COUNCIL ASSESSMENT PANEL

CAP Meeting Agenda

Presiding Member: Mr Brenton Burman

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 14 October 2025 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.



Tim Bourner
Assessment Manager

Dated: 01/10/2025

Members: Mr Brenton Burman, Ms Colleen Dunn, Mr David Brown, Mr Terry Sutcliffe, Ms Yvonne Svensson

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KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinthi, ngadlu Kaurna yartangka inparrinthi. Ngadlurlu parnuku tuwila yartangka tampinthi.

*Ngadlurlu Kaurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinthi. Parnuku yailtya, parnuku tapa purruna yalarra puru purruna.**

We would like to acknowledge this land that we meet on today is the Traditional Lands for the Kaurna people and that we respect their spiritual relationship with their Country.

We also acknowledge the Kaurna people as the Traditional Custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

*Kaurna Translation provided by Kaurna Warra Karrpanthi

A G E N D A

Item No		Page
1.	**Apologies**	**2-2**
2.	**Conflict of Interest**	**2-2**
3.	**Confirmation of the Minutes**	**2-2**
4.	**Planning, Development Infrastructure Act Applications**	
4.1	6 King William Road, Wayville – 25018947	3-93
4.2	Lot 68 Norman Terrace & 9 Ross Street, Everard Park - 25018240	94-459
5.	**Appeals Against Decision of Assessment Manager**	
5.1	Nil	-
6.	**Applications Before the ERD Court**	
6.1	Summary of ERD Court Appeals	460-460
7.	**ERD Court Compromise Reports - CONFIDENTIAL**	
7.1	**Motion to move into confidence**	**-**
	Nil	-
	Motion to move out of confidence	**-**
	Nil	
8.	**Council Reports**	
8.1	Nil	-
9.	**Other Business**	
9.1	2026 Council Assessment Panel Meeting Dates	461-461

ITEM 4.1
DEVELOPMENT APPLICATION – 25018947 – 6 King William Road, WAYVILLE SA 5034

DEVELOPMENT NO.:	25018947
APPLICANT:	Paul Spizzo
ADDRESS:	6 King William Road, Wayville SA 5034
NATURE OF DEVELOPMENT:	Construction of a three storey building for the use as consulting room and associated car parking and landscaping
ZONING INFORMATION:	**Zones:** • Business Neighbourhood **Overlays:** • Airport Building Heights (Regulated) (All structures over 15 metres) • Building Near Airfields • Historic Area (Un22) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 15m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	3 June 2025
RELEVANT AUTHORITY:	Assessment panel at City of Unley
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.11 19/06/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed • **PER ELEMENT:** Consulting Room – Performance Assessed **OVERALL APPLICATION CATEGORY:** Code Assessed - Performance Assessed • **REASON** P&D Code
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Matthew Falconer Consultant Town Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Traffic
RECOMMENDATION:	Support with conditions

ITEM 4.1
DEVELOPMENT APPLICATION – 25018947 – 6 King William Road, WAYVILLE SA 5034

ATTACHMENTS:	Attachment 1 – Plan set Attachment 2 – Notified Set Attachment 3 – Representations Attachment 4 – Applicant response to representations

DETAILED DESCRIPTION OF PROPOSAL:

This application seeks to construct a three storey building to be used as consulting rooms presenting to King William Road, Wayville. The building is proposed to be used as consulting rooms and comprises of an entrance lobby, foyer lift, stairwell and carparking at ground level. A second storey cantilevers over a portion of the ground level car park and is comprised of four consulting rooms, a treatment room, offices, interview room, reception, waiting area and storage room. The third floor comprises a training area and staff room. The overall floor area of the building measures 353 square metres and includes 13 on-site parking spaces and 4 bicycle spaces.

The building is sited 3 metres (m) from King William Road and has varying setbacks to the various levels of the building with respect to the front, sides and rear boundaries. The building abuts the southern boundary, where an existing two storey dwelling is sited.

The building is a contemporary design and is to be constructed using a mix of materials including brick, natural stone, aluminium cladding and steel. The windows, door frames and sun hoods are all proposed in a Monument colour (very dark grey).

The proposed plans for consideration are contained within **Attachment 1**. Further details of each element of the proposal are described below:

BACKGROUND

It is noted that whilst the code rules identify the Historic Area Overlay and more specifically, the Residential Spacious Wayville Historic Area (Un22) being a relevant Overlay. This is not spatially applied in SAPPA and as such the policies relating to the Historic Area Overlay have not been applied in the assessment of the proposed development.



Figure 1: Historic Area Overlay as spatial applied on SAPPA

Further to the above, Council's Assessment Panel has previously considered and approved an application (DA 23002756) for a land division and construction of two, three storey group dwellings with associated fencing and swimming pools at its meeting dated 20 June 2023.

The two buildings measured 10.3 metres in height and utilised the right of way for access. The first two stories of the dwelling to the front of the site adjoined the neighbouring dwelling with the third level sited similarly to the that of the proposed third level of the consulting rooms. An image of the approved site plan is provided below for clarity.



Figure 2: Extract from application plans prepared that were approved by CAP 20 June 2023. Location of boundary walls shown in red.

SUBJECT LAND & LOCALITY:

Location reference: 6 KING WILLIAM ROAD, WAYVILLE SA 5034

Title ref.: CT 5844/212 **Plan Parcel:** F12736 AL23 **Council:** CITY OF UNLEY

Site Description:

The subject land is located on the western side of King William Road. The site is slightly irregular is shape and has a frontage width of 13.72 metres. The subject land has a free and unrestricted right of way over the existing driveway providing vehicular access to 4 King Willam Road. The right of way measures approximately 3 metres in width and 23.5 metres deep. The allotment is a further 17.1 metres deep beyond the right of way. The southern boundary measures 53.44 metres and the overall site measures approximately 680 square metres in area. The land is reasonably level and does not contain any regulated or significant trees. There are currently no known encumbrances on the land.

Vehicle access is gained via the right of way over the adjacent land to the north. There is also a street tree and side entry pit located in the street verge in front of the subject land.



Figure 3: View of the subject land from King William Road

Locality

When determining the locality of the subject land the general pattern of development and the extent the proposed development is likely to impact surrounding occupiers and landowners was considered.

The locality falls within two zones, being the **Business Neighbourhood Zone** and the **Established Neighbourhood Zone**.

The locality is limited to the area bordered by the tram line to the west, King William Road to the east and smaller irregular sites directly to the north. Miller Place to the east and Young Street to the South form the border of the locality on the southern side.

The adjacent allotment to the north (4 King William Road,) contains a two-storey building consisting of consulting rooms.

The land to the south consists of 11 group dwellings (1-11/10 King William Road) which are two-storeys in height. The immediately adjacent dwellings to the subject land (Unit 1 & Unit 5, 10 King William Road) are also built with boundary walling along the shared southern boundary. The extent of the boundary walling is outlined below:

- Unit 1, 10 King William Road - approximately 14m in length and 6.3m in height from natural ground level and carport approximately 5.5m in length and 3.0m in height from natural ground level
- Unit 5, 10 King William Road - approximately 10m in length and 6.3m in height from natural ground level and adjoining carport 4.5m in length with a height of 3.8m from natural ground level.

ITEM 4.1
DEVELOPMENT APPLICATION – 25018947 – 6 King William Road, WAYVILLE SA 5034



Figure 4: Locality Plan
One (1) representor is sited within the locality.

SERIOUSLY AT VARIANCE ASSESSMENT

The Planning, Development and Infrastructure Act 2016, Section 107(2)(c) states that *the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).*

The **Business Neighbourhood Zone Desired Outcomes** state:

> ***DO 1*** *– A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings.*
>
> ***DO 2 -*** *Buildings of a scale and design that complements surrounding built form, streetscapes and local character and provide for landscaping and open space.*

The **Business Neighbourhood Zone Performance Outcome (PO's) state:**

> ***PO 1.1 -*** *Housing and accommodation types appropriate to the locality complemented by shops, offices, consulting rooms and other non-residential uses that do not materially impact residential amenity.*

The proposal seeks to construct a three storey building for the purpose of consulting rooms. A consulting room is a form of development that is anticipated within the Zone and provides the community with access to services. Additionally, the design and appearance of the three-storey building is generally consistent with the built form character and development pattern of the locality.

ITEM 4.1
DEVELOPMENT APPLICATION – 25018947 – 6 King William Road, WAYVILLE SA 5034

As seen in the following planning assessment, the proposal is considered to satisfy the intent of the **Desired Outcomes** and **Performance Outcomes** with only minor variations noted against the respective **Designated Performance Features**. Therefore, the proposal is not considered to be seriously at variance with the Planning and Design Code.

PUBLIC NOTIFICATION

- **REASON**
  Business Neighbourhood Zone – Table 5 – Procedural Matters (PM) – Notification – Clause 4 (2), the proposed building exceeds the maximum building height specified in DTS/DPF 6.1 of the Business Neighbourhood Zone.

The application was on public notice from 1 August 2025 to 21 August 2025. As part of the public notification process, 24 owners and/or occupiers of adjacent land were directly notified and a sign detailing the proposal was placed on the subject land for the duration of the notification period.

During the notification period, Council received two representations. One representor supports the development and one representor does not support the development and wishes to be heard by the Council Assessment Panel. A copy of the representations can be found in **Attachment 2**.

Representations:

Representor Name / Address	Support / Support with Concerns / Oppose	Request to be heard	Represented by
[redacted]	I do not support the development	Yes	Phil Brunning and Associates
[redacted]	I support the development	No	-

Summary:

The representor raised the following concerns:

- Contextual response
- Size of consulting rooms
- Building Height
- Setbacks
- Site coverage and landscaping
- Powerline clearance
- Access
- Car parking

The applicant provided a response to the representations which can be found in **Attachment 3**. This response was provided to the representor who wished to be heard. Changes to the access have been made in response to the representation. The vehicle passing area to the front of the site has been designed to be wholly located within the subject land whilst clarification on building materials on the front elevations was sought.

AGENCY REFERRALS

The application was not subject to any external referrals

INTERNAL REFERRALS

- Traffic Engineer
  The proposal is considered reasonable with adjustments made to allow for two way movements within the subject land an improvement. The number of car parking spaces is acceptable for the nature of development and the manoeuvring areas are adequate.
  Council's Traffic Engineer did not raise any safety concerns with the proposed access arrangement. Both the proposed and existing consulting rooms have been designed to ensure that all vehicles exiting the site via the Right of Way is in a forward's direction – as such will have greater site lines in comparison to a reversing vehicle. Like most road junctions, the vehicle arriving first would typically have right of way with the other vehicle giving way. This arrangement is supported.

RULES OF INTERPRETATION

The application has been assessed against the relevant provisions of the **Planning & Design Code** (the Code). The Code outlines zones, subzones, overlay and general provisions policy which provide **Performance Outcomes (POs)** and **Desired Outcomes (DOs)**.

In order to interpret Performance Outcomes, the policy includes a standard outcome that generally meets the corresponding performance outcome (Designated Performance Feature or DPF). A DPF provides a guide as to what will satisfy the corresponding performance outcome. Given the assessment is made on the merits of the standard outcome, the DPF does not need to be satisfied to meet the Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from discretion to determine that a Performance Outcome is not met despite a DPF being achieved.

Part 1 of the Code outlines that if there is an inconsistency between provisions in the relevant policies for a particular development, the following rules will apply to the extent of any inconsistency between policies:

- the provisions of an overlay will prevail over all other policies applying in the particular case;
- a subzone policy will prevail over a zone policy or a general development policy; and
- a zone policy will prevail over a general development policy.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the **Planning & Design Code (the Code)**, which are contained in the following link:

Planning and Design Code Extract

Consulting Rooms

Land Use

The subject site is located within the **Business Neighbourhood Zone** where the **Desired Outcome (DO)** and **Performance Outcome (PO)** are as follows:

> ***DO 1 – Business Neighbourhood Zone***
> *A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings.*
>
> ***DO 2 – Business Neighbourhood Zone***
> *Buildings of a scale and design that complements surrounding built form, streetscapes and local character and provide for landscaping and open space.*

> ***PO 1.1 – Business Neighbourhood Zone***
> *Housing and accommodation types appropriate to the locality complemented by shops, offices, consulting rooms and other non-residential uses that do not materially impact residential amenity.*
>
> ***PO 1.2 - Business Neighbourhood Zone***
> *Business and commercial land uses complement and enhance the prevailing or emerging neighbourhood character.*

The corresponding **DPF** states:

> ***DPF 1.2 -*** *Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m2 in gross leasable floor area.*

The proposal seeks to construct a three-storey building for the use of consulting rooms. Consulting rooms are an envisaged use within the **Business Neighbourhood Zone** and listed in **DPF 1.1** as being a form of development that is suitable within the Zone.

As outlined above, **DPF 1.2** recommends consulting rooms not exceed 250m² in gross leasable floor area. Although the proposed building is 353m², its design complements the neighbourhood character and improves the site's appearance. The development is considered to be appropriately scaled and designed that it contextually responds to the locality, satisfying the intent of **PO 1.2.**

Whilst the representor has raised questions relating to the use of the tenancy, this is not for consideration in this application. The proposed development is simply for consulting rooms.

Built Form

The proposed building has been designed with varied setbacks, which combined with the varying building materials, results in a well-articulated built form. The building has a setback of 3 metres from the front property boundary. The ground level has a setback of 3.8 metres with the second level cantilevering forward to a setback of 3 metres whilst the third level is setback 6 metres.

The first level is setback 1 metre from northern boundary and 18.3 metres from the western (rear) boundary whilst the third level is setback 5.2 metres to the northern boundary and 28.7 metres to the rear boundary.

It is acknowledged that the proposed building which has an overall height of 9.9 metres will be higher than the neighbouring dwelling to the south but is lower than the previously approved dwelling measuring 10.3 metres in height.

The **DO's** and **PO's** of the **Business Neighbourhood Zone** seeks for new buildings to be of scale and design that complements the surrounding built form and the character within the locality. It is acknowledged that the proposal seeks to construct a contemporary three-storey building, however noting that recent development within the locality have modern design features. The relevant provisions relating to the **Business Neighbourhood Zone** state:

> ***PO 2.1 – Business Neighbourhood Zone***
> *Buildings are of a scale and design that complements surrounding built form, streetscapes and local character.*
>
> ***PO 2.2 – Business Neighbourhood Zone***
> *Development provides attractive landscaping to the primary street frontage.*
>
> ***PO 2.3 – Business Neighbourhood Zone***
> *Site coverage is limited to provide space for landscaping, open space and pervious areas.*
>
> ***PO 3.1 - Business Neighbourhood Zone***
> *Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of the locality.*

PO 3.2 – Business Neighbourhood Zone
Buildings are set back from primary street boundaries consistent with the existing streetscape.

The intent of the above-mentioned policies is to ensure that buildings are contextually responsive to existing buildings within the immediate locality. The proposed building, whilst three storey in height is considered to be compatible with the adjoining properties and is designed to minimise any external impacts which are discussed in further detail in the body of this report.

The built from within the immediate locality is comparable to the proposed development. The heights of the buildings directly adjacent are detailed below:

- 4 King William Rd – Two-storey building with an overall height of 8.4m (10.0 from the top of the service area) from finished floor level to the top of the parapet.

- Unit 1 & 5/10 King William Rd – Two-storey dwellings with an overall height of approximately 8m from the finished floor level to the top of the parapet.

Council administration supports the position of the applicants Planning Consultant, that the zone does anticipate buildings of greater than 9 metres in height were located appropriately. **Business Neighbourhood Zone 3.1** speaks to taller buildings being sited toward the centre of the zone and away from neighbourhood type zones. The dwellings sited directly to the south of the subject land are sited in the **Business Neighbourhood Zone** with the dwellings to the north-west sited in the **Established Neighbourhood Zone**. Given the siting of the proposed building and in particular the third level, there will be no impact on the properties within the **Established Neighbourhood Zone**.

In addition to the above, the building setback of 3 metres from the primary road frontage, is considered reasonable. The two-storey form is setback 3 metres and does not extend for the width of the allotment instead it cantilevers above the ground level and sits proud of the third level. When considering the above, and the fact the neighbouring property to the north is setback 2.2 metres, and the building at 2 King William Street is sited on the street boundary, the level of articulation provided will allow the building sit comfortably in the streetscape. Given the proposed building's scale, design and appearance, it is not considered to have a detrimental impact on the streetscape and the front setback generally satisfies the intent of **Business Neighbourhood Zone PO 3.2.**

Site Coverage and Landscaping

The following **PO's** of **Business Neighbourhood Zone** and **General Development Policies – Design in Urban Areas** state:

PO 2.3 – Business Neighbourhood Zone
Site coverage is limited to provide space for landscaping, open space and pervious areas.

PO 3.1 – Design in Urban Areas
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.

The building footprint is calculated to be approximately 37% of the overall site, noting that this does exclude the carparking areas. The building has a relatively small building footprint when compared to other development is in the locality. The direct result of a small building footprint is that the development has the potential to achieve greater setbacks and additional soft landscaping.

Whilst there are no specific guidelines applicable in the relevant **DPF** for soft landscaping, approximately 12% of the site is dedicated for landscaping. The building has been designed with some landscaping forward of the building in addition to landscaping adjacent the parking area. The proposed landscaping will enhance the street appearance, provide stormwater infiltration and assist in minimising heat absorption and reflection in accordance with **Business Neighbourhood, PO 2.3** and **Design in Urban Areas, PO 3.1**.

Overshadowing

The following **PO's** of **General Development Policies – Interface between Land Uses** state:

> ***PO 3.4 – Business Neighbourhood Zone***
> *Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.*
>
> ***PO 3.1 – Interface between Land Uses***
> *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*
>
> ***PO 3.2 – Interface between Land Uses***
> *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.*

It is acknowledged that the dwelling to the south of the subject land (1/10 King William Road)will not receive the 3 hours of sunlight into the private open space area on June 21, most likely approximately 2.5 hours. This level of overshadowing is not considered unreasonable as it is expected that the dwellings will receive greater levels of sun during the late-summer and early autumn months. Further, the zone permits boundary walls up to 3.2m in height (**DPF 3.4 (d) (i)**), a wall of this height on the southern boundary would likely cast a shadow across the POS for the entirety of the June 21. On balance, it is considered that the level of overshadowing towards the properties to the south is acceptable as it meets the intent of **PO 3.4** of the **Business Neighbourhood Zone** and **PO 3.1 & 3.2** of the **Interface between Land Uses**.

It is worth noting that, the level of shadow cast on the neighbouring dwelling immediately to the south (1/10 King William Road) will be reduced, when considered against the previously approved scheme for two, three storey buildings. This is a result of the second level no longer extending along the entire length of the existing boundary wall. The proposal seeks to increase portion of the second level 3 metres from the boundary.

Carparking and Access

The following **PO's** of **General Development Policies – Traffic, Access and Parking** state:

> ***PO 3.1 – Transport, Access and Parking***
> *Safe and convenient access minimises impact or interruption on the operation of public roads.*
>
> ***PO 3.3 - Transport, Access and Parking***
> *Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.*
>
> ***PO 3.5 – Transport, Access and Parking***
> *Access points are located so as not to interfere with street trees, existing street furniture (including*

directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

PO 9.1 – Transport, Access and Parking
The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.

PO 5.1 - *Transport, Access and Parking*
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.

The subject land is sited within the **Business Neighbourhood Zone**. As outlined in ***Table 2 - Off-Street Car Parking Requirements in Designated Areas,*** when a site is sited outside of the City of Adelaide and is located in a high frequency public transit area, the car parking rate from Table 2 can be applied. King William Road is within the *Go Zone* and within 400m of a tram station thus being considered as a high frequency public transit area.

The minimum carparking rate to be applied for this development is 3 spaces per 100 square metres of floor area. With a total floor area of 353m², the development has a car parking demand of 10 spaces. The development with a provision of 13 spaces adequately satisfies **Transport, Access and Parking PO 5.1**. Further to the above, it is considered that the proposed development achieves compliance with **Transport, Access and Parking PO 3.1, 3.3** and **3.5** as the development will utilise an existing *Right of Way* to gain access to the at grade car park. As detailed in the letter prepared by McDonald Game Lawyers, the access is lawful and there is no restriction of the number of traffic movements that can occur through a right of way.

The applicant updated the plans following the representations to include a passing bay at the front of the site to facilitate ease of access and egress. To address the concerns raised by a representor, the applicants Planning Consult outlined that no more than 10 persons attending the site at any one time, therefore sufficient number of car parks have been provided to satisfy the needs of the development. The car parking bays are of an appropriate size and there is sufficient area within the car park for manoeuvring therefore the car park is functional, accessible and convenient.
Overall the proposal is considered to satisfy the above **PO's** of **Transport, Access and Parking.**

Powerline Clearance

The relevant **PO** and **DPF** of **General Development Policies – Clearance from Overhead Powerlines** seeks:

PO 1.1 - Clearance from Overhead Powerlines
Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

The **PO** seeks to minimise potential hazards to people and property by adequately separating development from powerlines. DPF 1.1 suggests that the above can be met should one of the following be satisfied:

DPF 1.1 - Clearance from Overhead Powerlines
One of the following is satisfied:

a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996

b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

It is noted that the applicant has signed and submitted the relevant Electricity Declaration as part of the application. As outlined within the Response to Representations provided by Heynen Planning Consultants, sufficient clearance is achieved. Therefore, it is considered that the proposal meets the intent of **PO 1.1** of the **Clearance from Overhead Powerlines**.

Site Works and Stormwater Management

The following **PO's** of **General Development Policies – Design in Urban Areas** state:

PO 42.1 – Design in Urban Areas
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 42.1 – Design in Urban Areas
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

PO 42.1 – Design in Urban Areas
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.

Given the site is relatively level, there is a minimal amount of earthworks required. The drainage plan prepared by HWC Engineers identifies that there are 300 mm plinths to the side and rear boundaries. The finished floor level at the entry to the building is proposed to be 39.45 which is approximately 650 mm higher than the top of kerb level.

Stormwater from the carpark is to be directed to an underground pollutant separator and 6500L detention tank to a junction box before being discharged to the street. A junction box located at the front of the site shall ensure all other roof runoff is treated before being discharged to the street.

The method of stormwater disposal satisfies **Design in Urban Areas PO 42.1, 42.2, and 42.3** although a Reserved Matter is included in the recommendation to allow the applicant the opportunity to update the plan following the later adjustments to the driveway.

CONCLUSION

Whilst the development does not satisfy some of the Designated Performance Features set out within the relevant Performance Outcomes, these shortfalls are not considered to be detrimental to the established character of the locality.

The matters raised by the representors have been considered in the course of this assessment. Having considered all the relevant assessment provisions, the proposal is considered to satisfy the intent of the Desired Outcomes and Performance Outcomes of the Planning and Design Code for the following reasons:

- On balance the proposed development satisfies the relevant Performance Outcomes of the Business Neighbourhood Zone, Overlays and General Development Policies.
- The proposal has been designed in a manner that appropriately responds to the context of the locality and shall compliment the streetscape.
- The development will not unreasonably impact upon the adjacent residential properties in regard to the overlooking and overshadowing.
- The proposed development will provide a suitable access arrangement and car parking.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 25018947, by Paul Spizzo is granted Planning Consent subject to the following reasons/conditions/reserved matters:

RESERVE MATTERS

Planning Consent

Reserved Matter 1

Pursuant to Section 102 (3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment, to the satisfaction of the Relevant Authority, prior to the granting of Development Approval of the relevant stage:

- An updated site works and drainage plan be provided accommodating the revised driveway design.

Note - Further conditions may be imposed on the Planning Consent in respect of the above matters.

CONDITIONS

Planning Consent

Condition 1

The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

All stormwater from the building and site shall be disposed of so as not to adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

Condition 3

The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times to the satisfaction of Relevant Authority.

Condition 4

The planting and landscaping identified on the approved plans must be completed in the first planting season concurrent with or following commencement of the use of the dwelling. Such planting and landscaping shall be irrigated and maintained thereafter with any plants which become diseased or die must be replaced within the next available growing season with suitable species.

Condition 5

The driveway (excluding right of way), car parking and manoeuvring areas to be surfaced, drained and line marked in accordance with the approved plans and Australian Standards AS 2890.1:2004, 1742.2:2009 and 2890.6:2009, prior to occupation and commencement of use of the land and shall be maintained in good condition at all times to the satisfaction of Council.

Condition 6

Driveway, manoeuvring areas, car parking spaces and associated landscaping areas shall not be used for the storage or display of any materials or goods.

ADVISORY NOTES

Planning Consent

Advisory Note 1

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 3

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 4

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 5

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a ‘Notice of Intention’ must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

Advisory Note 6

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

Advisory Note 7

You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:

- The killing or destruction of a tree; or
- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or
- Any other substantial damage to a tree, (including severing or damaging any roots),

and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

Advisory Note 8

That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the applicant.

ATTACHMENT 1



King William Street View
NTS



North Eastern View
NTS

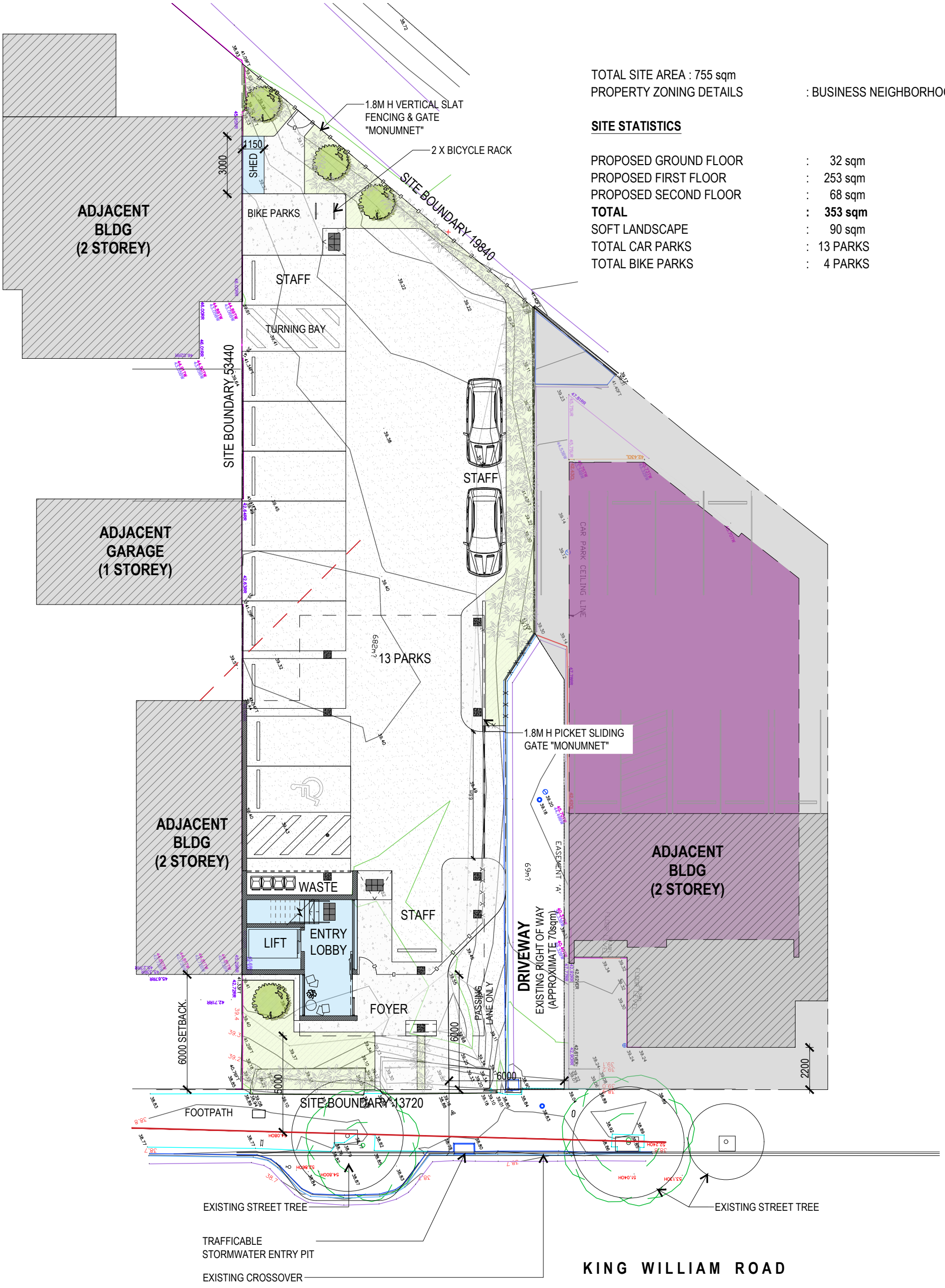
FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Artist Impressions
Scale: 1:200 @ A3
Date: 18/06/2025
Drawing No.: 25006_PD09
Revision: A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD09
Plotted: Friday, 20 June 2025 03:35 AM



TOTAL SITE AREA : 755 sqm
PROPERTY ZONING DETAILS : BUSINESS NEIGHBORHOOD

SITE STATISTICS

PROPOSED GROUND FLOOR	:	32 sqm
PROPOSED FIRST FLOOR	:	253 sqm
PROPOSED SECOND FLOOR	:	68 sqm
TOTAL	**:**	**353 sqm**
SOFT LANDSCAPE	:	90 sqm
TOTAL CAR PARKS	:	13 PARKS
TOTAL BIKE PARKS	:	4 PARKS

Proposed Site Plan
1:200

FOR PLANNING APPROVAL

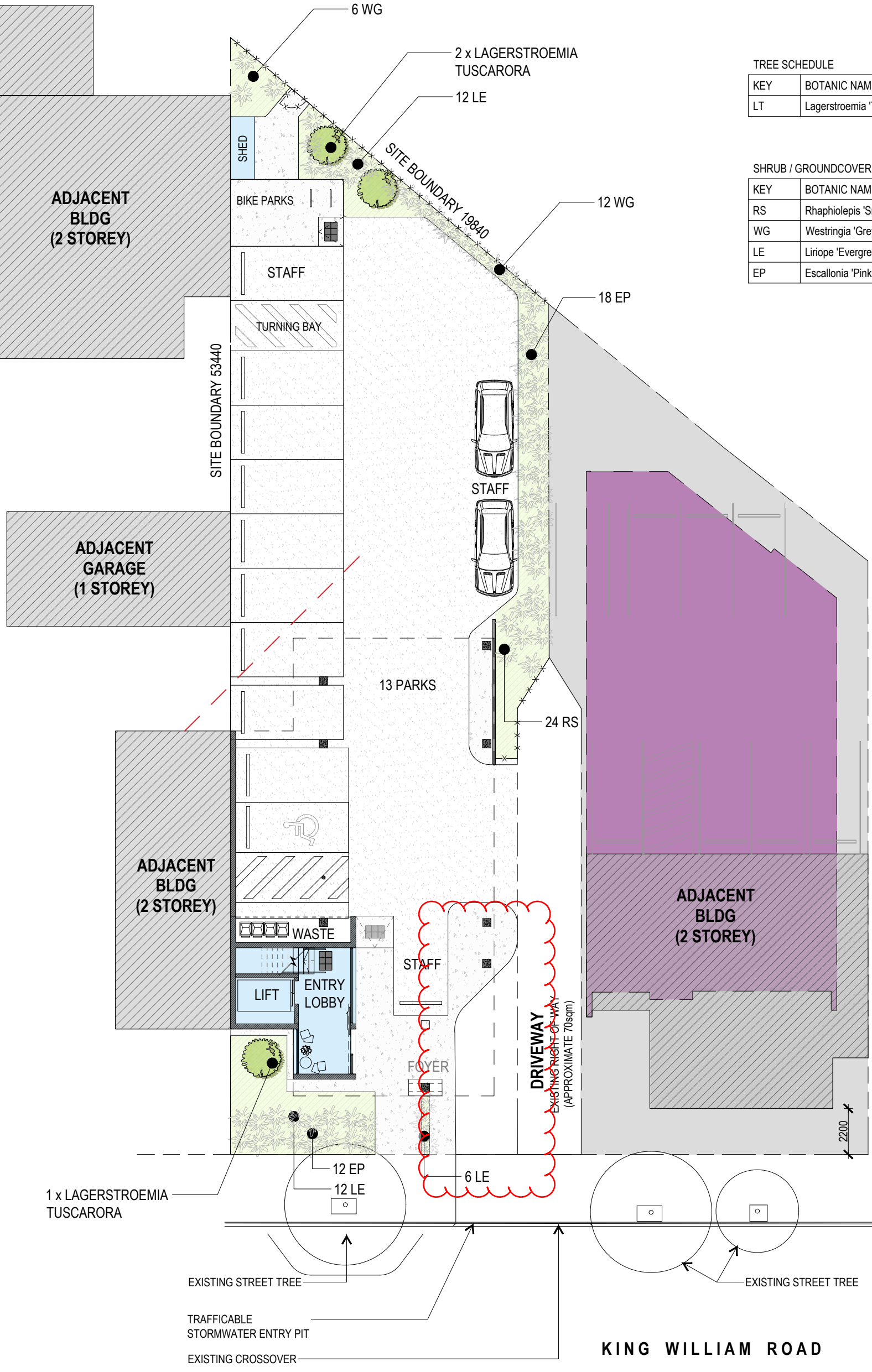
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Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Proposed Site Plan
Scale: 1:200 @ A3
Date: 04/09/2025
Drawing No.: 25006_PD01
Revision: B

