

**Tabled at Council Assessment Panel - 19 February 2026**

**Item 7.1 25038778 - Lot 1 Prince Charles Street, Elizabeth - Construction of a four-storey tourist accommodation building and associated car parking, retaining walls up to 1.2m, landscaping, advertisements and removal of four (4) regulated trees and three (3) significant trees**

**Amendment to the proposal to remove one (1) vehicle parking space**

With respect to the above agenda item, the applicant has, upon request of council, provided an updated suite of plans which remove one (1) vehicle parking space, allowing for greater landscaped areas on the western side of the development adjacent Prince Charles Street.

Please find attached updated Architectural Drawings and Stormwater Management report (dated 16 February 2026 and 17 February 2026) which both reflect this change.

**Amendments to the Report**

Within Council staff's planning report, under section 9.6 Transport, Access and Parking, the reference to 42 car parking spaces should now read 41 car parking spaces. Further, recommended Condition 1 is to be amended to reference the updated drawings as highlighted in red below:

1. The development granted Planning Consent shall be undertaken and completed in accordance with the following stamped plans and documentation, except where varied by conditions below:
  - Architectural drawings prepared by Matthews Architects, project number 22084, **dated 16/02/2026**
  - Civil Design Report with associated calculations prepared by Tesseract International Consulting Engineers, job number 23-221, dated 06/11/2025
  - **Civil Stormwater Management Plan prepared by Tesseract International Consulting Engineers, job number 23-221, dated 17/02/2026**
  - Arboricultural report prepared by Tree Vision Arboricultural Consultants, dated 05/12/2025
  - Traffic Report prepared by MFY Traffic and Parking Consultants, dated 03/12/2025
  - Waste Management Plan prepared by WSP, Rev B, Dated 03/12/2025.

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# **ATTACHMENT FOR ITEM 7.1**

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# QUEST PLAYFORD CENTRAL PLANNING APPLICATION



Client Name  
Project Name  
Document Title  
Matthews Architects Project Number  
Client Project Number:  
Revision Number  
Date of Issue

EMMETT  
Quest Playford Central  
Quest Playford Central Concept Design  
22084  
-  
-  
16/02/2026

**Matthews  
Architects**

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## Matthews Architects

Matthews Architects  
262 Melbourne Street  
North Adelaide, SA 5006

www.matthewsarchitects.com.au  
+61 (0)8 8267 4766

PROJECT CONTACT  
Gerald Matthews  
Managing Director & Senior Architect  
m: +61 (0)42 031 2969  
e: Gerald.Matthews@matthewsarchitects.com.au

# 1.0 Introduction

## 1.1 Project Introduction

### Project Introduction

This proposal is for the creation of four storey hotel building and dedicated carpark for 42 cars for guests and staff and loading area.

The site is located on the corner of Main North Road and Prince Charles Street and directly east of "Prince George Plaza" shopping centre.

Ground floor consists of all common spaces including reception, conference room, gym, business lounge and staff areas.

Secure street access to the carpark (separate entry and exit) is provided from the existing parking area. Services, located within the loading area will be screened.

All apartment, 54 in total, are located on upper levels.

### SAPPA Information

Plan Parcel	: D135288 AL1
Property Street Address	: Lot 1 Prince Charles St Elizabeth, SA
Zone Name	: Urban Activity Centre Zone



