<5 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	2.00 metres
Structural Root Zone:	1.57 metres



Observations

These trees are considered to be good overall condition, however it is worth noting the trees were previously lopped and the majority of the crown is of epicormic origin.

Legislative Status	Unregulated

These trees do not achieve a regulated trunk circumference and are therefore not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Eucalyptus camaldulensis Tree No: 2

River Red Gum

Inspected:	13 May 2025
Height:	<5 metres
Spread:	<5 metres
Health:	Good
Structure:	Poor
Form:	Poor
Trunk Circumference:	>1 metres
Useful Life Expectancy:	<10 years
Notional Root Zone:	2.00 metres
Structural Root Zone:	1.58 metres

Observations

This tree is considered to be in poor overall condition due to the lopping of the crown and poor attachment of the resultant epicormic growth.

Legislative Status	Unregulated

Whilst this tree has a trunk circumference greater than one metre the average trunk circumference is less than 0.31 metres and therefore it is not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Corymbia citriodora Tree No: 3

Lemon Scented Gum

Inspected:	13 May 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.00 metres
Structural Root Zone:	2.02 metres

Observations

The health and structure of this tree indicate it is in good overall condition. There is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

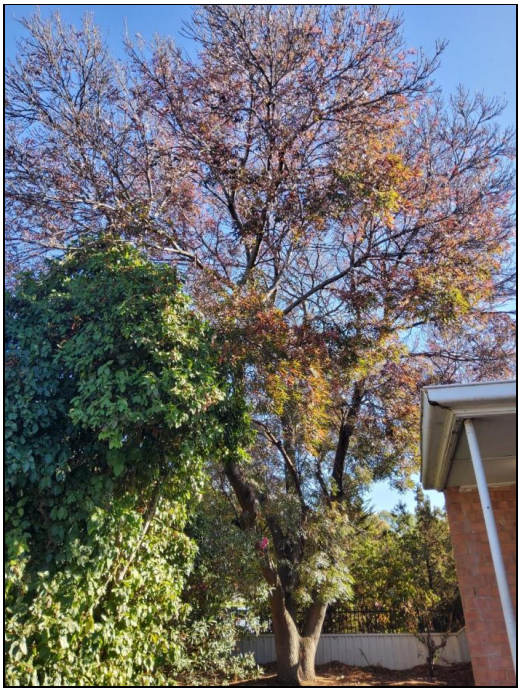
Action	Removal Required

Tree removal is required to facilitate the proposed development.

Fraxinus angustifolia ssp. oxycarpa 'Raywood' Tree No: 4

Claret Ash

Inspected:	13 May 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	7.32 metres
Structural Root Zone:	2.85 metres



Observations

The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union, however it appears sound.

Legislative Status	Exempt

This tree species is declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

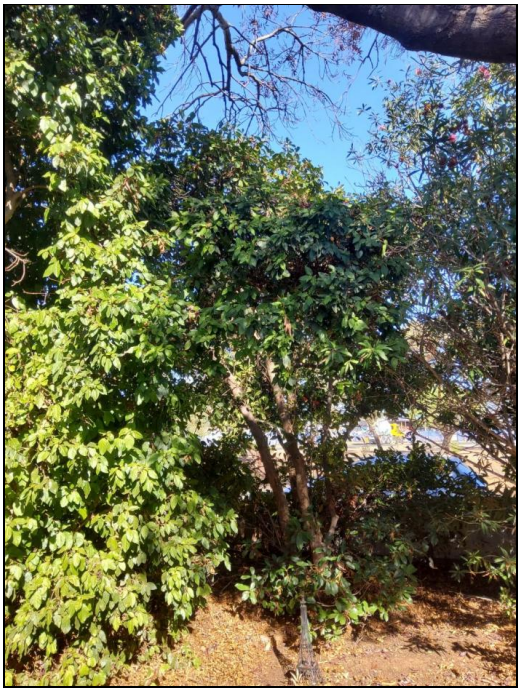
Tree removal is required to facilitate the proposed development.

Photinia serrulata

Tree No: 5

Taiwanese Photinia

Inspected:	13 May 2025
Height:	<5 metres
Spread:	<5 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	2.00 metres
Structural Root Zone:	1.50 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for this tree.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Brachychiton populneus Tree No: 6

Kurrajong

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.80 metres
Structural Root Zone:	2.47 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Koelreuteria paniculata Tree No: 7

Golden Rain Tree

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.84 metres
Structural Root Zone:	2.23 metres

Observations

The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union, however it appears sound.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Prunus cerasifera

Tree No: 8

Common Plum

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	3.48 metres
Structural Root Zone:	2.08 metres

Observations

This tree is in good health but does contain a small amount of deadwood. Its structural rating has been reduced due to the level of established epicormic growth as a result of being lopped, the history of branch failure and decay.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Citrus sinensis Group No: 9

Sweet Orange Group

Inspected:	13 May 2025
Height:	<5 metres
Spread:	<5 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	2.23 metres
Structural Root Zone:	1.72 metres

Observations

The health and structure of these trees indicate they are in good overall condition and have adapted to their local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for these trees.

Legislative Status	Exempt

These trees are part of a plantation created for the purpose of growing and harvesting trees or produce and are exempt from control under Regulation 3F(4)(e) of the Planning, Development and Infrastructure (General) Regulations 2017.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Brachychiton populneus Tree No: 10

Kurrajong

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.64 metres
Structural Root Zone:	2.65 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Lagunaria patersonia Tree No: 11

Norfolk Island Hibiscus

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	2.01 metres
Structural Root Zone:	1.63 metres

Observations

This tree is considered to be in fair overall condition due the historic lopping and now has a modified form.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Cupressus leylandii Tree No: 12

Leyland Cypress

Inspected:	13 May 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.72 metres
Structural Root Zone:	2.13 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Melaleuca sp.

Tree No: 13

Paperbark

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.56 metres
Structural Root Zone:	2.30 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

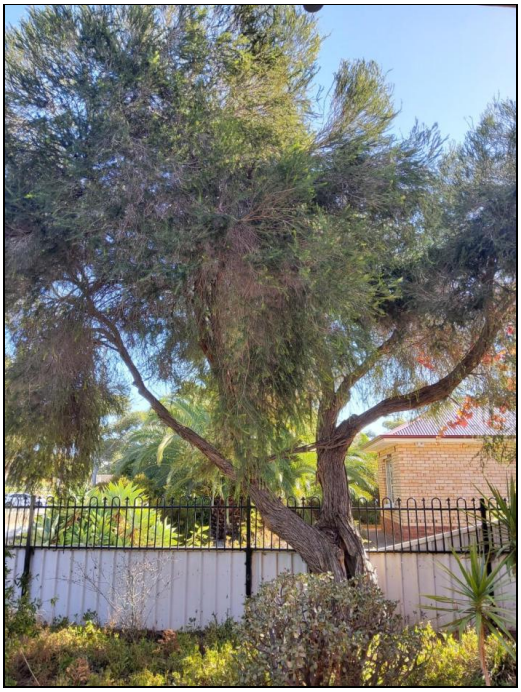
Tree removal is required to facilitate the proposed development.

Melaleuca sp.

Tree No: 14

Paperbark

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Poor
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	<10 years
Notional Root Zone:	7.08 metres
Structural Root Zone:	2.83 metres



Observations

This tree is considered to be in poor overall condition due to the significant level of decay in the primary structure and the moderate level of branch failure throughout the crown.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

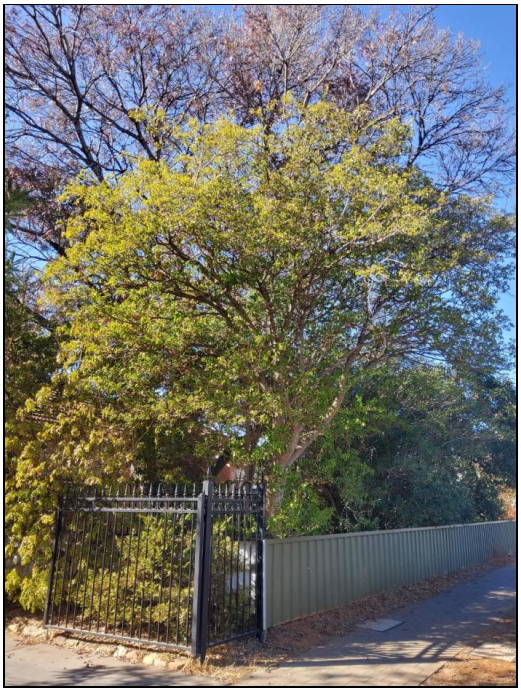
Action	Removal Required

Tree removal is required to facilitate the proposed development.

Citharexylum spinosum Tree No: 15

Fiddlewood

Inspected:	13 May 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	2.76 metres
Structural Root Zone:	1.88 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for this tree.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

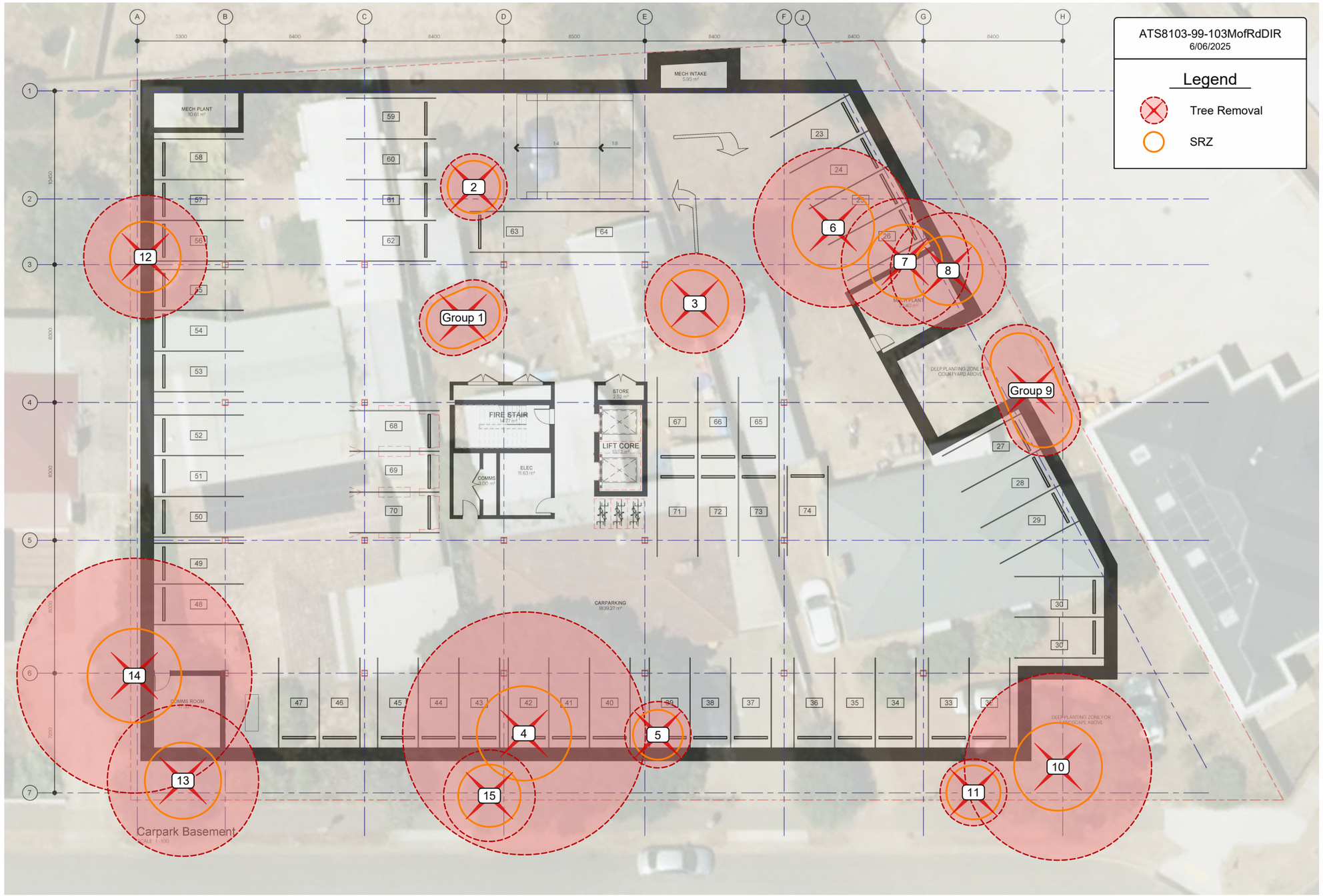
Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Appendix C - Mapping