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD01
Plotted: Thursday, 4 September 2025 2:45:32 PM



Proposed Landscape Plan
1:200

TREE SCHEDULE

KEY	BOTANIC NAME	SIZE	NO.
LT	Lagerstroemia 'Tuscarora'	45 litre	3

SHRUB / GROUNDCOVER SCHEDULE

KEY	BOTANIC NAME	SIZE	NO.
RS	Rhaphiolepis 'Snow Maiden'	200mm	24
WG	Westringia 'Grey Box'	200mm	18
LE	Liriope 'Evergreen Giant'	140mm	30
EP	Escallonia 'Pink Pixie'	200mm	30



Lagerstroemia 'Tuscarora'



Escallonia 'Pink Pixie'



Rhaphiolepis 'Snow Maiden



Westringia 'Grey Box'



Liriope 'Evergreen Giant'

FOR PLANNING APPROVAL

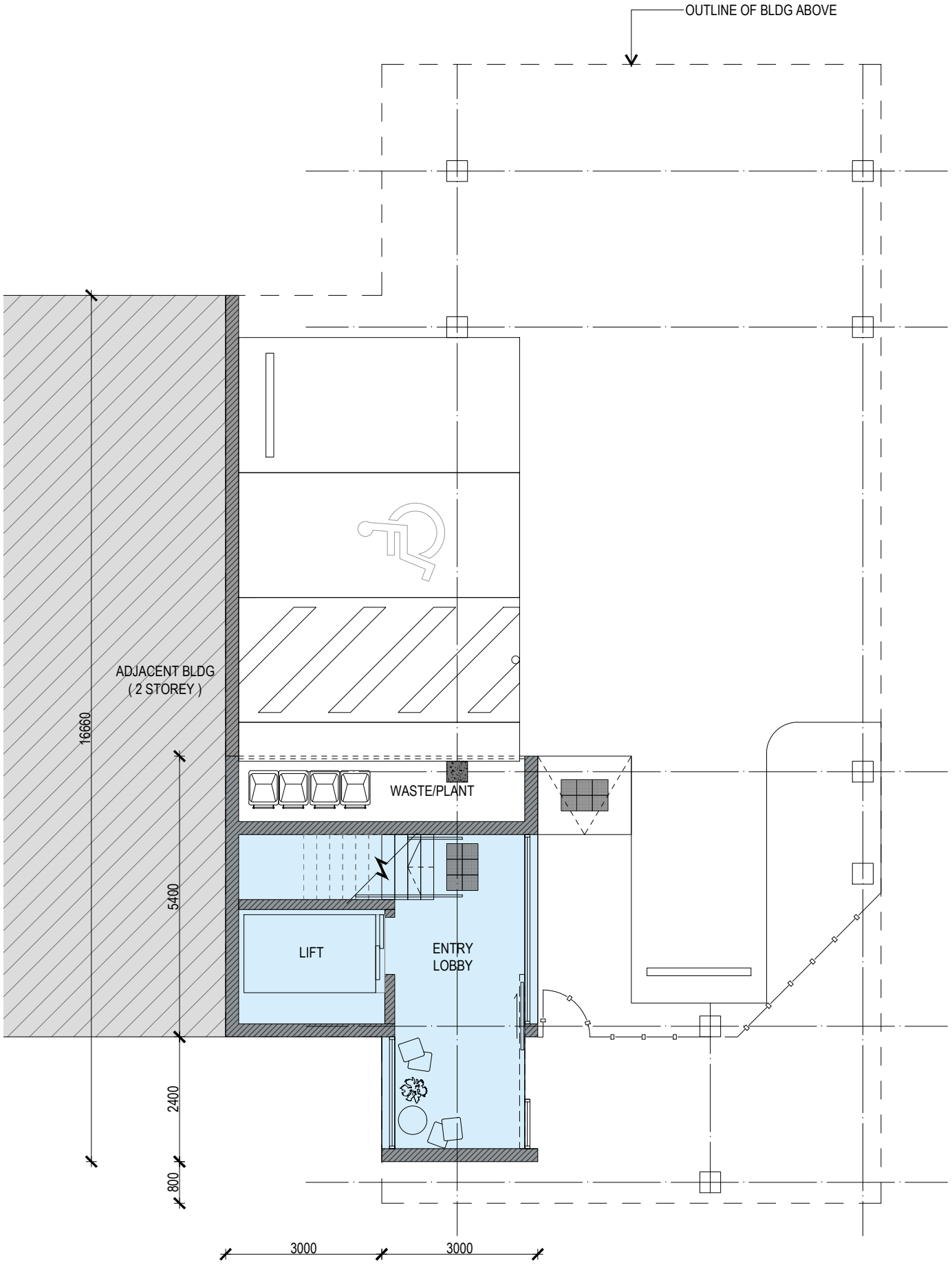
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Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Landscpe Plan	1:200 @ A3	04/09/2025	25006_PD08	B

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD08
Plotted: Thursday, 4 September 2025 2:51:18 PM



Proposed Ground Floor Plan
1:100

FOR PLANNING APPROVAL

N

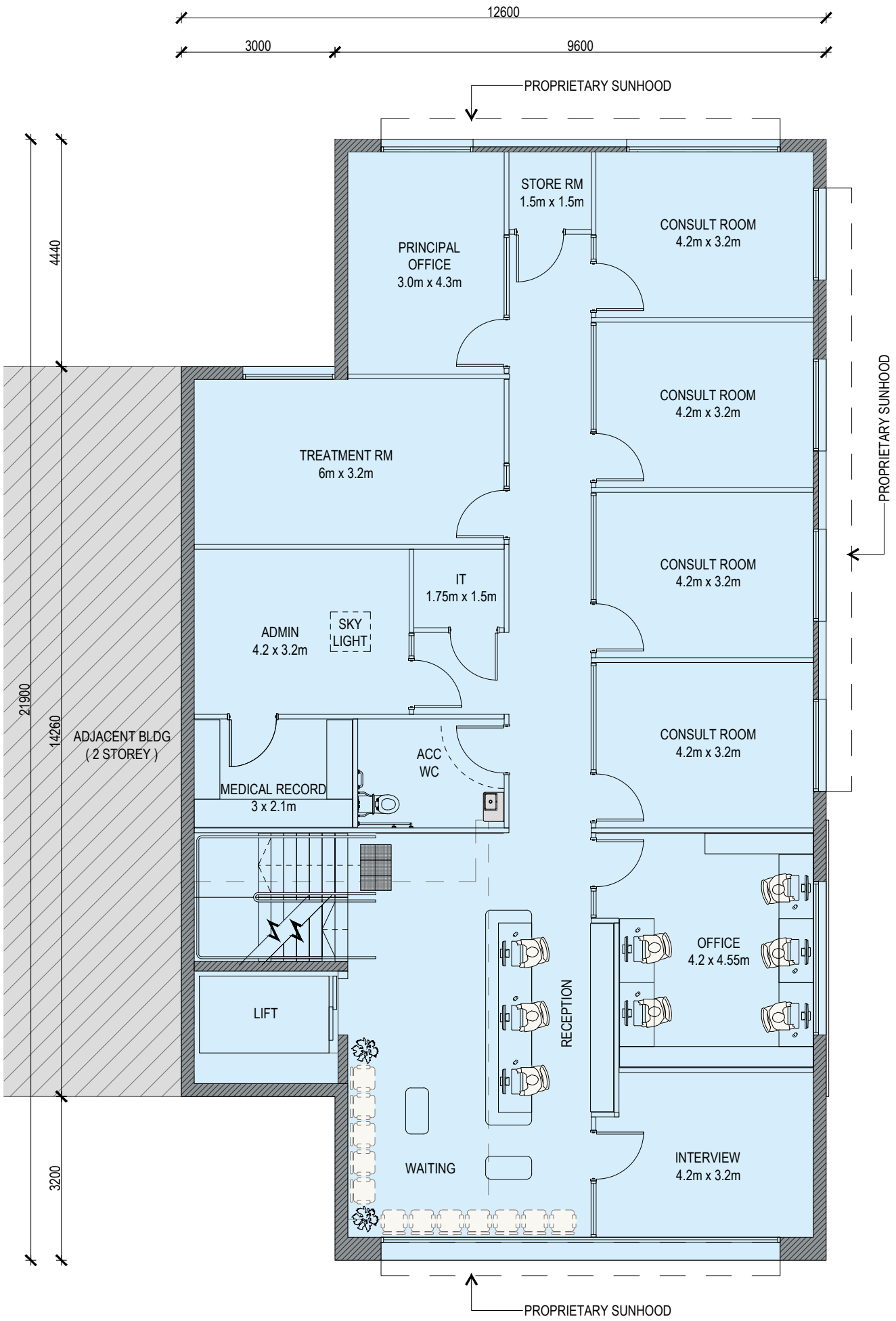
Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Ground Floor Plans	1:100 @ A3	04/09/2025	25006_PD02	B

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD02

Plotted: Thursday, 4 September 2025 2:46:14 PM



Proposed First Floor Plan
1:100

FOR PLANNING APPROVAL

N

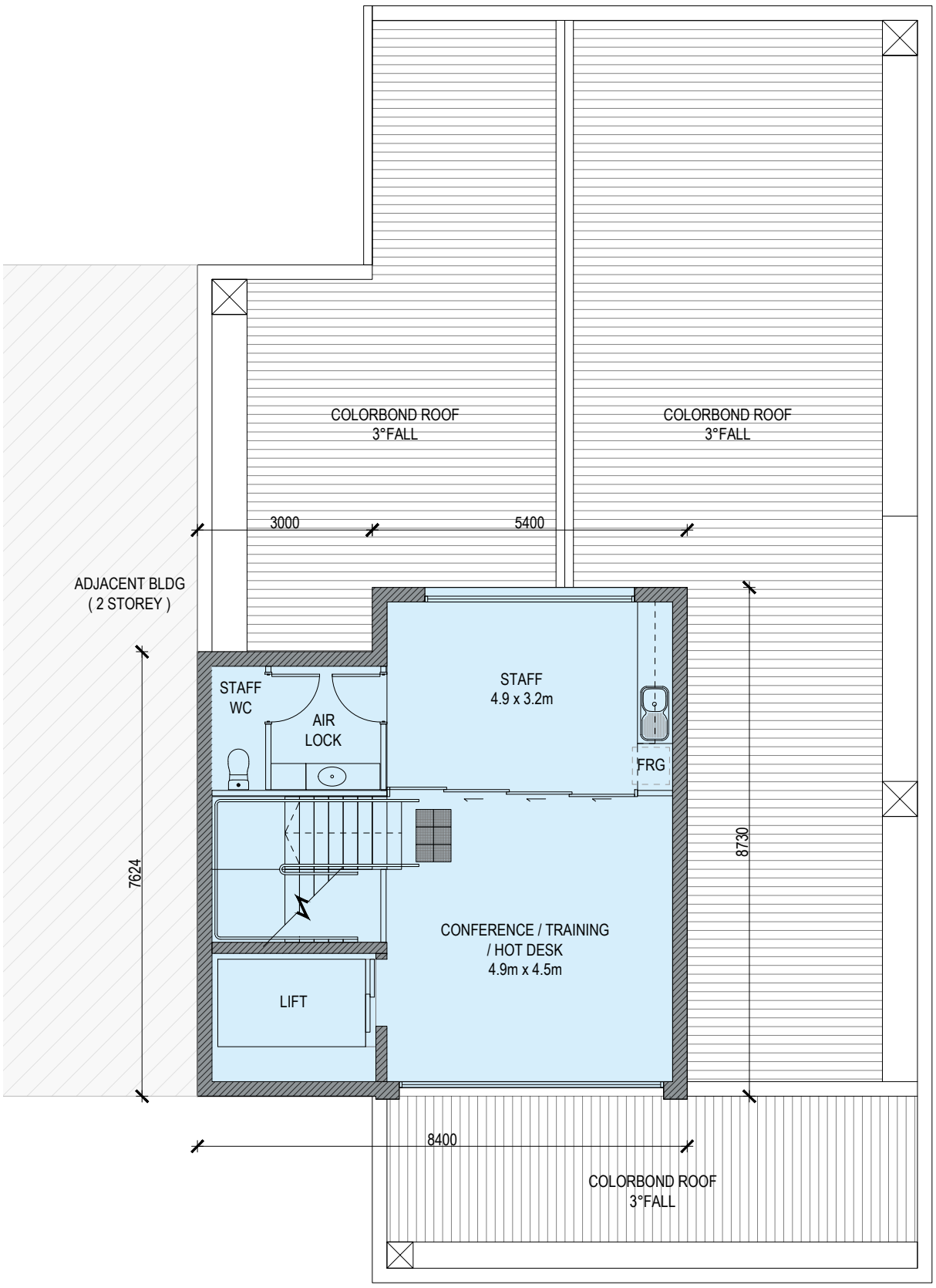
Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
First Floor Plan	1:100 @ A3	10/06/2025	25006_PD03	A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD03

Plotted: Wednesday, 11 June 2025 12:03:20 PM



Proposed Second Floor Plan
1:100

FOR PLANNING APPROVAL

N

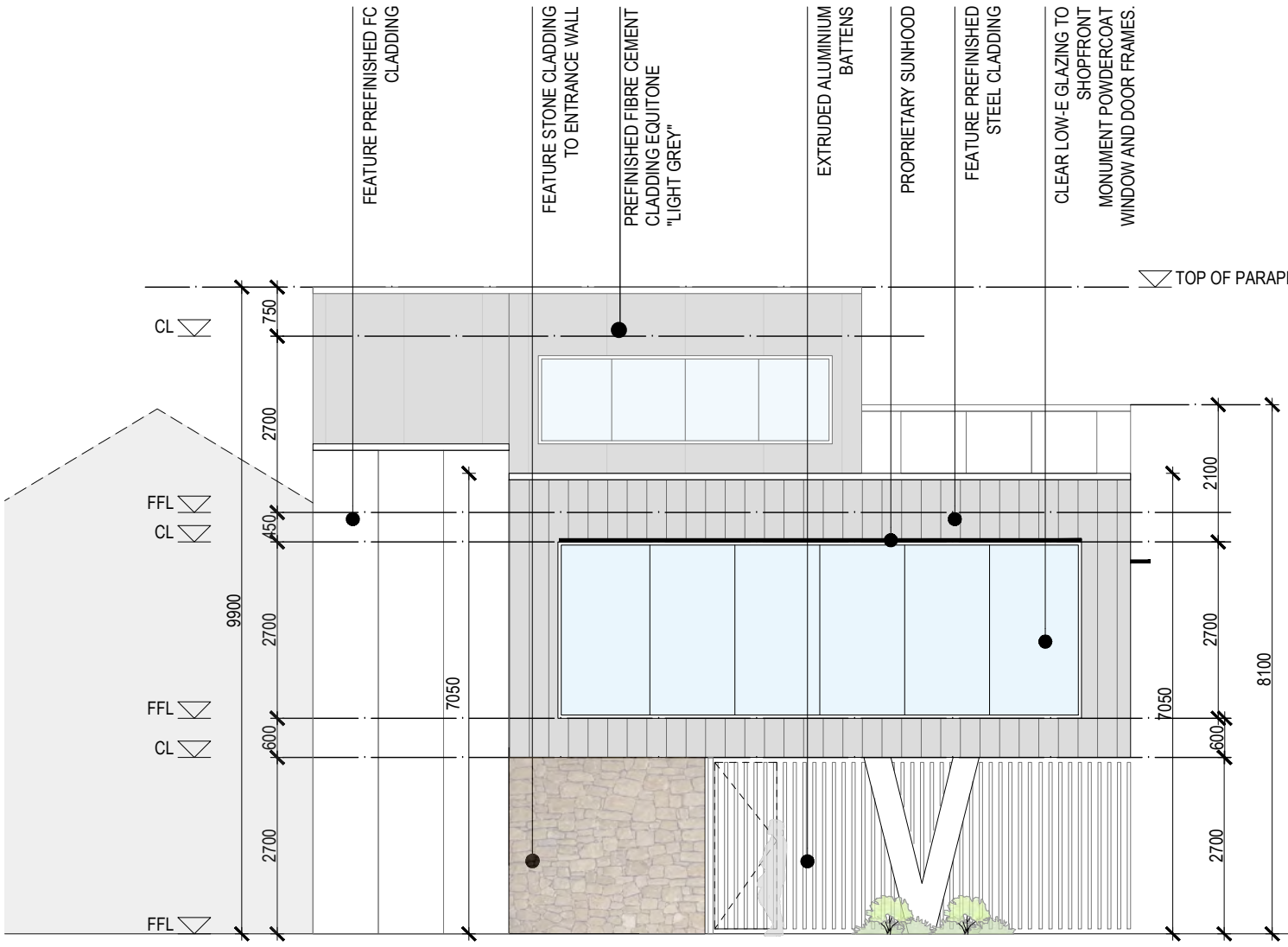
Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Second Floor Plan	1:100 @ A3	10/06/2025	25006_PD04	A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD04

Plotted: Wednesday, 11 June 2025 12:03:38 PM



Eastern Elevation
1:100

EXTERNAL FINISHES SCHEDULE





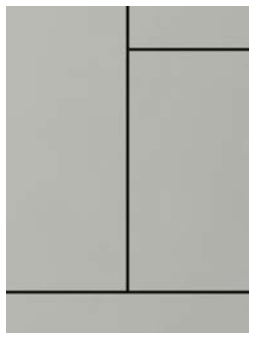


PREFINISHED CANOPY CLADDING

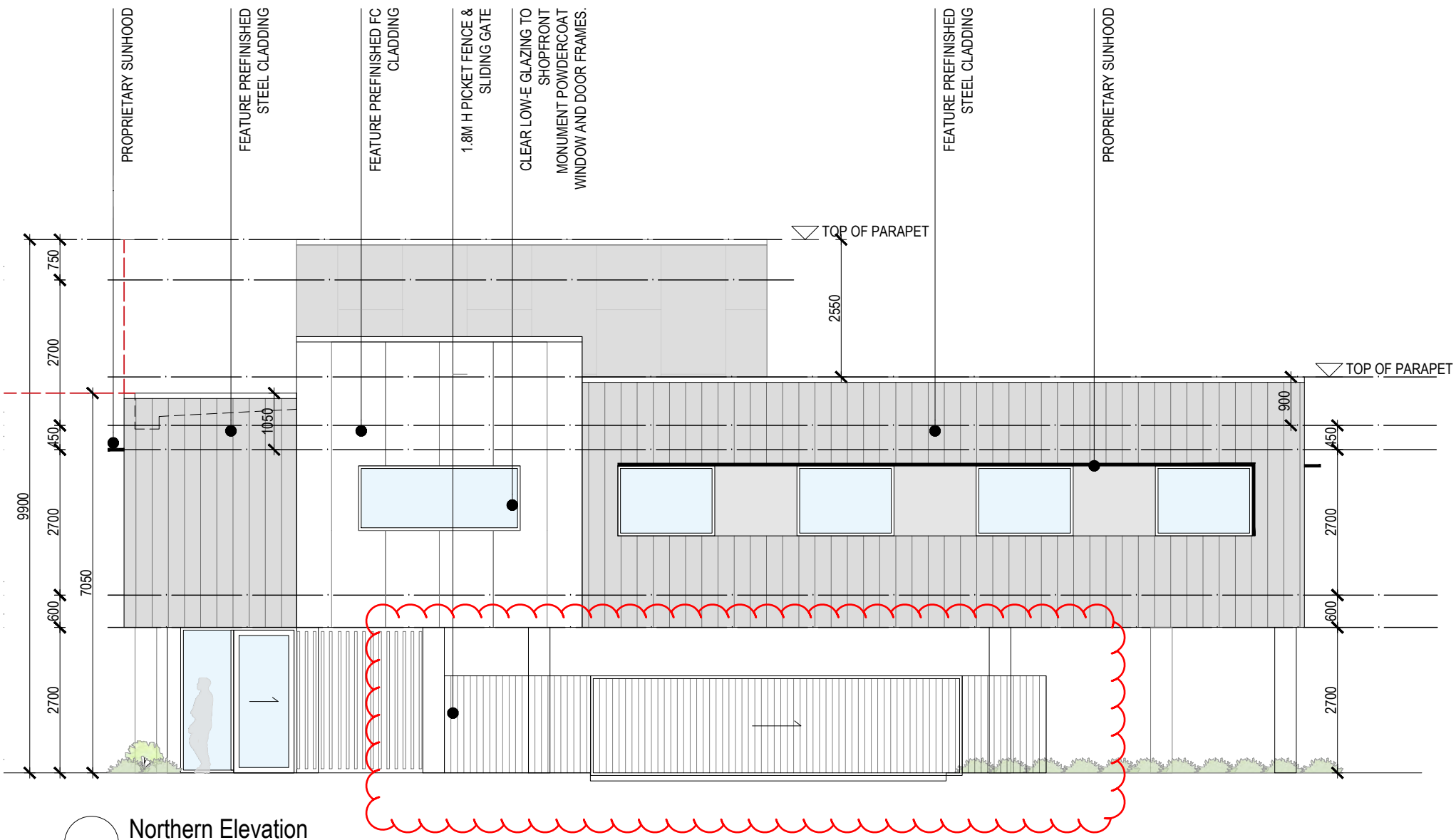


BOKARA NATURAL STONE CLADDING





PREFINISHED FIBRE CEMENT CLADDING EQUITONE "LIGHT GREY"



Northern Elevation
1:100

FOR PLANNING APPROVAL

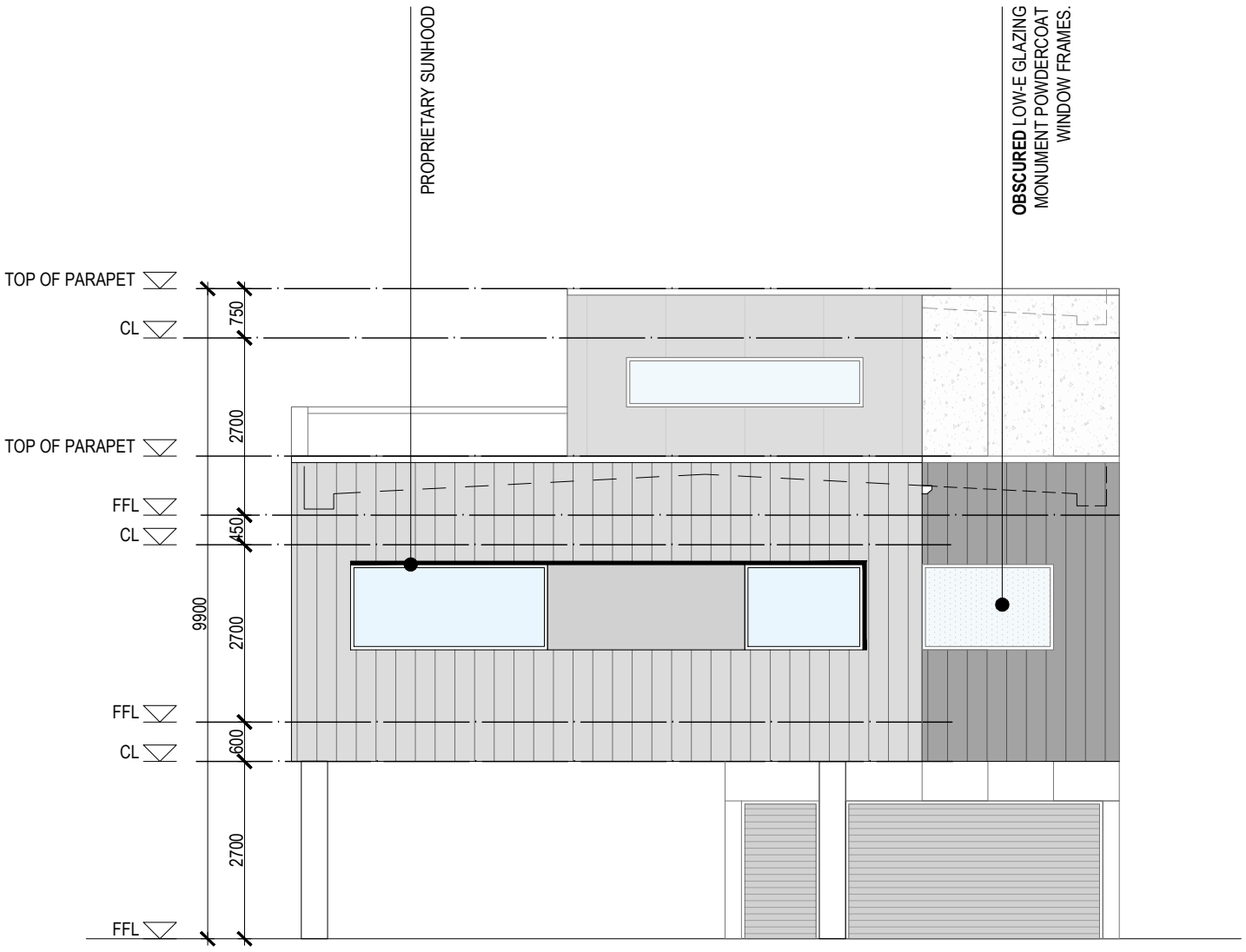
Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Proposed Elevations	1:100 @ A3	04/09/2025	25006_PD05	C

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD05

Plotted: Monday, 22 September 2025 10:08:58 AM



Western Elevation
1:100

EXTERNAL FINISHES SCHEDULE



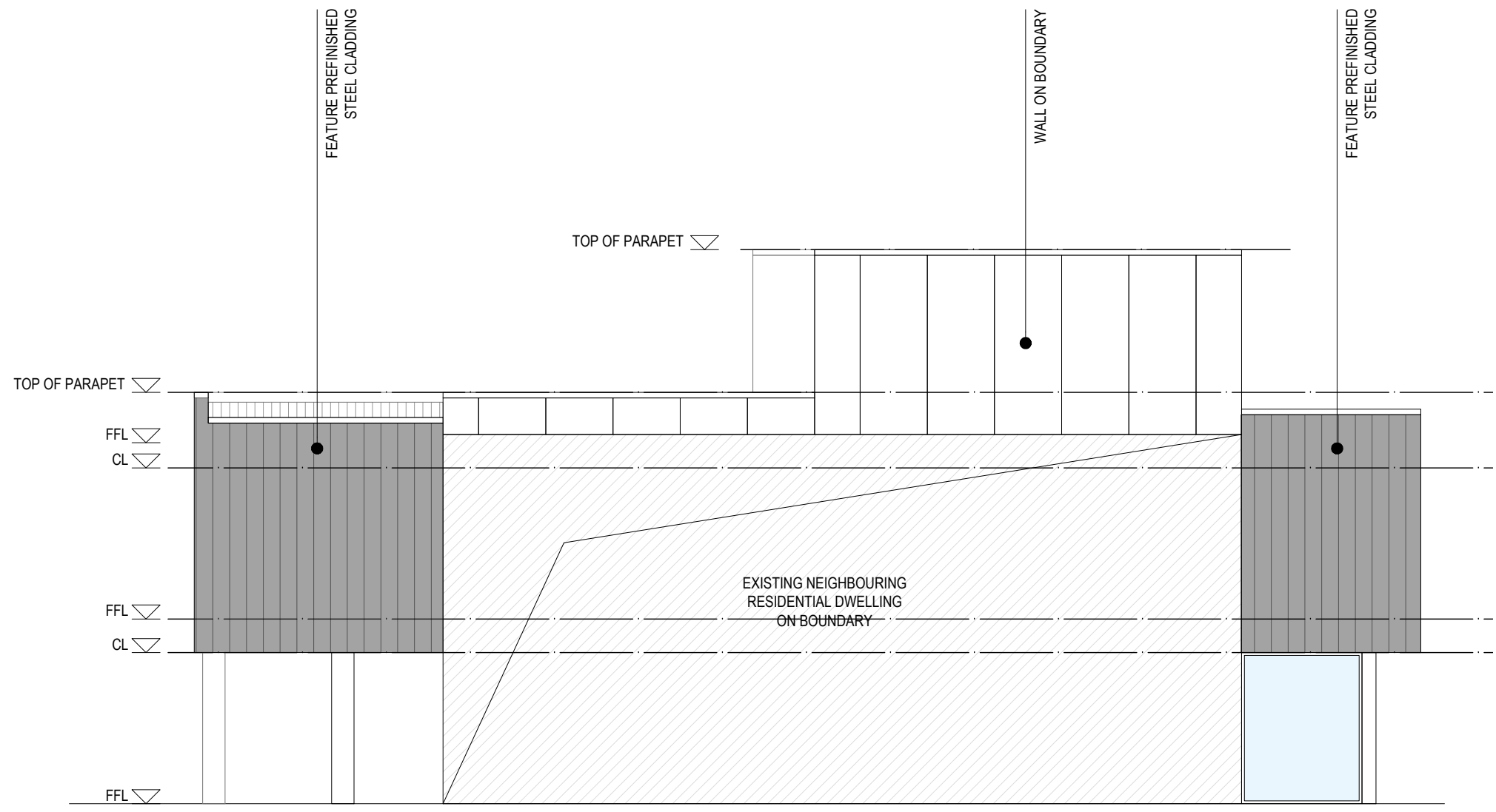


PREFINISHED CANOPY CLADDING



BOKARA NATURAL STONE CLADDING





Southern Elevation
1:100

FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Proposed Elevations
Scale: 1:100 @ A3
Date: 28/04/2025
Drawing No.: 25006_PD06
Revision: A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD06
Plotted: Wednesday, 11 June 2025 12:04:26 PM



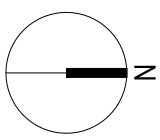












FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Shadow Diagrams

Scale: 1:100 @ A3

Date: 10/06/2025

Drawing No.: 25006_PD07

Revision: -

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD07

Plotted: Wednesday, 11 June 2025 12:05:00 PM

ATTACHMENT 2

HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

25 June 2025

City of Unley
ATT: Planning Department

By Upload

To Whom It May Concern

RE: 6 KING WILLIAM ROAD, WAYVILLE

I confirm that the applicant has engaged Heynen Planning Consultants to assist with the assessment of a proposed consulting room at 6 King William Road, Wayville. Accordingly, the following documents are also herein included:

- Proposed Site Plan, Floor Plan and Elevations (PDO1 – PD01 – 9 pages), prepared by Wabi Design Studio, dated variously 10.06.25 and 18.06.25;
- Traffic Impact Assessment (10 pages), prepared by Be Engineering Solutions, dated 18.06.25; and
- Siteworks and Drainage Plan and various Civil Details (5 pages), prepared by HWC Engineers, dated 06.06.2025.

Summary

For clarity, the proposed development comprises the following:

(i) a new three level building comprising entry lobby, foyer, lift and stairs at ground level, with consulting rooms (4), treatment room, offices, reception and waiting area, interview room, medical records and store room on the first level. The third level is to comprise a training area with staff room;

(ii) the building is to be constructed of a mix of brick, natural stone, aluminium cladding, steel and glass with Monument to windows and door frames and sun hoods (see Figure 1);

(iii) 13 car parks and 4 bike parks are proposed at ground level that are to be accessed via the existing right of way shared with the neighbouring development to the north (4 King William Road);

(iv) A building height of 9.9 m to the highest point; and

(v) 92 m^2 of soft landscaping within the front setback area and in areas surrounding the car park and entry lobby.

Subject to favourable consideration of this proposal the applicant will contact Council to discuss various signage options, noting also the options for signage that does not constitute development (Schedule 4, *Planning, Development and Infrastructure Regulations 2017*). At this stage, no advertising is proposed as part of the development application.



Figure 1: Proposed Eastern Elevation (presenting to King William Road)

The form of "consulting" to occur within the building includes medical specialists (i.e. gastro, neuro and respiratory) and associated nerve conduction studies and intestinal ultrasound examinations in the treatment rooms.

Typically, there is likely to be 6 staff working at the premises at any one time, with 4 consulting rooms operational.

The proposed hours of operation are as follows:

Monday:	8:30am to 6pm
Tuesday:	8:30am to 6pm
Wednesday:	8:30am to 6pm
Thursday:	8:30am to 6pm
Friday:	8:30am to 6pm
Saturday:	Closed
Sunday:	Closed

I have been advised by the applicant that waste generated by the proposed use will be minimal and will be sufficiently managed by way of the Councils mobile bin collection service, with the exception of confidential documents (which will be collected by private contractor twice er month).

Procedural Matters

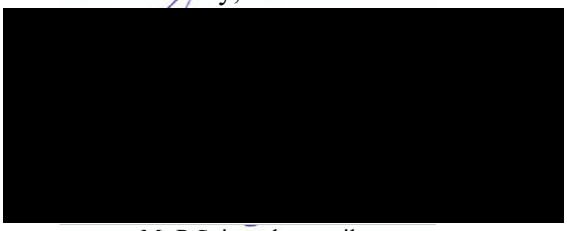
On review of Table 5 – Procedural Matters (PM) – Notification, consulting rooms are excluded from notification where they can meet the exclusion criteria in Column B.

As the total floor area exceeds 250 m2 (DTS/DPF 1.2) and the total height exceeds 9 m (DTS/DPF 3.1), the application does not satisfy the exclusion criteria and therefore, notification is required.