■ SITE AREA



# 2.0 PLANS

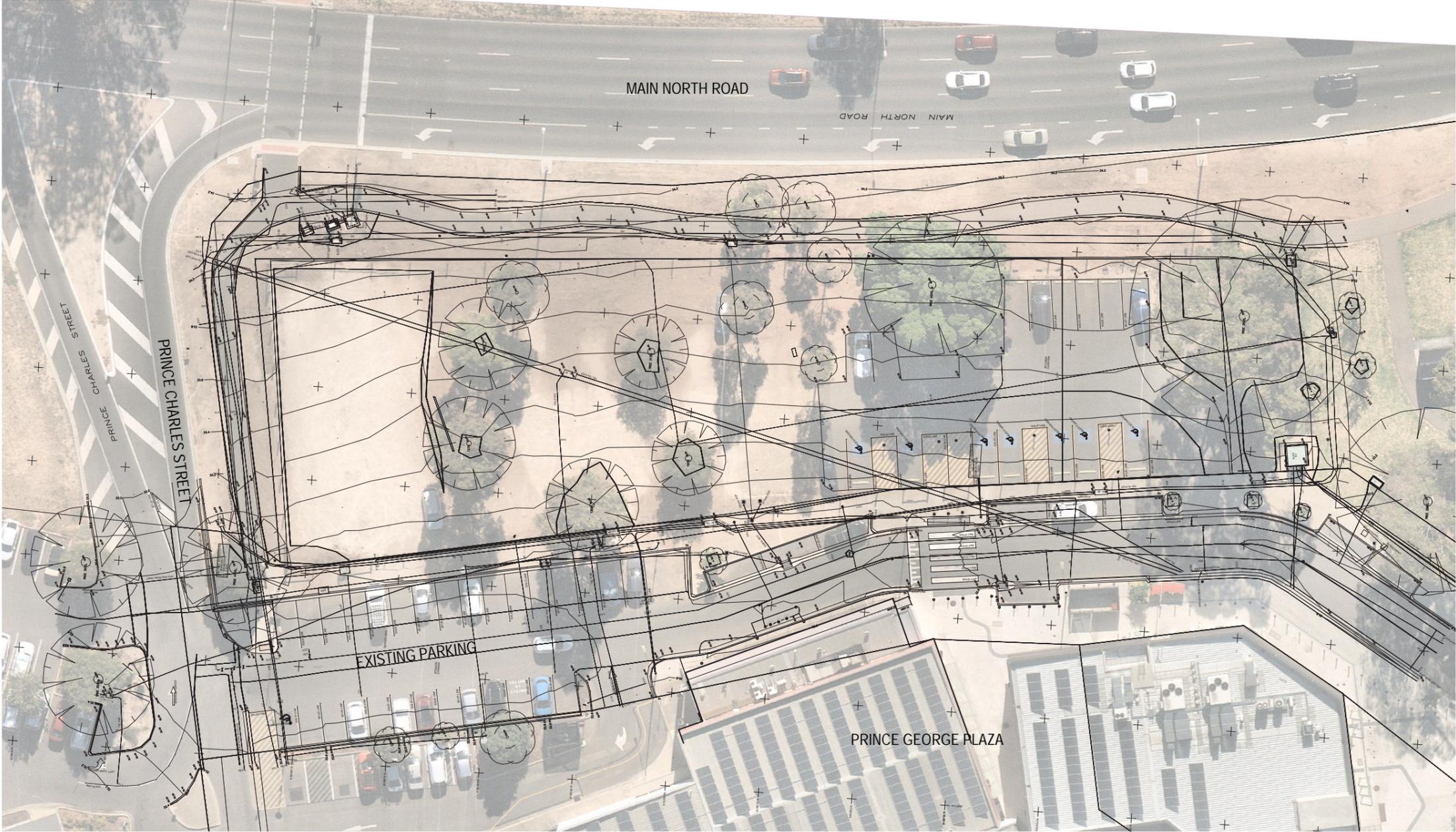
## 2.1 DEMOLITION PLAN



Demolition Plan  
1:500



**2.0 PLANS**  
**2.2 EXISTING SITE PLAN**

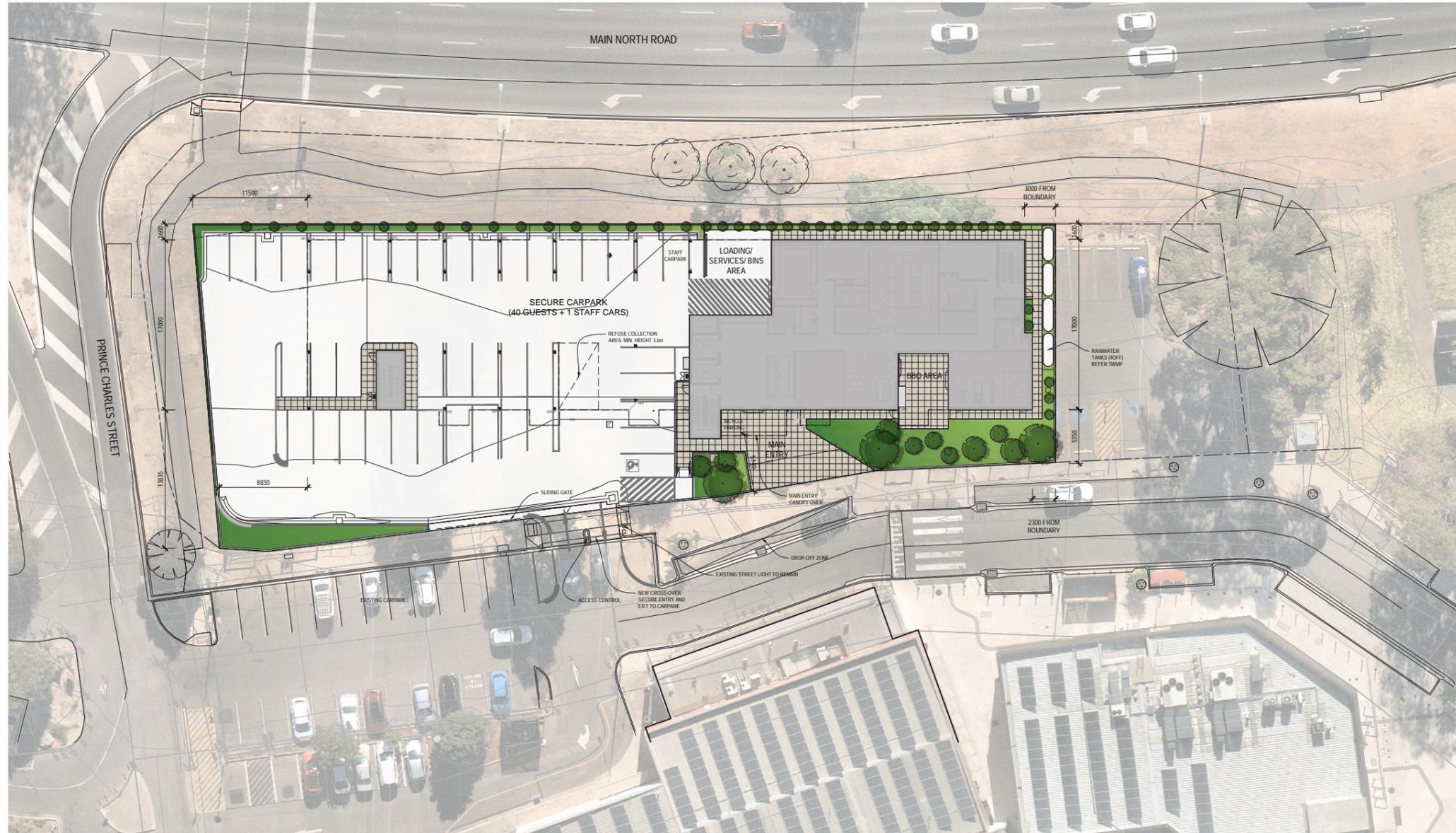


Existing Site Plan  
1:500



# 2.0 PLANS

## 2.3 SITE PLAN



**SITE AREAS:**

QUEST SITE AREA	2398m <sup>2</sup>
COUNCIL'S CARPARK	420m <sup>2</sup>
<b>TOTAL</b>	<b>2818m<sup>2</sup></b>