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SCALE 1 : 100 AT A1
0 1 2 5 10

STUDIO NINE ARCHITECTS
9 King William Street
Kent Town SA 5067
Australia

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hello@studionine.net.au
studionine.net.au

PROJECT
WCH Foundation - Family Health & Wellbeing Hub

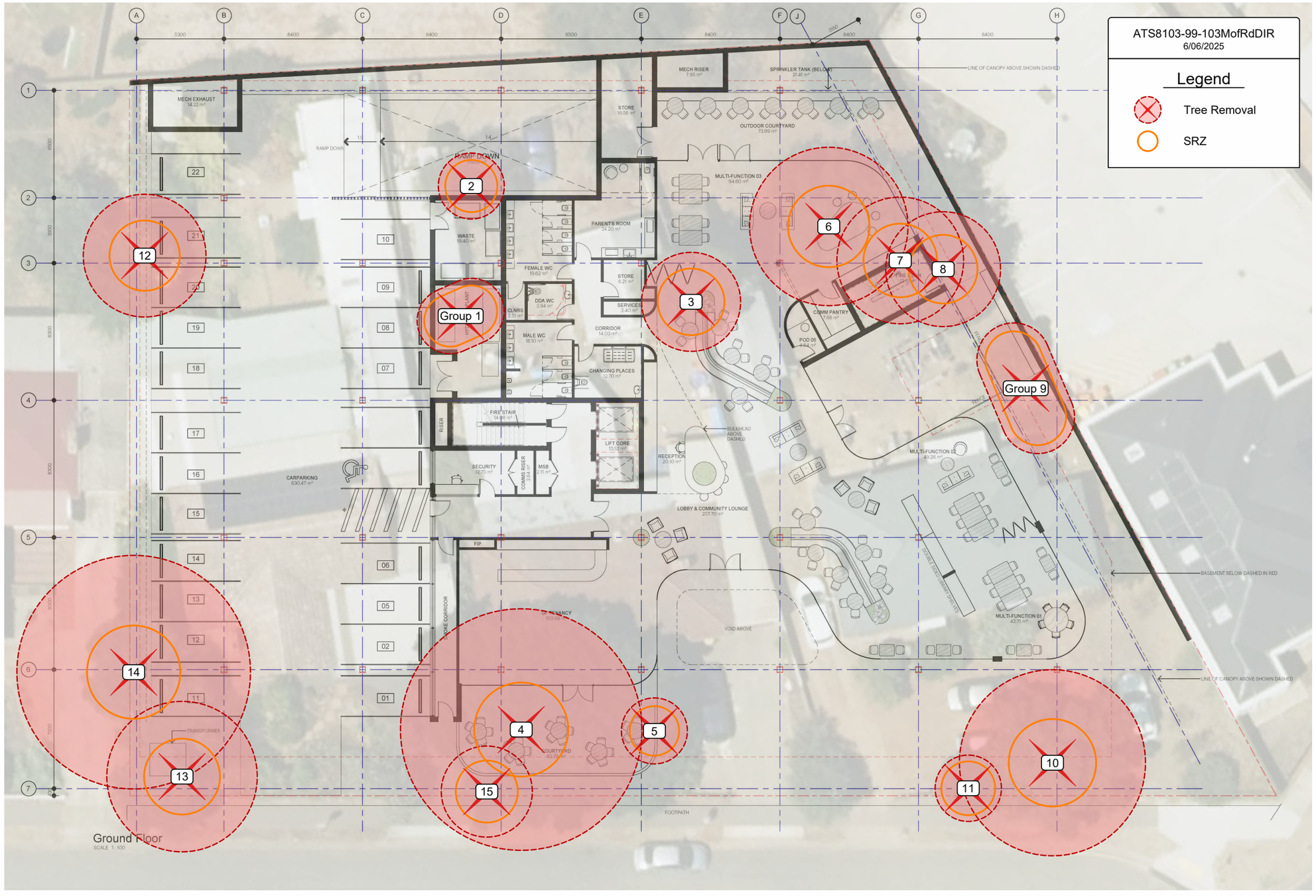
DRAWING TITLE
Basement

PROJECT NUMBER
0905-123

DRAWING NUMBER
SK01

ISSUE
FOR APPROVAL

REVISION
06.03.2025 G



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SCALE
1 : 100 AT A1
0 1 2 5 10

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PROJECT
WCH Foundation - Family Health & Wellbeing Hub

DRAWING TITLE
Ground Floor

PROJECT NUMBER
0905-123

DRAWING NUMBER
SK02

ISSUE
FOR APPROVAL

REVISION
06.03.2025 G

Appendix D – Tree Assessment Summary

arborman® tree solutions
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Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Development Impact	NRZ Radius	Observations	Action
1	*Prunus sp.*	Unregulated	Conflicted	2.00 metres	These trees are considered to be good overall condition, however it is worth noting the trees were previously lopped and the majority of the crown is of epicormic origin.	Removal Required
2	*Eucalyptus camaldulensis*	Unregulated	Conflicted	2.00 metres	This tree is considered to be in poor overall condition due to the lopping of the crown and poor attachment of the resultant epicormic growth.	Removal Required
3	*Corymbia citriodora*	Unregulated	Conflicted	3.00 metres	The health and structure of this tree indicate it is in good overall condition. There is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.	Removal Required
4	*Fraxinus angustifolia ssp. oxycarpa 'Raywood'*	Exempt	Conflicted	7.32 metres	The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union, however it appears sound.	Removal Required
5	*Photinia serrulata*	Unregulated	Conflicted	2.00 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for this tree.	Removal Required
6	*Brachychiton populneus*	Regulated	Conflicted	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
7	*Koelreuteria paniculata*	Regulated	Conflicted	3.84 metres	The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union, however it appears sound.	Removal Required
8	*Prunus cerasifera*	Unregulated	Conflicted	3.48 metres	This tree is in good health but does contain a small amount of deadwood. Its structural rating has been reduced due to the level of established epicormic growth as a result of being lopped, the history of branch failure and decay.	Removal Required

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Development Impact	NRZ Radius	Observations	Action
9	*Citrus sinensis*	Exempt	Conflicted	2.23 metres	The health and structure of these trees indicate they are in good overall condition and have adapted to their local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for these trees.	Removal Required
10	*Brachychiton populneus*	Regulated	Conflicted	5.64 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
11	*Lagunaria patersonia*	Unregulated	Conflicted	2.01 metres	This tree is considered to be in fair overall condition due the historic lopping and now has a modified form.	Removal Required
12	*Cupressus leylandii*	Unregulated	Conflicted	3.72 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
13	*Melaleuca sp.*	Regulated	Conflicted	4.56 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
14	*Melaleuca sp.*	Regulated	Conflicted	7.08 metres	This tree is considered to be in poor overall condition due to the significant level of decay in the primary structure and the moderate level of branch failure throughout the crown.	Removal Required
15	*Citharexylum spinosum*	Unregulated	Conflicted	2.76 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for this tree.	Removal Required

Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan, the TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

a) Machine excavation including trenching;

b) Excavation for silt fencing;

c) Cultivation;

d) Storage;

e) Preparation of chemicals, including preparation of cement products;

f) Parking of vehicles and plant;

g) Refuelling;

h) Dumping of waste;

i) Wash down and cleaning of equipment;

j) Placement of fill;

k) Lighting of fires;

l) Soil level changes;

m) Temporary or permanent installation of utilities and signs, and

n) Physical damage to the tree.

o) Any other activity that could impact on the tree.

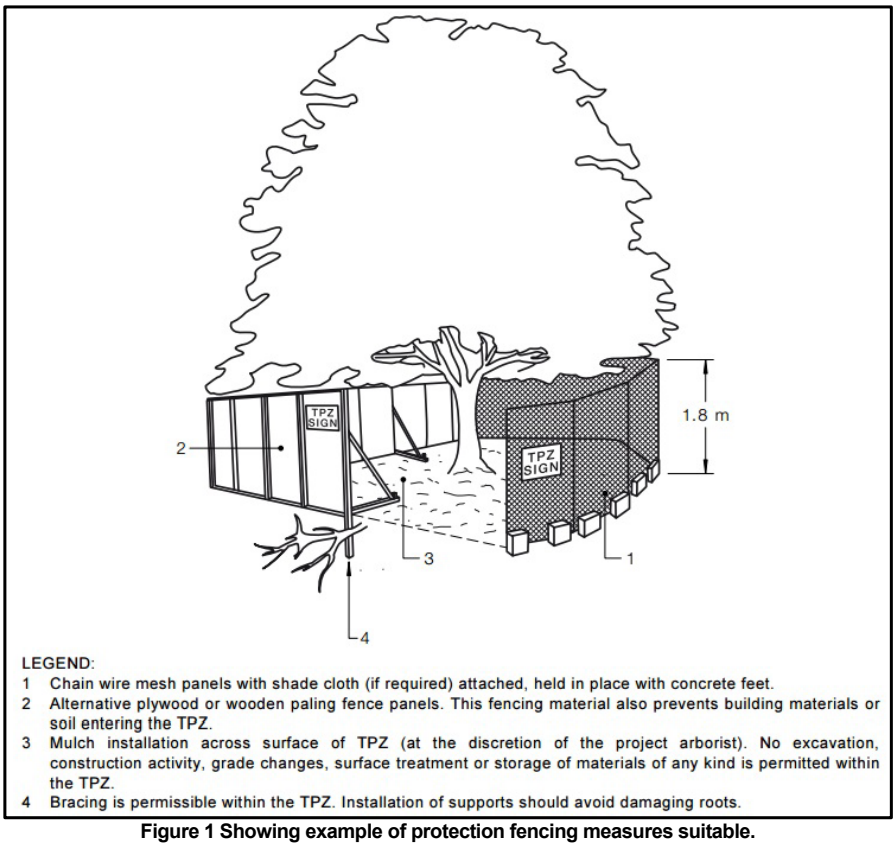
Protective Fencing
Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increase the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 1 Showing example of protection fencing measures suitable.

Signage
The TPZ must be clearly identified with signs placed around the edge of the TPZ and be visible within the development site. Example of a Tree Protection Zone Sign at the end of this document..

Other Protection Measures

There are other protection methods that should be implemented within the development site and these include:

General

When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2009 and approved by the Project Arborist

Installation of Scaffolding within Tree Protection Area.

Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

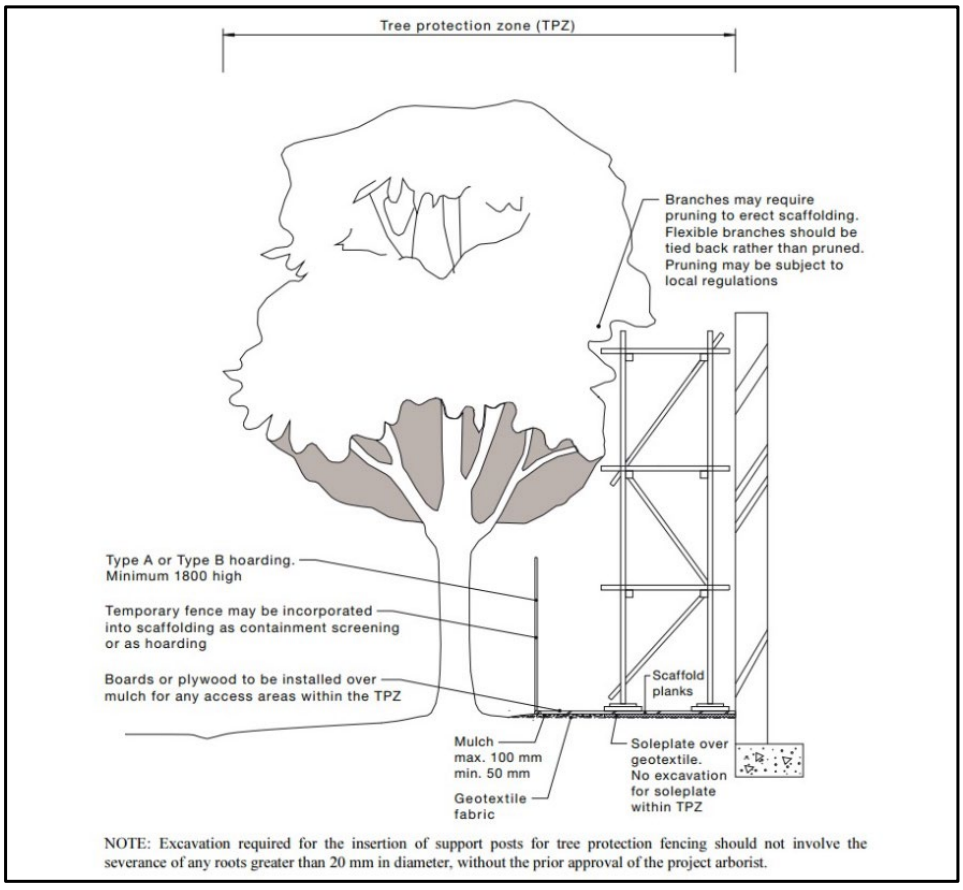
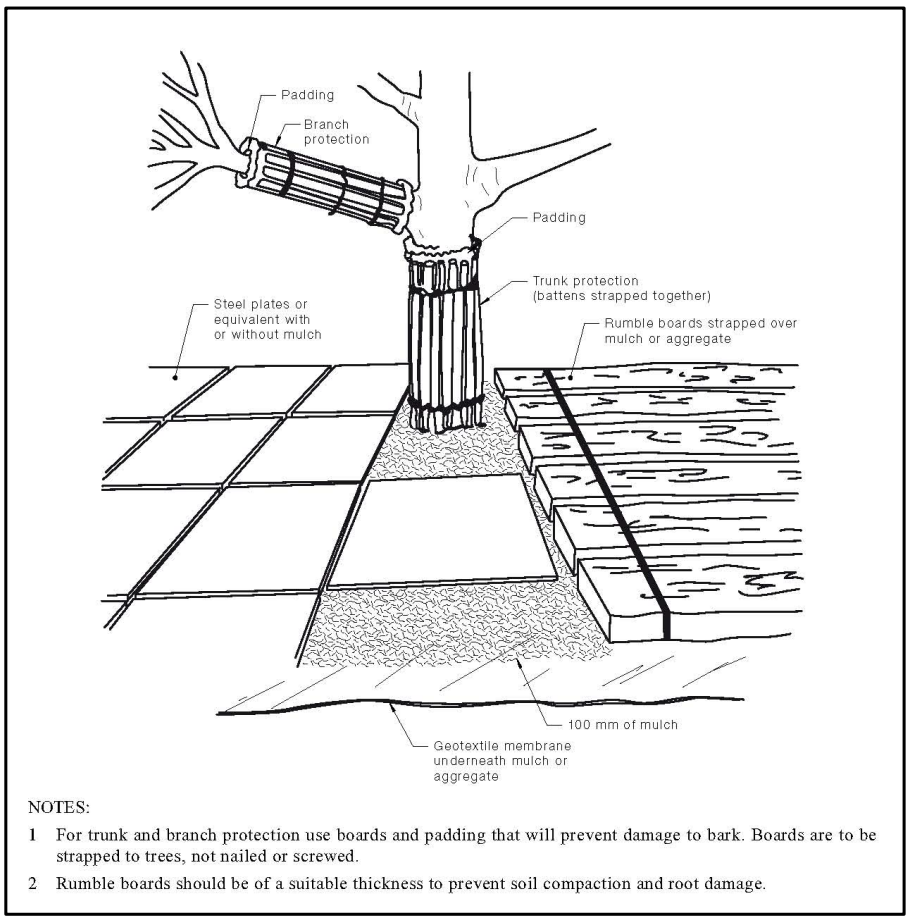


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection and TPZ Access

Temporary access within the TPZ can be achieved by the installation of suitable ground protection. The purpose of ground protection is to prevent damage to tree roots and avoid compaction of the soil.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.



NOTES:

1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.

2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 3 – Ground protection methods.

Document Source:

The previous three diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites. *Further information and guidelines are available in within that document.*

Paving Construction within a Tree Protection Zone

Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®

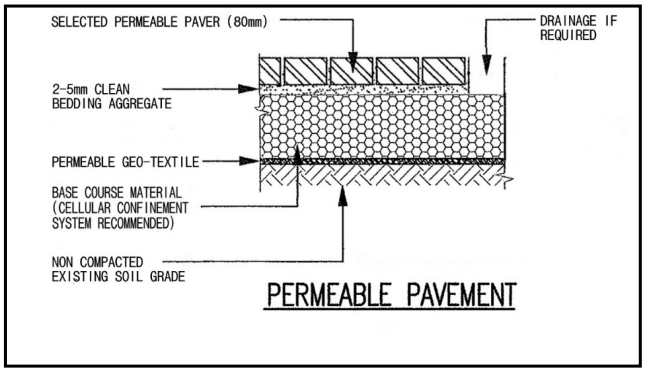
Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

Site preparation

- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the local council and/or the Project Arborist.
- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®

- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.
- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.
- If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.
- Add paving sand to required depth and compact to paving manufacturer's specifications.
- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.
- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.
- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

Certificates of Control

Stage in development	Tree management process	
	Matters for consideration	**Actions and certification**
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work	Compliance with conditions of consent
	Approved retention/removal	Tree removal/tree retention/transplanting
	Refer to AS 4373 for the requirements on the pruning of amenity trees	Tree pruning Certification of tree removal and pruning
	Specifications for tree protection measures	Establish/delineate TPZ Install protective measures Certification of tree protection measures
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
Post construction (Section 5)		
Defects liability/ maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Document Source:
This table has been sourced from AS4970-2009 Protection of trees on development sites. *Further information and guidelines are available in within that document.*

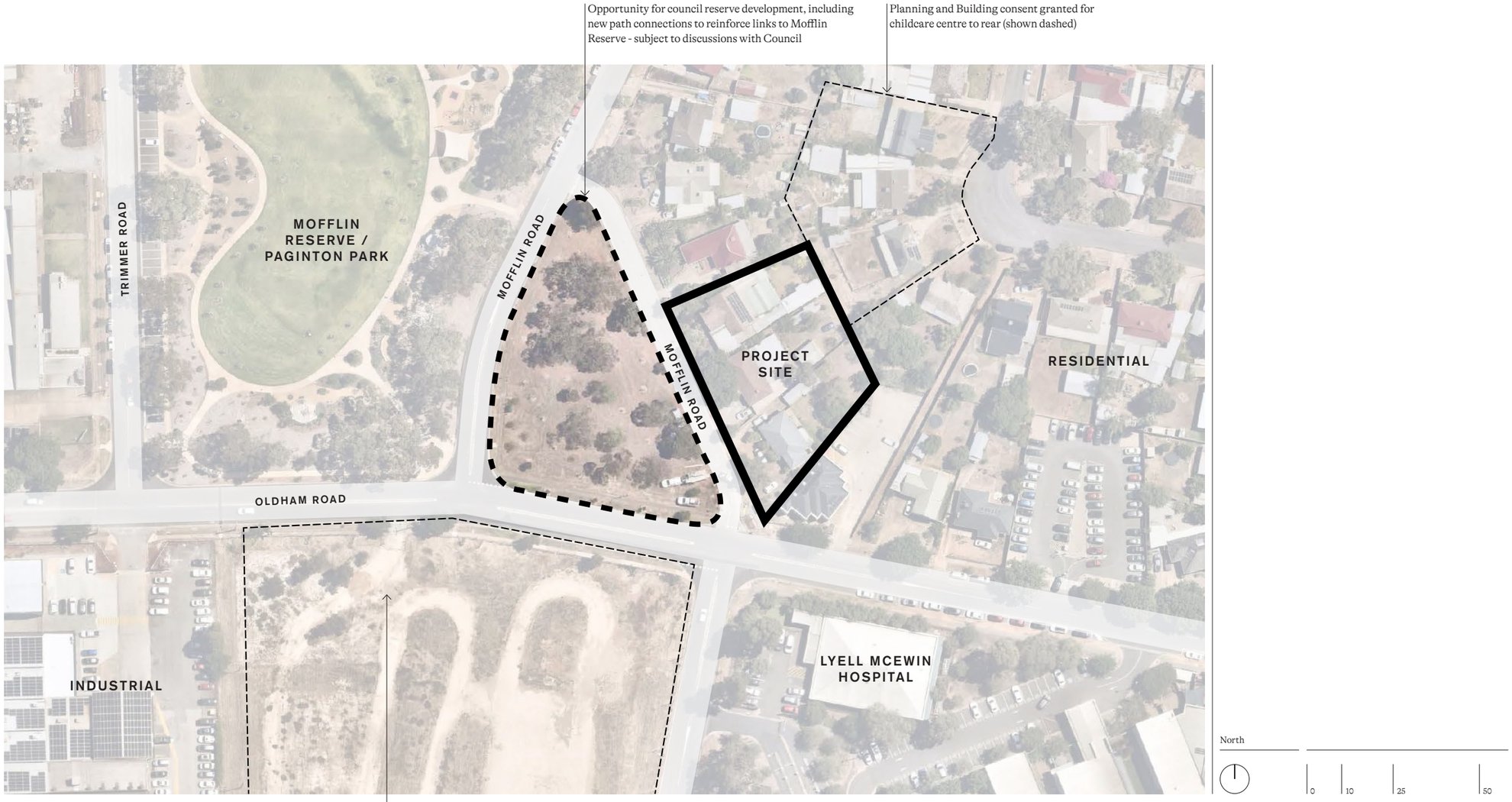

Tree
Protection
Zone
NO ACCESS
Contact: Arborman Tree Solutions
0418 812 967
e: arborman@arborman.com.au
arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

99-103 MOFFLIN ROAD, ELIZABETH VALE SA 5122

Project	WCH Foundation - Family Health & Wellbeing Hub
Ref No.	24.019
Client	WCH Foundation
Architect	Studio Nine Architects
Date	13.08.2025
Issue	Planning

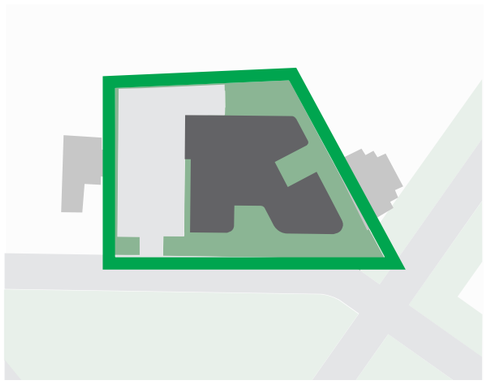
LANDSKAP

SITE


Opportunity for council reserve development, including new path connections to reinforce links to Mofflin Reserve - subject to discussions with Council
Planning and Building consent granted for childcare centre to rear (shown dashed)
TRIMMER ROAD
MOFFLIN RESERVE / PAGINTON PARK
MOFFLIN ROAD
MOFFLIN ROAD
PROJECT SITE
RESIDENTIAL
OLDHAM ROAD
INDUSTRIAL
LYELL MCEWIN HOSPITAL
Expansion of nursing home facility in construction (shown dashed)
North
0
10
25
50