With respect to the State Overlays that apply to the site, there are no statutory referrals required.

I look forward to Councils prompt verification of the development application.

Yours faithfully,



Planning, Grad Dip Property

cc. Mr P Spizzo, by email
Wabi Design Studio, by email

6 KING WILLIAM ROAD, WAYVILLE
PROPOSED CONSULTING ROOMS
TRAFFIC IMPACT ASSESSMENT

1. BACKGROUND

Hung Fong Studio is proposing a development comprising of four consulting rooms at 6 King William Road, Wayville. The consulting facility will be on the first and second floor with car parking both underneath the building and in the open space. The site is zoned as Business Neighborhood and is in a high frequency public transport area.



Figure 1: Site Location

We acknowledge and pay our respects to the Kaurna people, the traditional custodians whose ancestral lands we gather on. We pay our respects to the Elders of the past, present and future.

2. EXISTING CONDITIONS

King William Road is approximately 14 m wide comprising one lane in each direction with a parking lane and bike lane on each side. Access to the property is a shared right of way with No 4 King William Road that is restricted to accommodate one vehicle due to its width. King William Road has traffic volumes of 15,300 vehicles per day and is under the care and control of the City of Unley.

The City – Glenelg tram line is at the rear of the site with Stop 1 Greenhill Road located approximately 330 m from the proposed development site. Adelaide Metro bus route 200 is a high-frequency service along King William Road with bus stop 2 located approximately 50 m south of the proposed development.



Figure 2: Existing access (right of way) into development site



Figure 3: Looking south from the proposed development



Figure 4: Looking north from the proposed development

3. DEVELPOMENT PROPOSAL

The development comprises 4 consulting rooms, a treatment room, office and administration areas on the first floor and car parking and the entrance to the building on the ground floor. The second floor has a staff area and training room. Thirteen car parking spaces including one accessible space are being provided. The total floor area on the first floor is 253 m^2, the ground floor entry/lobby is 32 m^2 (Figures 5 and 6) and the second floor 68 m^2.

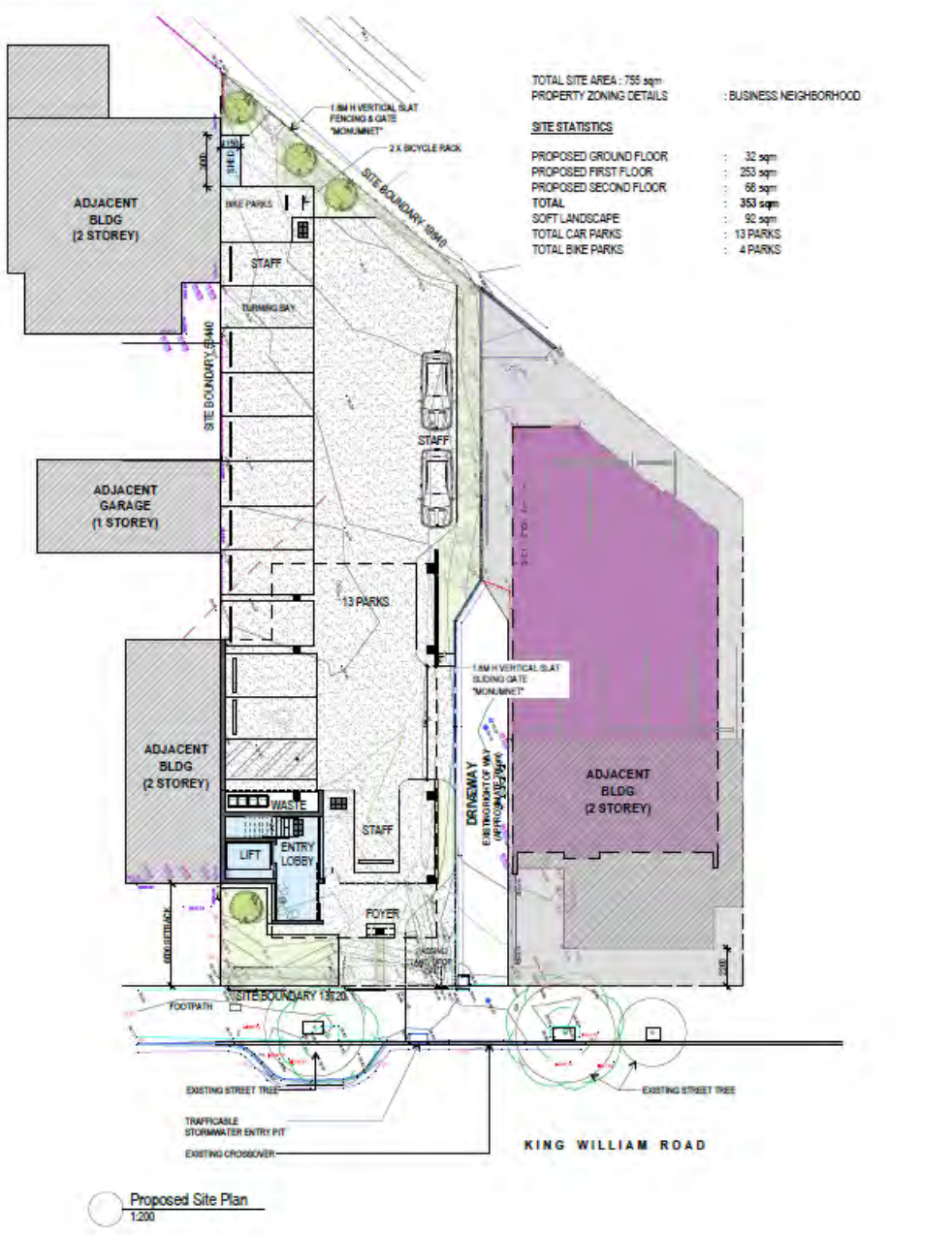


Figure 5: Site layout



Figure 6: Consulting Room Layout

4. PARKING ASSESSMENT

The site is in a high frequency public transport area and will require a minimum of 3 spaces per 100 m^2 of gross leasable floor area. The total floor area of 353 m^2 will require a minimum of 11 parking spaces. Thirteen car parking spaces, including one accessible space will be provided and this exceeds the minimum number of spaces required.

The car park has been assessed in accordance with the Australian Standard *"AS 2890.1 Parking Facilities, Off – street car parking"*. There are 10 car parking spaces that are 5.4 m in length by 2.6 m in width (90-degree angle parking) and two parallel parking spaces contained in area approximately 13 m in length and 2.1 m wide and the car park has an aisle width of 6.2 m. This is consistent with user class 3 that applies to medical centres and overall the car park meets the requirements of AS2890.1

A turnaround area has been provided at the western end of the parking aisle. Four car parking spaces have been allocated for staff parking only. Two spaces are parallel on the northern side of the parking aisle, one is adjacent to the turnaround area and another adjacent the entry to the building. The one adjacent to the entry can be easily accessed by using the turn around area. Although this space could be used as a general parking space it is considered that being used by staff will cause fewer manoeuvring issues within the car park.

The staff parking space on the northern side of the turnaround area can be accessed without difficulty and being a staff car park, it is usually the first to enter and last to leave (see Figure 7).

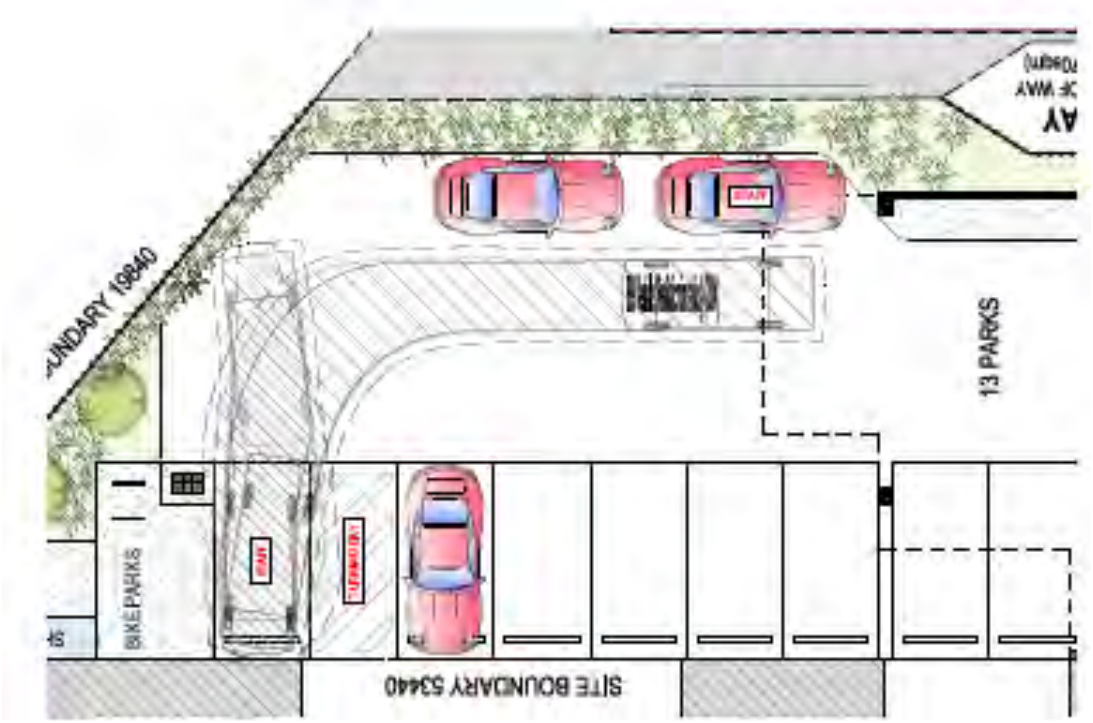


Figure 7: Access to staff car parking space at the northern end

The parallel spaces for staff parking can be accessed by using the turnaround area and depending on where the first vehicle is parked may require a reversing in movement (see Figure 8).

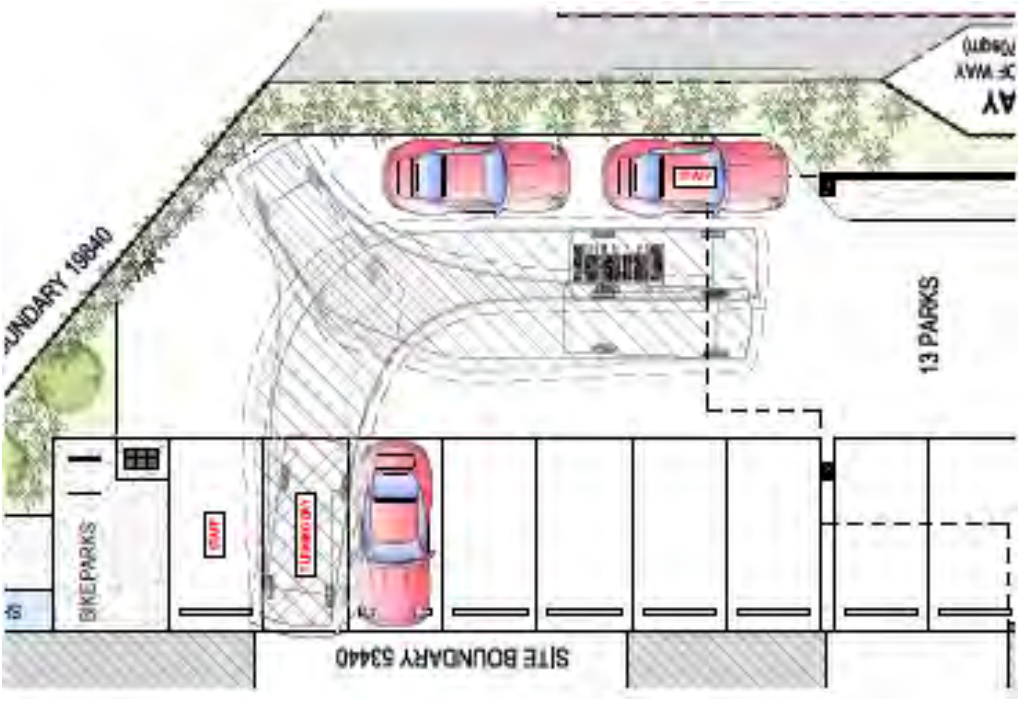


Figure 8: Accessing parallel car parking spaces

The accessible space is 5.4 m in length and 2.4 m wide with a shared space of the same dimensions adjacent. This space meets the requirements of the Australian Standard *"AS 2890.6 Parking Facilities, Off – street parking for people with disabilities".*

5. BICYCLE PARKING

Off - street bicycle parking rates within a designated area requires 1 space per 20 employees plus 1 space per 20 consulting rooms which equates to 2 bicycle parking spaces. Two bicycle parking rails have been provided at the rear of the allotment accommodating 4 bicycles exceeding the minimum requirements.

6. ACCESS

Access will be from the existing right of way that has been widened within the proposed development site to create a standing area for vehicles entering the site to give way to vehicles using the right of way to exit the site. The total width at the property boundary is 6 m with a depth of 6 m.

Swept paths for a B99 vehicle have been undertaken and demonstrate that simultaneous movements are able to be conducted into and out of the site (see Figure 9). When a vehicle is required to wait for the exiting vehicle it is able to enter the site from its stationary position (see Figure 10).

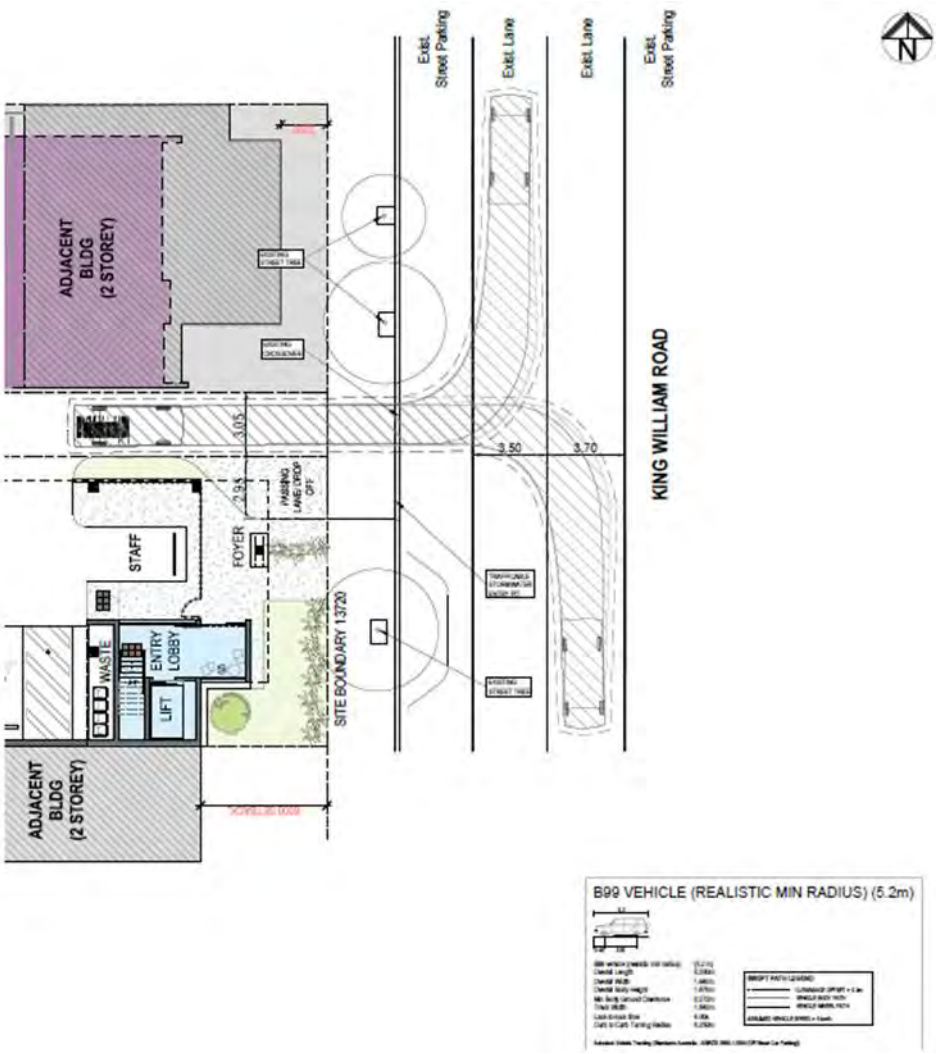


Figure 9: Swept paths for B99 Vehicle entering and exiting the site



Figure 10: Swept paths for B99 Vehicle entering and exiting the site

7. PEDESTRIAN ACCESS

Access to the entry lobby by pedestrians is from the front of the property. A pedestrian gate will be provided from the rear of the property for access from the shared path and the tram stop.

8. TRIP GENERATION AND DISTRIBUTION

8.1. TRIP GENERATION

The NSW Roads and Maritime Services' *"Guide to Traffic Generating Developments"* (the RMS Guide), and its subsequent updates, is a document commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses.

The RMS Guide identified the following traffic generation rates for medical consulting rooms of 8.8 peak hour trips per 100 m^2 of gross floor area. Based on the above the proposed development will generate 28 peak hour trips.

8.2. TRIP DISTRUBTION

The location of the consulting rooms would suggest that the majority of users would be from the area east of the tramline. Based on the road network it can be assumed that 65% will access the site from the south and 35% from the north. It has also been assumed that the number of movements into and out of the site will be relatively even in the pm peak hour (i.e. 50% ingress and 50% egress). The impact on King William Road will be an additional 19 trips from the south and an additional 9 trips from the north in the peak hour. On the basis of the above traffic volumes the number of additional traffic movements would be readily accommodated on to the surrounding road network

9. SUMMARY

The proposal comprises 4 medical consulting rooms and associated administration facilities. A total of 13 parking spaces, including one accessible space, will be provided on-site and will exceed the minimum number of parking spaces (11) required. The car park meets the requirements of the Australian Standard *"AS 2890.1 Parking Facilities, Off – street car parking".*

Vehicle access will be from the existing right of way that has been widened on the development site to accommodate a vehicle entering the site encountering a vehicle exiting the site. The swept path assessment has shown that simultaneous movements can be undertaken with minimal safety risk.

It is forecast that the proposal will generate in order of up to 28 trips in the peak hour. Such movements will be readily accommodated via the proposed access point and adjacent road network.

Yours Sincerely,

[redacted]

Bill Cirocco
Senior Traffic Consultant
Be Engineering Solutions Pty Ltd



King William Street View
NTS



North Eastern View
NTS

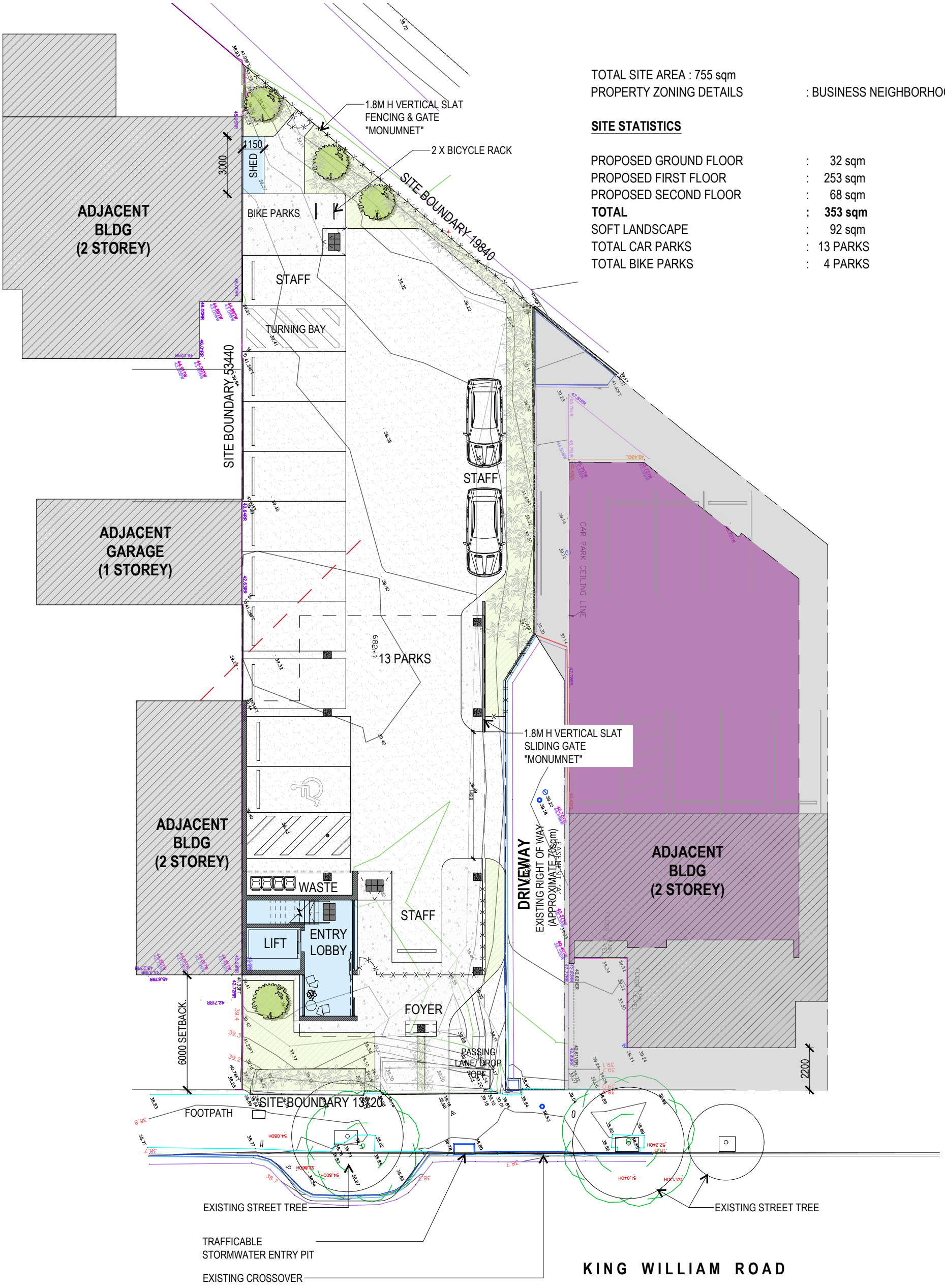
FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Artist Impressions
Scale: 1:200 @ A3
Date: 18/06/2025
Drawing No.: 25006_PD09
Revision: A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD09
Plotted: Friday, 20 June 2025 8:35 AM



TOTAL SITE AREA : 755 sqm
PROPERTY ZONING DETAILS : BUSINESS NEIGHBORHOOD

SITE STATISTICS

PROPOSED GROUND FLOOR	:	32 sqm
PROPOSED FIRST FLOOR	:	253 sqm
PROPOSED SECOND FLOOR	:	68 sqm
TOTAL	**:**	**353 sqm**
SOFT LANDSCAPE	:	92 sqm
TOTAL CAR PARKS	:	13 PARKS
TOTAL BIKE PARKS	:	4 PARKS

Proposed Site Plan
1:200

FOR PLANNING APPROVAL

N

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Proposed Site Plan
Scale: 1:200 @ A3
Date: 10/06/2025
Drawing No.: 25006_PD01
Revision: A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD01
Plotted: Wednesday, 11 Jun 2025 12:10:41 PM



TREE SCHEDULE

KEY	BOTANIC NAME	SIZE	NO.
LT	Lagerstroemia 'Tuscarora'	45 litre	3

SHRUB / GROUNDCOVER SCHEDULE

KEY	BOTANIC NAME	SIZE	NO.
RS	Rhaphiolepis 'Snow Maiden'	200mm	24
WG	Westringia 'Grey Box'	200mm	18
LE	Liriope 'Evergreen Giant'	140mm	30
EP	Escallonia 'Pink Pixie'	200mm	30



Lagerstroemia 'Tuscarora'



Escallonia 'Pink Pixie'



Rhaphiolepis 'Snow Maiden



Westringia 'Grey Box'



Liriope 'Evergreen Giant'

Proposed Landscape Plan
1:200

FOR PLANNING APPROVAL

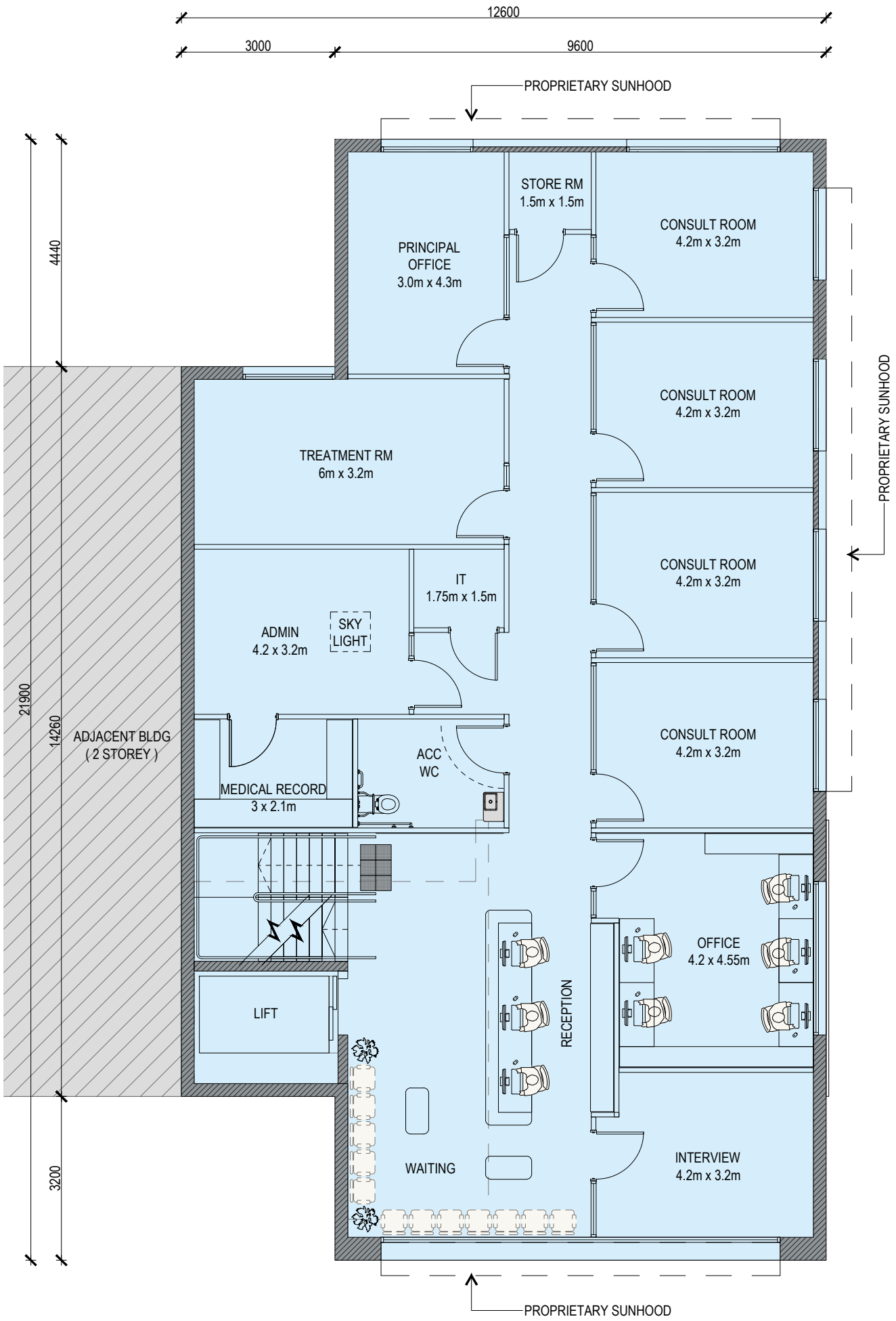
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Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Landscpe Plan	1:200 @ A3	10/06/2025	25006_PD08	A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD08
Plotted: Wednesday, 11 June 2025 12:05:11 PM



Proposed First Floor Plan
1:100

FOR PLANNING APPROVAL

N

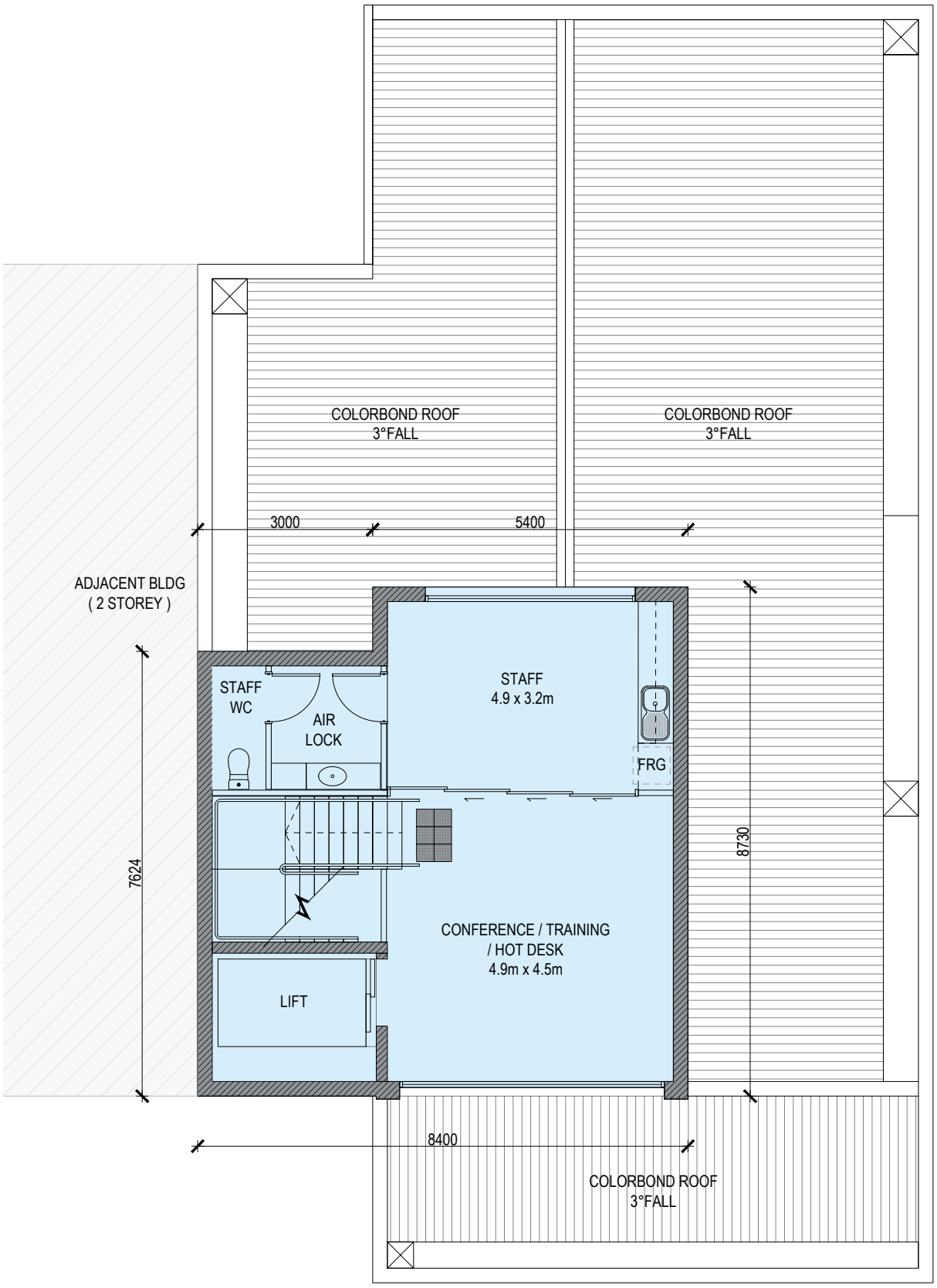
Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
First Floor Plan	1:100 @ A3	10/06/2025	25006_PD03	A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD03