**NOTE:**  
ALL APARTMENT'S CONDENSER  
UNITS WILL BE LOCATED AND  
SCREENED ON MAIN ROOF

FLOORS / APARTMENTS						
	GROSS AREA (incl. balc. and covered areas) m <sup>2</sup>	GROSS AREA (excl. balc.) m <sup>2</sup>	2B-TK	2B-TK ACCESS	STUDIO	STUDIO ACCESS
GROUND	1301	497				
FIRST	1284	1233	10	1	7	0
SECOND	1284	1233	10	1	7	0
THIRD	1284	1233	10	1	7	0
<b>TOTAL</b>	<b>5153</b>	<b>4196</b>	<b>30</b>	<b>3</b>	<b>21</b>	<b>0</b>
%				61		39

APARTMENTS SCHEDULE				
APARTMENTS	TYPE	QUANTITY	KEYS	NET AREA
TB-TK	TWIN KEY 2 BEDROOM 2 BATHROOM	27	54	42.8+23.1
TB-TK (LARGE)	TWIN KEY 2 BEDROOM 2 BATHROOM	3	6	48.2+25.2
TB-TK (2B-TK ACCESS)	TWIN KEY 2 BEDROOM 2 BATHROOM	2	4	48.2+25.2
TB-TK (STUDIO ACCESS)	TWIN KEY 2 BEDROOM 2 BATHROOM	1	2	48.2+28.2
STUDIO	1 BEDROOM 1 BATHROOM	15	15	23.1
STUDIO (LARGE)	1 BEDROOM 1 BATHROOM	6	6	25.2
<b>TOTAL</b>		<b>54</b>	<b>87</b>	

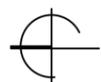
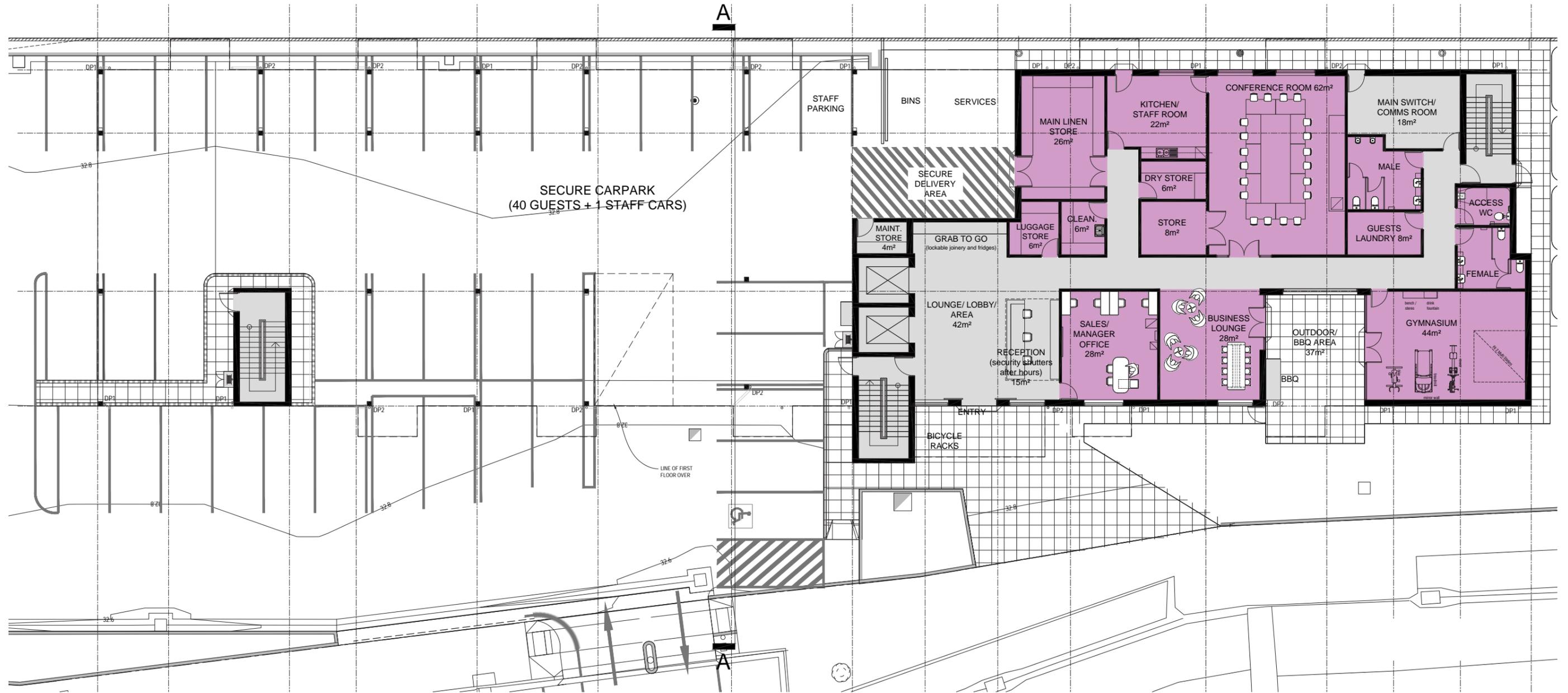