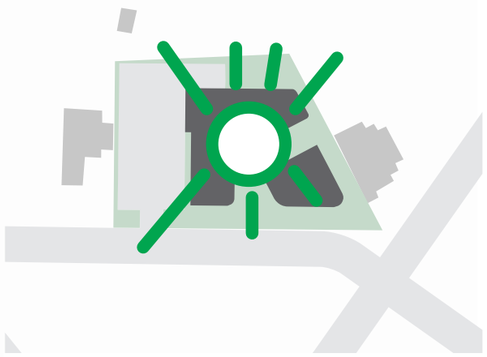
LANDSCAPE APPROACH

Grounded in Landscape



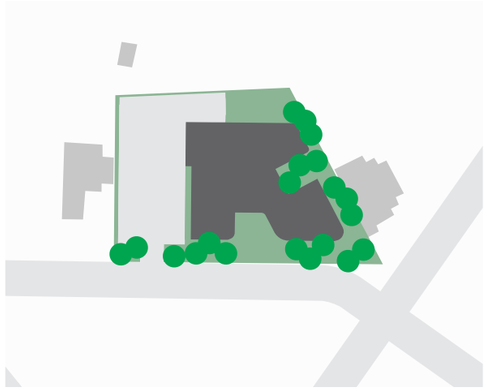
- Building setback to allow landscape on all sides
- Deep soil zones where possible
- Bring the green within

Communal Core



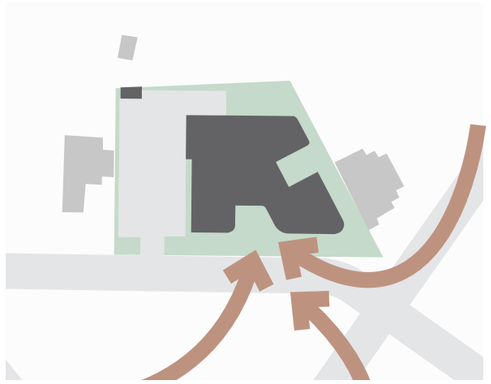
- Shared & safe garden spaces
- Green heart for the building & residents
- Community rooms provide weather protection & comfort

Effective Greening



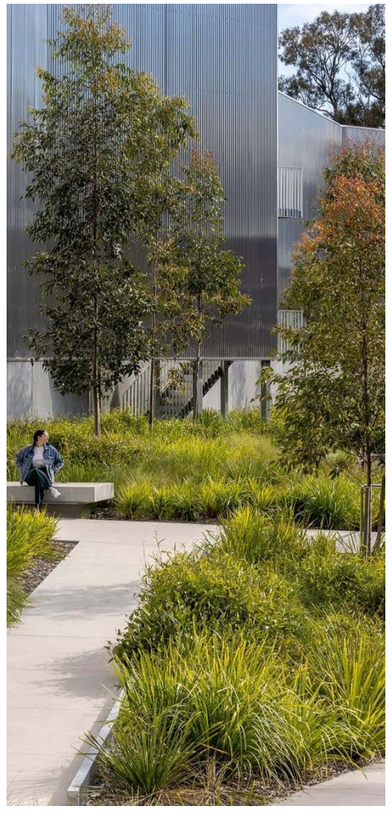
- Deep soil zones
- Effective and functional greening
- Consideration of maintenance, irrigation & soil

Open & Inviting

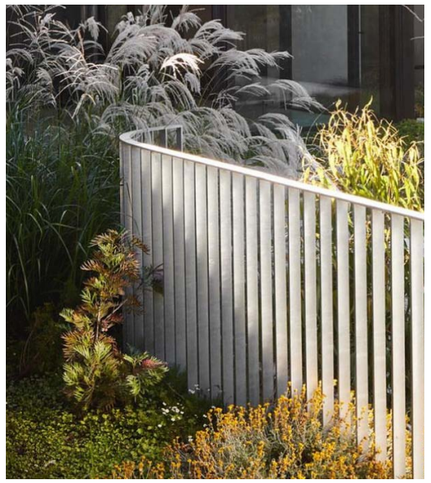


- Activated frontages
- Inviting entrance
- Engage with street & parklands
- Opportunity for new tree planting

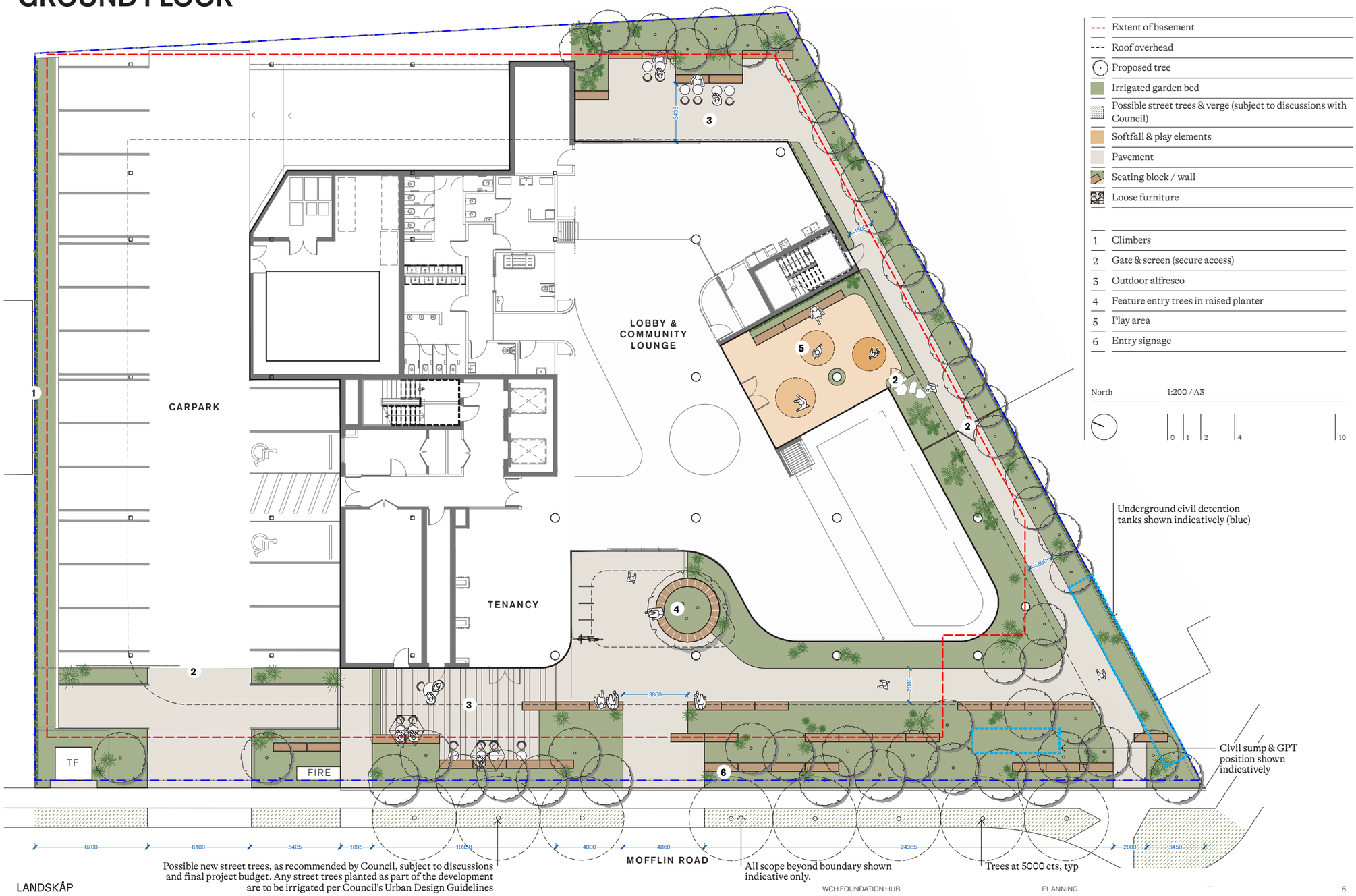
LANDSCAPE CHARACTER



LANDSCAPE CHARACTER



GROUND FLOOR



- Extent of basement
- Roof overhead
- Proposed tree
- Irrigated garden bed
- Possible street trees & verge (subject to discussions with Council)
- Softfall & play elements
- Pavement
- Seating block / wall
- Loose furniture

1 Climbers
2 Gate & screen (secure access)
3 Outdoor alfresco
4 Feature entry trees in raised planter
5 Play area
6 Entry signage