Plotted: Wednesday, 11 June 2025 12:03:20 PM



Proposed Second Floor Plan
1:100

FOR PLANNING APPROVAL

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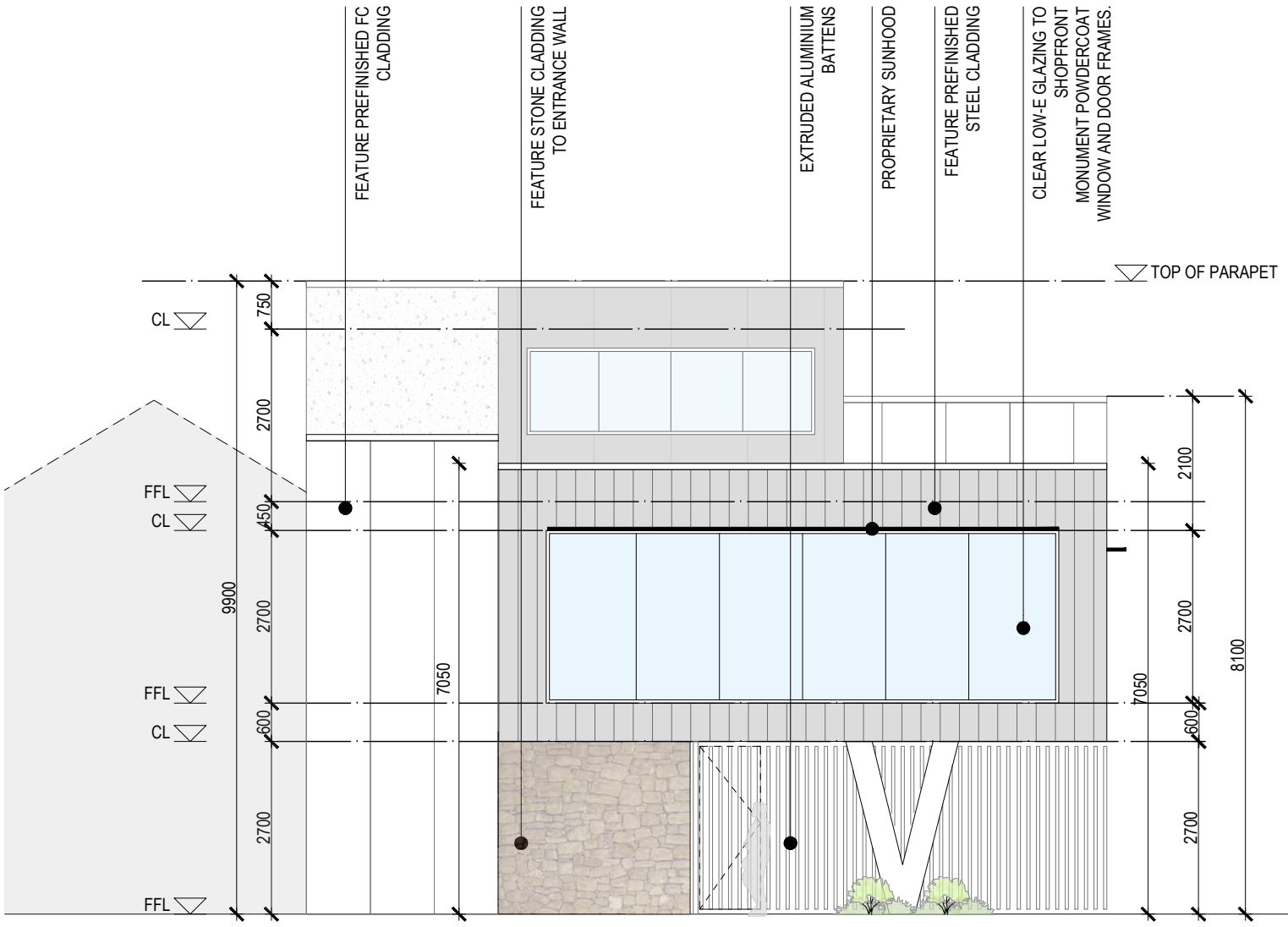
Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Second Floor Plan	1:100 @ A3	10/06/2025	25006_PD04	A

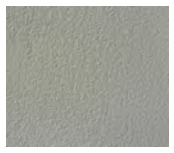
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Plotted: Wednesday, 11 June 2025 12:03:38 PM



Eastern Elevation
1:100

EXTERNAL FINISHES SCHEDULE





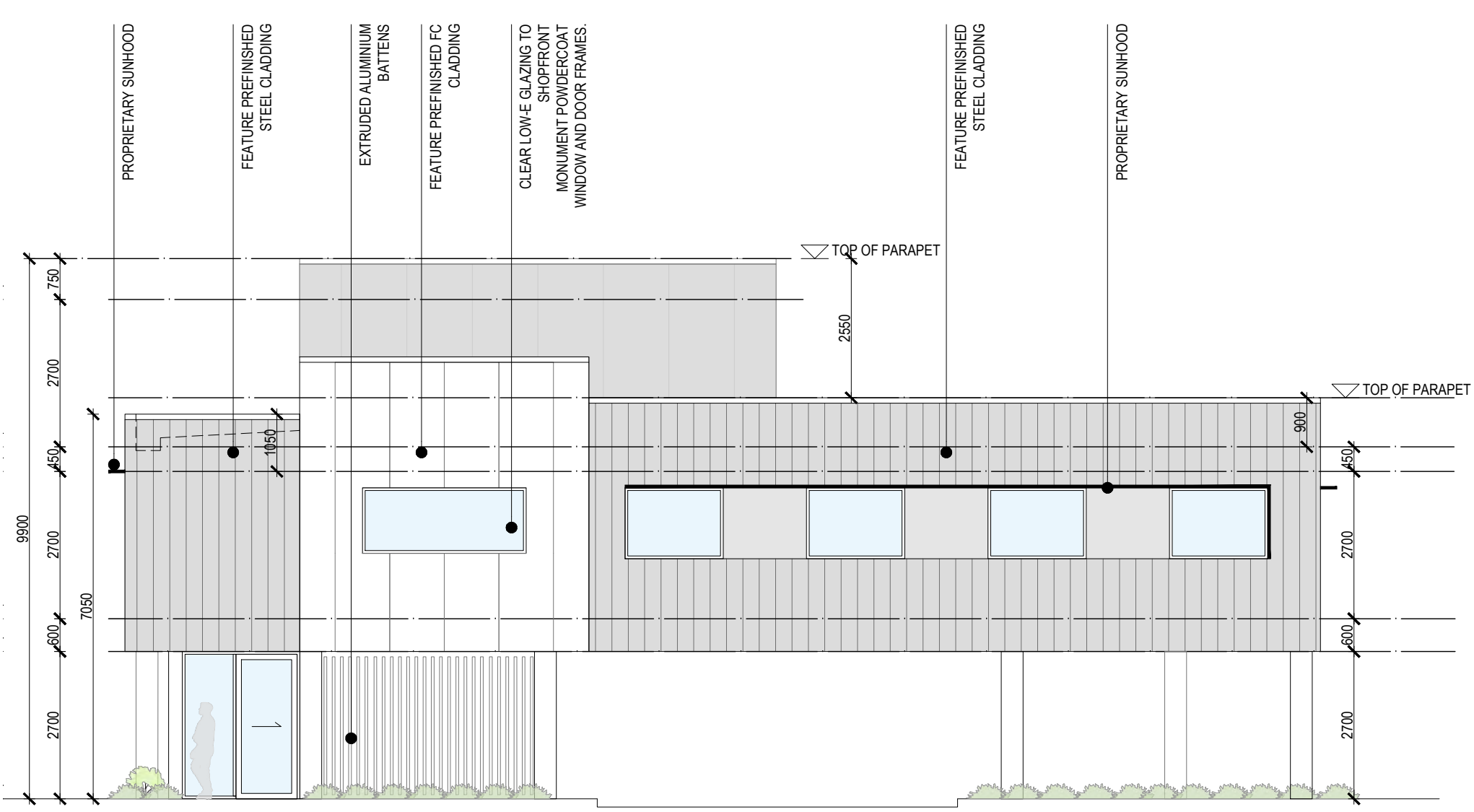


PREFINISHED CANOPY CLADDING



BOKARA NATURAL STONE CLADDING





Northern Elevation
1:100

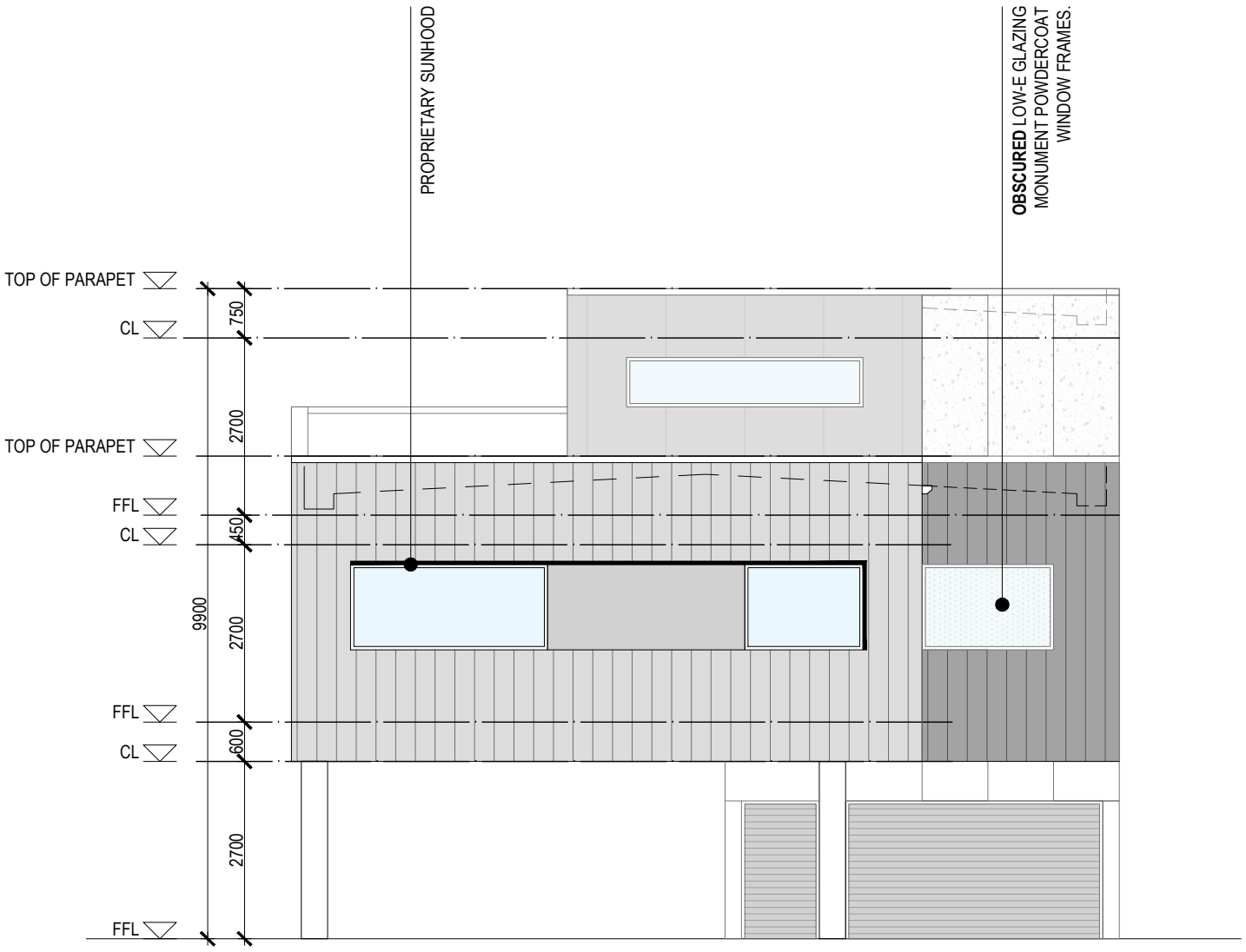
FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Proposed Elevations
Scale: 1:100 @ A3
Date: 28/04/2025
Drawing No.: 25006_PD05
Revision: A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD05
Plotted: Wednesday, 11 June 2025 12:03:56 PM



Western Elevation
1:100

EXTERNAL FINISHES SCHEDULE



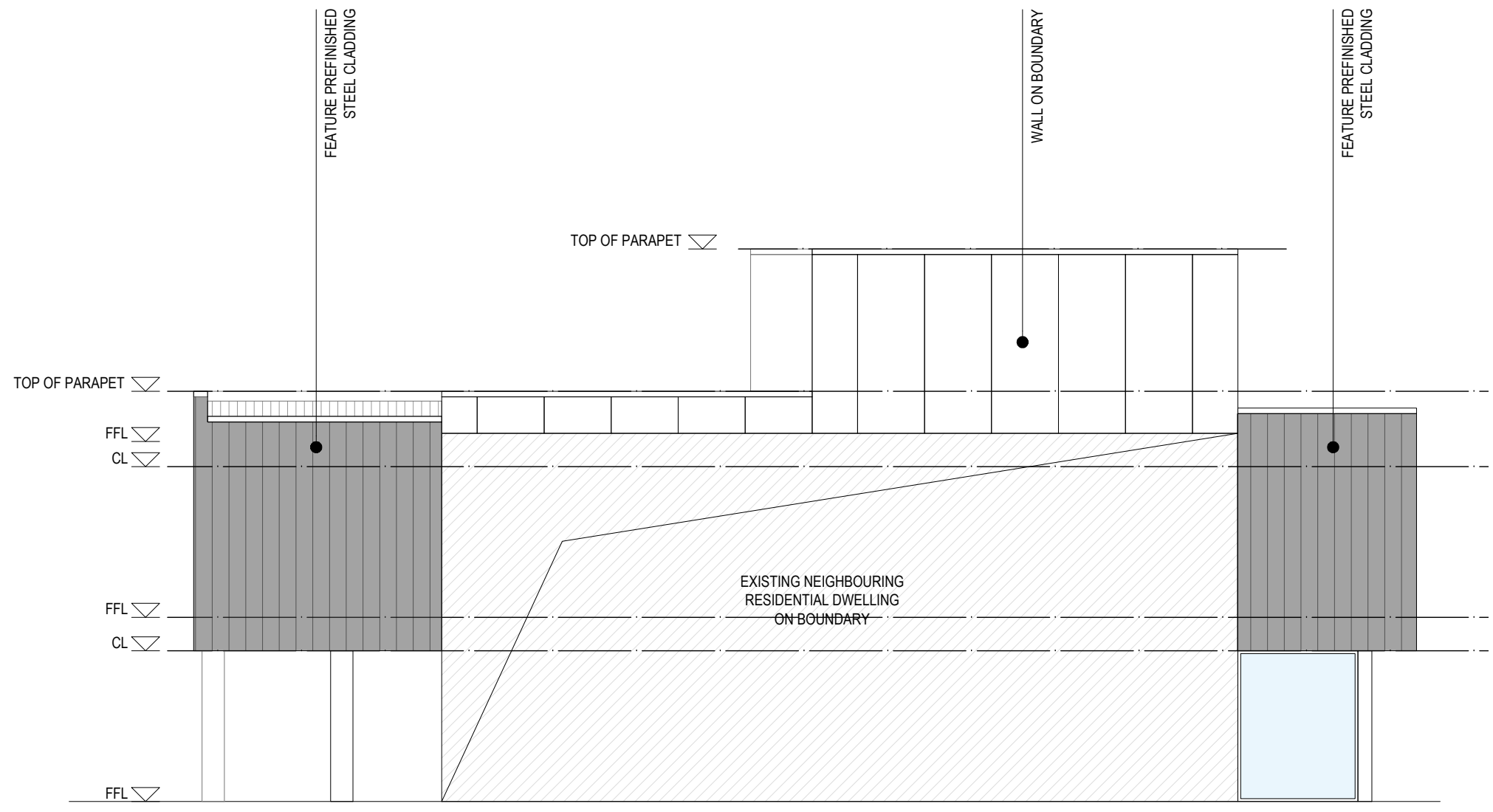


PREFINISHED CANOPY CLADDING



BOKARA NATURAL STONE CLADDING





Southern Elevation
1:100

FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Proposed Elevations
Scale: 1:100 @ A3
Date: 28/04/2025
Drawing No.: 25006_PD06
Revision: A

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD06
Plotted: Wednesday, 11 June 2025 12:04:26 PM



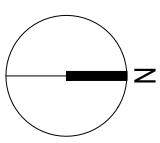












FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Shadow Diagrams

Scale: 1:100 @ A3

Date: 10/06/2025

Drawing No.: 25006_PD07

Revision: -

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD07

Plotted: Wednesday, 11 June 2025 12:05:00 PM

GENERAL NOTES:

1. THESE DRAWINGS SHALL NOT BE SCALED.
2. READ THE DRAWINGS IN CONJUNCTION WITH ALL THE CONSULTANT DRAWINGS, ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION, ENSURING THAT NO PART SHALL BE OVERSTRESSED DURING CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL PROVIDE INDEPENDENT STRUCTURAL CERTIFICATION FOR ALL BUILDERS' WORKS NOT DETAILED ON THE DRAWINGS, SUCH AS PROPPING, SHORING, TEMPORARY RETAINING, ERECTION PROCEDURES, ETC.
6. ANY DISCREPANCIES SHALL BE REFERRED TO THIS OFFICE FOR CLARIFICATION.
7. ALL CONSTRUCTION WORK TO BE PERFORMED IN ACCORDANCE WITH CURRENT WORKPLACE HEALTH & SAFETY STANDARDS.

STORMWATER NOTES:

1. PROVIDE ADEQUATE PROTECTION OR COVER TO STORMWATER PIPES (300mm COVER WHERE PIPE IS TO BE SUBJECTED TO VEHICULAR LOADING AND 100mm MINIMUM COVER OTHERWISE). 1 IN 200 MINIMUM FALL ON STORMWATER DRAINS EXCEPT IN SEALED SYSTEMS.
2. PROVIDE 125x75x2 RHS GALVANISED STEEL OUTLET DISCHARGE PIPE (U.N.O.). ALL STORMWATER OUTLET PIPES DISCHARGING TO KERB & GUTTER TO BE IN ACCORDANCE WITH COUNCIL STANDARD AND SPECIFICATIONS. OUTLET DISCHARGE PIPE TO BE A MINIMUM OF 2m AWAY FROM EXISTING STREET TREE.
3. ENSURE SEALED SYSTEM DRAIN LAID LOW ENOUGH WHERE REQUIRED TO ALLOW GRAVITY FLOW DRAIN TO PASS ABOVE WITH SPECIFIED GRADE AND COVER.
4. GRADE PAVING AND FILL AND GRADE GROUND TO SURFACE SUMP LOCATIONS AT 0.30% FALL.
5. THE NUMBER AND LOCATION OF SUMPS SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND MAY CHANGE SUBJECT TO ACTUAL SITE CONDITIONS AND THE EXTENT AND TYPE OF PAVEMENTS SELECTED.
6. PIPE UNDER DRIVEWAY: 300mm COVER ONLY REQUIRED WHERE PIPE NOT PROTECTED BY PAVING ABOVE.
7. USE ALTERNATIVE FLEXIBLE CONNECTION AT DP TO DRAIN PIPE JUNCTION.
8. ALL STORMWATER/DRAIN WITHIN DRIVEWAY WITH COVER LESS THAN 3XDIAMETER TO BE CONCRETE ENCASED.

STORMWATER TANK NOTES:

1. COMBINATION DETENTION/RETENTION TANK REFER TO RAINWATER TANK DETAIL ON SEPARATE PAGE.
2. DOWNPIPES (DP) TO TANK AS SHOWN ON PLAN.
3. ENSURE ANY FILL PLACED UNDER TANK STAND LOCATIONS IS PLACED AT LEAST AS "ROLLED FILL". HOWEVER SOME SETTLEMENT MAY OCCUR IF "CONTROLLED FILL IS NOT USED OR IF TANK STAND SLAB IS NOT PIERED TO FIRM NATURAL GROUND.
4. RAINWATER TANK PLUMBED TO DELIVER RECYCLED WATER ONE TOILET AND EITHER THE LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE.
5. MAINS WATER BACKUP, PUMP AND PLUMBING ARRANGEMENTS AS TYPICALLY REQUIRED TO SUPPORT SUCH AN INSTALLATION ARE TO BE COMPLIANT WITH THE STANDARD BUILDING CODE REQUIREMENTS ASSOCIATED WITH A COMPULSORY RAINWATER TANK INSTALLATION.
6. THE STORMWATER COLLECTION AND RE-USE SYSTEM IS TO BE INSTALLED AND OPERATIONAL PRIOR TO OCCUPANCY OF THE DWELLING.

SITE WORK NOTES:

1. ADOPTING EXISTING AS CONSTRUCTED VERGE /FOOTPATH LEVELS FOR DRIVEWAY DESIGN.
   TO BE CONFIRMED AS APPROPRIATE BY COUNCIL PRIOR TO ANY COUNCIL APPROVALS GRANTED.
2. CONTRACTOR TO CHECK DEPTH OF EXISTING/NEW SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCEMENT OF ANY SITE WORKS.
3. LEVELS SHOWN ARE TO AN ASSUMED DATUM AS INDICATED ON SITE PLAN AND ARE APPROXIMATE ONLY.
4. FLEXIBLE CONNECTIONS TO STORM WATER AND WASTE DRAINS ARE NECESSARY ON THIS SITE.
5. STORMWATER DISPOSAL INCLUDING SURFACE DRAINAGE, AS PER PLAN AND TO COUNCIL REQUIREMENTS ALL TO BE CONSTRUCTED BY OWNER, INCLUDING RETAINING WALLS, UNLESS STATED OTHERWISE IN THE CONTRACT. THE STORMWATER DISPOSAL SYSTEM AS INDICATED MUST BE INSTALLED AS SOON AS PRACTICABLE.
6. WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
7. ANY DISCREPANCY BETWEEN THE FOOTING PLAN/REPORT AND THE CIVIL PLAN SHALL BE REPORTED TO HWC ENGINEERS IMMEDIATELY. FLOOR LEVELS MAY BE INCREASED TO ACCOMMODATE SEWER GRADE REQUIREMENTS. OWNER OR BUILDER ARE TO CHECK SEWER INVERTS PRIOR TO COMMENCEMENT OF ANY SITE WORKS.
8. ENSURE BENCH IS GRADED FROM HOUSE.
   SLOPE OF 1 IN 100 FOR GRASSED AREAS.
   SLOPE OF 1 IN 20 FOR PAVED AREAS.

DRIVEWAY CROSSOVER NOTES:

1. DRIVEWAY CROSSOVERS AND INVERTS TO BE CONCRETE/PAVED RESIDENTIAL TYPE AS PER COUNCIL STANDARD.
2. REDUNDANT SECTIONS OF DRIVEWAY INVERT & CROSSOVER TO BE REPLACED WITH KERB & GUTTER, VERGE AND DDA COMPLIANT CONCRETE/PAVED FOOTPATH AS PER COUNCIL STANDARDS.
3. REDUNDANT STORMWATER OUTLETS AND PIPES TO BE REMOVED AND REINSTATED TO MATCH EXISTING KERB & GUTTER, VERGE AND PATH AS PER COUNCIL STANDARDS.
4. CLARIFICATION TO BE SOUGHT FROM ASSET OWNER AS TO WHETHER ANY TELCO PIT NEEDS TO BE MADE TRAFFICABLE OR RE-LOCATED AT COST OF APPLICANT.

THIS DRAWING INCLUDES COLORED INFORMATION. YOU DO NOT HAVE ALL THE INFORMATION IF YOU ONLY HAVE A BLACK AND WHITE COPY. PLEASE NOTE THIS NOTE IS IN BLUE.

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Full Size 1:200 ; Half Reduction 1:400
SCALE (mm)

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B	04.06.2025	ISSUED FOR APPROVAL	H.W.C
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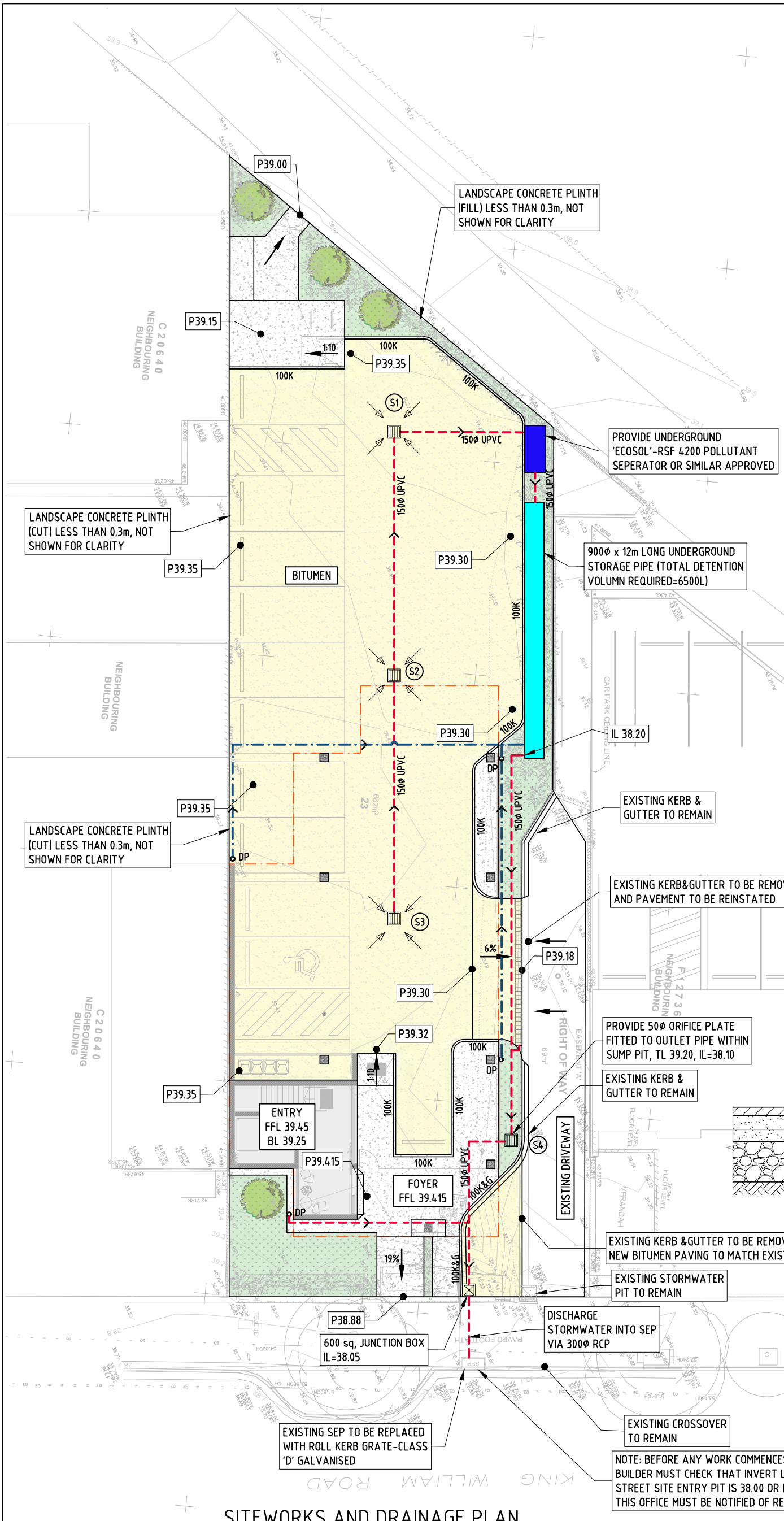
HWC ENGINEERS
STRUCTURAL & CIVIL CONSULTING
e: marcus@hwcengineers.com.au m: 0422 238 038

DESIGNED: H.C. DATE: MAY 25
DRAWN: J.H. SHEET SIZE: A3

PROJECT
PROPOSED CONSULTING ROOMS
AT 6 KING WILLIAM ROAD,WAYVILLE
FOR WABI DESIGN STUDIO

SHEET TITLE
GENERAL NOTES

PROJECT No.	DRAWING	REVISION
HWC-25059	C01	B



SITEWORKS AND DRAINAGE PLAN
(1:200)

LEGEND

- DP — ø90 DOWNPIPE
- IP — INSPECTION POINT
- TANK INLET PIPE BY SEALED SYSTEM ø100 UPVC
- SURFACE STORMWATER TO STREET WATER TABLE (GRAVITY FLOW @ 1 IN 200 Min.) ø90 UPVC (U.N.O.)
- O/F — TANK OVERFLOW PIPE TO STREET WATER TABLE ø150 UPVC
- DENOTES DIRECTION OF SURFACE FALL
- PROPOSED 600sq SUMP WITH CLASS 'D' GALVANIZED GRATED COVER (U.N.O.)
- SX — SUMP IDENTIFIER. REFER SCHEDULE FOR DETAILS
- 100K&G — BARRIER KERB AND GUTTER
- 300 WIDE GRATED TRENCH DRAIN, GRADE CLASS D
- P XX.XX — DENOTES PROPOSED DESIGN LEVELS:

FFL	-	FINISHED FLOOR LEVEL
P	-	PLATFORM LEVEL
BL	-	BENCH LEVEL
EX	-	EXISTING LEVEL
IL	-	INVERT LEVEL
TL	-	TOP LEVEL
RW	-	RETAINING WALL HEIGHT
PR	-	PRAM RAMP
L	-	LANDSCAPING
TME	-	TO MATCH EXISTING

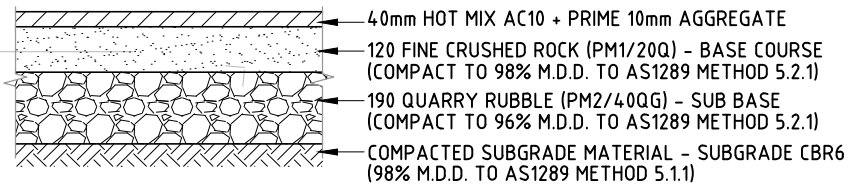
- RETAINING WALL
- EXISTING TREE
- CONCRETE PAVING
- DENOTES LANDSCAPING AREA, REFER ARCHITECTS DRAWINGS
- BITUMEN
- MAX 1:8 THRESHOLD RAMP TO AS1428.1
- 100K — 100 HIGH KERB

SUMP SCHEDULE	
MARK	LEVELS
S1	TL = 39.25, IL = 38.90
S2	TL = 39.25, IL = 38.95
S3	TL = 39.25, IL = 39.00
S4	TL = 39.20, IL = 38.10

RAINWATER TANK NOTES:

RAINWATER TANK COMPLYING WITH PLANNING CODE DTS/DPF 1.1 AND AS3500

PROPOSED CONSULTING ROOMS	
SITE AREA	755 M²
ROOF AREA	279 M² (37%)
PERVIOUS AREA	92M² (12%)
IMPERVIOUS AREA	663 M² (88%)
ROOF AREA TO TANK	168 M² (60%)



BITUMEN PAVING
(1:20)

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STRUCTURAL & CIVIL CONSULTING
e: marcus@hwcengineers.com.au m: 0422 238 038

DESIGNED: H.C. DATE: MAY 25
DRAWN: J.H. SHEET SIZE: A3

PROJECT
PROPOSED CONSULTING ROOMS
AT 6 KING WILLIAM ROAD,WAYVILLE
FOR WABI DESIGN STUDIO

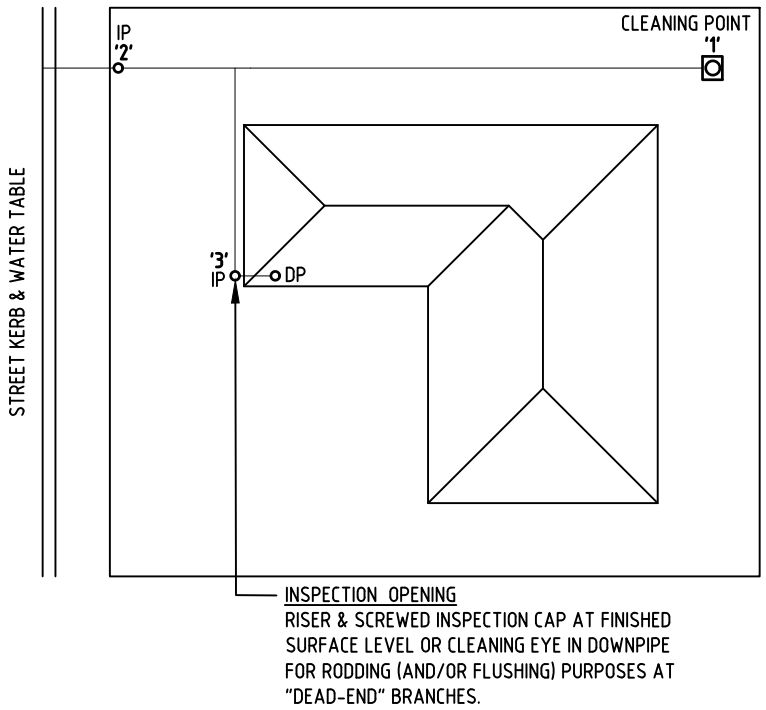
SHEET TITLE
SITEWORKS AND DRAINAGE PLAN

PROJECT No.	DRAWING	REVISION
HWC-25059	C02	B

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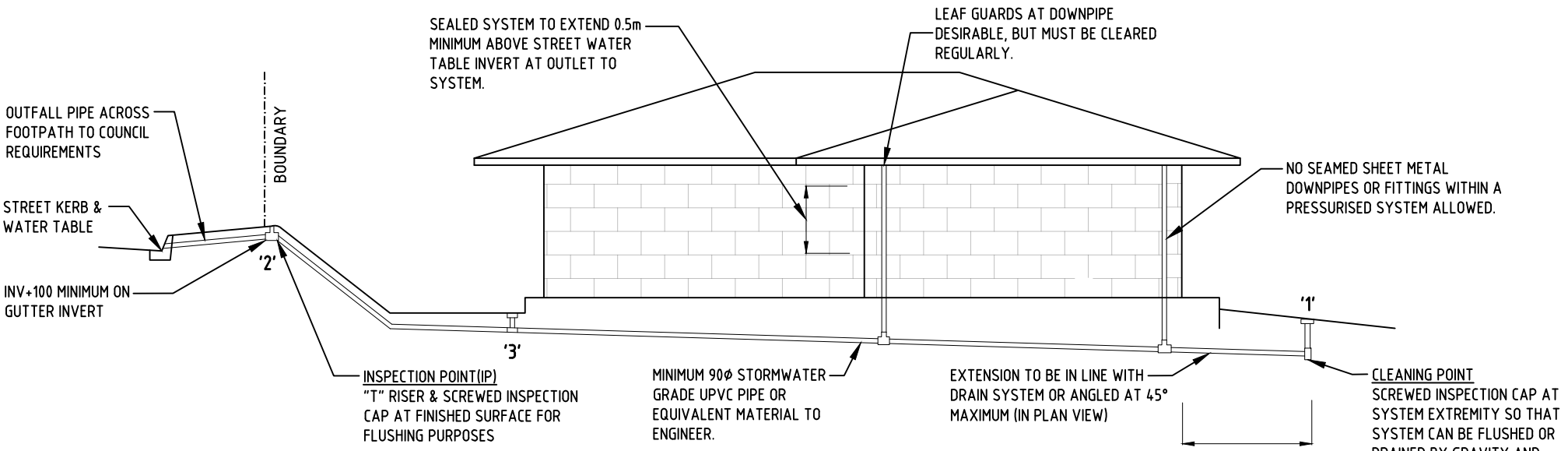
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PLAN
(N.T.S)

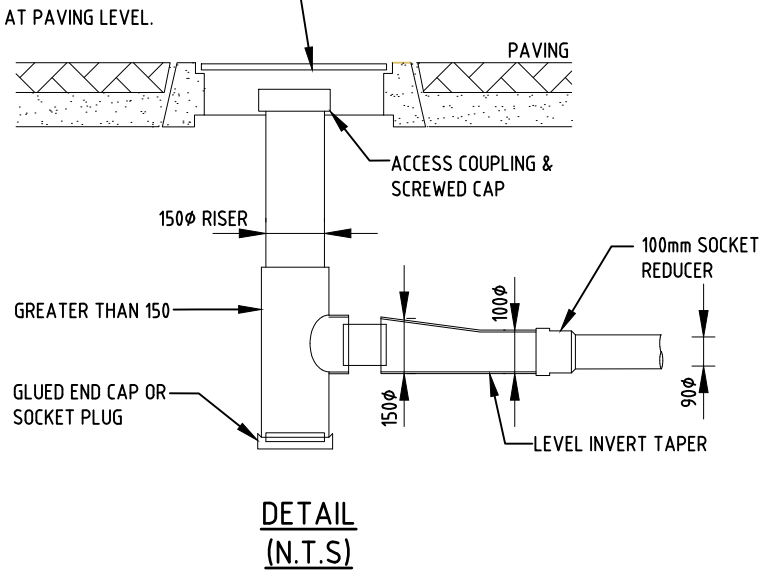
NOTE:

- NO SURFACE INLETS (SUMPS OR GRATED INLET PITS) PERMITTED INTO SEALED SYSTEM.
- SEALED SYSTEM TO BE CONSTRUCTED TO PRESSURE LINE STANDARD (SOLVENT WELDED JOINTS FOR UPVC PIPE). PREFERABLY STATIC WATER TESTED BEFORE BACKFILLING.
- DUE TO POSSIBLE SERIOUS CONSEQUENCE OF BLOCKAGE OF THE SYSTEM BY SILT OR LEAF LITTER ETC., REGULAR FLUSHING AND MAINTENANCE (AT LEAST 4 TIMES PER YEAR) BY OWNER IS REQUIRED.