**Proposed Site Plan** Carpark & Common  
**1:500**



# 2.0 PLANS

## 2.4 GROUND FLOOR PLAN



Ground Floor Plan Carpark & Common Areas  
1:200



# 2.0 PLANS

## 2.5 FIRST FLOOR PLAN

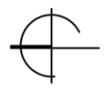


First Floor Plan  
1:200



# 2.0 PLANS

## 2.6 SECOND FLOOR PLAN

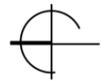


Second Floor Plan  
1:200



# 2.0 PLANS

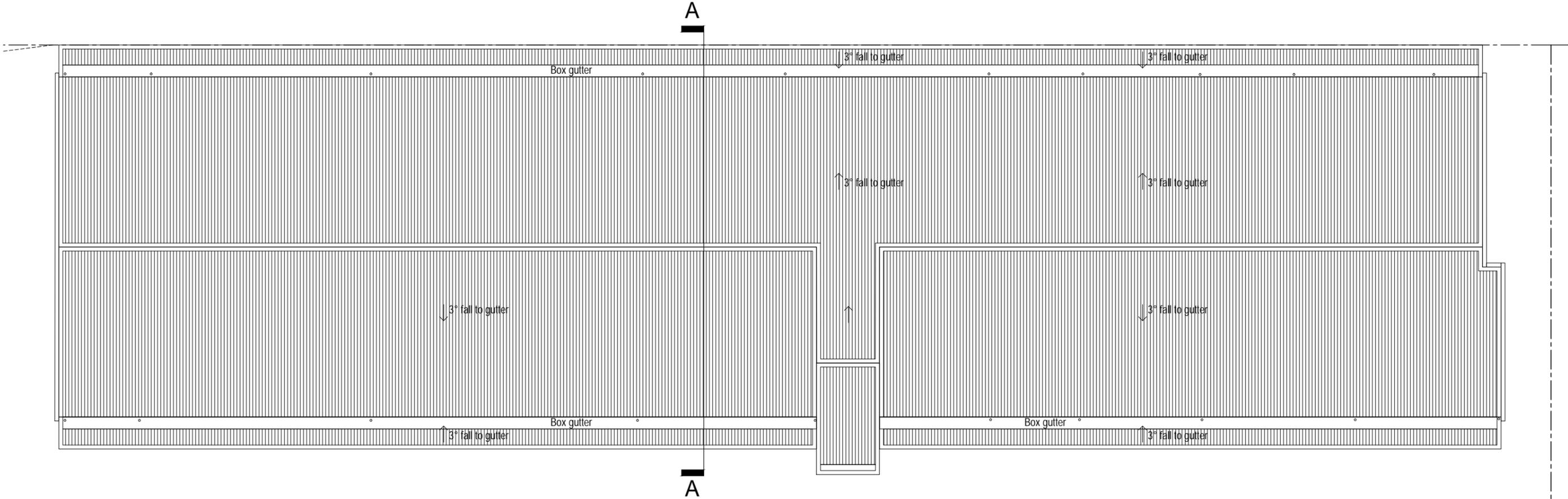
## 2.7 THIRD FLOOR



Third Floor Plan  
1:200



**2.0 PLANS**  
**2.8 ROOF PLAN**



Roof Plan  
1:200



# 3.0 ELEVATIONS

## 3.1 WEST & EAST ELEVATION



West Elevation  
1:200

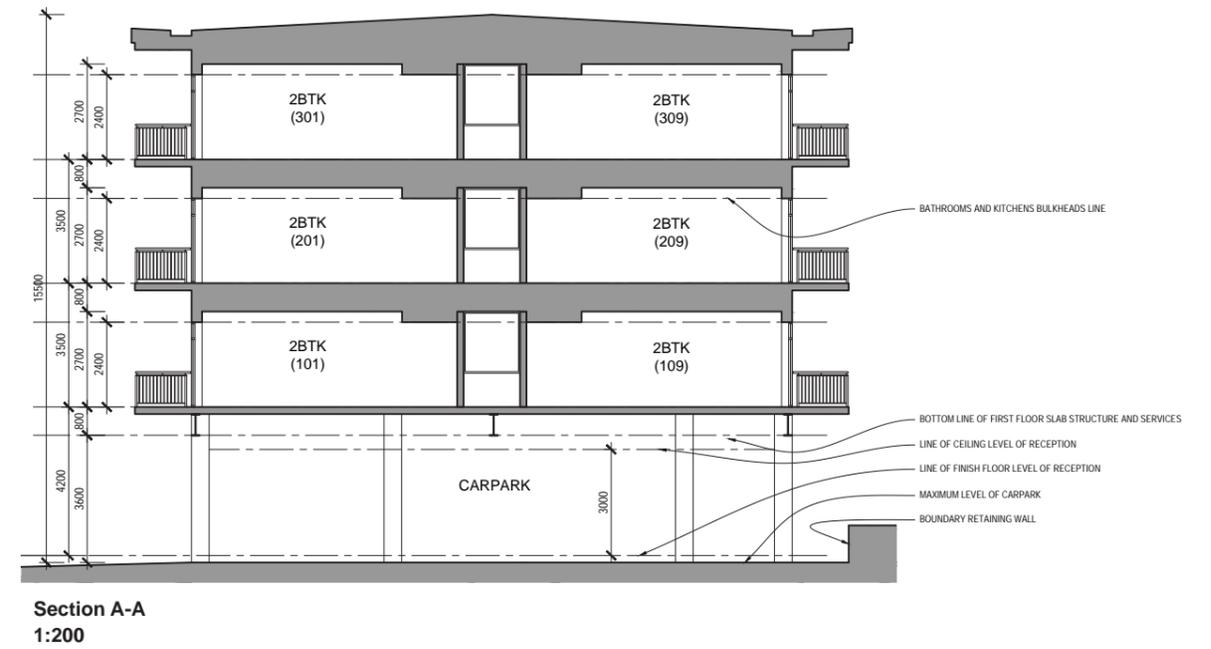
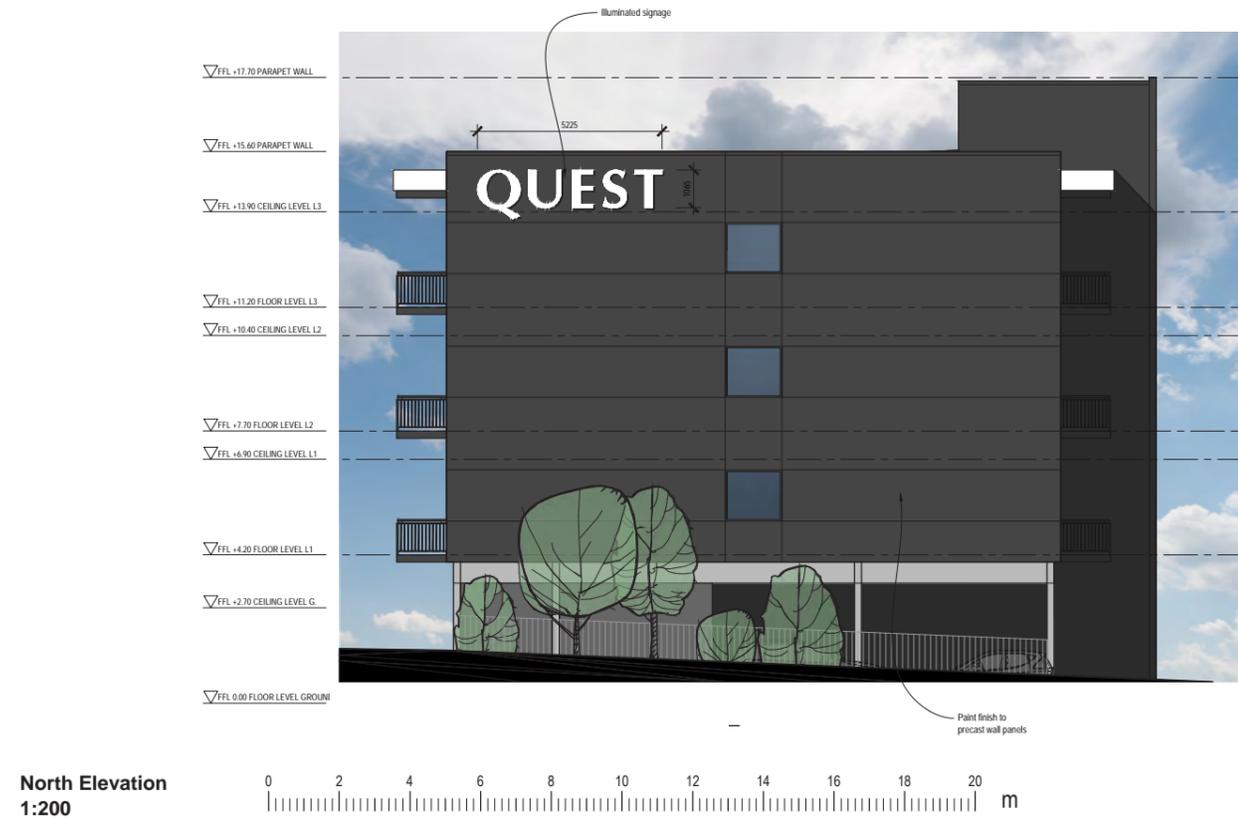
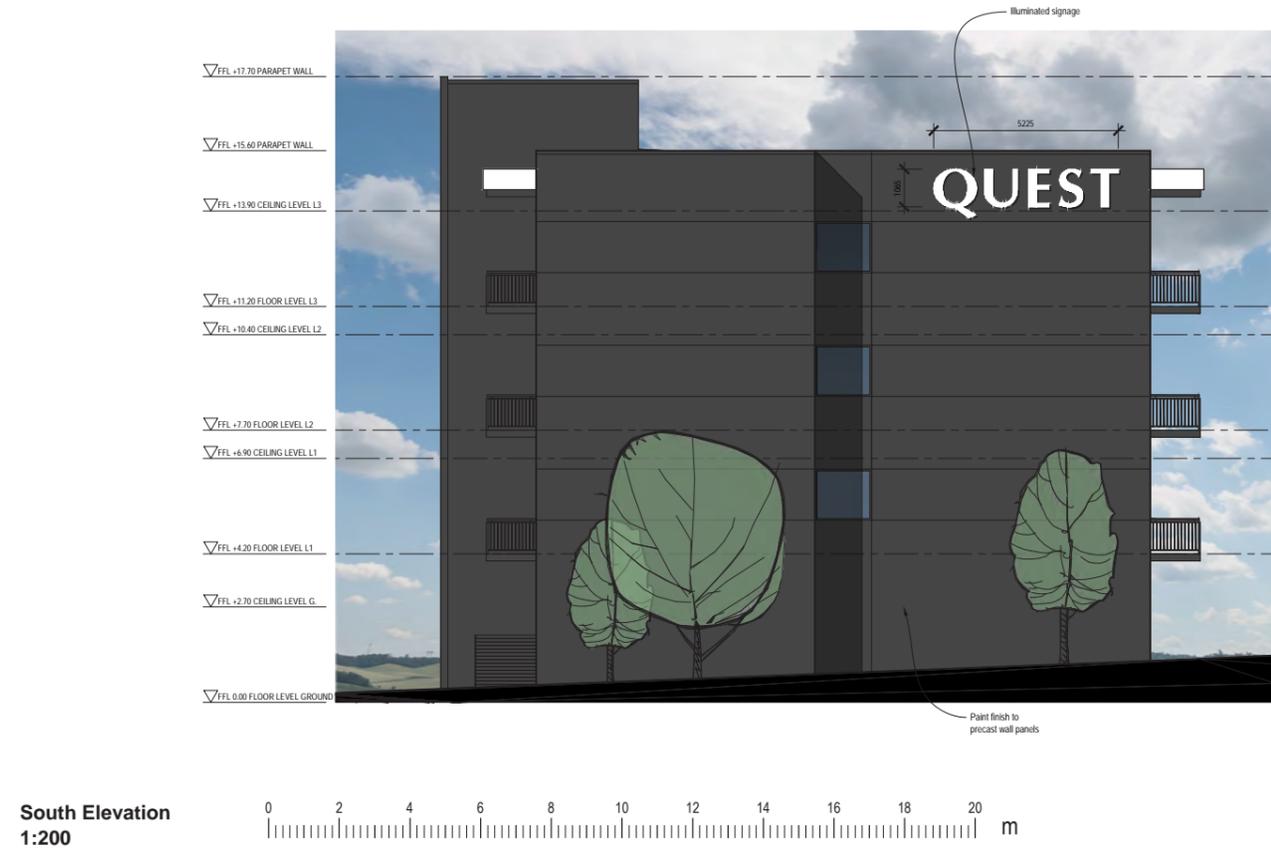