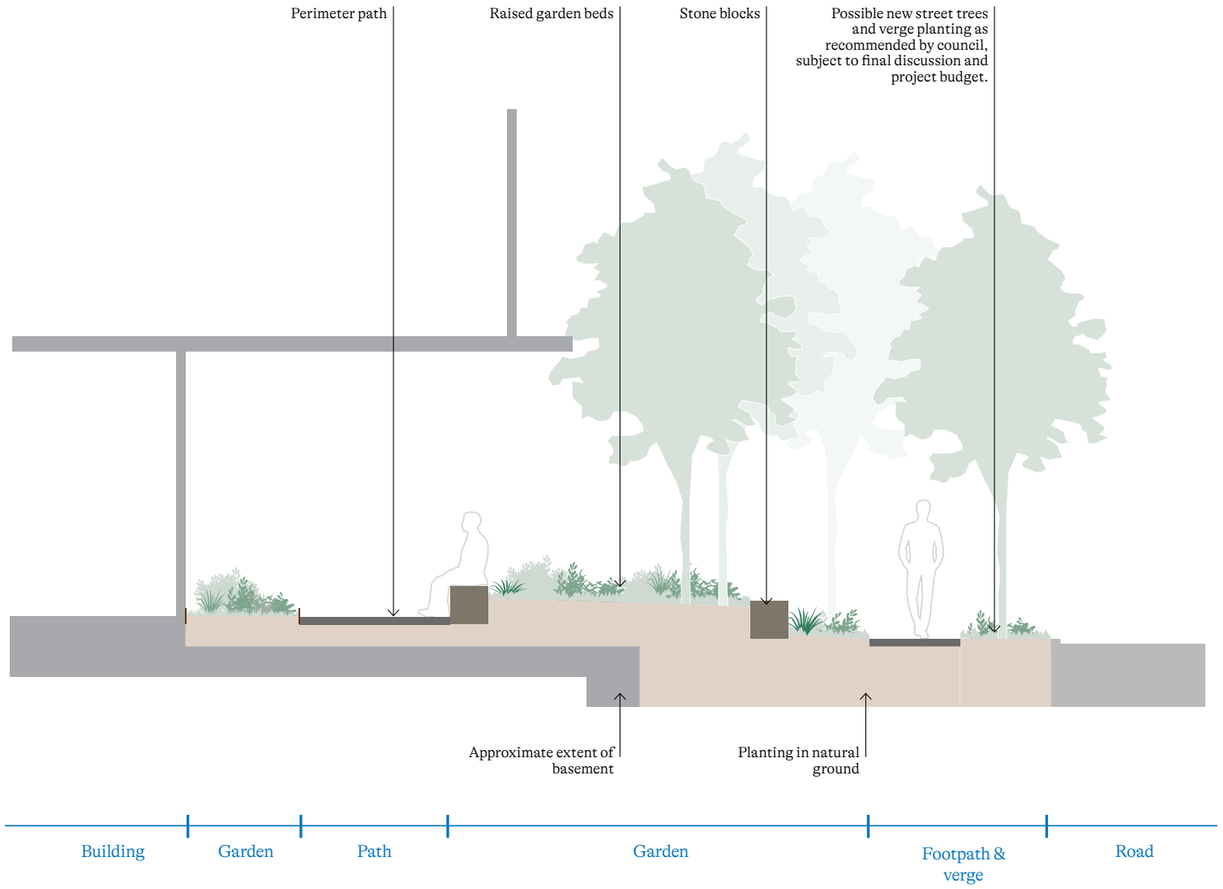
North 1:200 / A3

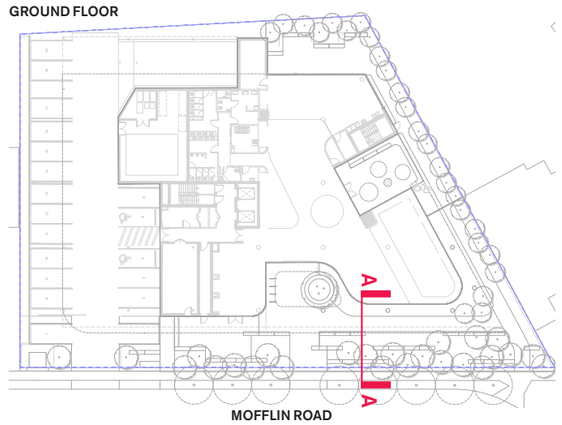
0 1 2 4 10

LEVEL 01


Irrigated garden bed
Feature planting
Pedestal paving
North
1:200 / A3
0
1
2
4
10
Architectural facade to form balustrade
Balustrade (Refer Architecture)
Cascading plants
Balustrade (Refer Architecture)
Private outdoor consulting
MOFFLIN ROAD

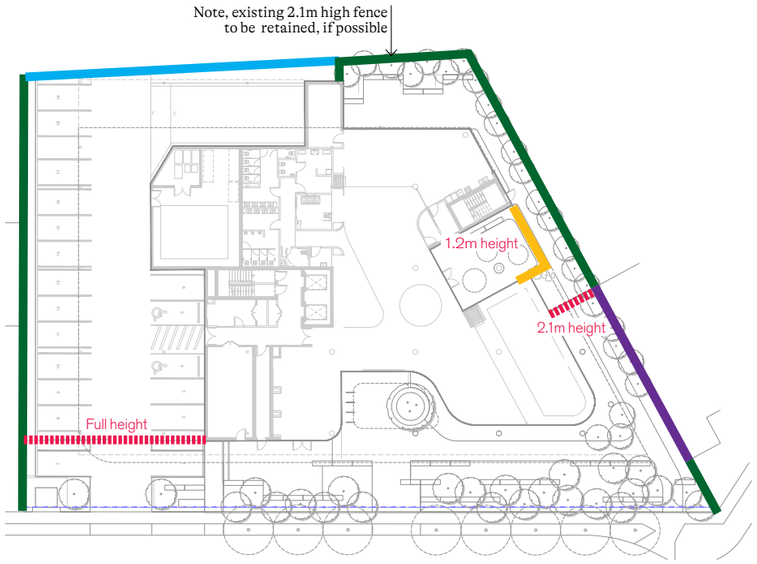
SECTIONS



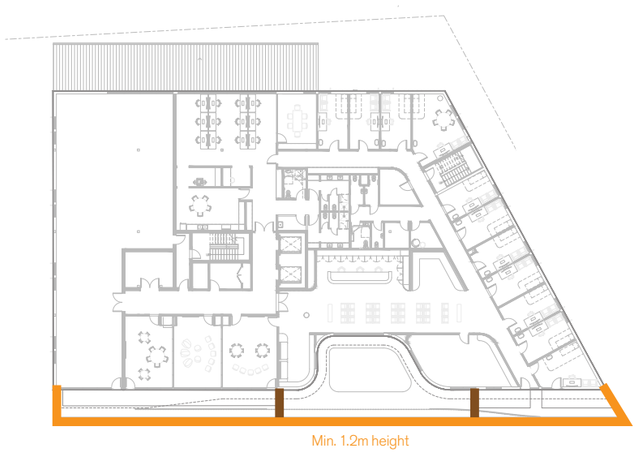


SECTION A - A
NTS

SITE FENCING



GROUND FLOOR



LEVEL 01

- F1 - Feature (match Architecture)
- F2 - Colourbond (climbers on mesh, max. 2.1m high)
- F3 - Colourbond (max. 2.1m high)
- F4 - Architectural facade
- F5 - Glass balustrade (refer Architecture)
- F6 - Steel feature fence (1.2m high)
- Existing boundary wall with climbers

North

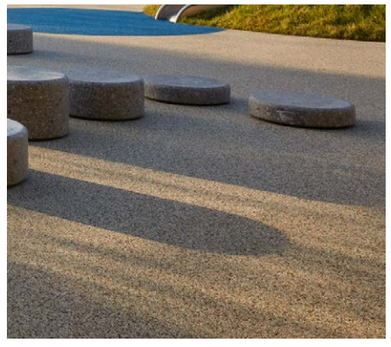
1:500 / A3

0 2.5 5 10 25

MATERIALS & ELEMENTS

IN-SITU CONCRETE

PEDESTAL PAVING



RUBBER SOFTFALL

SEATING BLOCKS / WALLS

COLORBOND FENCE (F3)

COLOURBOND FENCE WITH MESH (F2)

STEEL FEATURE FENCE (F6)

TREES

FRONT

CORYMBIA MACULATA

Spotted Gum

H 25m W 10m

ENTRY / FEATURE

FLINDERSIA AUSTRALIS

Crow's Ash

H 12m W 7m

BRACHYCHITON RUPESTRIS

Bottle Tree

H 10m W 5m

VERGE

HYMENOSPORUM FLAVUM

Native Frangipani

H 6m W 5m

BOUNDARY

CORYMBIA CITRIODORA 'SCENTUOUS'

Dwarf Lemon Scented Gum

H 7m W 3m

HYMENOSPORUM FLAVUM

Native Frangipani

H 6m W 5m

TRISTANIOPSIS LAURINA

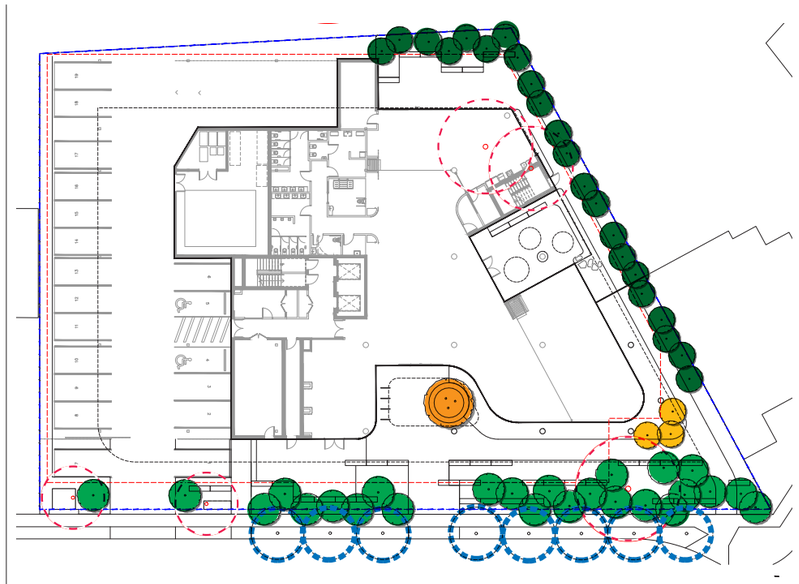
Kanooka Gum / 'Luscious'

H 8m W 4m

ALBIZIA JULIBRISSIN

Persian Silk Tree

H 5m W 4m



- Existing regulated tree for removal
- Trees outside of boundary, subject to final project budget

NOTE:

Regulated tree status & species are as reported in Arboricultural Impact Assessment dated 11.06.25.

The current design proposes removal of 5 regulated trees. These are proposed to be replaced at ratio of 10.4 new trees for every 1 regulated tree removed.

The species proposed have been selected based on the existing site context, and proposed character and amenity.

Proposed replacement tree numbers do not include the potential street trees nominated on plans. All trees outside of boundary are subject to final discussion and project budget.

PLANTING NOTES & REQUIREMENTS

GENERAL PLANTING NOTES

1. The proposed planting mix has been designed to provide appropriate scale, greening and visual amenity for the project.
2. Plants have been selected based on specific sun, soil and water requirements.
3. A detailed planting schedule and plans will be developed by Landskap during Design Development phase.
4. Size at time of planting:
   - Minimum pot size for plants: 150mm
   - Minimum density: 4 plants per m2
   - Minimum pot size for trees in natural ground: 90Ltr

MAINTENANCE

1. The design of landscape areas considers long-term maintenance by incorporating suitable plant species, safe access points, and drip irrigation.
2. The building maintenance team will be responsible for all landscape areas, including ground level and upper level gardens
3. A detailed maintenance schedule and specification to be developed with Tender Documentation
4. Safety rails and tie-down points will be required at the upper level to ensure safe maintenance access to non-accessible areas

IRRIGATION

1. All planting will require frequent and ongoing irrigation.
2. All new garden beds and trees areas are to have automatic irrigation.
3. A central hard wired controller is will be provided.
4. All street trees planted as part of the development are to be irrigated per Council's Urban Design Guidelines.

SOIL DEPTHS

1. Minimum 300mm for shrubs, climbers and groundcovers.
2. Minimum 600mm for small trees.

Urban Design, Landscape
Architecture & Gardens

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LANDSKÄP

Women's & Children's Hospital Foundation

Signage & Wayfinding

ISSUE **PRELIMINARY P4**

Arketype

Register

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Issue	Description	Date	Drawn
P1	Preliminary	06.06.2025	ND
P2	Proposal for review	11.06.2025	ND
P3	Proposal for review	19.06.2025	SC
P4	For distribution	20.06.2025	ND

Signage and Wayfinding Specification

PROJECT
Family Health & Wellbeing Hub

CLIENT
Women's & Children's Hospital Foundation

PRINCIPAL ARCHITECT
Studio Nine Architects

STATUS
PRELIMINARY P4

ISSUE	DATE
P1	06.06.2025
P2	11.06.2025
P3	19.06.2025
P4	20.06.2025

Colours

COLOUR		PAINT 2PAC POLYURETHANE (P)	BUILDING PAINT (BP)	VINYL TRANSLUCENT (VT)	VINYL OPAQUE (VO)	MATERIAL (M)
	PT.01	Dulux Hog Bristle Quarter	N/A	N/A	N/A	N/A
	PT.02	Dulux Lexicon Quarter	N/A	N/A	N/A	N/A
	BLACK 100% BLACK CMYK: 30, 30, 30, 100		COLOURS TO BE DETERMINED			
	ACCESSIBLE AS2700 B21 Ultramarine					
	SPOT WHITE			PRINT TO CLEAR		

Signage and Wayfinding Specification

PROJECT
Family Health & Wellbeing Hub

CLIENT
Women's & Children's Hospital Foundation

PRINCIPAL ARCHITECT
Studio Nine Architects

STATUS
PRELIMINARY P4

ISSUE	DATE
P1	06.06.2025
P2	11.06.2025
P3	19.06.2025
P4	20.06.2025

A

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Family Health & Wellbeing Hub