NOTE: ALL INTERNAL SYSTEM TO DRAIN TO LOW POINT AT EXTREMITY OF SYSTEM AT 1 IN 200 MINIMUM GRADE

ELEVATION
(N.T.S)



DETAIL
(N.T.S)

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SCALE (mm)

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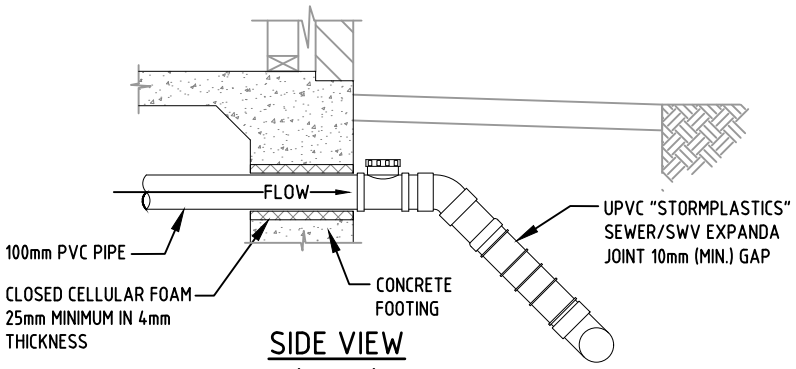
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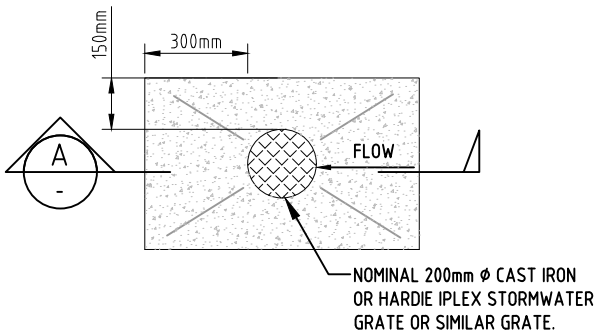
PROJECT
PROPOSED CONSULTING ROOMS
AT 6 KING WILLIAM ROAD,WAYVILLE
FOR WABI DESIGN STUDIO

SHEET TITLE
GENERAL CIVIL STANDARD DETAIL 1

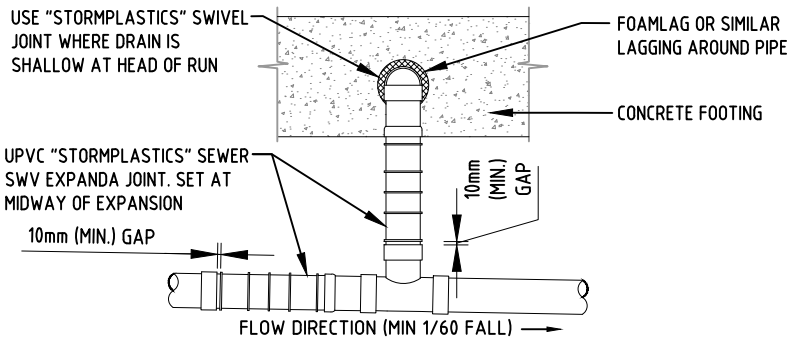
PROJECT No.	DRAWING	REVISION
HWC-25059	C03	B



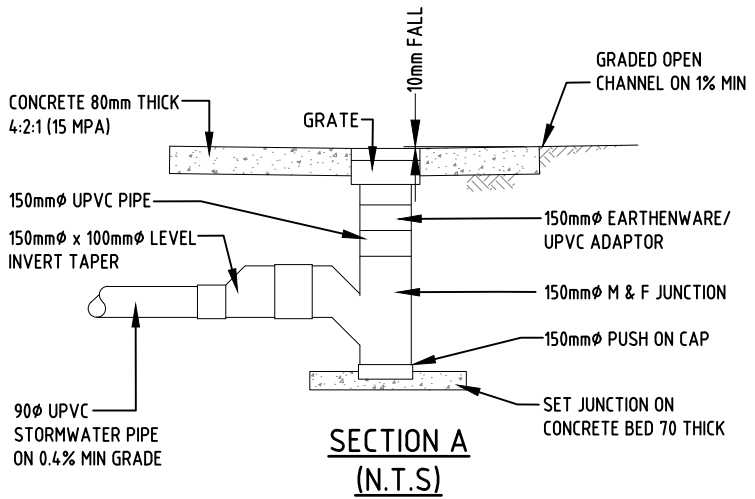
SIDE VIEW
(N.T.S)



GRATE & APRON SURROUND PLAN
(N.T.S)



FRONT VIEW
(N.T.S)



SECTION A
(N.T.S)

NOTE:

WHERE FLEXIBLE CONNECTIONS ARE REQUIRED TO THE SEWERAGE PLUMBING IT IS OUR ADVICE TO INCLUDE EXPANSION TYPE FLEXIBLE COUPLINGS IN THE FOLLOWING POSITIONS, EXTERNAL TO THE BUILDING.

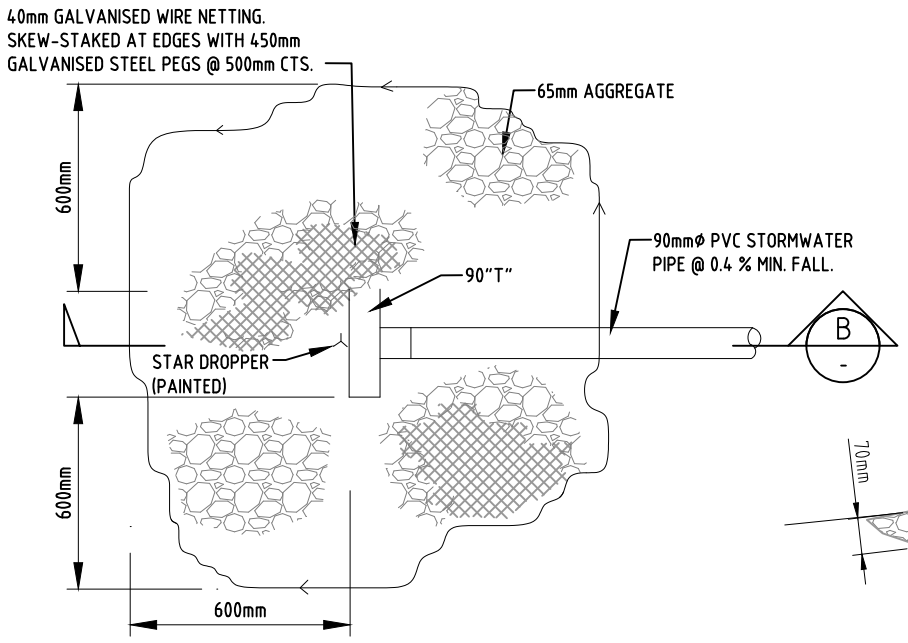
- FOR 'H' & 'E' SITES : AT EACH 100mm UPVC TAKE-OFF FROM THE DWELLING A FLEXIBLE COUPLING MUST BE FITTED TO THE VERTICAL OR INCLINED RISER FROM THE MAIN RUN (OR A PAIR OF SEWER DWV SWIVEL EXPANSION JOINTS BY STORM PLASTICS). AT EACH TAKE-OFF AN ADDITIONAL FLEXIBLE COUPLING IS TO BE FITTED TO THE POINT OF CONNECTION ONTO THE MAIN RUN ON THE DOWNSTREAM SIDE (REFER FRONT VIEW ABOVE).
- JOINTS SO FORMED MUST BE SEALED TO PROTECT AGAINST PLANT ROOT AND GRIME INTRUSION BY WRAPPING WITH DENSO TAPE OVER A 50mm LENGTH BEYOND THE JOINT ON EITHER SIDE. THE DENSO TAPE MUST BE LAID OUT IN STRAIGHT LENGTHS AND SPRINKLED WITH COPPER SULPHATE CRYSTALS PRIOR TO WRAPPING.

SEWER FLEXIBLE EXPANSION JOINT FOR REACTIVE SOILS
(N.T.S)

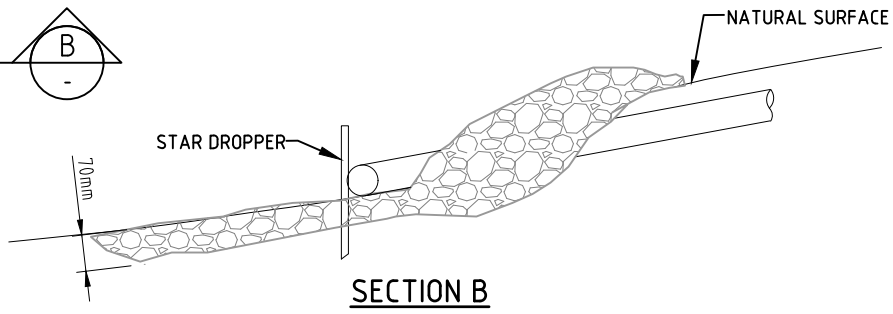
NOTE:

1. ADAPTOR SOCKET JUNCTION MAY BE REDUCED IN DEPTH TO RAISE LEVEL OF OUTLET PIPE.
2. LEVEL INVERT TAPER MAY BE ROTATED TO VARY LEVEL OF OUTLET PIPE.
3. ALL UPVC JOINTS TO BE SOLVENT WELDED.
4. DETAIL NOT TO BE USED WHERE LIKELY TO BE SUBJECTED TO VEHICULAR LOADINGS.
5. DETAIL SUITABLE ONLY FOR PITS AT TOP END OF DRAIN LINES.
6. NOT TO BE USED FOR OUTLET PIT FROM AGRICULTURAL DRAIN.

GRADED INLET PIT INSTALLATIONS DETAIL
(N.T.S)



PLAN
(N.T.S)



SECTION B
(N.T.S)

SPREADER PIPE DETAIL
(N.T.S)

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Full Size 1:200 ; Half Reduction 1:400
SCALE (mm)

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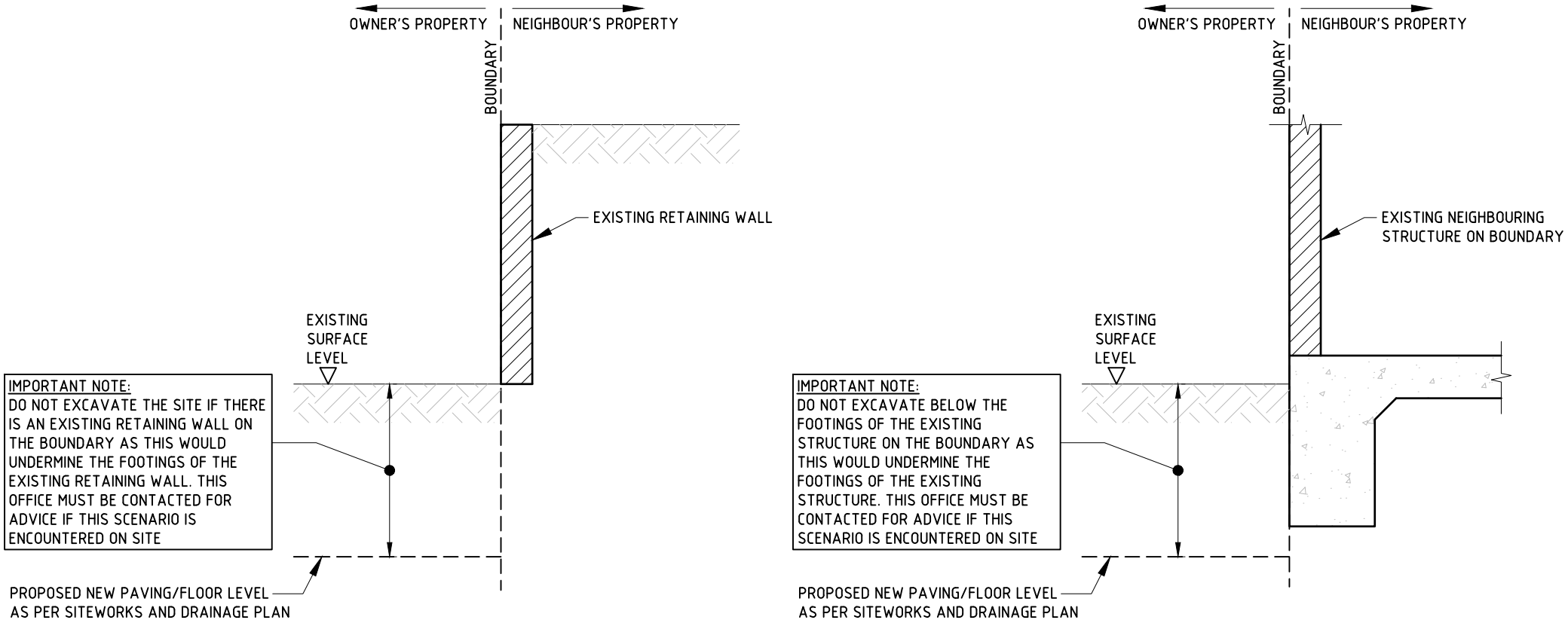
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STRUCTURAL & CIVIL CONSULTING
e: marcus@hwcengineers.com.au m: 0422 238 038

DESIGNED:	H.C.	DATE:	MAY 25
DRAWN:	J.H.	SHEET SIZE:	A3

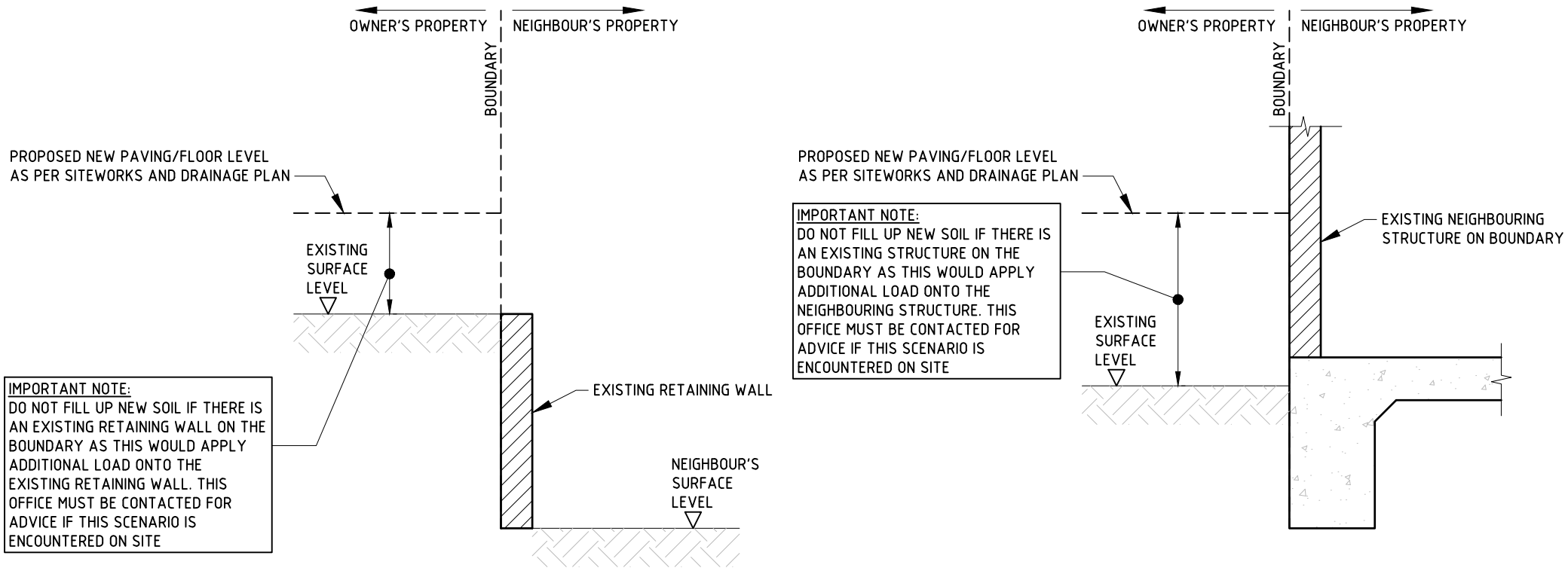
PROJECT
PROPOSED CONSULTING ROOMS
AT 6 KING WILLIAM ROAD,WAYVILLE
FOR WABI DESIGN STUDIO

SHEET TITLE
GENERAL CIVIL STANDARD DETAIL 2

PROJECT No.	DRAWING	REVISION
HWC-25059	C04	B



EXCAVATION OF SOIL ON BOUNDARY
(NTS)



FILLING OF SOIL ON BOUNDARY
(NTS)

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ISSUED FOR APPROVAL

0 200 400 800 1200

Full Size 1:20 ; Half Reduction 1:40
SCALE (mm)

REVISION	DATE	DETAILS	CHECKED
C	06.06.2025	ISSUED FOR APPROVAL	H.W.C
B	04.06.2025	ISSUED FOR APPROVAL	H.W.C
A	19.05.2025	ISSUED FOR APPROVAL	H.W.C

HWC ENGINEERS
STRUCTURAL & CIVIL CONSULTING
e: marcus@hwcengineers.com.au m: 0422 238 038

DESIGNED: H.C. DATE: MAY 25
DRAWN: J.H. SHEET SIZE: A3

PROJECT
PROPOSED CONSULTING ROOMS
AT 6 KING WILLIAM ROAD,WAYVILLE
FOR WABI DESIGN STUDIO

SHEET TITLE
ADDITIONAL CIVIL DETAILS

PROJECT No.	DRAWING	REVISION
HWC-25059	C05	B

ATTACHMENT 3

Details of Representations

Application Summary

Application ID	25018947
Proposal	Three level building for the use as consulting rooms, with associated car parking and landscaping
Location	6 KING WILLIAM RD WAYVILLE SA 5034

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	04/08/2025 11:00 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	21/08/2025 08:27 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please refer to attached representation	

Attached Documents

Representation-by-[redacted]-re-DA-25018947-1533407.pdf

19 August 2025

Dear Sir/Madam,

I am the owner of the adjoining commercial property at [redacted], which is a specialist surgical practice offering consultation and operating facilities to patients in metropolitan Adelaide and regional South Australia.

I have previously met with the owner/applicant of the vacant land at 6 King William Road preceding their purchase. At that early stage the applicant was advised of the many challenges that the site will need to overcome, which are now highlighted with the current proposal.

I have reviewed the proposed development for the adjacent property at 6 King William Road, Wayville. I have also sought professional advice from a town planner, and traffic engineer, the correspondences of which I have attached to this submission. This has helped to consolidate and validate my concerns with the proposed development. And I agree with the conclusions of both professionals consulted.

And for this reason the application as submitted is not supported and as such should **not be approved**.

My principal concerns are well described in both the Traffic Engineer and Town Planner's letters of correspondence, and pertain but are not limited to:

(i) density

(ii) building height

(iii) setbacks

(iv) power line clearance

(v) visitor parking, and most importantly

(vi) vehicular access and traffic generation on the right of way

I would like to elaborate on the final item only; namely (vi) vehicular access and traffic generation on the right of way.

Historically the right of way which exists on my Title at [redacted] was created in 1904 to service two Villas.

[redacted] is now occupied by a two storey medical facility. There are three surgical specialists consulting on site, whom together provide care to well over 1000 **new** patients per year.

The proposed three storey development at 6 King William Road will be occupied by "SA Group of Specialists", which has 29 medical/surgical specialists listed on its website.

We have had multiple incidents over the last year on our right of way, particularly pertaining to patient traffic. Cars entering the site have often had to reverse out onto King William

Road to allow cars to depart our site. We have already completed one major insurance claim; with damage caused of over $10,000 to the building; due to issues with patients not being able to navigate the right of way.

The proposed development at 6 King William Road, will escalate the frequency of such incidents occurring due to the increase in traffic generation which has been predicted by both our traffic engineers. Furthermore, the perpendicular entrance off the midway point of the right of way will create further manoeuvrability and potential impact sites, with not only other vehicles, but also my building. Please see the commentary from my traffic engineer.

Whilst I am supportive of a medical facility being constructed adjacent to my site, the scale of the proposed development, particularly with reference to the number of consulting/treatment/interview/hot desk spaces, will generate high volumes of patient visits and thus traffic movements on the single lane right of way.

I would like to see the proposal revisited, with a full two way driveway, to enable two way movement through both properties. In addition there needs to be a review of the scale of the development, particularly with regards to the number of interventional spaces.

In conclusion, and for the above reasons, I am in agreement with both the town planner's assessment and traffic engineer's commentary. **And as such the development proposal should not be approved.**

I would be happy to discuss the contents of the above concerns further with the planning division and/or owners of the property related to the above application.

Yours Sincerely,

[redacted]

Wayville 2275 002

21 August 2025

Town Planning
Development Advice
Strategic Management

[redacted]

Dear [redacted]

DEVELOPMENT APPLICATION 25018947 – CONSULTING ROOMS & ASSOCIATED CAR PARKING – SHARED ACCESS ARRANGEMENTS – 6 KING WILLIAM ROAD, WAYVILLE - TOWN PLANNING REVIEW

Further to our recent discussion and as instructed, I provide the following review of the above-mentioned development proposal for land at 6 King William Road, Wayville which adjoins your property at [redacted] having regard to relevant provisions of the Planning & Design Code.

I understand that you are concerned with the proposed development and will make a representation to the relevant planning authority as provided for under Section 107(3)9b) of the Planning, Development and Infrastructure Act 2016. This letter has been prepared to accompany and form part of your representation.

1. PROPOSAL

The proposal is described as 'three level building for use as consulting rooms, with associated car parking and landscaping' as presented over 8 drawing sheets prepared by Wabi Design Studio. I have also had regard to the site works and drainage plans (5 sheets) prepared by HWC Engineers.

The development application is accompanied by a letter from Heynen Planning Consultants that provides a description of the proposal including hours of use, together with a traffic and parking review by Be Engineering Solutions that considers 'shared' driveway arrangements.

The proposed premises is for medical specialists to consult and undertake associated procedures including ultrasound examinations within treatment rooms. It is said, that 6 staff would be working on the premises at any one time, with 4 consulting rooms operational. I am uncertain if this number includes the medical specialists.

I note from the proposal plans the provision of 4 consulting rooms, a treatment room, an office, an interview room and associated office and administration areas together with a reception and patient waiting area at the first floor. At the second floor, the plans show a staff area together with a conference, training, and hot desk area.

This level of accommodation suggests to me that there would be more than 6 staff members present and the likely head count on site (including specialists) would more likely to be in the order of 15 or 16, plus patients. I suggest that the Applicant should be more forthcoming on this regard.

Phillip Brunning & Associates
ABN 40 118 903 021
Level 1, 27 Halifax Street
Adelaide SA 5000
Mobile 0407 019 748
phil@phillipbrunning.com
www.phillipbrunning.com

I note that on the ground floor, a parking area is to be provided which takes access via a shared right of way, the freehold of which is held on the certificate of title for your property. This right of way is a legacy from the historical use of these properties for residential purposes, established at the start of last century I expect.

The plan shows 11 designated parking bays (including 1 for a person with a disability) with a further 2 spaces provided adjacent to the internal driveway in a parallel arrangement that are labelled as 'staff' parking. An area for bike parking is provided, waste storage and a pedestrian accessway to the bike way to the rear.

To the front of the site, a 'passing land/drop off area' is provided adjacent to the shared right of way driveway, which presumably requires widening of the crossover to King William Road, details of which are not provided. What is noted is the need to replace the existing side entry stormwater pit with a trafficable grate.

I understand that Thomas Wilson, Traffic Engineer with CIRQA has been engaged to review the proposed arrangement with respect to access, car parking and traffic movements along the shared single width right of way driveway, mindful of the traffic movements that this driveway already accommodates.

2. PLANNING & DESIGN CODE

The land on which this development is proposed is located within the Business Neighbourhood Zone. The land is also subject to a number of policy overlays including that in relation to Historic Area, Stormwater Management and Urban tree Canopy.

The applicable Technical Numerical Variations (TNVs) for this location are:

- Maximum Building Height (Metres) (Maximum building height is 9m)
- Minimum Frontage (Minimum frontage for a detached dwelling is 15m)
- Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)
  Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)
- Site Coverage (Maximum site coverage is 50 per cent)

The proposal is to be performance assessed having regard to the relevant provisions of the Code. These provisions are expressed in terms of Desired Outcomes (DO), Performance Outcomes (PO) and Designated Performance Features (DPF).

While the measure contained with a DPF is provided as one way of satisfying the associated PO and may not be the only way of achieving compliance, it is nonetheless informative and may not be ignored.

The recent decision of the Court in Parkins[1] is of assistance when interpreting and applying POs and DPFs in the assessment of a proposal, with Commissioner Dyer finding that *the quantum of the departure may not be ignored*.

The Commissioner went on to say that *the significance of any departure will depend, as always, on the circumstances of the matter at hand. The preciseness of the correlation between a PO and its corresponding DPF will also have bearing.*

[1] PARKINS v ADELAIDE HILLS COUNCIL ASSESSMENT MANAGER [2022] SAERDC 12 Judgment of Commissioner Dyer 1 August 2022

3. CONTEXT

This aerial photograph assists in understanding the context in which this development is proposed and the relationship to your medical consulting building which is accessed via a 3.05 m wide driveway to King William Road, an historical arrangement that harks back to when [redacted] and 6 King William Road were both used as single dwellings.



It is understood that at the time of developing your land you sought expert advice from CIRQA with respect to access arrangements to and from King William Road via this 3.05 m wide driveway which was at the margin of that considered acceptable and only on the basis of the small increase in number of vehicle movements arising.

To be clear, this driveway does not provide for the two-way passing of vehicles.



4. ASSESSMENT CONSIDERATIONS

The following assessment considerations are considered particularly relevant.

4.1 Historic Area Overlay

As noted above, this land is subject to an Historic Area Overlay, more particularly that for the *Residential Spacious Wayville Historic Area* (Un22), the statement for which identifies attributes that contributes to the character of this area.

While I accept that this locality is not characterized by a predominance of heritage buildings and therefore has a somewhat diluted historic character, I fail to see where the designer has had any regard whatsoever to Code policy in this respect.

The architectural composition and presentation may not reasonably be described as contextually responsive and fails in my view to complement the prevailing characteristics of the historical area more broadly.

4.2 Land Use & Floor Area

Consulting rooms are specifically envisaged within the Business Neighborhood Zone.

That said, DPF 1.2 suggests that consulting rooms should not exceed 250 m^2 in gross leasable area. The proposed development displays a floor area of 353 m^2 which represents a departure of approximately 40% from the measure provided.

4.3 Building Height

PO 3.1 seeks buildings (that) are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood type zone to positively contribute to the built form character of the locality.

The associated DPF identifies a maximum building height of 9 m or 2 levels. The proposed third level is a clear departure from measurements provided by the Code and inconsistent with the scale of surrounding development more generally.

4.4 Set Backs

The front set back of the second storey component of the proposed building scales off the proposal plans at 3m (dimension not provided). This is clearly at odds with the average set back of adjacent buildings sought by DPF 3.2

To the south side property boundary a section of 3 storey wall is proposed to a height of 9.9 m for a distance of some 14 m, far in excess of that which is otherwise provided for by DPF 3.4

4.5 Site Coverage & Landscaping

While building site coverage will be less than the maximum of 50% provided for by the Code, minimal area is provided for soft landscaping given the extensive paved area to the rear of the land.

Limited opportunity is provided for canopy trees as sought by the Code.

4.6 Powerline Clearance

I very much doubt that the proposed building wl provide sufficient clearance to the overhead powerlines to the front of the site on King William Road in line with requirements under the Electricity Act 1996.

I say this with reference to the analysis undertaken in relation to the development on your property which required the front portion of your building to be reduced to a single level with the first level to be set back a distance of some 5.5 metres.

I seriously question whether the design as presented may actually be implemented.

4.7 Access Driveway

As described above, the proposal seeks to rely on the shared use of a single width driveway to access the parking area provided to the rear of the building, with a nominal passing lane/drop off area to the front of the site.

It is first questioned whether the area nominated to the front of the site is for use as a passing bay or as a drop-off space? I suggest that it may not be used for both given that the latter will negate the function of the former.

Even if it is to be offered as passing bay, it is of insufficient depth to properly serve this function leading to inevitable congestion, if not conflict between users of the driveway for access to and from each of the two properties.

Secondly, unless the current arrangement of rights of way are amended on the certificates of title for both properties, users associated with your property may not lawfully traverse this passing bay.

I understand that Thomas Wilson will review and advise on this driveway arrangement which on the face of it is inadequate in width to cater for the traffic movements associated with both properties.

To my mind, adequate space should be provided on 6 King William Road to allow for simultaneous two-way movement of vehicles, or at least a meaningful and properly functioning passing area to avoid congestion and conflict between users.

4.8 Car Parking

I note that this land is within a '*high frequency public transit area'* as per the meaning provided by the Code. Accordingly, the proposal is to be assessed with regard to the rates identified in Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 2 provides a range between 3 and 6 spaces per 100 m2 of gross leasable floor area for non-residential development in the Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area

If all 13 parking spaces are to be accepted as being in accord with design standard under the relevant Australian Standard, the parking rate would be equivalent approximately 3.7 paces per 100 m^2 of gross leasable floor area.

In relative terms, this is at the lower end of the range sought by the Code.

5. CONCLUSION

While the planning authority may forgive many of the above-mentioned departures from clearly expressed planning policy, I fail to see how the proposed driveway arrangement to and from King William Road can reasonably be accepted.

It is patently clear that additional traffic movement arising from the proposed development would trigger the need to provide a two-way driveway according to requirements under the relevant Australian Standard.

The Applicant's Traffic Engineer has failed to take account of the total or combined traffic movements arising from the proposed development and your own. I suggest that this is a fundamental flaw in the assessment presented.