East Elevation  
1:200



# 3.0 ELEVATIONS

## 3.2 SOUTH & NORTH ELEVATION & SECTION



# 4.0 ARTIST'S IMPRESSION

## 4.1 BIRD EYE VIEW



4.0 ARTIST'S IMPRESSION

4.2 PERSPECTIVE 1



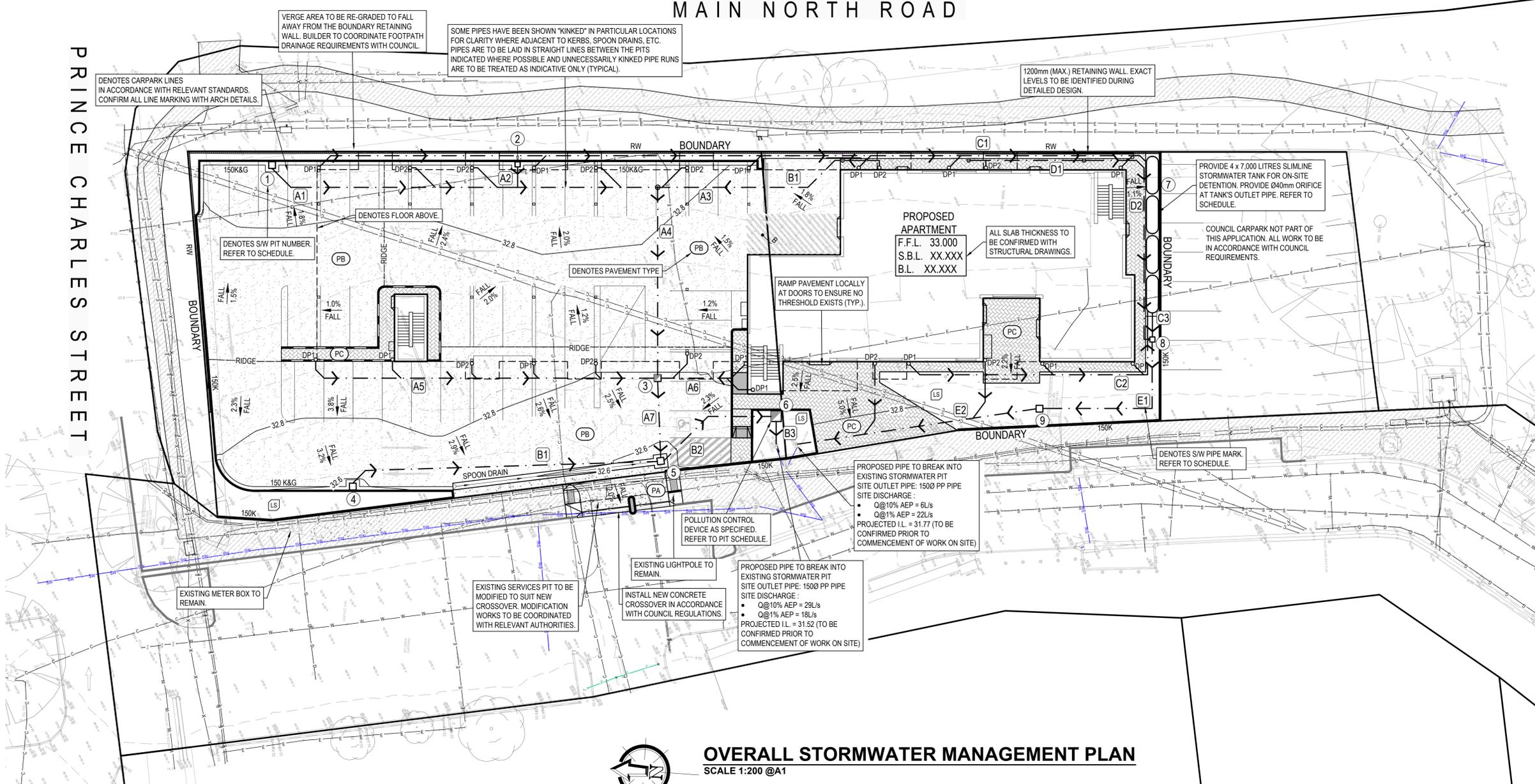
4.0 ARTIST'S IMPRESSION

4.3 PERSPECTIVE 2



# MAIN NORTH ROAD

PRINCE CHARLES STREET



## OVERALL STORMWATER MANAGEMENT PLAN

SCALE 1:200 @A1

### LEGEND

- PAVEMENT TYPE (PA) (VEHICULAR) CONCRETE
- PAVEMENT TYPE (PB) (VEHICULAR) ASPHALT
- PAVEMENT TYPE (PC) BRICKBLOCK (NON VEHICULAR)
- EXISTING COUNCIL FOOTPATH TO REMAIN
- LANDSCAPING
- EXISTING SPOT LEVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DENOTES EXISTING TREES TO BE RETAINED
- 100/150 CONCRETE KERB & GUTTER (K&G)
- 100/150 CONCRETE KERB (K)
- SPOON DRAIN (SD)
- STORMWATER PIPE
- SUBSOIL DRAIN/AG PIPE
- GRATED SUMP (GS)
- JUNCTION BOX (JB)
- PIT NUMBER
- STORMWATER PIPE MARK
- Ø DP1 Ø150 DOWN PIPE (SHOWN DIAGRAMMATIC) CONFIRM WITH ARCH DWGS
- Ø DP2 Ø100 DOWN PIPE FROM BALCONY ABOVE CONFIRM WITH ARCH DWGS
- INSPECTION OPENING (IO)
- THRESHOLD RAMP
- RETAINING WALL
- BOLLARD
- EXTENT OF PONDING DURING 1% AEP STORM
- 8.88 PONDING LEVEL DURING 1% AEP STORM
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORMWATER
- EXISTING SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING COMMUNICATIONS CONDUITS
- EXISTING STOBIE POLE
- \* OR ✕ EXISTING LIGHT POLE OR STREET LIGHT
- TACTILE GROUND SURFACE INDICATOR (TGS)
- DESIGN LEVEL
- T.K. 8.88 TOP OF KERB
- W.T. 8.88 WATER TABLE
- P.L. 8.88 PAVEMENT LEVEL
- T.R. 8.88 TOP OF RETAINING WALL
- B.R. 8.88 BOTTOM OF RETAINING WALL
- B.F. 8.88 BACK OF FOOTPATH
- I.L. 8.88 INVERT LEVEL
- T.B. 8.88 TOP OF BANK
- B.B. 8.88 BOTTOM OF BANK
- F.L. 8.88 FINISHED LEVEL
- F.F.L. 8.88 FINISHED FLOOR LEVEL
- S.B.L. 8.88 SUB BASE LEVEL
- B.L. 8.88 BENCH LEVEL
- C.L. 8.88 COVER LEVEL
- E.B. 8.88 EDGE OF BITUMEN
- EX. 8.88 EXISTING LEVEL

#### ACCESSWAY NOTES

- ACCESSWAY TO ALL BUILDINGS SHOULD BE IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 6 AND CLAUSE 7.