Messaging schedule

TO BE POPULATED

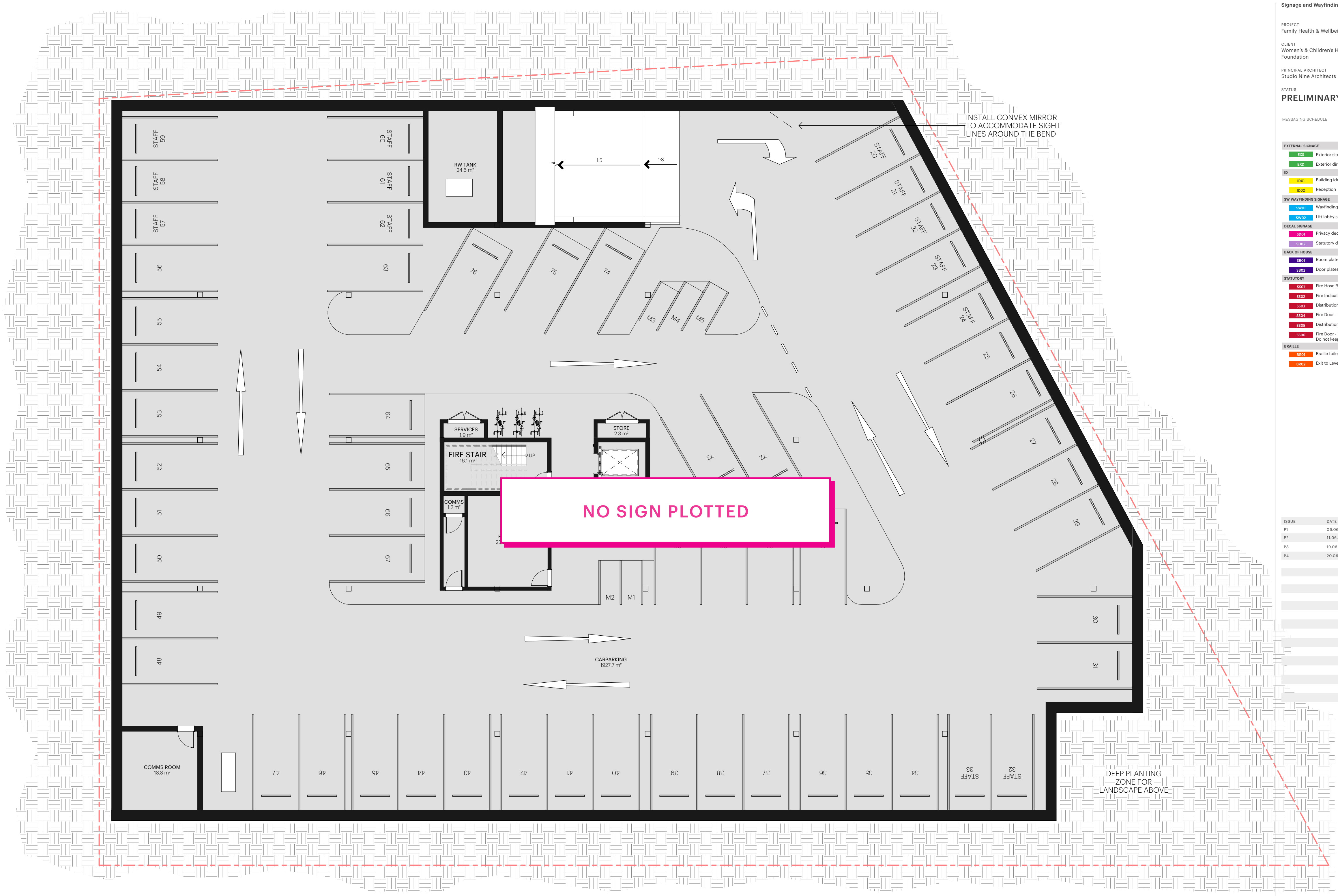
2.0

Family Health & Wellbeing Hub

Allocation plan

TO BE POPULATED

3.0



Carpark Basement
SCALE 1:100

Signage and Wayfinding Specification

PROJECT
Family Health & Wellbeing Hub

CLIENT
Women's & Children's Hospital Foundation

PRINCIPAL ARCHITECT
Studio Nine Architects

STATUS
PRELIMINARY P4

MESSAGING SCHEDULE

Code	Description
EXTERNAL SIGNAGE	
EXS	Exterior site sign
EXD	Exterior directional
ID	
ID01	Building identification
ID02	Reception
SW WAYFINDING SIGNAGE	
SW01	Wayfinding
SW02	Lift lobby signage
DECAL SIGNAGE	
SD01	Privacy decal
SD02	Statutory decal
BACK OF HOUSE	
SB01	Room plates
SB02	Door plates
STATUTORY	
SS01	Fire Hose Reel
SS02	Fire Indicator Panel
SS03	Distribution Board
SS04	Fire Door - Do not obstruct
SS05	Distribution Board
SS06	Fire Door - Do not obstruct Do not keep open
BRAILLE	
BR01	Braille toilet
BR02	Exit to Level

ISSUE	DATE
P1	06.06.2025
P2	11.06.2025
P3	19.06.2025
P4	20.06.2025

SCALE 1 : 100 AT A1
0 1 2 5 10

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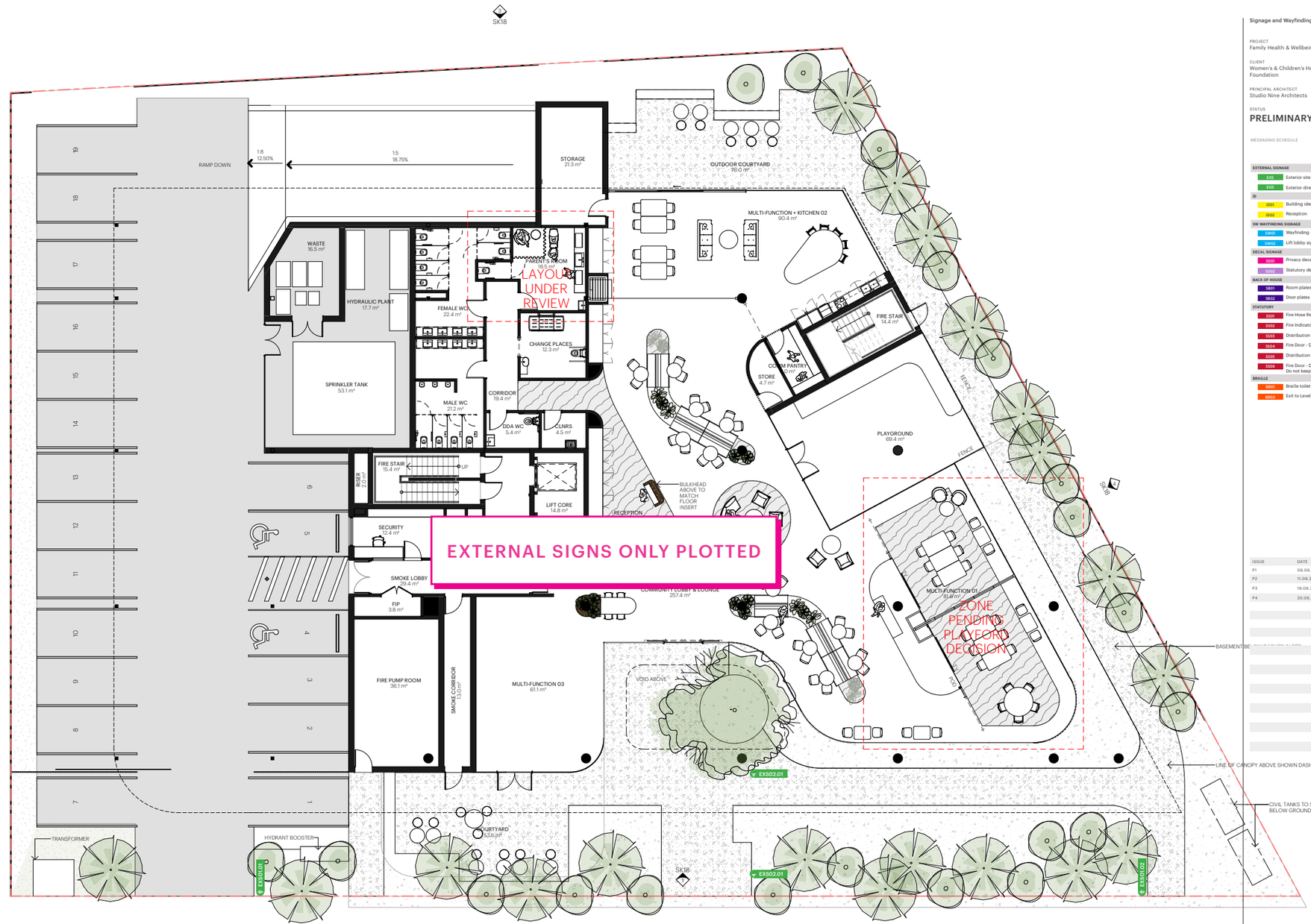
PROJECT
Family Health & Wellbeing Hub

DRAWING TITLE
Basement

PROJECT NUMBER 0905-123
ISSUE PRELIMINARY
DRAWING NUMBER SK01
REVISION 06.06.2025 K



Signage and Wayfinding Specification

PROJECT
Family Health & Wellbeing Hub

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STATUS
PRELIMINARY P4

MESSAGING SCHEDULE

EXTERNAL SIGNAGE	
EXS	Exterior site sign
EXD	Exterior directional
ID	
ID01	Building identification
ID02	Reception
SW WAYFINDING SIGNAGE	
SW01	Wayfinding
SW02	Lift lobby signage
DECAL SIGNAGE	
SD01	Privacy decal
SD02	Statutory decal
BACK OF HOUSE	
BH01	Room plates
BH02	Door plates
STATUTORY	
SS01	Fire Hose Reel
SS02	Fire Indicator Panel
SS03	Distribution Board
SS04	Fire Door - Do not obstruct
SS05	Distribution Board
SS06	Fire Door - Do not obstruct Do not keep open
BRAILLE	
BR01	Braille toilet
BR02	Exit to Level

ISSUE	DATE
P1	06.06.2025
P2	11.06.2025
P3	19.06.2025
P4	20.06.2025

Ground Floor
SCALE 1 : 100

SCALE
1 : 100 AT A1
0 1 2 5 10

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PROJECT
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DRAWING TITLE
Ground Floor

PROJECT NUMBER
0905-123

DRAWING NUMBER
SK02

ISSUE
PRELIMINARY

REVISION
06.06.2025 L

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Level 1
SCALE 1 : 100

Signage and Wayfinding Specification

PROJECT
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STATUS
PRELIMINARY P4

MESSAGING SCHEDULE

EXTERNAL SIGNAGE	
EXS	Exterior site sign
EXD	Exterior directional
ID	
ID01	Building identification
ID02	Reception
SW WAYFINDING SIGNAGE	
SW01	Wayfinding
SW02	Lift lobby signage
DECAL SIGNAGE	
SD01	Privacy decal
SD02	Statutory decal
BACK OF HOUSE	
BD01	Room plates
BD02	Door plates
STATUTORY	
SS01	Fire Hose Reel
SS02	Fire Indicator Panel
SS03	Distribution Board
SS04	Fire Door - Do not obstruct
SS05	Distribution Board
SS06	Fire Door - Do not obstruct Do not keep open
BRAILLE	
BR01	Braille toilet
BR02	Exit to Level

ISSUE	DATE
P1	06.06.2025
P2	11.06.2025
P3	19.06.2025
P4	20.06.2025

SCALE
1 : 100 AT A1
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PROJECT
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DRAWING TITLE
Level 1