As required, I would be happy to attend Council's Assessment Panel meeting and speak further to the matters I raise.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD



PHILLIP BRUNNING RPIA
Registered Planner
Accredited Professional – Planning Level 1

Proposed Commercial Development
6 King William Road, Wayville
Traffic Review Memo

To:	Phillip Brunning (PBA)		
From:	Thomas Wilson (CIRQA)		
Copy:	[redacted]		
Date:	20 August 2025	**Project no.:**	25411
Project:	Proposed Commercial Development – 6 King William Road, Wayville		

I refer to the commercial development proposed for 6 King William Road, Wayville, along with the accompanying documentation include the Traffic Impact Assessment (TIA) prepared BE Engineering Solutions. As requested, I have undertaken a review of the proposed development from a traffic and parking perspective, and provide the following commentary:

- Page 5 of the TIA refers to an aisle width of 6.2 m as being compliant with User Class 3 applicable to medical centres. While I accept that a 6.2 m wide is compliant for 90-degree parking spaces, AS 2890.1 requires that an additional 0.5 m of aisle width be provided (irrespective of User Class) when parallel parking is located directly opposite 90-degree parking. The aisle width should therefore be 6.7 m to strictly comply with AS 2890.1.
- Page 7 of the TIA, specifically Figure 8, illustrates a vehicle reversing from the turnaround bay an area west of the two parallel parking spaces. In order to ensure that this area remains clear for manoeuvring, the parallel parking spaces should be linemarked (with resultant space lengths compliant with AS 2890.1).
- Page 7 of the TIA refers to a 6x6 m area being located at the property boundary to "*... create a standing area for vehicles entering the site to give way to vehicles using the right of way to exit the site.*". The standing area has however been located adjacent the kerb of King William Road, rather that within the property itself. Should the need for a vehicle to 'stand' arise, this will result in a vehicle storing across the pedestrian path in front of the subject site.
- Page 10 of the TIA states that the RMS Guide identifies a traffic generation rate of 8.8 peak hour trips per 100 m^2 of gross floor area as applicable to medical consulting rooms. However, the TIA does not specify that the RMS Guide states that this rate is

applicable to evening periods, and ignores the rate applicable to morning periods. The rate applicable to morning periods is 10.4 trips per 100 m^2 of gross floor area.

- Should consideration be given to the applicable am traffic generation rate, the proposed development would be forecast to generate in the order of 34 vehicle movements during the am peak hour period, and 28 vehicle movements during the pm peak hour period.
- The TIA does not provide commentary on the appropriateness of the single-width section of driveway retained to provide access to the proposed development with respect to the development's forecast traffic generation.
- Similarly, the TIA does not consider the potential traffic impacts to the adjoining development located at 4 King William Road (which also utilises the shared right of way).
- Most notably, the TIA does not consider the cumulative traffic impacts associated with the use of the single-width section of driveway by both the proposed development located at 6 King William Road and the existing development located at [redacted]. By way of a guide, AS 2890.1 refers to 30 peak hour vehicle movements as an indicative limit for the appropriateness of a single-width section of driveway utilised by two-way traffic. The proposed development exceeds this in the am peak hour alone, even without consideration of the existing adjacent development.
- Turn paths have not been provided for vehicle movements to/from the proposed development's parking area and the existing right of way. It remains unclear as to whether a vehicle can appropriately navigate from the proposed parking area in to the right-of-way without conflicting with the existing building at [redacted].
- No commentary has been provided within the TIA, nor has delineation been shown on the proposal plans with respect to the priority of vehicle movements at the intersection of the proposed parking area and the right-of-way.
- The TIA does not provide any commentary with regard to sightlines between the proposed parking area, the right-of-way, and/or vehicles entering from King William Road. This is important, noting the single-width right-of-way proposed to be utilised, as well as the fencing/screening element proposed between the parking area and King William Road. Whilst I note that the fencing is proposed to comprise of extruded aluminium battens, when viewed from an acute angle (such as when entering the site from King William Road), sight lines may be obstructed.

ATTACHMENT 4

HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

29 September 2025

City of Unley
ATT: Council Assessment Panel

By Upload

Dear Matthew

RE: 25018947– 6 KING WILLIAM ROAD, WAYVILLE

I understand that Council has undertaken public notification in relation to the proposed construction of a consulting room at 6 King William Road, Wayville and as a consequence two representations were received.

One representor confirmed "support" for the development. The second representor "opposed" the development and indicated a desire to "talk to the… representation at the decision-making hearing".

I confirm that the applicant has requested my opinion on the items raised within the sole representation opposed to the development. In doing so, I confirm that the applicant has provided me with the following additional and updated documents (herein upload):

- Memo from BE Engineering, from Bill Cirocco (senior traffic consultant), dated 23 September 2025;
- Detail and Level Survey, prepared by Alexander Symonds, dated 01.02.2022;
- Advice from Syd McDonald (McDonald Game Lawyers) and Enclosure, dated 17 September 2025;
- Proposed Site Plan, Dwg No. 25006_PD01, prepared by Wabi Design Studio, dated 04/09/2025, Rev B;
- Ground Floor Plans, Dwg No. 25006_PD02, prepared by Wabi Design Studio, dated 04/09/2025, Rev B;
- Proposed Elevations, Dwg No. 25006_PD05, prepared by Wabi Design Studio, dated 04/09/2025, Rev C;
- Landscape Plan, Dwg No. 25006_PD08, prepared by Wabi Design Studio, dated 04/09/2025, Rev B; and
- Powerline Clearance, Dwg No. 25006_PD12, prepared by Wabi Design Studio, dated 04/09/2025, Rev B.

By way of summary, the updated planning drawings incorporate:

- clarification of the nature of the driveway inset on the subject land as a "passing lane only";
- redesign of the passing lane such that it is (i) a minimum depth of 6 m and (ii) located entirely on the subject land;
- consequential repositioning of the ground floor columns and extent of building cantilever;
- illustration of a 1.8 m picket fence and sliding gate adjacent the right of way at the commencement of the aisle (entirely on the subject land); and
- clarification of the upper level elevation external material and finish.

Can you please supersede the various drawing sheets as now updated by Wabi Design Studio.

RESPONSE TO THE REPRESENTATION

For brevity, I have itemised the concerns raised in the representation in *italics*, with my opinion following each topic.

- *"Vehicular access and traffic generation on the right of way"*
- *The historic role and function of the right of way*
- *Suggested over-use of the right of way associated with the escalation of vehicle movements*

In response, the applicant sought advice from Syd McDonald which clearly confirms that the above concerns as raised do not affect the planning merit of the proposed development. For brevity I note the conclusion of Mr McDonald:

> "The use of the right of way is a civil matter. It is not relevant to the planning assessment the relevant authority is required to undertake.
>
> Further, and in any event, the proposed use of the right of way is entirely reasonable. Any suggestion to the contrary must surely be tantamount to a suggestion that the representor is unlawfully using the right of way given the manner in which they use the right of way area. In any case, the overall traffic volumes involved will be low and will occur in a low-speed environment."

I invite Council to accept his advice in full.

I note that the representation also made suggestions with respect to the capacity and operations of the proposed consulting room (i.e. the "level of accommodation"), including whom will occupy the building. In relation to this latter point the planning assessment to be undertaken per the Planning and Design Code (the Code) does not seek or warrant consideration of tenants in this regard, but rather the proposed use (i.e. a "consulting room").

Additional to the advice of Mr McDonald and turning to the proposed use, the applicant has further clarified the following:

"Principal Office"

- This room is to be occupied by the Practice Manager and enable sensitive matters to be handled (for example financial, legal, human resource type issues)
- The Practice Manager will typically "float" between an "Office" desk and the Principal Office
- The Practice Manager can only occupy one of these two spaces at any one time within the first floor

"Interview Room"

- This room is used by one of the reception staff or the practice manager to allow for private and more sensitive discussions with patients (for example, payment plans, details of future treatment etc)
- This room will therefore be used by the Practice Manager (and therefore this staff member and the patient cannot occupy the Principal Office at the same time)

"Office"

- This room accommodates 5 desks but will not necessarily be occupied by 5 staff at the same time
- For example, the "office" staff are employed on various FTE's and this enables part-time staff to leave their desk and return to their desk at the next shift with items "in the same place"

- An office desk is likely to occupied by the Practice Manager on a regular basis

"Consult Room" and "Treatment Room"
- These rooms will experience overlap whereby a consultation will likely lead to some treatment or further testing
- In this case the consultant and the patient will not simultaneously occupy a room

"Admin"
- This room is not occupied for extended periods of time
- Staff will "come and go" from this room in conducting their various tasks (for example, records management, access to "back of house" storage items and general supplies etc).

Accordingly, the proposed use will, typically, at peak time experience up to 10 people in attendance of the consulting room, including staff, medical consultants and patients, with four consulting rooms operational.

In my opinion, the provision of car parks and use of the right of way are appropriate.

- *"…this land is subject to an Historic Area Overlay, more particularly that for the Residential Spacious Wayville Historic Area (Un22), the statement for which identifies attributes that contributes to the character of this area."*
- *While I accept that this locality is not characterized by a predominance of heritage buildings and therefore has a somewhat diluted historic character, I fail to see where the designer has had any regard whatsoever to Code policy in this respect.*
- *The architectural composition and presentation may not reasonably be described as contextually responsive and fails in my view to complement the prevailing characteristics of the historical area more broadly.*

The representor acknowledges the "somewhat diluted historic character" and queries the architectural expression in the context of the Historic Area Overlay and more particularly Residential Spacious Wayville Historic Area (Un22). I understand that the comment made in the representation is based upon the policies generated by Table 3 - Applicable Policies for Performance Assessed Development as generated by the Code.

I note additionally that the Code per Part 1 – Rules of Interpretation states relevantly (my underlining added):

> **Spatial Information and Electronic Databases and Files**
> The spatial boundaries of zones, subzones and overlays, as they apply in relation to the various parts of the State, are determined through the operation of the Code and may accessed through the SA planning database.
>
> The Code and the SA planning database in turn operate in conjunction with the South Australian Property and Planning Atlas (SAPPA) and other related databases and systems and services. The data in SAPPA defines the spatial extent and boundaries of the zones, subzones and overlays established by the Code.
>
> **Application of Spatially Based Policies and Rules**
> Where a zone, subzone, overlay or technical and numeric variation (TNV) does not spatially apply to the whole of a site that is the subject of the development application, the spatially based rules of the zone (including assessment pathway exclusions), subzone, overlay or TNV are only applicable to the portion of the site to which the zone, subzone, overlay or TNV spatially covers. Reference to the South Australian Property and Planning Atlas of the SA planning database will be made to determine whether a zone, subzone, overlay or TNV is relevant to the site of the proposed development application.

On review of the SAPPA spatial overlay (see Figure 1) it is clear that the Historic Area Overlay does not spatially apply to the subject land or the site of the proposed development.

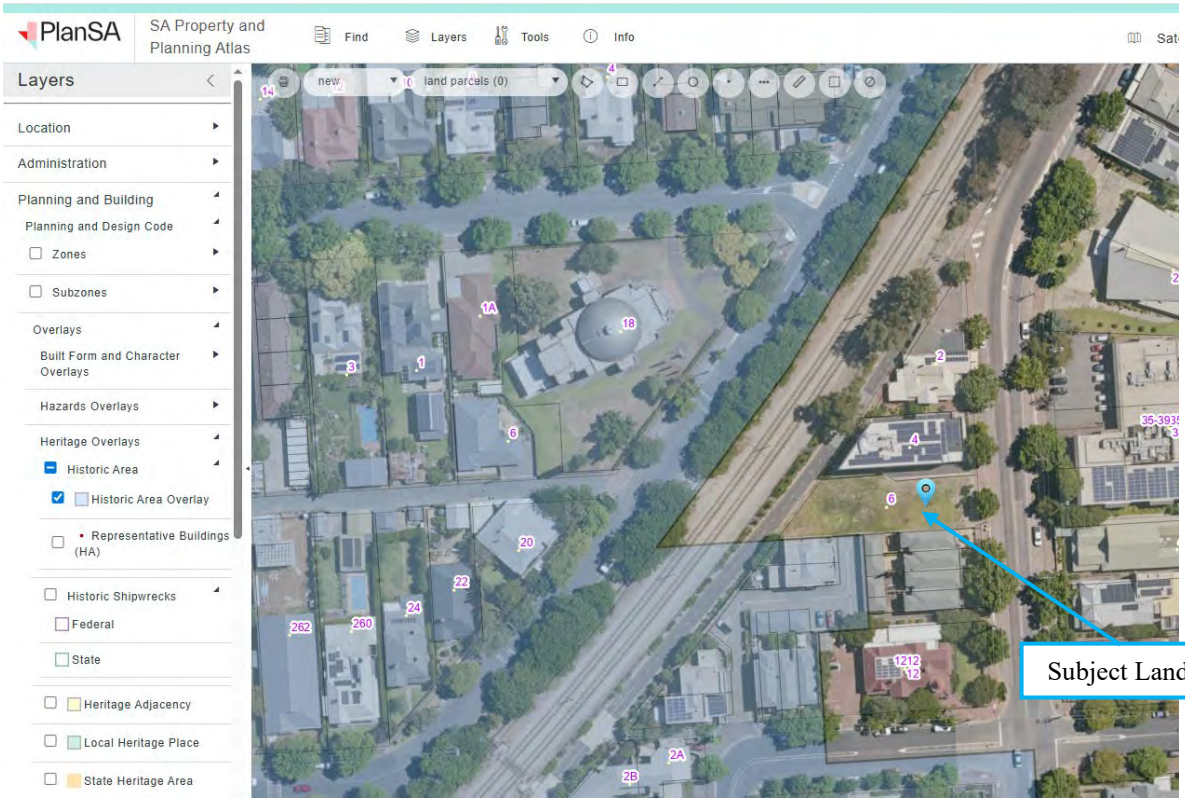


Figure 1: Extent of the Historic Area Overlay (blue shading) Relative to 6 King William Road (not within Overlay area)
(source: SAPPA)

In effect, Table 3 of the Code has referenced in error the Historic Area Overlay, which clearly has no spatial application to the subject land or the site of the proposed development. Accordingly, the objection is not well-founded and the proposed development cannot offend the relevant Code policies.

- *Consulting rooms are specifically envisaged within the Business Neighborhood Zone. That said, DPF 1.2 suggests that consulting rooms should not exceed 250 m^2 in gross leasable area. The proposed development displays a floor area of 353 m^2 which represents a departure of approximately 40% from the measure provided.*

Respectfully, the focus on the percentage difference between proposed floor areas and the floor area guided by Business Neighbourhood Zone (BNZ) DPF 1.2 is not an indicator of planning merit. Rather, the "assessment task" to be undertaken is clearly explained in the matter of *Development Holdings Pty Ltd v City of Salisbury Assessment Panel & Anor* [2024] SAERDC 6 which stated (my underlining added):

> 132. All POs must be considered in concert; construed together. Her Honour Hughes J in *Rymill Park Apartments Pty Ltd v Rymill House Foundation Pty Ltd & Anor* [2023] SASC 107 (Rymill Park) succinctly described the assessment function as one that:
>
> ...is not a mechanical assessment of a development, seriatum, against each performance outcome without consideration of other overlapping or competing performance outcomes. Rather it remains for the decision-maker an iterative weighing and balancing exercise guided by the Code.[58]

133. Furthermore, as Bleby JA (with whom Livesey P and Doyle JA agreed) said when the Court of Appeal looked at the role of a DPF in Parkins:

Each of these DPFs is a guide to what is generally considered to satisfy the corresponding performance outcome. Neither determines compliance with the performance outcome.

Accordingly, the relevant policy within the BNZ is highlighted below:

Business Neighbourhood Zone
PO 1.2 Business and commercial land uses complement and enhance the prevailing or emerging neighbourhood character.

In my opinion, regardless of the floor area of the proposed consulting room the development will complement the neighbourhood character by way of the intended use, the "footprint" of the building (see Figure 2) and the manner in which the proposed building will enhance the streetscape.



Figure 2: Overlay of the Proposed Development in the Context of Adjoining Land and Buildings

- *The associated DPF identifies a maximum building height of 9 m or 2 levels. The proposed third level is a clear departure from measurements provided by the Code and inconsistent with the scale of surrounding development more generally.*

Again, I note the direction within the *Development Holdings* matter.

Clearly the correct interpretation of the Code is that BNZ DTS/DPF 3.1 is a guide and not a mandate and that the key matter of assessment in this regard is the following:

Business Neighbourhood Zone
PO 3.1 Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of the locality.

On review of BNZ PO 3.1 it is evident that low-rise construction (i.e. two levels) is anticipated "generally", while it is also clear that "taller buildings" are anticipated. Put another away, buildings of greater than two levels are anticipated within the BNZ. I note that this guidance relates also to positioning buildings "towards the centre of the zone" and "away from any adjoining neighbourhood-type zone".

On review of the Code, the spatial application of the BNZ is typically "one allotment deep" , see Figure 3.

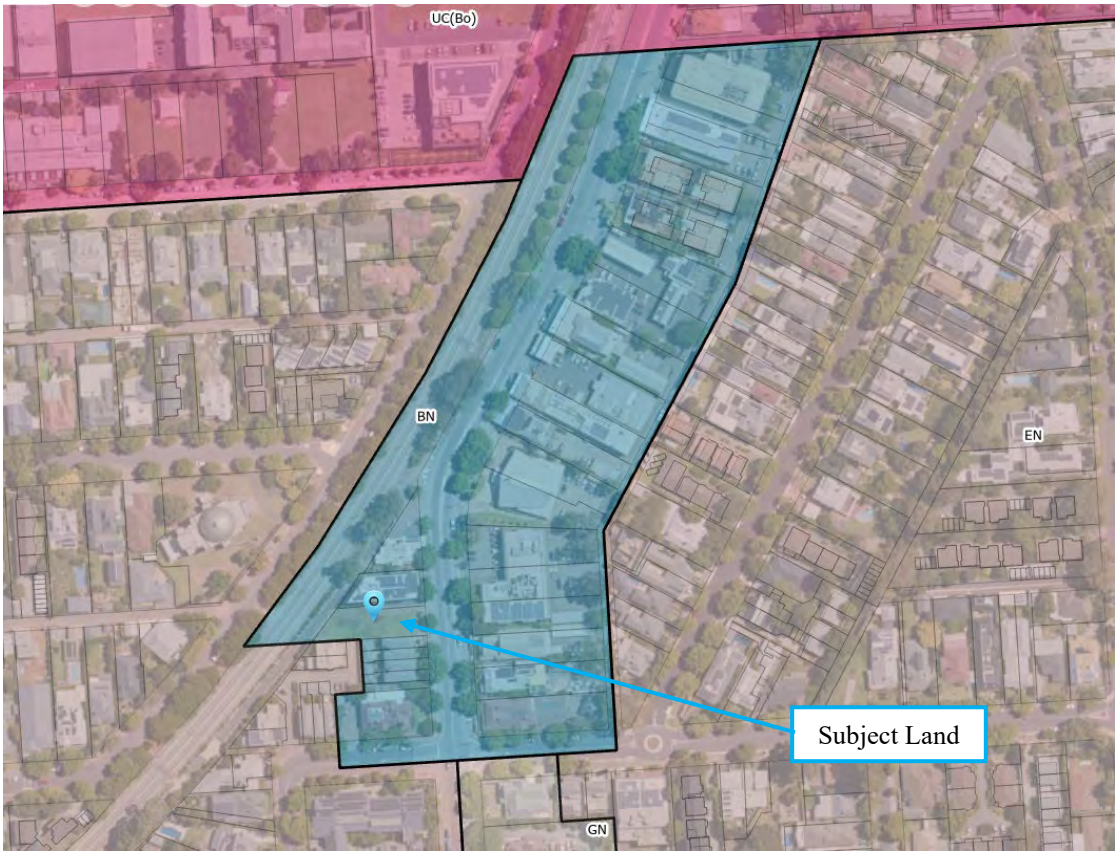


Figure 3: Spatial Application of the Business Neighbourhood Zone

It follows therefore that the "centre of the zone" is a location that is adjacent to King William Road within this portion of the BNZ. The proposed three level component of the building achieves this guidance (see also Figure 2).

Furthermore, the small portion of the third level (i.e. 70 m^2) is also located so as to be as "far away" as possible "from any adjoining neighbourhood-type zone". Again, PO 3.1 of the BNZ is achieved by the proposed development.

It is also the case that the third level of the building is setback 3 m from the second level façade. That is, the third level is to be setback 6 m from the primary street frontage, compared to the 3 m primary street frontage setback of the second level. It is also the case that the third level aligns with the setback of the building directly south of the subject land.

In the circumstances, I am of the of the opinion that design and positioning of the building will "positively contribute to the built form character of the locality". I am also of the view that the proposed development achieves the Code guidance as follows:

Business Neighbourhood Zone
PO 2.1 Buildings are of a scale and design that complements surrounding built form, streetscapes and local character.

- *The front set back of the second storey component of the proposed building scales off the proposal plans at 3m (dimension not provided). This is clearly at odds with the average set back of adjacent buildings sought by DPF 3.2*

On review of the planning drawings, the proposed setbacks to the primary street frontage are:

- Ground level 3.8 m,
- Second level 3 m; and
- Third level 6 m.

In relation to corresponding DPF 3.2, the numeric guideline is expressed as "the average setback of the existing buildings". In this regard, the average setback equates to 4.1 m. on review, the third level exceeds the "average setback", while the ground level departure is nominal and of little consequence noting the 3 m width of this part of the structure.

Turning to the second level, this element of the building is setback 3 m from the southern boundary and therefore, in my opinion, provides a transition between the building to the north (setback 2.2 m to the King William frontage) and the 6 m setback of the adjoining building to the south. The stepping of the second and third levels façade to align with the adjoining building to the south also enables the planting of a tree in this corner of the "front yard" of the subject land (see Figure 4).

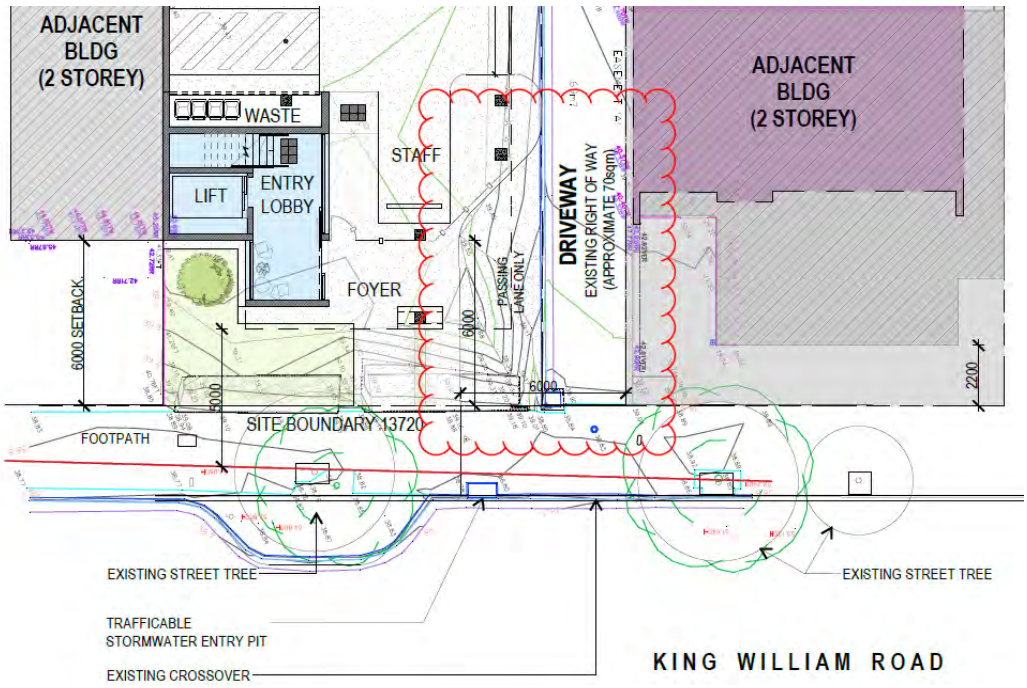


Figure 4: Primary Street Setback Alignment with Adjoining Buildings

In the circumstances, I am of the opinion that the proposed setback of the building is consistent with the overarching policy, extract provided below:

Business Neighbourhood Zone
PO 3.2 Buildings are set back from primary street boundaries consistent with the existing streetscape.

Furthermore, in forming my opinion on the primary street setback I am cognisant of the clear guidance provided in the matter of *Vikhlyaev v City of West Torrens Assessment Manager* [2023] SAERDC 1 in which "complementary" (synonymous with "consistent") was defined as follows (my underlining added):

> 84 Unhelpfully, the authors of the Code have used the terms "consistent", "complementary" and "compatible" interchangeably throughout the most relevant Zone POs and its DO…
>
> 86 Notwithstanding the lack of rigour in the drafting of the Zone provisions, I expect it was intended that the words carry essentially the same meaning….
>
> 87 The term "compatibility" was considered in the decision of this Court in *Lodge Construction and Building Pty Ltd v City of Salisbury (No. 2)* where the Commissioner referred to a decision of the NSW Land and Environment Court in the matter *Project Venture Developments v Pittwater Council*. At paragraph 22 of the LEC decision it made the following observations:
>
> There are many dictionary definitions of compatibility. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve.

On review of Figure 4 and the architectural expression of the building, I am of the opinion that visual harmony is achieved.

- *To the south side property boundary a section of 3 storey wall is proposed to a height of 9.9 m for a distance of some 14 m, far in excess of that which is otherwise provided for by DPF 3.4*

I note again that the representation refers solely to the numeric guideline within a DPF. The key assessment to be made is per that of the following provision:

> **Business Neighbourhood Zone**
> PO 3.4 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.

It is clear, see for example Figure 2, that the upper level southern wall aligns with the wall and roof line of the adjoining building to the south. This adjoining residential property will not visually experience this portion of the building.

Furthermore, it is clear that the length of the building at the upper most and lower levels has been designed to have the "shortest length" possible (again see Figure 2). As a result, the shadow impact on the adjoining residential property is diminished to a level that is an improvement above the shadow cast by approved DA 23002756 (i.e. two x three level group dwellings).

The planning assessment within the Council Assessment Panel (CAP) report of 20 June 2023 stated with respect to the two x three level group dwellings:

> "On balance, it is considered that the level of overshadowing towards the properties to the south is acceptable as it meets the intent of PO 3.4 of the Business Neighbourhood Zone and PO 3.1 & 3.2 of the Interface between Land Uses."

Again, I note that the proposed development is an improvement above the level of shadow considered acceptable by the CAP as of 20 June 2023.

- *While building site coverage will be less than the maximum of 50% provided for by the Code, minimal area is provided for soft landscaping given the extensive paved area to the rear of the land.*
- *Limited opportunity is provided for canopy trees as sought by the Code.*

The extensive paved area is required as a consequence of the parking spaces, requisite aisle and passing lane. Rather than a quantum of landscaping, the Code most clearly seeks:

> **Business Neighbourhood Zone**
> PO 2.2 Development provides attractive landscaping to the primary street frontage.
>
> **Urban Tree Canopy Overlay**
> PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.[1]
>
> **Part 4: Design in Urban Areas**
> 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.
>
> PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.

On review, the soft landscaping area as proposed represents approximately 12% of the subject land, and 3 feature trees are proposed (two adjacent the rear boundary and one adjoining the south-east corner of the proposed building). The tree species selected is Lagerstroemia "Tuscarora" which is a deciduous tree with small oval shaped green leaves which turn a reddish/orange in autumn. The tree habit is "V" shaped, with a mature size of 8 m x 4 m.

Garden beds are provided to the western and northern perimeter of the car parking areas. Low level ground covers are proposed therein, as is also the case with the landscaping adjoining the King William Road frontage.

In my opinion, and on balance the proposed landscaping reconciles the addition to the urban tree canopy and allowance for stormwater infiltration with the anticipated uses within the BNZ and the requisite supply of car parking.

- *I very much doubt that the proposed building will provide sufficient clearance to the overhead powerlines to the front of the site on King William Road in line with requirements under the Electricity Act 1996.*

On review of new sheet "Powerline Clearance" prepared by Wabi Design Studio (Dwg No. 25006_PD 12) sufficient clearance is demonstrated.

- *Query with respect to whether the area at the front of the site is a passing bay or a drop-off space*
- *Insufficient depth of passing bay*
- *A meaningful and properly functioning passing area to avoid congestion and conflict between users should be established*

[1] Noting that UTCO DTS/DPF 1.1 is only relevant with respect to guidance in association with dwellings

The updated planning drawings confirm that the area is to serve as a passing lane only, while the design of the passing lane now achieves a "properly functioning passing area" as sought by the representor.

- *If all 13 parking spaces are to be accepted as being in accord with design standard under the relevant Australian Standard, the parking rate would be equivalent approximately 3.7 spaces per 100 m^2 of gross leasable floor area. In relative terms, this is at the lower end of the range sought by the Code.*

The representation, in my view, is simply making a comment and not necessarily raising a concern with respect to the planning merit of the proposed development as it relates to the supply of car parks on site.

Finally, a "traffic review memo" prepared by Cirqa was included in the representation. This memo included 11 dot points. The applicant has engaged Mr Bill Cirocco to provide a response to each of the dot points from Cirqa. In concert with the revision to the passing lane arrangement, the response from Mr Cirocco addresses the items raised by Cirqa in full.

SUMMARY

Having considered (i) the representations (one in support and one not in support), (ii) the Code and (iii) the documentation as herein uploaded I am of the view that the proposed development displays substantial planning merit.

I understand that this application will be considered by the Council Assessment Panel. Should the opportunity arise to speak before the CAP, the applicant and/or representative has expressed a desire to do so.

 **rban Planning, Grad Dip Property**

cc. 6 King William Road Unit Trust, by email

MEMO

TO	**Garth Heynen**, Heynen Planning Consultants
FROM	**Bill Cirocco, Senior Traffic Consultant, BE Engineering**
CC	**Hung Fong (Gary)**, Hung Yoong Studio
DATE	23 September 2025
SUBJECT	**TRAFFIC COMMENTS - RESPONSE TO CIRQA**

6 KING WILLIAM ROAD, WAYVILLE

The following are responses to the dot points relating to Cirqa's comments.

Dot Point 1

The car park has been designed in accordance with User Class 3. This requires an aisle width of 5.8 m and an additional 0.5 m because the parallel parking is located opposite the 90-degree parking spaces. Therefore, a total of 6.3 m is required with the current design providing a 6.2m aisle width. Based on the turning path assessment provided it demonstrates that a B99 vehicle can complete the 3-point turn without being impeded by vehicles within the parallel parking area. (Alternatively, the landscaping area can potentially be reduced by 100mm.)

Dot Point 2

The parallel parking spaces will be line marked at 6.6 m in length for the first space and 5.4 m for the rear space.

Dot Point 3

The 6x6 area will be adjusted to be contained entirely within the development site.

Dot Points 4 and 5

The morning peak hour based on 10.4 trips per 100 m^2 of gross leasable are forecast to generate in the order of 34 trips. However, the consulting rooms will be open between 8.30 am and 6.00 pm with the first appointments at 9.00 am and the last at 5.00 pm. Typically, during the peak there would be approximately 10 people in the consulting rooms that include staff, medical consultants and patients. Although there is provision for five staff they will most likely not arrive or leave all the same time. When allowing for some staff arriving before 8.30 am and patients for their first appointments, it is anticipated that there will be less than the forecast 34 trips in the morning peak hour and similar for the afternoon peak hour. Further some of the peak hour trips will utilise the high frequency public transport available to the site.

Dot Points 6, 7 and 8

AS2890.1 states that 30 or more movements in a peak hour (in and out) require two vehicles to pass on the driveaway in the 6x6 area and this has been achieved. On longer driveways passing opportunities should be provided at least every 30 m and this has been achieved.

Dot Point 9

Swept paths to/from the development's parking area have been undertaken and demonstrate that B99 vehicles will not conflict with the building at 4 King William Road (see figures 1 and 2).