- ALL KERBS, WHEEL STOPS, LOW BARRIERS AND OTHER OBSTRUCTIONS THAT COULD BE A TRIPPING HAZARD TO PEDESTRIAN ARE TO BE SURFACED IN A COLOUR CONTRASTING WITH THEIR SURROUNDINGS, ALL IN ACCORDANCE WITH ASINZS 2890.1 CLAUSE 2.4.5.1.

#### POTHOLING NOTE

CONTRACTOR SHOULD PERFORM POTHOLING TO ESTABLISH AND CONFIRM THE LOCATIONS AND DEPTH OF EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE PROPOSED DEVELOPMENT PRIOR TO COMMENCEMENT OF WORK ON SITE.

#### DESIGN NOTES

- THE PROPOSED FINISHED FLOOR LEVEL FOR THE APARTMENT BUILDING IS SET MORE THAN 300mm ABOVE THE TOP OF KERB LEVEL ALONG THE ADJACENT CARPARK.
- THE 1% AEP (1 IN 100-YR ARI) POST DEVELOPMENT FLOW FROM THE PROPOSED DEVELOPMENT IS TO BE RESTRICTED TO THE EQUIVALENT PREDEVELOPMENT FLOW FOR THE 10% AEP RAINFALL EVENT. THE CALCULATED PREDEVELOPMENT FLOW RESULTS ARE:
  - 10% AEP = 52 L/s
- ON-SITE STORMWATER DETENTION IS TO BE PROVIDED IN SLIMLINE TANKS AND PAVEMENT PONDING.
- THE RESTRICTED POST DEVELOPMENT FLOWS ARE:
  - 10% AEP = 36 L/s (OUTLET PIPE = 35L/s + OVERLAND = 1 L/s)
  - 1% AEP = 53 L/s (OUTLET PIPE = 40 L/s + OVERLAND = 13 L/s)
- PRIMARY AND TERTIARY POLLUTION CONTROL DEVICES ARE PROPOSED TO IMPROVE THE QUALITY OF STORMWATER PRIOR TO DISCHARGING OFFSITE. THE RESULTANT PERCENTAGE REDUCTIONS ARE:
  - GROSS POLLUTANTS = 100
  - TOTAL SUSPENDED SOLIDS (TSS) = 81.8
  - TOTAL PHOSPHORUS (TP) = 83.8
  - TOTAL NITROGEN (TN) = 56.7

#### SEWER NOTE

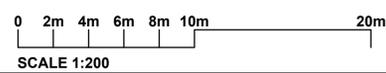
THE PROPOSED FINISHED FLOOR LEVEL IS BASED ON STORMWATER CONSIDERATIONS. SEWER CONNECTIONS WERE NOT CONSIDERED IN THE DESIGN. DEVELOPER/CONTRACTOR TO CONFIRM SUITABILITY OF SEWER CONNECTIONS PRIOR TO COMMENCEMENT OF WORK ON SITE.

#### ENVIRONMENTAL PROTECTION NOTE

THE CONTRACTOR SHALL MAKE ALL POSSIBLE EFFORTS TO ENSURE THAT ANY BUILDING ACTIVITY OR OPERATION THAT POLLUTES OR MIGHT POLLUTE THE ENVIRONMENT SHALL INCLUDE ALL REASONABLE AND PRACTICABLE MEASURES TO PREVENT OR MINIMISE ANY RESULTING ENVIRONMENTAL HARM IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT OF 1993.