PROJECT NUMBER
0905-123

DRAWING NUMBER
SK03

ISSUE
PRELIMINARY

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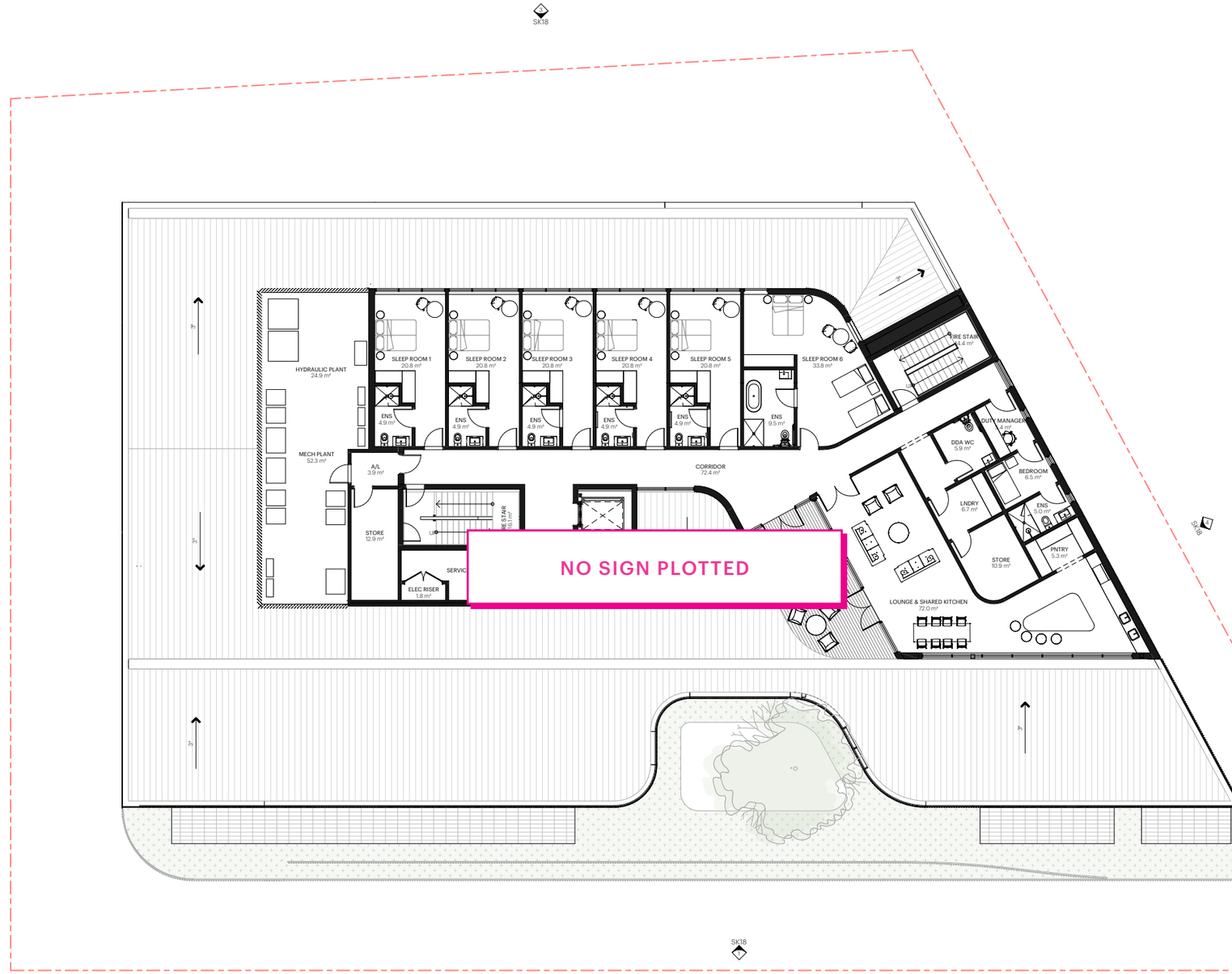

Level 2
SCALE 1 : 100

Signage and Wayfinding Specification

PROJECT
Family Health & Wellbeing Hub

CLIENT
Women's & Children's Hospital Foundation

PRINCIPAL ARCHITECT
Studio Nine Architects

STATUS
PRELIMINARY P4

MESSAGING SCHEDULE

EXTERNAL SIGNAGE	
EXS	Exterior site sign
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ISSUE	DATE
P1	06.06.2025
P2	11.06.2025
P3	19.06.2025
P4	20.06.2025

SCALE 1 : 100 AT A1
0 1 2 5 10

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PROJECT
Family Health & Wellbeing Hub

DRAWING TITLE
Level 2

PROJECT NUMBER
0905-123

DRAWING NUMBER
SK04

ISSUE
PRELIMINARY

REVISION
06.06.2025 L

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Family Health & Wellbeing Hub

Signage specification

4.0

Family Health & Wellbeing Hub

Exterior signage

Precedent Study & Early Exploration

EX

Exterior site

DESIGN FOUNDATIONS

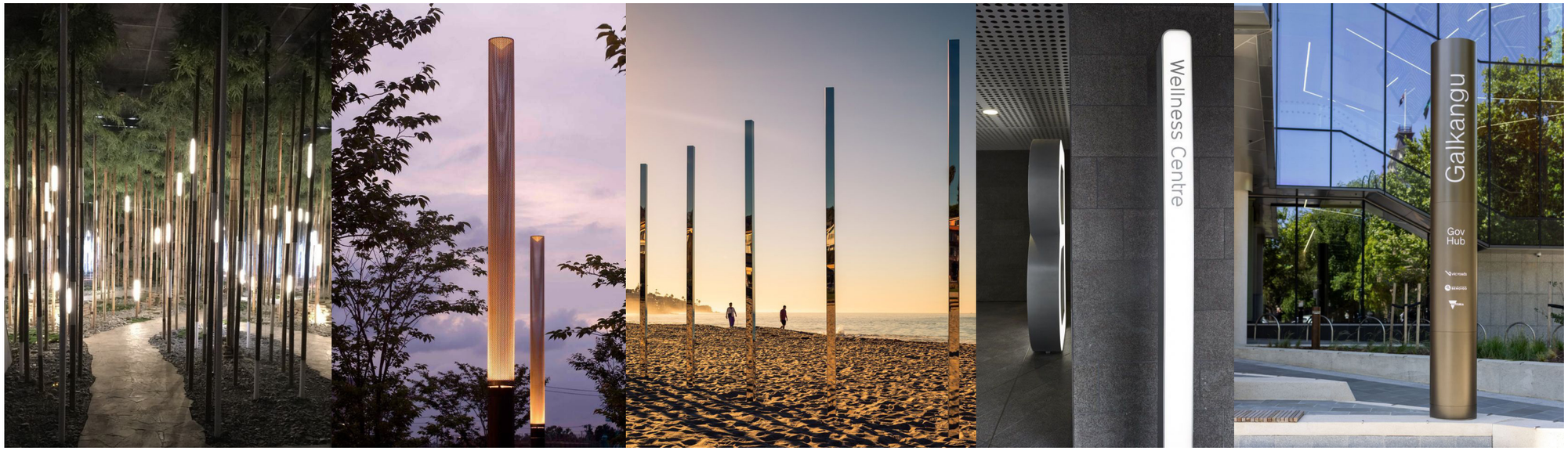
Immersive
Situated within the landscape
Transparent & Porosity
Playful & Memorable
Culturally Ambiguous
Respite - Natural Environment
Safe, comfortable and linger longer
Textural, organic & earthy
Biophyllic principles
Delicate enclosure
Calming neutral tones

EXS 1

Exterior site sign - Pole

SITE IDENTIFICATION / VISIBLE BEACON

- Vertical form reflecting tree trunks
- Illuminated
- Marks each end of the site
- Includle parking wayfinding/ identification on Northern pilon

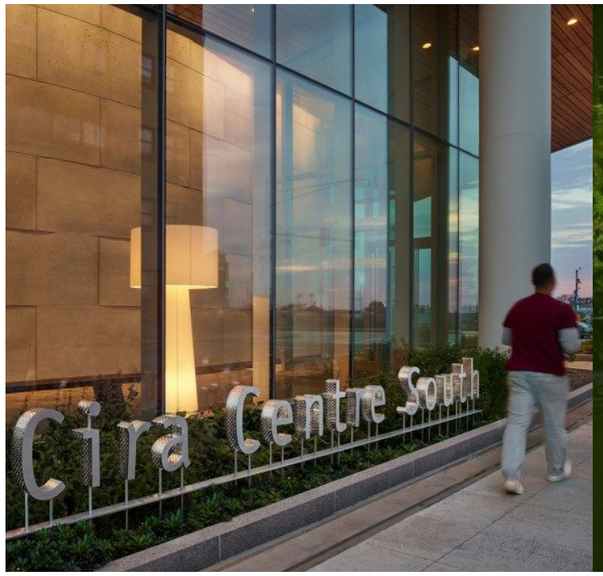


EXS 2 - Option A

Building identification - Floating

ENTRANCE IDENTIFICATION

- Low lying, integrated with landscape
- Simple application of hub name
- Pure / simple materials

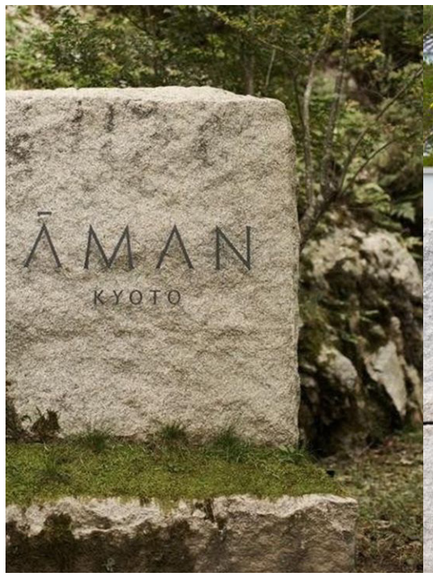


EXS 2 - Option B

Building identification - Rock face

ENTRANCE IDENTIFICATION

- Low lying, integrated with landscape
- Simple application of hub name
- Pure / simple materials
- Utilise materials in landscape
- Cost effective approach working with landscape materials.



EXS 3

Building identification - Ground

ENTRANCE IDENTIFICATION

Low lying, integraterd with pavement
Pulls the visitor in
Create intrigue

Naming Exploration

Family Health & Wellbeing Hub

Naming Exploration

Family Health & Wellbeing Hub

The below are suggestions only to help generate discussion

Warm & Welcoming
Haven – Simple, comforting, and suggests safety and retreat.
Nest – Conveys coziness, care, and family.
Loft - A place to rest
Hearth – The symbolic heart of a home, warmth, and gathering.
Hug – Friendly, warm, and emotionally resonant.
Embrace – Protective and nurturing

Moden & Calming
Solace – A place of comfort and care.
Solace House

Gentle & Supportive
Nestle – A soft, maternal word implying comfort and closeness.
Halo – Evokes protection, gentleness, and care.

Evoke warmth and support.

Consider a name that is simple, warm, clear and human.