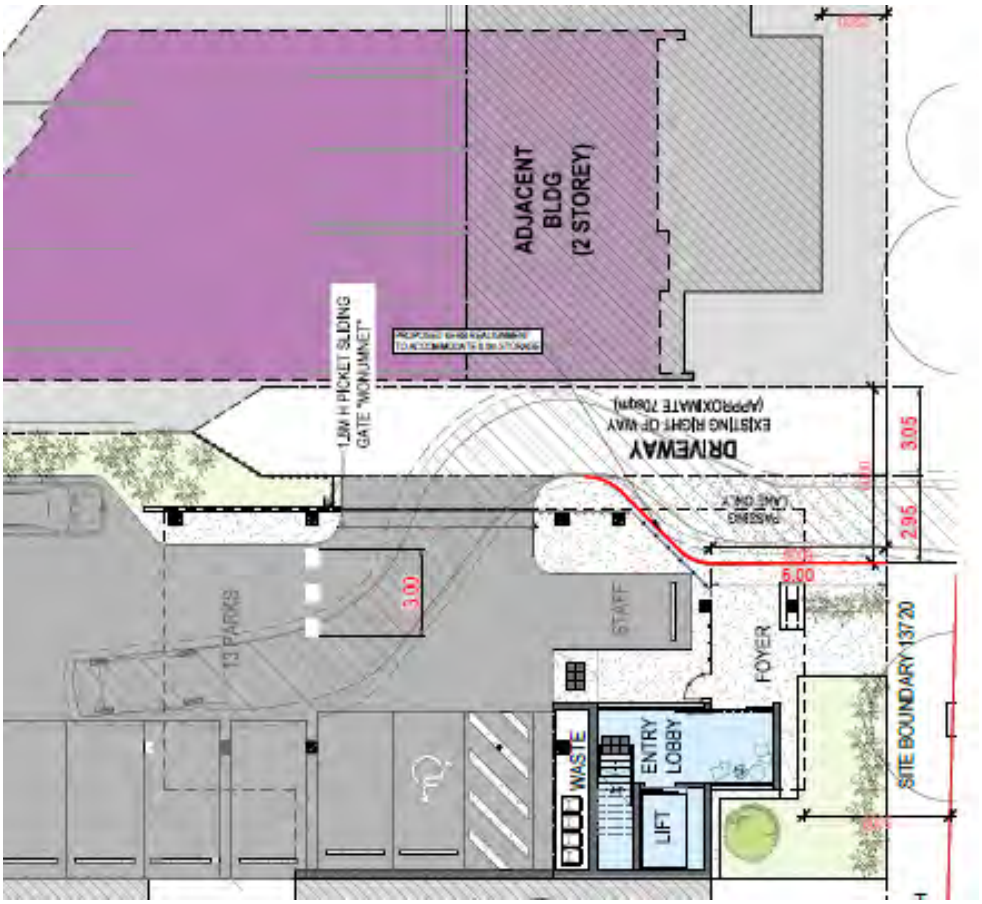


Figure 1: vehicle entering car park

Dot Point 10

A give way holding line will be installed for vehicles exiting the development's car park (see figure 2). This will allow for the exiting vehicle to give way to all vehicles entering the development site.

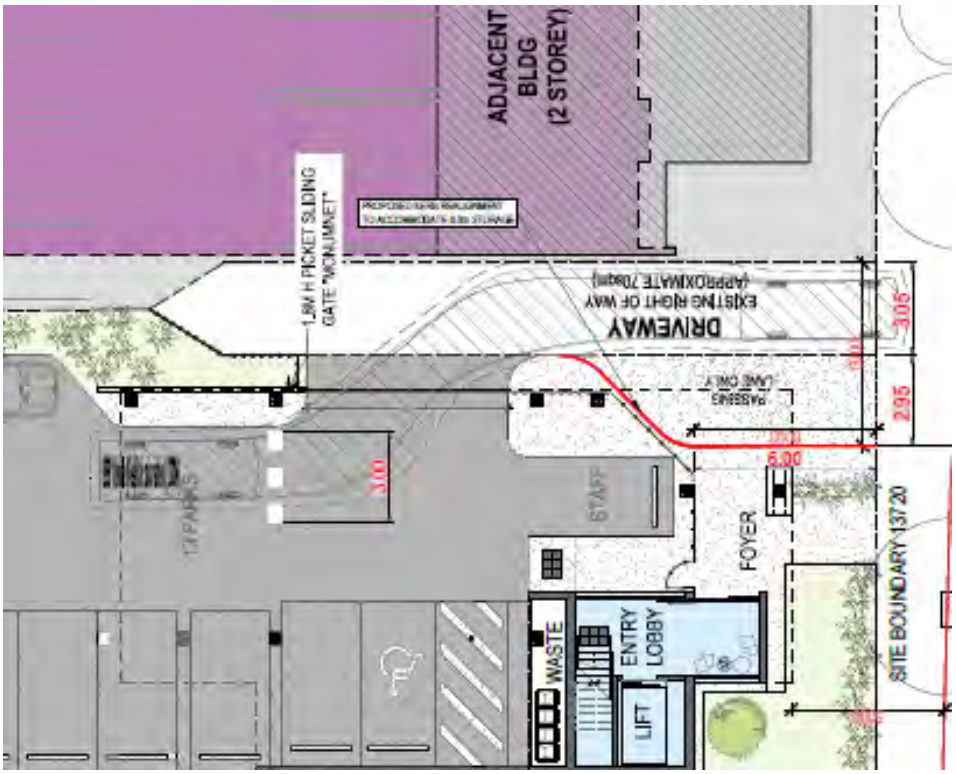


Figure 2: Vehicle exiting car park and give way line

Dot Point 11

When entering from King William Road there is sufficient sight distance from the driver's view along the right of way and to see any vehicles exiting from either property. Exiting from the proposed development's car park it will be possible to see any vehicles exiting from the adjacent building through the sliding gate when approaching the exit into the right of way.

Yours Sincerely,

[redacted]

Bill Cirocco
Senior Traffic Consultant
Be Engineering Solutions Pty Ltd



LEGEND

- TOP KERB
- WATER TABLE
- FLOOR LEVEL
- INVERT LEVEL
- TAP
- WATER METER
- SPRINKLR / IRRIG VALVE
- HYDRANT
- DOMESTIC OUTLET
- DOWNPIPE
- DOMESTIC SUMP
- STORMWATER M'HOLE
- SEP / GRATING
- TOP OF WINDOW
- BOTTOM OF WINDOW
- VERANDAH
- CAR PARK CEILING LEVEL
- ROOF RIDGE
- OVERHEAD
- UNDERSIDE OF ROOF
- SIGN / BUS SIGN
- TEL. COMM. PILLAR / PIT
- ROAD / ELEC. SERVICE
- WATER SV / FP
- ELEC. / GAS METER
- GAS SERVICE
- TOP OF FENCE
- PSM / PEG / TBM
- SURVEY MARKS
- BOREHOLE
- POWER / LIGHT POLE
- CABLE MARKER
- STOBIE / WOODEN POLE
- POST / BOLLARD
- SEWER MH / IO / SIP
- UNKNOWN POINT / SERVICE
- UNDERSIDE OF ROOF
- CAR PARK CEILING
- EDGE OF VEGETN
- ROAD SIGN / HOARD.
- DRAIN
- ELEC OVERHEAD
- EDGE OF BITUMEN
- TOP OF GUTTER
- ROOF RIDGE
- TREE / SHRUB
- Possible REGULATED / SIGNIFICANT TREE by measurement only (trunk greater than 2.0m circumference). Professional advice from council / arborist required.
- BOTTOM OF BANK
- TOP OF BANK
- CHANGE OF GRADE
- SEWER PIPE UG
- TEL. COMM. UG
- WATER PIPE UG
- BUILDING
- WALL
- GI BUILDING
- CONCRETE
- FENCE
- GATE

REV	DATE	DESCRIPTION	CALC	FIELD
0	01.02.2022	INITIAL RELEASE	DG	AJR

ADDITIONS, AMENDMENTS AND APPROVALS

COORDINATE SYSTEM

VERTICAL:	AHD
HORIZONTAL:	GROUND PLANE ORIENTED TO: MGA 94 ZONE 54
SCALE: GROUND	(CSF = 1.000 185 104)

ADOPTED STATION & AUTHORITY

PSM 6628/9996	RL:	38.768
PSM 6628/9996	E:	280764.059
	N:	6130535.684

0 1 2 4 6 8 10 m

1:100

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ORIGINAL SHEET SIZE A1

Notes:
PLEASE REFER TO C.T's 5844/212 FOR EASEMENT DETAILS.

AERIAL PHOTOGRAPHY SUPPLIED BY METROMAP, DATE 11.12.2021

GRID INTERVAL: 10m		
CONTOUR INTERVAL:	MIN: 0.1m; MAJ: 0.5m	
SURVEY:	AJR	31.01.2022
DRAWN:	GD	01.02.2022
CHECKED:	CB	01.02.2022

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
ABN 93007 753 988

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+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +

Alexander Symonds Surveying Consultants

DETAIL & LEVEL SURVEY
6 KING WILLIAM ROAD
WAYVILLE

DRAWING No. 22A0206 Detail(0) MGA20P

SHEET 1 OF 1

REVISION 0

McDonald Game Lawyers

M|G

17 September 2025

Mr Matthew Falconer
City of Unley
PO Box 1
UNLEY SA 5061

By upload on PlanSA portal

Dear Matthew

Response to representation - DA 25018947 - 6 King William Road, Wayville

We act for the applicant for DA 25018947 which seeks planning consent for a "*three level building for the use as consulting rooms, with associated car parking and landscaping*" (**proposed development**) on the land at 6 King William Road, Wayville (**Land**).

We have been provided with a copy of a representation dated 19 August 2025 submitted by [redacted] (**Representation**), being an occupier of the commercial property at [redacted] (**adjoining land**).

We have been instructed to respond to a concern expressed in the Representation that the proposed development will place an unreasonable and excessive use on the right of way which the applicant has the benefit of over on the adjoining land. For the reasons which follow, this concern is **not** relevant to the necessary planning assessment and is respectfully, in any event, misconceived.

We understand that our client's planning consultant will respond to the remaining concerns raised in the Representation.

Background

Our understanding of the matter is as follows:

1. The Land is presently vacant.

McDonald Game Pty Ltd
ABN 22 689 125 228
1 King William Rd, Unley SA 5061
info@mcdonaldgame.com.au
mcdonaldgame.com.au

Liability limited by a scheme approved under Professional Standards Legislation.

2. The adjoining land at 4 King William Road contains a modern two-storey medical facility. The Representation states that "*[t]here are three surgical specialists consulting on site [i.e. from the building on the adjoining land], whom together provide care to well over 1000* ***new*** *patients per year.*"

3. The Land enjoys the benefit of a free and unrestricted right of way over a portion of the adjoining land. That portion of land is marked "A" in the **enclosed** plan (**right of way area**).

4. The right of way area is 3.05m wide for the most part and is in the form of a sealed driveway running approximately half the length of the northern boundary of the Land and the adjoining land.

5. At the time the right of way was granted in the early 1900s, the right of way area was a private road.

6. The right of way area historically provided vehicle access to dwellings located on the Land and the adjoining land.

7. The right of way area currently provides vehicle access to the carpark at the rear of the two-storey medical facility on the adjoining land.

8. Our client has sought planning consent for the proposed development.

9. Typically, at peak time up to 10 people may be in attendance of the consulting room, including staff, medical consultants and patients, with four consulting rooms operational.

10. Should the proposed development be approved and undertaken, vehicular access to and from the Land will continue via the right of way area, together with a portion of the Land which adjoins the right of way area.

A free and unrestricted right of way

As noted above, our client enjoys the benefit of a right of way over the adjoining land. This right of way is registered on the relevant certificates of title for the Land and the adjoining land and is expressed as being "free and unrestricted".

Pursuant to section 89 of the *Real Property Act 1886,* the term "*free and unrestricted right of way*" is a "short form" of wording that affords our client a right of way in the following terms:

> *A full and free right and liberty to and for the proprietor or proprietors for the time being taking or deriving title under or through this instrument, so long as he or they*

> *shall remain such proprietors, and to and for his and their tenants, servants, agents, workmen, and visitors, to pass and repass for all purposes, and either with or without horses or other animals, cart, or other carriages.*

It is clear from the above that the right of way entitles our client to use the right of way area to access the Land, whether by foot or vehicle.

Relevance of right of way to planning assessment

Under section 102(1) of the *Planning, Development and Infrastructure Act 2016*, a relevant authority must assess a development application in respect of various matters, including the relevant provisions the Planning and Design Code.

There is nothing in the Act or the Planning and Design Code which requires (or indeed, permits) a relevant authority to consider interference with property rights between neighbours.

The relevant authority is entitled to assume in assessing the proposed development that the applicant has the right to use the right of way as is proposed.

Issues surrounding the use of rights of way are for the most part civil matters and where there is a dispute between landowners over the enjoyment of those rights that dispute will be subject of determination by a Court not a relevant planning authority.

No excessive use of right of way in any event

Further, and in any event, any suggestion that the proposed development will result in an unreasonable and excessive use of the right of way is wholly rejected. It must be recognised that a grantee of a right of way (i.e. our client), is **not** confined to using a right of way for the purpose prevailing at the date of the grant, but may use the way for any different purpose.[1]

Additionally, it is, with respect, rather odd for the representor to suggest that the proposed development will result in an unreasonable and excessive use of the right of way in circumstances where their use of the adjoining land would appear to generate similar traffic volumes on the right of way (if not more noting their comment that they "*provide care to well over 1000 **new** patients per year*"). It is a little difficult to see how the ventilation of this concern could assist the representor in any way. In any case, the overall traffic volumes involved will be low whichever way the matter is looked at. It must also be recognised that such traffic will occur in a low-speed environment.

[1] See *Elliott v Renner* [1923] ST R Qd 172 (FC).

Conclusion

The use of the right of way is a civil matter. It is not relevant to the planning assessment the relevant authority is required to undertake.

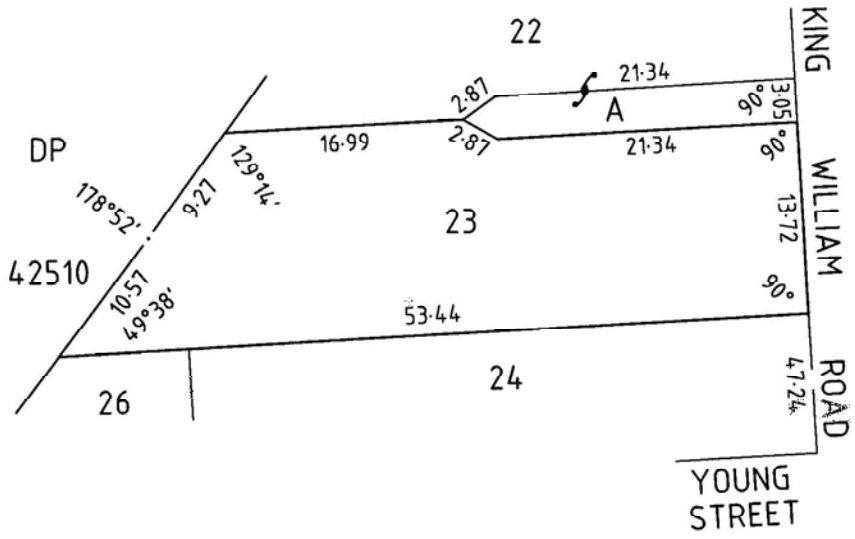
Further, and in any event, the proposed use of the right of way is entirely reasonable. Any suggestion to the contrary must surely be tantamount to a suggestion that the representor is unlawfully using the right of way given the manner in which they use the right of way area. In any case, the overall traffic volumes involved will be low and will occur in a low-speed environment.

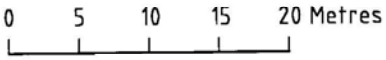
Please contact me if you have any queries.

Yours faithfully

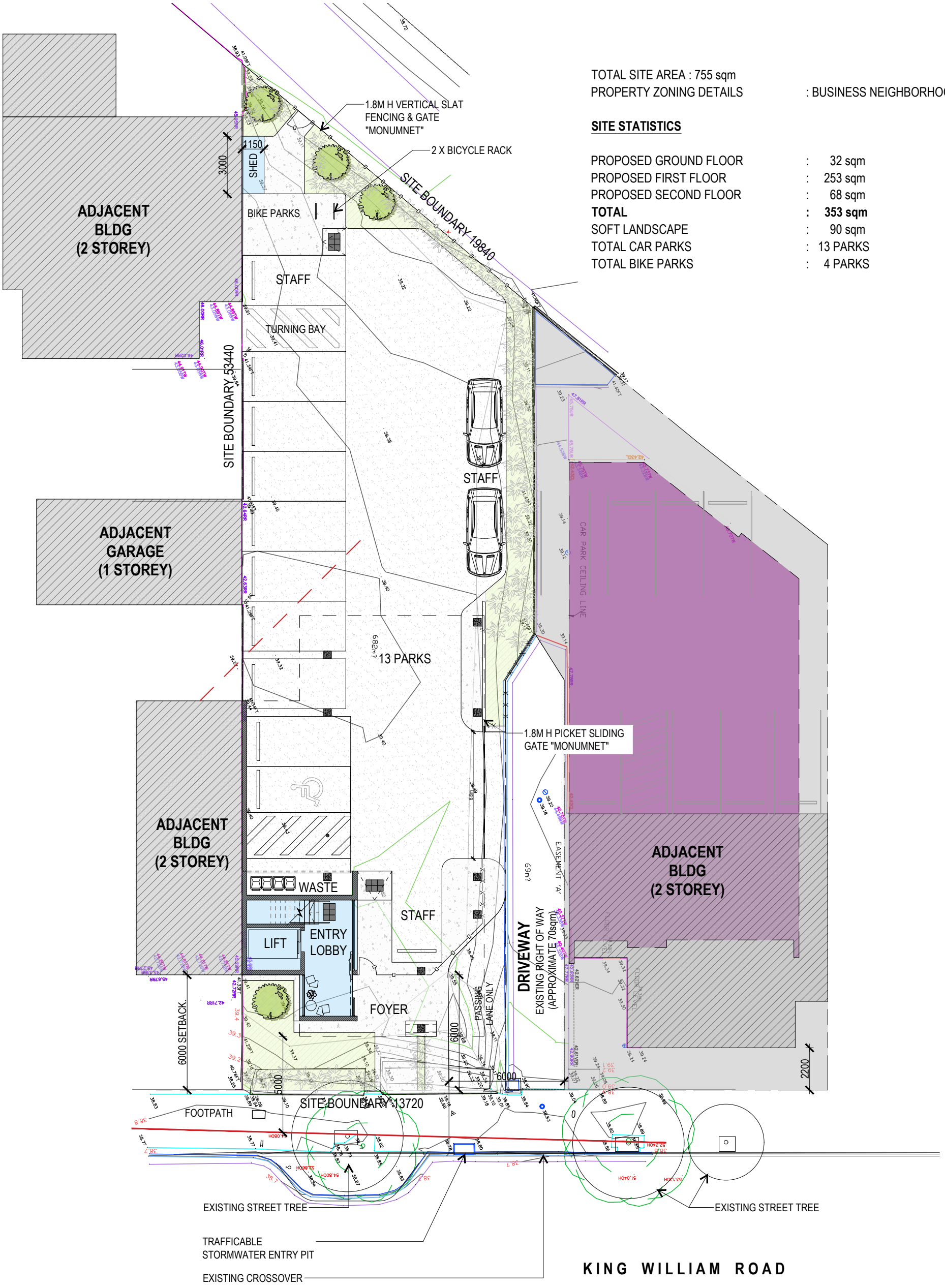


Syd McDonald
McDonald Game Lawyers
M: 0411 554 253
E: syd@mcdonaldgame.com.au





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TOTAL SITE AREA : 755 sqm
PROPERTY ZONING DETAILS : BUSINESS NEIGHBORHOOD

SITE STATISTICS

PROPOSED GROUND FLOOR	:	32 sqm
PROPOSED FIRST FLOOR	:	253 sqm
PROPOSED SECOND FLOOR	:	68 sqm
TOTAL	**:**	**353 sqm**
SOFT LANDSCAPE	:	90 sqm
TOTAL CAR PARKS	:	13 PARKS
TOTAL BIKE PARKS	:	4 PARKS

Proposed Site Plan
1:200

FOR PLANNING APPROVAL

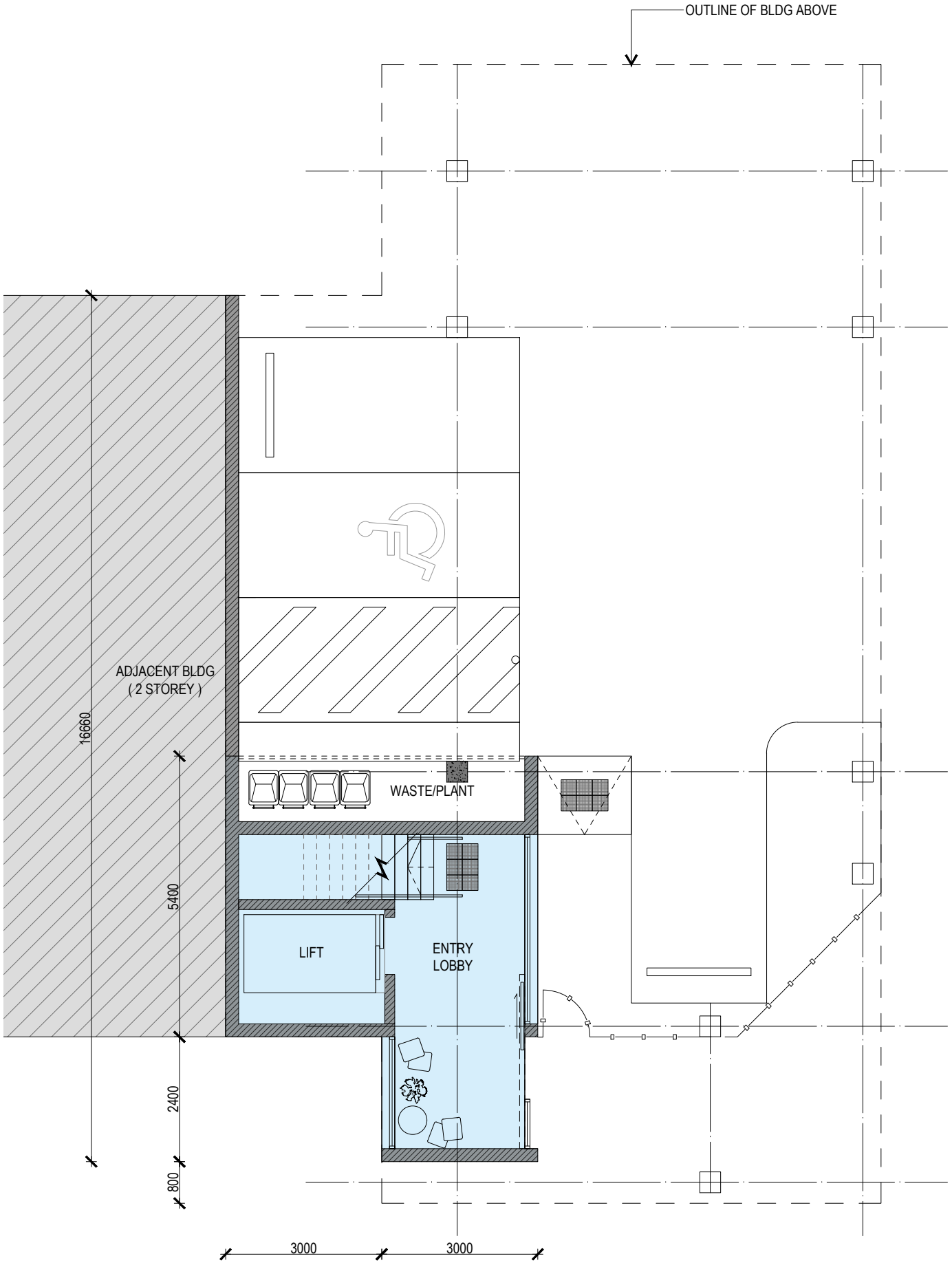
N

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Proposed Site Plan
Scale: 1:200 @ A3
Date: 04/09/2025
Drawing No.: 25006_PD01
Revision: B

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD01
Plotted: Thursday, 4 September 2025 2:45:32 PM



Proposed Ground Floor Plan
1:100

FOR PLANNING APPROVAL

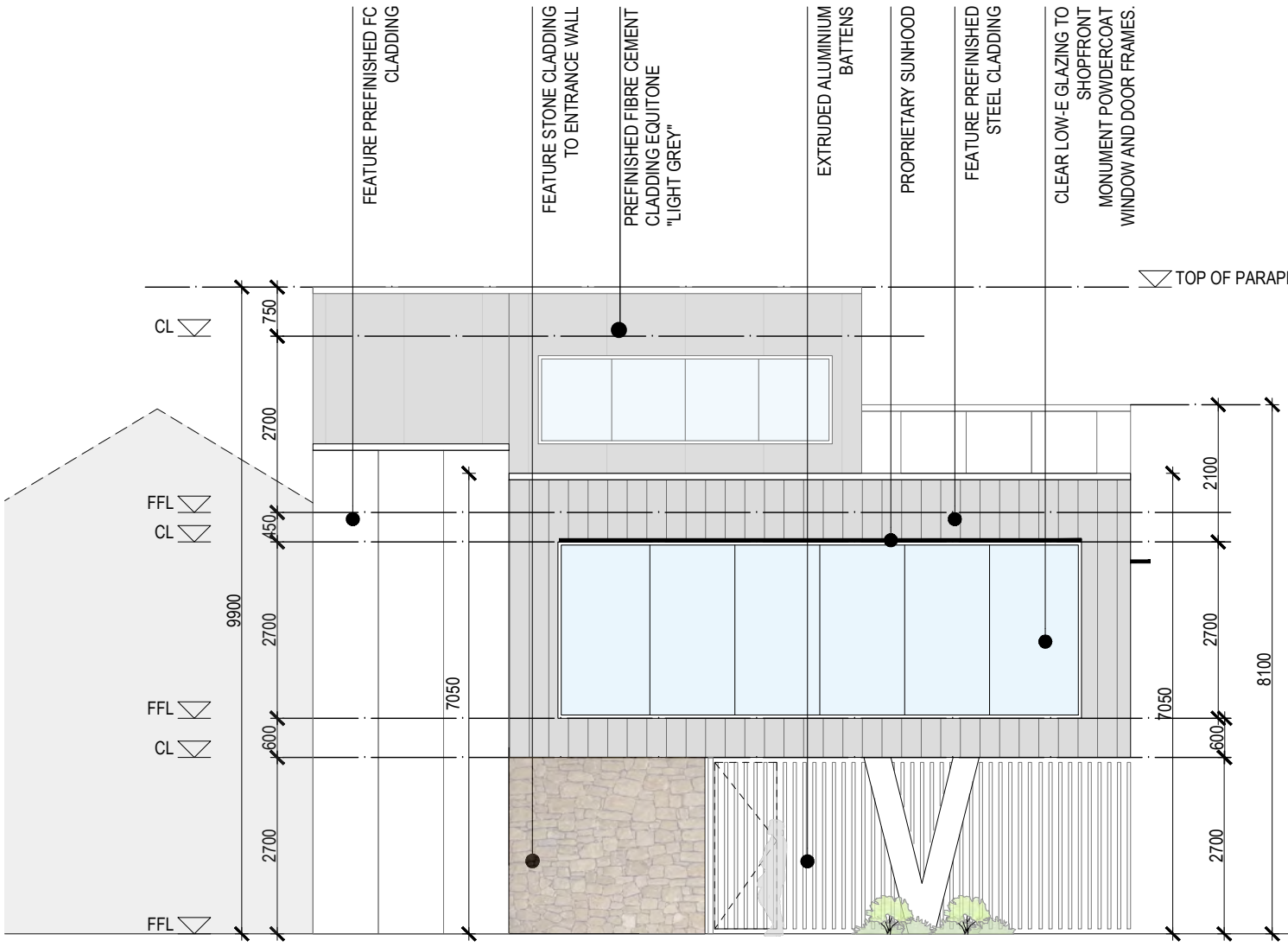
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Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Ground Floor Plans	1:100 @ A3	04/09/2025	25006_PD02	B

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD02
Plotted: Thursday, 4 September 2025 2:46:14 PM



Eastern Elevation
1:100

EXTERNAL FINISHES SCHEDULE





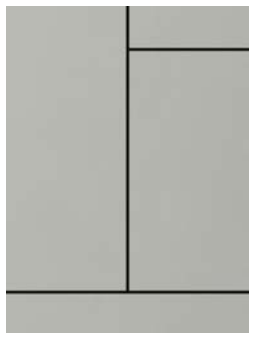


PREFINISHED CANOPY CLADDING

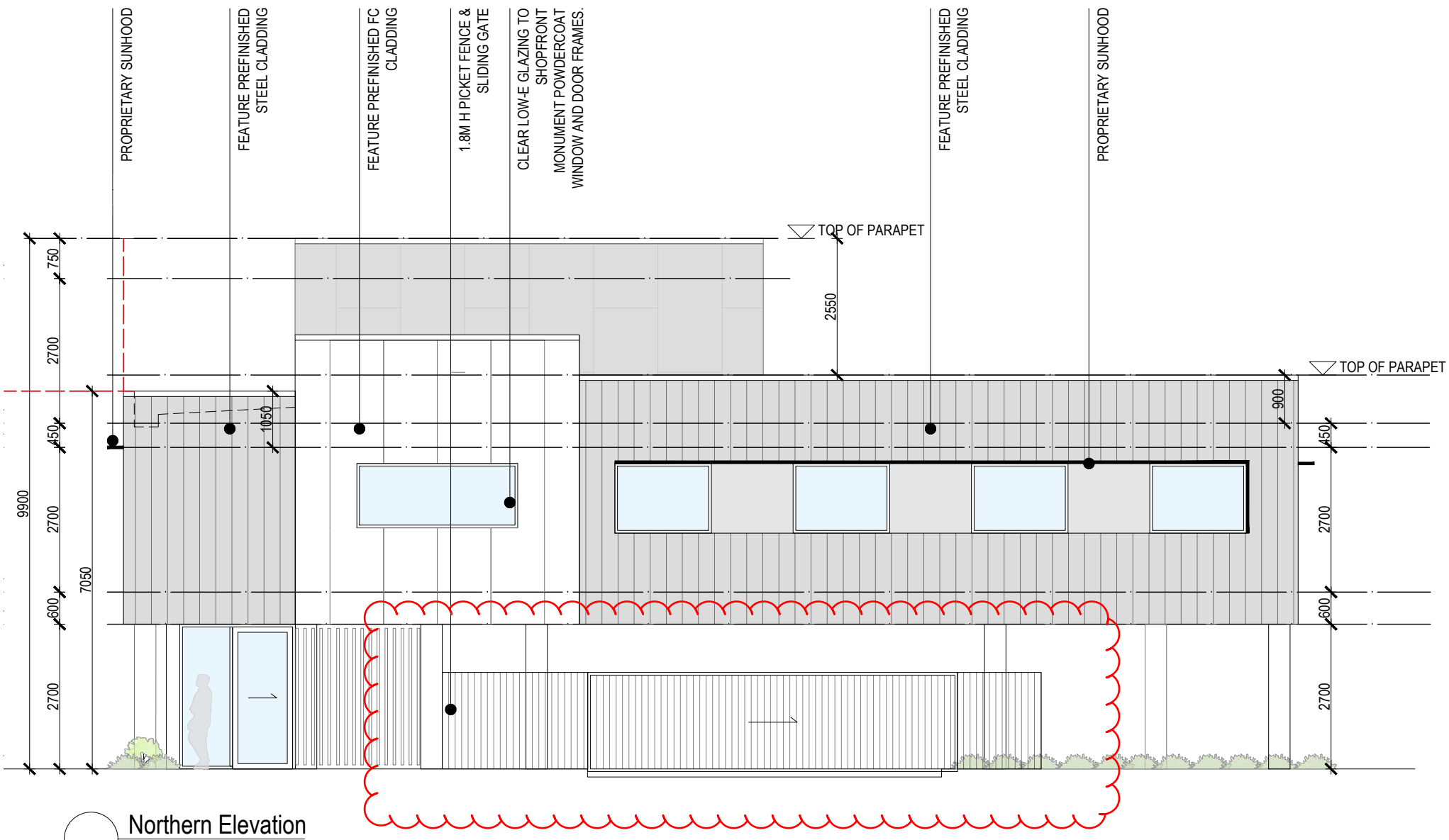


BOKARA NATURAL STONE CLADDING





PREFINISHED FIBRE CEMENT CLADDING EQUITONE "LIGHT GREY"



Northern Elevation
1:100

FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing: Proposed Elevations
File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD05