### PLANNING ISSUE

NOT TO BE USED FOR CONSTRUCTION PURPOSES



**WARNING**  
BEWARE OF UNDERGROUND SERVICES.  
THE LOCATION OF SERVICES ARE INDICATIVE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO VERIFY ALL SERVICES PRIOR TO ANY EXCAVATION.

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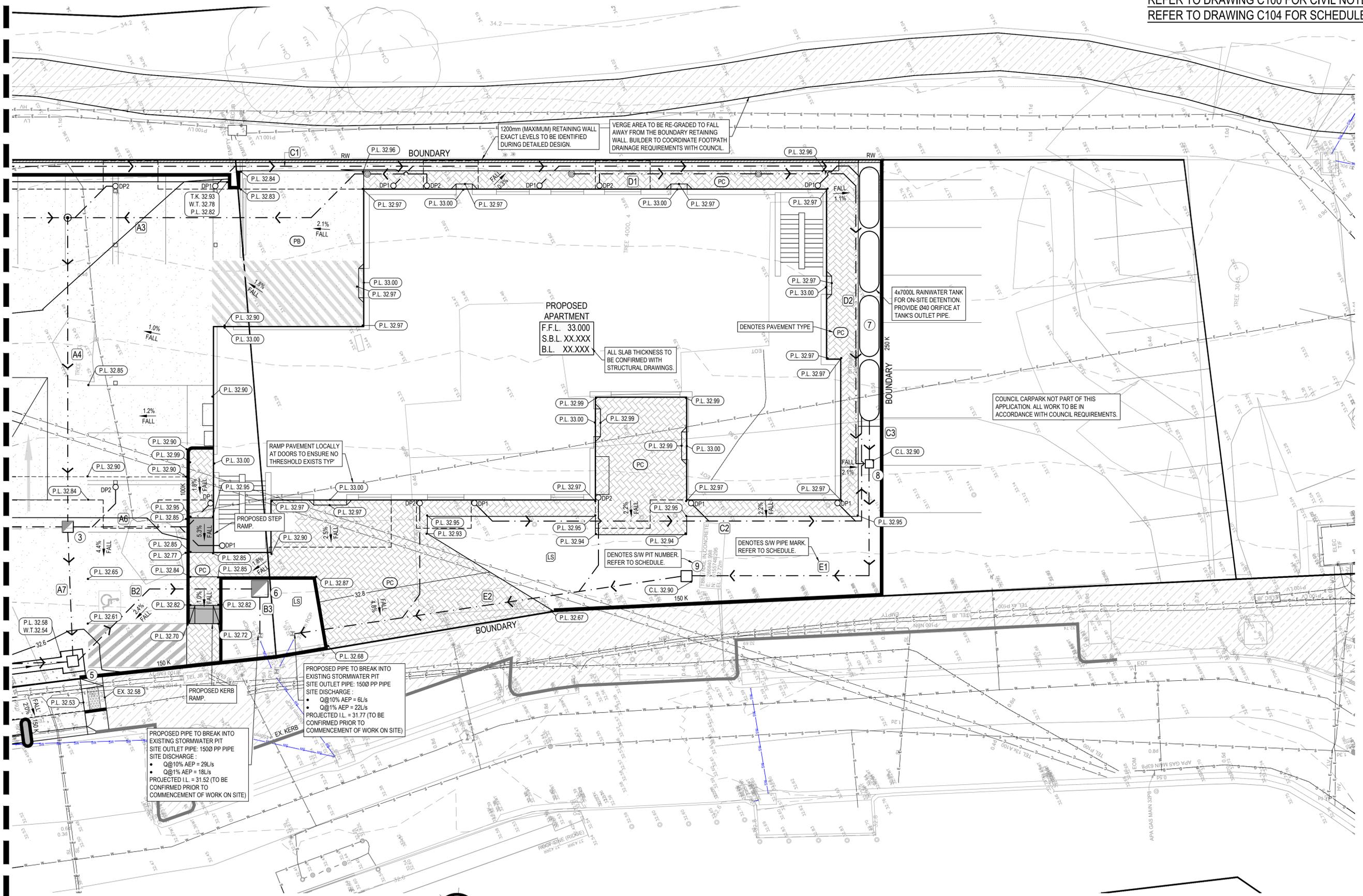
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DATE 02-26  
DRAWN SO  
CHECKED JCB  
TITLE CIVIL OVERALL STORMWATER MANAGEMENT PLAN  
ADDRESS PRINCE CHARLES STREET ELIZABETH, SA 5112

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	ISSUED FOR PLANNING APPROVAL 17-02-26 JV D ISSUED FOR PLANNING APPROVAL 06-11-25 SO C ISSUED FOR PLANNING APPROVAL 15-10-25 SO B ISSUED FOR PLANNING APPROVAL 10-10-25 SO A	DESCRIPTION DATE BY REV.	

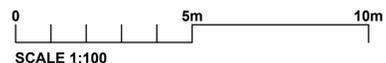


SEE SHEET C102 FOR CONTINUATION  
MATCHLINE



**PART STORMWATER MANAGEMENT PLAN 2**  
SCALE 1:100 @A1

**PLANNING ISSUE**  
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DESCRIPTION DATE BY REV.	JOB # <b>23-221</b> SHEET # <b>C103</b> REV. <b>D</b>

ISSUED FOR PLANNING APPROVAL	17-02-26	JV	D
ISSUED FOR PLANNING APPROVAL	06-11-25	SOJLP	C
ISSUED FOR PLANNING APPROVAL	15-10-25	SOJLP	B
ISSUED FOR PLANNING APPROVAL	10-10-25	SOJLP	A