Exterior Signage

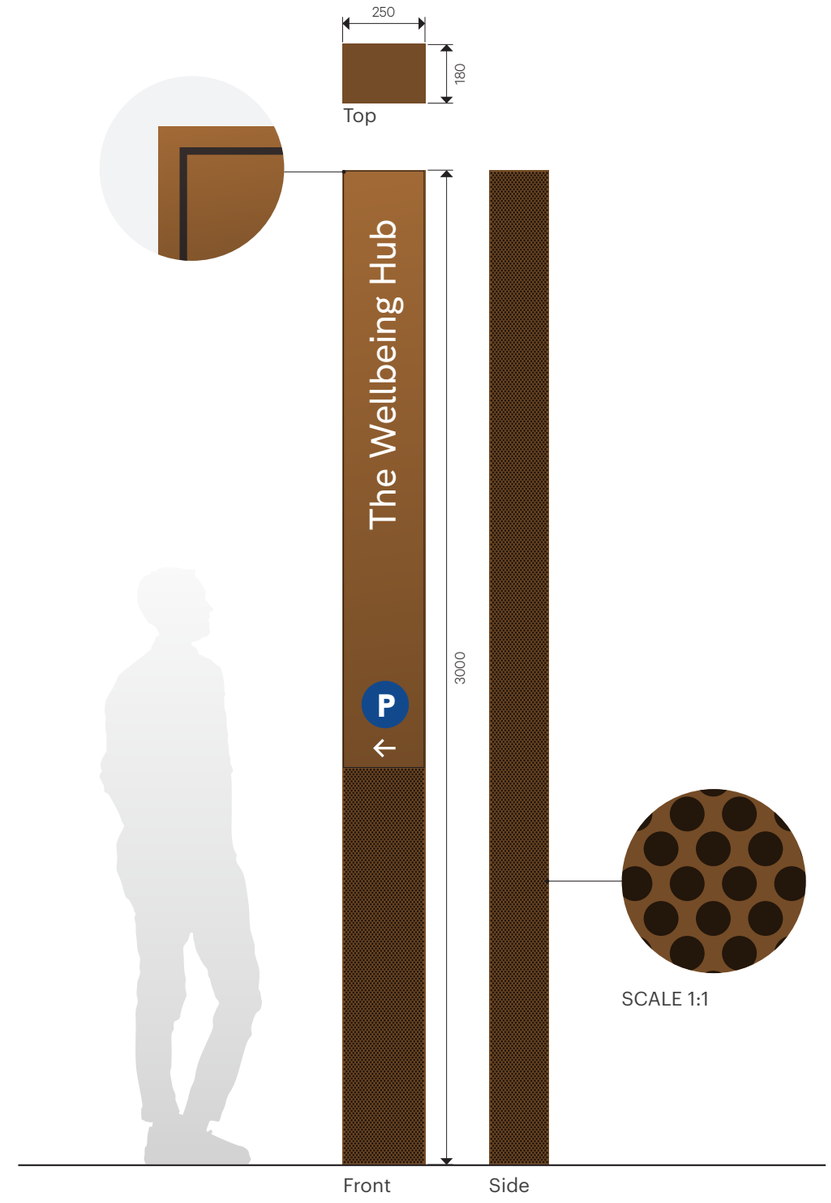
Preliminary Concept

EXS 1

Exterior site sign - Pylon

Concept

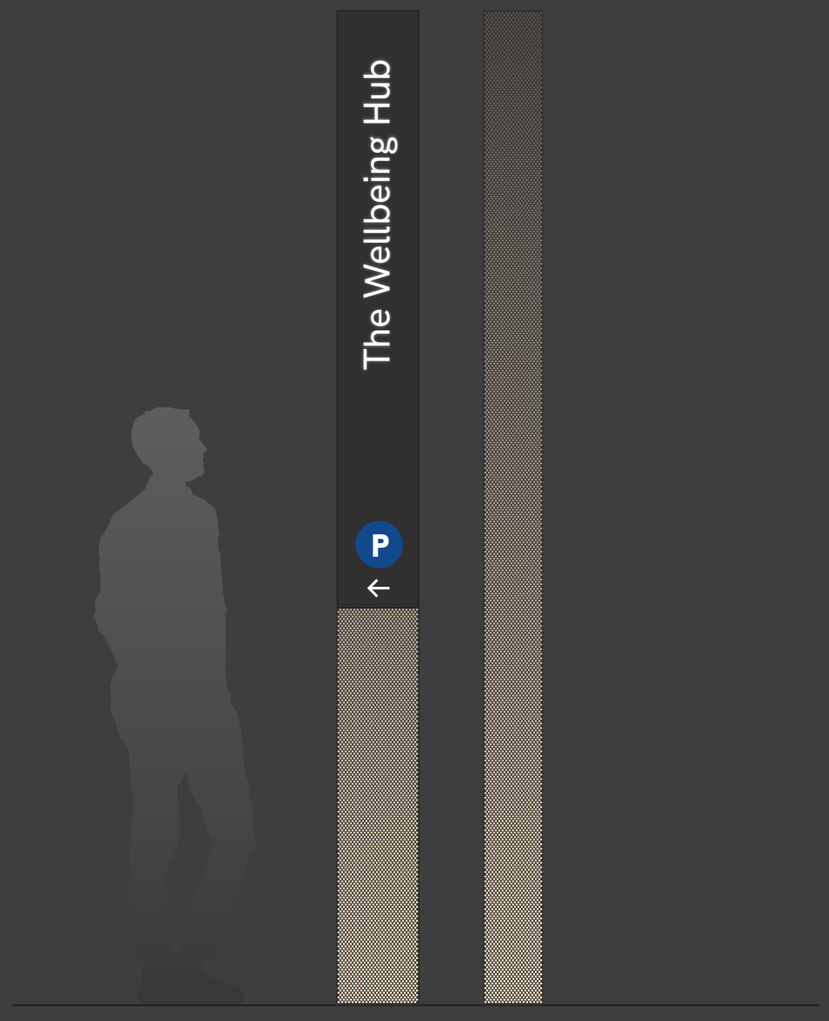
Internally illuminated perforated COR-TEN® / Bronze or powdercoated steel structure all around. Flat front face with back lit intracut letters, arrow and 'P'.



EXS 1

Exterior site sign - Pylom

Concept

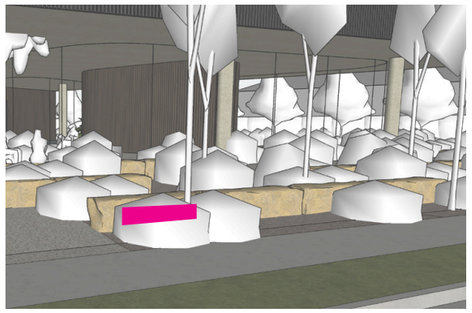


EXS 2

Exterior site sign - Rock mounted

Option A PREFERRED OPTION

Laser cut COR-TEN® / Bronze or powdercoated aluminium letters pinned to sandstone log to create an integrated and subtle look.



Proposed approximate location.

EXS 2

Exterior site sign - Rock mounted

Option A PREFERRED OPTION

EXS 2

Exterior site sign - Free standing

Option B

Laser cut bronze or powdercoated letters embedded in the landscape to create an integrated and subtle look.

Proposed approximate location.

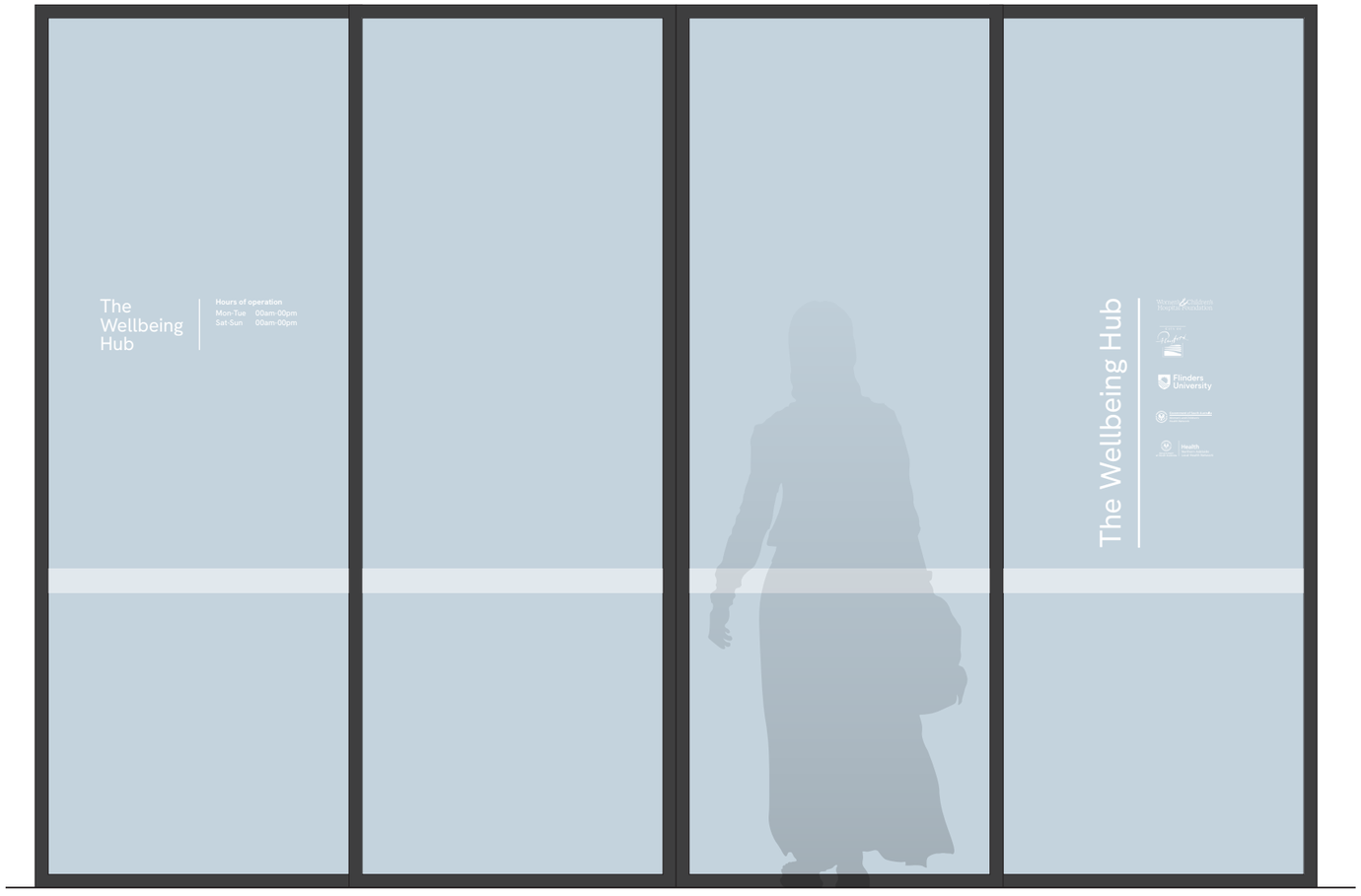
EXS 2

Exterior site sign - Free standing

Option B

EXS 3

Glazing decal entry



Entry elevation

Logos to be provided

Thank you

Arketype

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OFFICIAL

Government of South Australia
Department for Housing and Urban Development

4 August 2025

Mr Leif Burdon
Manager Planning Services
City of Playford

By email: LBurdon@playford.sa.gov.au

Dear Mr Burdon

Thank you for your correspondence dated 24 July 2025 requesting consideration of a call-in to the State Planning Commission (Commission) for an application by the Women's and Children's Hospital Foundation, C/- URPS for a community health and wellbeing facility at 99 – 103 Mofflin Road, Elizabeth Vale (Development Application 25019778).

You question whether there may be a perception that council has a conflict of interest in determining the application due to the staff's involvement in assisting the applicant with the project, including exploring potential future partnership opportunities.

Section 94 of the *Planning, Development and Infrastructure Act 2016* enables Council to request a proposed development to be 'called in' for assessment by the Commission. Having carefully considered the matter, I have resolved on balance that it is neither necessary nor warranted to call in the application.

The Council Assessment Panel is independent of the Council's administration and is well placed to properly assess the merits of the application against the Planning and Design Code, in accordance with the requirements of the Act and the *Planning, Development and Infrastructure (General) Regulations 2017*.

Should you have any questions in relation to this matter please do not hesitate to contact me on (08) 7133 2373, or via email at robert.kleeman@sa.gov.au.

Yours sincerely

Robert Kleeman
Manager Crown and Impact Assessment
as delegate of the
Minister for Planning

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