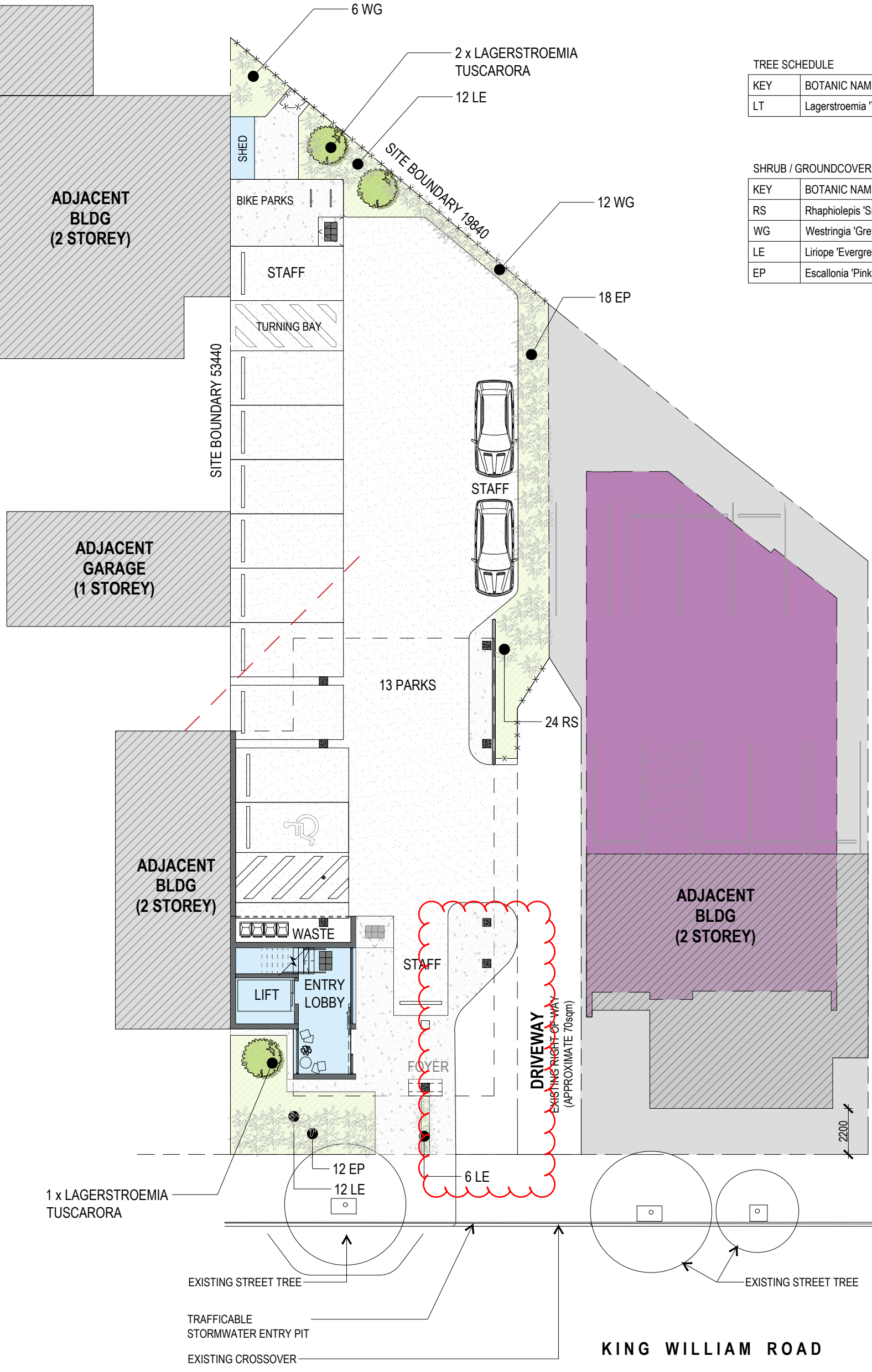
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Date: 04/09/2025

Drawing No.: 25006_PD05

Revision: C

Plotted: Monday, 22 September 2025 10:08:58 AM



TREE SCHEDULE

KEY	BOTANIC NAME	SIZE	NO.
LT	Lagerstroemia 'Tuscarora'	45 litre	3

SHRUB / GROUNDCOVER SCHEDULE

KEY	BOTANIC NAME	SIZE	NO.
RS	Rhaphiolepis 'Snow Maiden'	200mm	24
WG	Westringia 'Grey Box'	200mm	18
LE	Liriope 'Evergreen Giant'	140mm	30
EP	Escallonia 'Pink Pixie'	200mm	30



Lagerstroemia 'Tuscarora'



Escallonia 'Pink Pixie'



Rhaphiolepis 'Snow Maiden



Westringia 'Grey Box'



Liriope 'Evergreen Giant'

Proposed Landscape Plan
1:200

FOR PLANNING APPROVAL

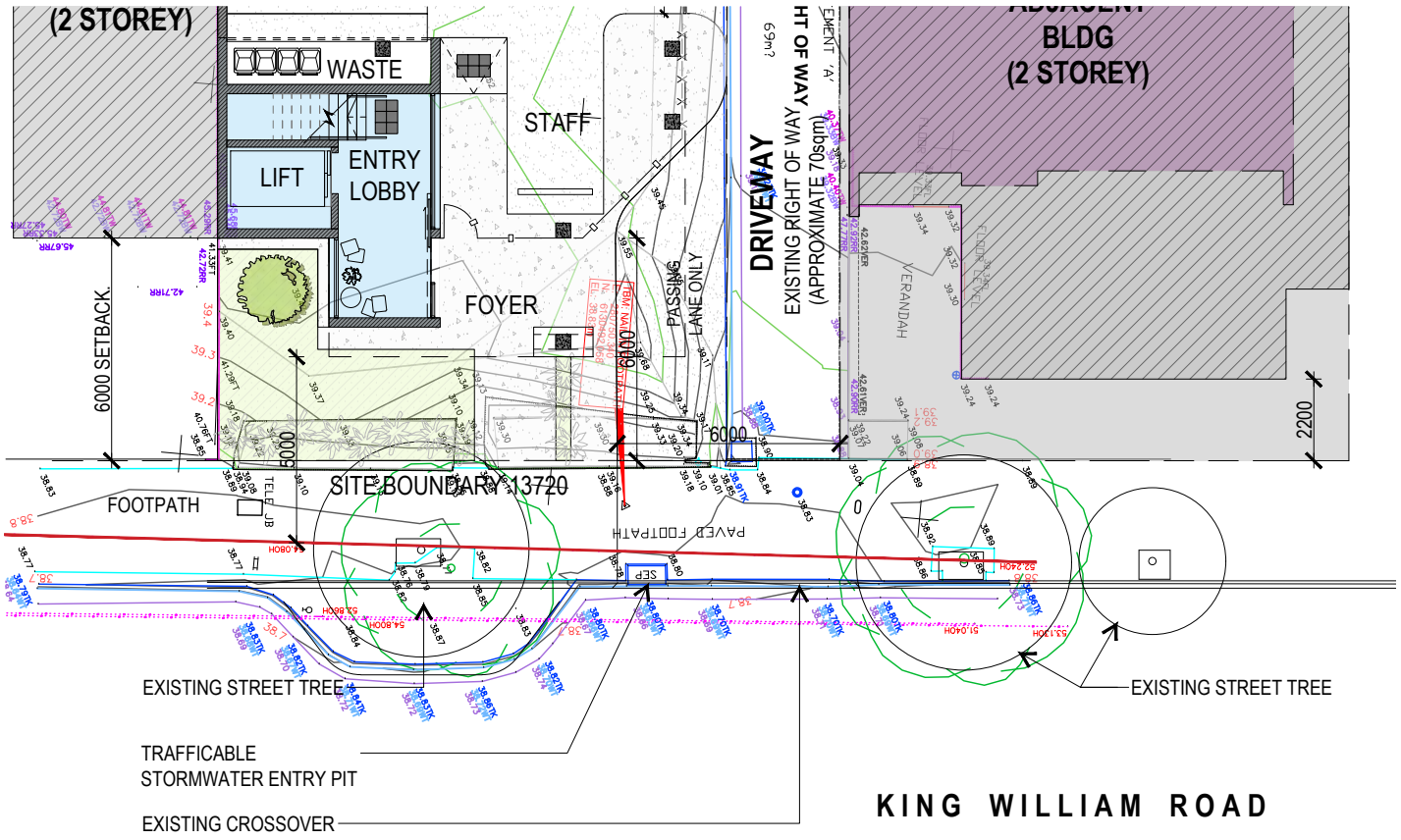
N

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Landscpe Plan	1:200 @ A3	04/09/2025	25006_PD08	B

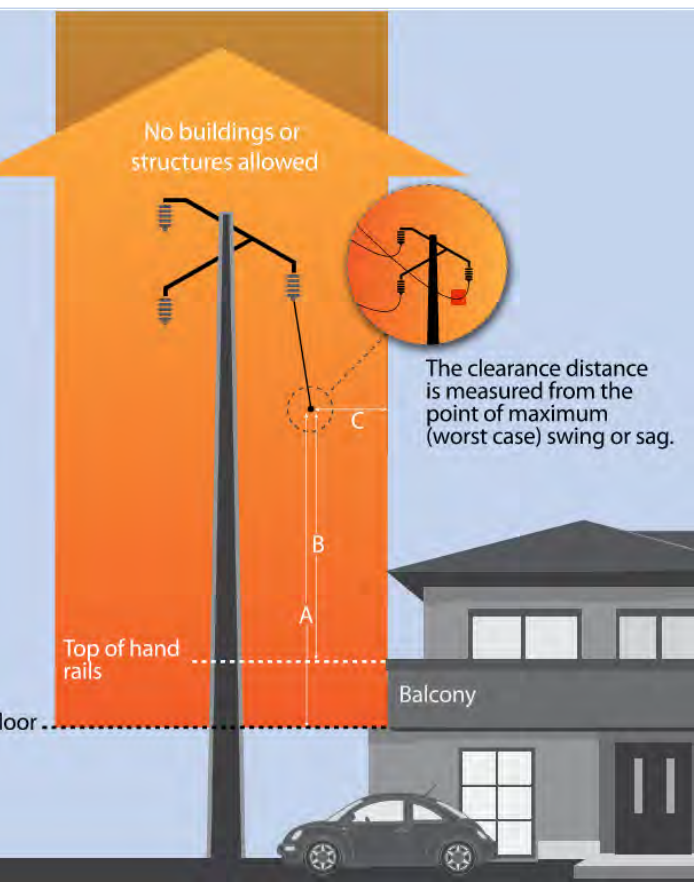
File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD08
Plotted: Thursday, 4 September 2025 2:51:18 PM

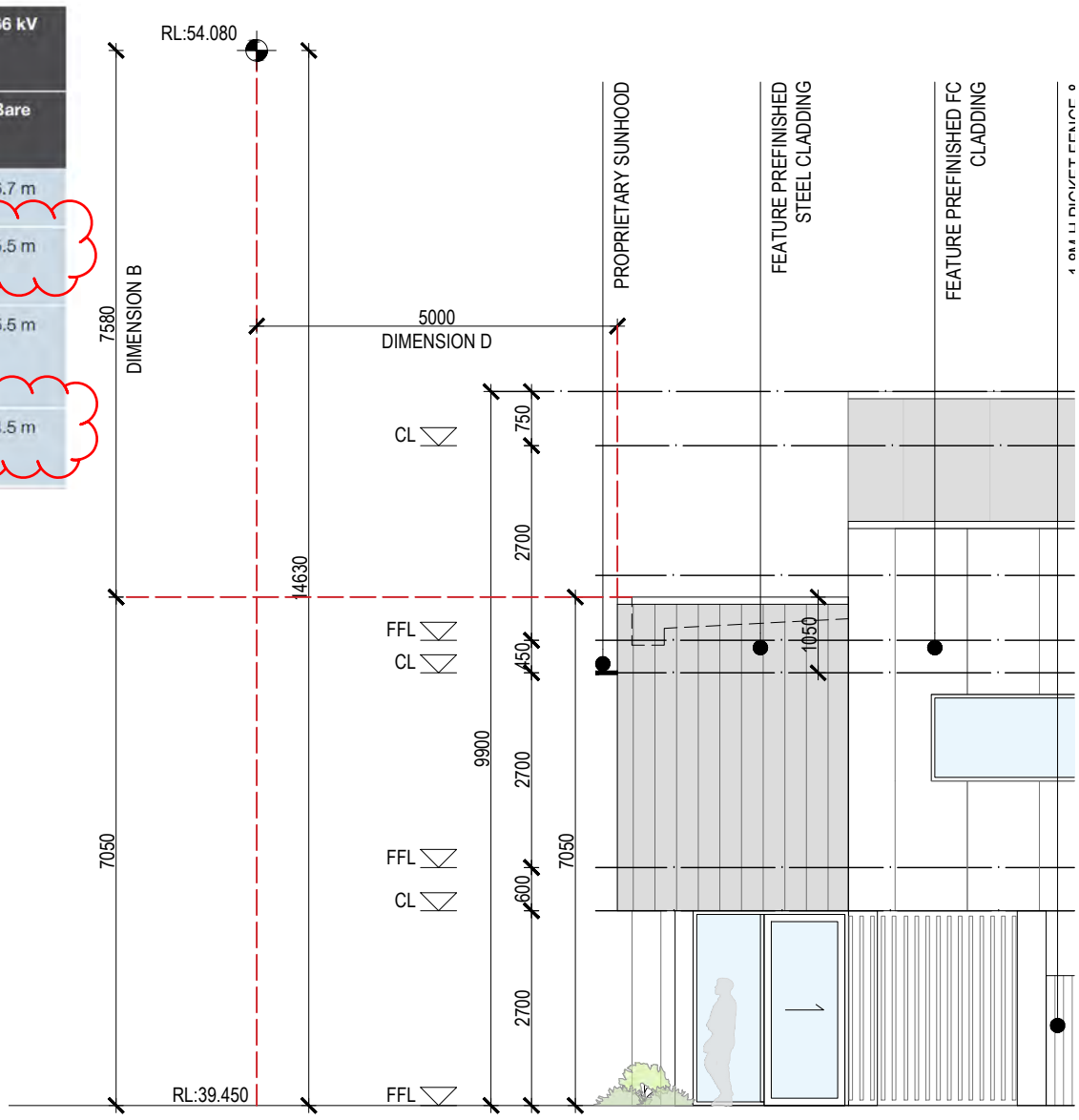


66KV Powerline Clearance Plan
1:200

Minimum safety clearance distances (in metres) from the nearest conductor at maximum swing and sag for distribution powerlines

e	Up to and including 1 kV		Above 1 kV		Above 1 kV up to and including 33 kV	66 kV
ctor type	Insulated	Bare	Insulated with earthed screen	Insulated without earthed screen	Bare or covered	Bare
sion A – Vertically above those parts of a g or structure normally accessible to persons.	2.7 m	3.7 m	2.7 m	3.7 m	5.5 m	6.7 m
sion B – Vertically above those parts of a g or structure not normally accessible to s but on which a person can stand.	0.1 m	2.7 m	2.7 m	2.7 m	4.7 m	5.5 m
sion C – In horizontal direction from those f a building or structure normally accessible to s or that is not normally accessible to persons which a person can stand.	0.1 m	1.5 m	1.5 m	1.5 m	3.1 m	5.5 m
sion D – In any direction from those parts of a g or structure not normally accessible ons.	0.1 m	0.6 m	0.1 m	0.6 m	2.5 m	4.5 m





66KV Powerline Clearance_Section
1:100

FOR PLANNING APPROVAL

Wabi Design Studio

Proposed New Consulting Rooms
@ 6 King William Road, Wayville, SA 5034

Drawing	Scale	Date	Drawing No.	Revision
Powerline Clearance	as shown	04/09/2025	25006_PD12	B

File: E:\PJ\Home\2025\25006 KWR Test Fitout\25006_PD12
Plotted: Thursday, 4 September 2025 2:53:44 PM



REV	DATE	DESCRIPTION	CALC	FIELD
0	01.02.2022	INITIAL RELEASE	DG	AJR

ADDITIONS, AMENDMENTS AND APPROVALS

LEGEND

47.51TK	TOP KERB	47.87TW	TOP OF WINDOW	47.87FT	TOP OF FENCE
47.36WT	WATER TABLE	47.87BW	BOTTOM OF WINDOW		
45.16FL	FLOOR LEVEL	47.87VER	VERANDAH		
48.12IL	INVERT LEVEL	50.93CL	CAR PARK CEILING LEVEL		
	TAP	47.51RR	ROOF RIDGE		
	WATER METER	47.51OH	OVERHEAD		
	SPRINKLR / IRRIG VALVE	47.51UR	UNDERSIDE OF ROOF		
	HYDRANT		SIGN / BUS SIGN		
	DOMESTIC OUTLET		TEL. COMM. PILLAR / PIT		
	DOWNPIPE		ROAD / ELEC. SERVICE		
	DOMESTIC SUMP		WATER SV / FP		
	STORMWATER M'HOLE		ELEC. / GAS METER		
	SEP / GRATING		GAS SERVICE		

PSM PEG / TBM
SURVEY MARKS
BOREHOLE
POWER / LIGHT POLE
CABLE MARKER
STOBIE / WOODEN POLE
POST / BOLLARD
SEWER MH / IO / SIP
UNKNOWN POINT / SERVICE
UNDERSIDE OF ROOF

TREE / SHRUB
Possible REGULATED / SIGNIFICANT TREE by measurement only (trunk greater than 2.0m circumference). Professional advice from council / arborist required.

CAR PARK CEILING
EDGE OF VEGETN
ROAD SIGN / HOARD.
DRAIN
ELEC OVERHEAD
EDGE OF BITUMEN
TOP OF GUTTER
ROOF RIDGE
BOTTOM OF BANK
TOP OF BANK
CHANGE OF GRADE
SEWER PIPE UG
TEL. COMM. UG
WATER PIPE UG
BUILDING
WALL
GI BUILDING
CONCRETE
FENCE
GATE

COORDINATE SYSTEM		
VERTICAL:	AHD	
HORIZONTAL:	GROUND PLANE ORIENTED TO: MGA 94 ZONE 54	
SCALE: GROUND	(CSF = 1.000 185 104)	

ADOPTED STATION & AUTHORITY		
PSM 6628/9996	RL:	38.768
PSM 6628/9996	E:	280764.059
	N:	6130535.684

0 1 2 4 6 8 10 m

1:100

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ORIGINAL SHEET SIZE A1

Notes:
PLEASE REFER TO C.T's 5844/212 FOR EASEMENT DETAILS.

AERIAL PHOTOGRAPHY SUPPLIED BY METROMAP, DATE 11.12.2021

GRID INTERVAL: 10m		
CONTOUR INTERVAL:	MIN: 0.1m; MAJ: 0.5m	
SURVEY:	AJR	31.01.2022
DRAWN:	GD	01.02.2022
CHECKED:	CB	01.02.2022

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+ Property + Land Development +
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+ Spatial Information Management +

Alexander Symonds Surveying Consultants

DETAIL & LEVEL SURVEY
6 KING WILLIAM ROAD
WAYVILLE

DRAWING No.	SHEET	REVISION
22A0206 Detail(0) MGA20P	1 OF 1	0

ITEM 4.2
DEVELOPMENT APPLICATION – 25018240 – LOT 68 NORMAN TERRACE, EVERARD PARK SA 5035 & 9 ROSS STREET, EVERARD PARK SA 5035

DEVELOPMENT NO.:	25018240
APPLICANT:	Principal Healthcare Finance Pty Ltd as trustee for Principal Healthcare Finance Trust
ADDRESS:	LOT 68 NORMAN TCE EVERARD PARK SA 5035 9 ROSS ST EVERARD PARK SA 5035
NATURE OF DEVELOPMENT:	Construction of a four-storey residential aged care building for the purposes of supported accommodation, including 73 on-site car parking spaces, water tanks (retention/detention), roof-mounted air-condition units including screening, and removal of two Regulated trees (Photinia robusta - Photinia & Prunus Cerasifera - Purple Cherry Plum)
ZONING INFORMATION:	**Zones:** • Urban Renewal Neighbourhood • General Neighbourhood **Subzones:** • Landscape Transition **Overlays:** • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy • Traffic Generating Development **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 14m) • Maximum Building Height (Metres) (Maximum building height is 8m) • Concept Plan (Concept Plan 116 - Everard Park) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels)
LODGEMENT DATE:	23 Jun 2025
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.11 19/06/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed • **PER ELEMENT:** Advertisement: Code Assessed - Performance Assessed Fences and walls Supported accommodation: Code Assessed - Performance Assessed Water tank (above ground): Code Assessed -

	Performance Assessed Fence: Code Assessed - Performance Assessed Retaining wall: Code Assessed - Performance Assessed New housing Water tanks Air handling unit, air conditioning system or exhaust fan: Code Assessed - Performance Assessed Other - Commercial/Industrial - Screens: Code Assessed - Performance Assessed Tree-damaging activity: Code Assessed - Performance Assessed • **OVERALL APPLICATION CATEGORY:** Code Assessed - Performance Assessed • **REASON** P&D Code
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Amelia De Ruvo Senior Planning Officer
REFERRALS STATUTORY:	(Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996
REFERRALS NON-STATUTORY:	• Transport Engineer • Manager Climate & Sustainability • Project Lead Civil
RECOMMENDATION:	Support with Conditions
ATTACHMENTS:	Attachment 1 – Architectural Plans Attachment 2 – Site levels & drainage layout plans Attachment 3 – Traffic report Attachment 4 – Waste Management report Attachment 5 – Arboriculture reports Attachment 6 – Acoustic report Attachment 7 – Survey Plan Attachment 8 – Landscaping Concept Attachment 9 – Supporting planning statement Attachment 10 – Certificate of Titles Attachment 11 – Representations Attachment 12 – Response to representations

DETAILED DESCRIPTION OF PROPOSAL:

This proposal is for the redevelopment of Lot 68 Norman Terrace, Everard Park and 9 Ross Street, Everard Park. For the purposes of this application, both properties are considered the '*relevant land*'.

The application proposes the following:

- The construciton of a four storey supported accommodation facility;
- Construction of water tanks (retention/detention),

- Roof-mounted air-conditioning units with associated screening;
- Fence and retaining walls;
- Removal of two (2) regulated trees; and
- Associated car parking and landscaping

The proposal indicates the inclusion of an easement to the north-western corner to allow for vehicular access to Ross Street for the proposal and the future re-development to the west. This matter does not form part of the current application and will be assessed separately within a future land division application.

Supported Accommodation

This proposal is for the redevelopment of an existing supported accommodation facility in Everard Park. The proposal seeks to construct a four storey residential aged care facility, run and operated by Opal HeathCare for the purposes of supported accommodation across the subject land. Supported Accommodation as per the *Planning and Design Code* is defined as a,

> '*…premises in which residential accommodation is provided to persons requiring/together with regular medical and/or personal care assistance, but does not include home care.'*

The proposed supported accommodation facility will be housed within a contemporary building featuring a diverse palette of high-quality materials. These include sandstone-look feature block, varied masonry brickwork, vertical groove metal sheet cladding, timber-look finishes, aluminium-framed glazed windows, and clear glazed balustrades.

The ground level of the proposed development will provide an entrance with an ancillary land uses including:

- entrance with ancillary shop (café);
- administrative offices and meeting rooms;
- associated services (such as a wellness centre, health consultant & hair salon);
- staff workspaces;
- utilities areas and loading dock;
- common areas;
- courtyards, outdoor kitchen garden and a functions / training space; and
- There will also be 18 single bedrooms with private en-suite bathrooms for residents.

Levels 1 to 3 will share an identical layout, each comprising 54 single bedrooms with private ensuite bathrooms and individual balconies. These levels will also include shared amenities such as lounge and dining areas, common terraces, activity spaces, sitting areas, staff workspaces, and utility zones.

Vehicular access to the supported accommodation facility will be provided via a new and modified crossovers to Norman Terrace, and a modified crossover to Ross Street. The primary access point is the south-western crossover, which allows two-way traffic and leads to an at-grade open car park and loading dock. A total of 73 car parking spaces will be available for visitors and staff along the northern and western boundaries, with a designated drop-off zone located directly in front of the southern entrance. The north-eastern crossover to Ross Street will support two-way vehicle movements, while the south-eastern crossover to Norman Terrace will operate as a one-way exit only.

Regulated and Significant Trees

The site currently contains nine (9) trees controlled by the Regulated and Significant Tree legilsation. To facilitate the construciton of the development, two (2) regulated trees a Photinia robusta - Photinia & Prunus Cerasifera - Purple Cherry Plum are proposed to be removed.

Fencing and Retaining

Along the western boundaries of the subject land the proposal will result in a 2.1m timber lap and cap fence on top of a 0.4m retaining wall, with an overall height of 2.5m.

However, Schedule 4 – *Exclusions from definition of development – general* of *Planning, Development and Infrastructure (General) Regulations 2017* (The Regs) identifies forms of building work that is not classified as development. Outlined in Schedule 4, Item 4(1)(d) of *The Regs* a fence not exceeding 2.1m in height measured from the lower of the 2 adjoining finished ground levels, is excluded from the definition of development.

A 2.1m timber lap and cap fence is proposed along the eastern boundary and the internal 1.8m tubular fence and does not require approval from Council and as such is not included as part of the application.

Water tanks

The proposal seeks to installed two (2) 30,000L water tanks to the north-eastern corner of the building. Each water tank will be 3.1m in height, 4m in diameter and have a total footprint 12.56m². These tanks are to be located in the northeastern corner of the subject site adjacent the plant room and temporary generator. The tanks will be screened from view by landscaping and will not be visible to the public realm.

Air-conditioning units

Sited on the roof of the proposed supported accommodation building the development seeks to install air-conditioning units. The plant equipment for the supported accommodation building will be sited to the northern end of the roof and will be concealed by 1.4m horizontal louvre plant screen surrounding the equipment.

Demolition

Outlined in Schedule 4, Item 10(1) of *The Regs* the demolition of a whole building is excluded from the definition of development. As such the demolition of all structures on site does not require approval from Council and as such is not included as part of the application.

SUBJECT LAND & LOCALITY:

Location reference: LOT 68 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5675/381 **Plan Parcel:** F6522 AL69 **Council:** CITY OF UNLEY
Location reference: LOT 68 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5804/32 **Plan Parcel:** F6522 AL68 **Council:** CITY OF UNLEY
Location reference: LOT 68 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5804/32 **Plan Parcel:** F6522 AL68 **Council:** CITY OF UNLEY
Location reference: LOT 68 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5804/30 **Plan Parcel:** F6522 AL76 **Council:** CITY OF UNLEY
Location reference: LOT 68 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5729/732 **Plan Parcel:** F6522 AL77 **Council:** CITY OF UNLEY
Location reference: 9 ROSS ST EVERARD PARK SA 5035
Title ref.: CT 5087/296 **Plan Parcel:** F6522 AL67 **Council:** CITY OF UNLEY

Site Description

The subject land is comprised of five allotments which form Lot 68 Norman Terrace and 9 Ross Street, EVERARD PARK, forming an irregular shaped site. It has a primary frontage to Norman Terrace on its

southern boundary which runs diagonally in a south-western and north-eastern direction for 76.1 meters, and a secondary street frontage on its northern boundary to Ross Street of 40.4 meters. The subject land has an approximate area of 10,400m² and it relatively flat in topography. There are currently no known encumbrances or easements on the land.

An existing supported accommodation facility occupies Lot 68 Norman Terrace and is comprised of long, single storey buildings with low pitched roofs containing units for residents and supporting services. The buildings are separated by driveways and landscaping to communal open spaces and front yards, with hard-stand car parking areas scattered throughout the site.

An existing single storey detached dwelling and ancillary structures occupies 9 Ross Street. The dwelling was constructed circa 1950 and features a hipped roof dwelling and white rendered Besser block walls.

The subject land is currently accessed by three (3) crossovers from Norman Terrace and two (2) crossovers from Ross Street.

Locality

When determining the locality of the subject land the general pattern of development and the extent the proposed development is likely to impact surrounding occupiers and landowners was considered.

The locality falls within four zones, being the **Established Neighbourhood Zone, General Neighbourhood Zone** and **Urban Renewal Neighbourhood Zone** the subsequent **Landscape Transition Subzone**, as shown in Figure 1 below



Figure 1: Zone Map

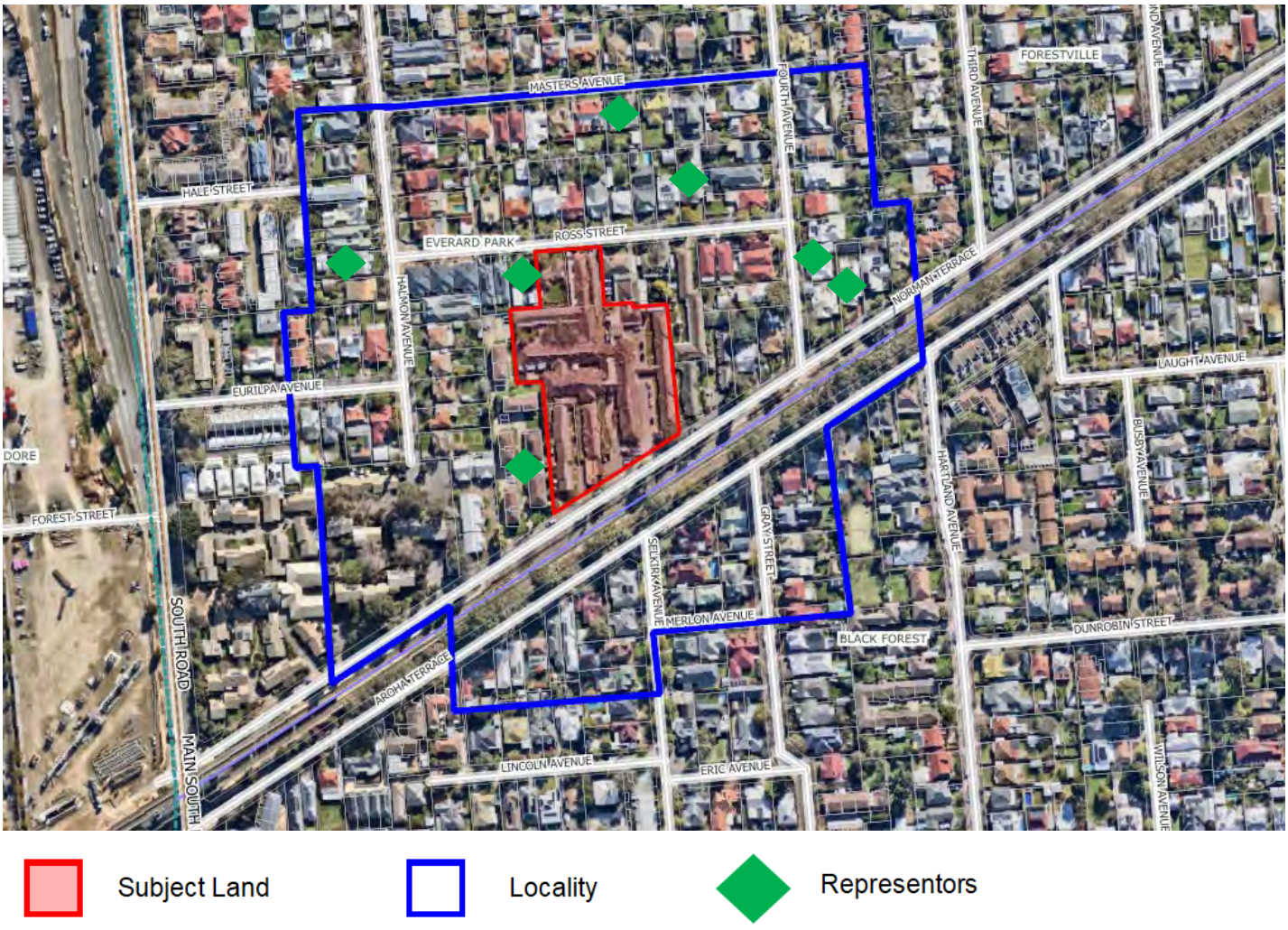
The locality is predominately residential in nature, with the one non-residential land use being the supported accommodation facility on the subject land. The Glenelg/City tramline, which runs diagonally in a north-east and south-west direction, forms a notable feature of the locality with the Black Forest tram stop directly adjacent the subject land.

The residential built form and allotment pattern in the locality is mixed. To the west, and southwest of the site, residential flat buildings and group dwellings, are a notable presence. These buildings range from two to three levels and are of simple brick construction and occupy large allotments – the most notable being Roberts Close managed by the South Australian Housing Trust.

The remaining pattern of residential allotments are relatively consistent comprising of rectangular allotments with wide street frontages and deep allotment boundaries with sporadic land divisions which result in narrower and shallower allotments. The other exceptions are the allotments fronting Norman Terrace and Aroha Terrace, which have irregular shapes due to their angled primary street frontages. These residential allotments contain mostly single storey detached dwellings. They exhibit a mixture of styles, with early inter-war era bungalows and early post war dwellings prominent interspersed with contemporary style dwellings.

The locality is well vegetated with mature vegetation seen both on private land as well as within the street verges. Mature vegetation and large regulated trees are a prominently feature along the tramline and shared use path which runs alongside it, providing a streetscape of high amenity.

Figure 2: Locality Plan
Seven (7) of the representors live within the locality of the subject land.



SERIOUSLY AT VARIANCE ASSESSMENT

The PDI Act 2016, Section 107 (2)(c) states that *the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).*

The **Urban Renewal Neighbourhood Zone Desired Outcome** states:

> ***DO 1 –*** *Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located*

urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

The **Urban Renewal Neighbourhood Zone Performance Outcome (PO's)** states:

PO 1.1 – *Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood.*

The proposal seeks to re-develop and replace the existing supported accommodation facility, with a modern higher density supported accommodation facility. The supported accommodation facility is a complementary land use to the predominantly residential locality and will assist in supporting an active, convenient and walkable urban neighbourhood without compromising the residential amenity. The development will continue to provide the community with a diverse range of housing options and increase the density of the development given its strategic location adjacent to a tram line.

As seen in the following planning assessment, the proposal is considered to satisfy the intent of the **Desired Outcomes** and **Performance Outcomes** with only minor variations noted against the respective **Designated Performance Features**. Therefore, this proposal is not considered to be seriously at variance with the Planning and Design Code.

PUBLIC NOTIFICATION

- **REASON**
  Urban Renewal Zone – Table 5 – Procedural Matter (PM) – Notification – Clause 3(1) any development comprising supported accommodation that exceeds the maximum building height of DPF 2.1 is not an excluded form of development and therefore requires to be publicly notified.

As part of the public notification process 69 owners and/or occupiers of adjacent land were directly notified via direct mail. In addition to the direct notice, three (3) signs, two (2) sited on Norman Terrace and one (1) on Ross Street, detailing the proposal were placed on the subject land for the duration of the notification period.

During the notification period, Council received 16 representations, however eight of the representations where from the same representor. Three (3) representors outlined that they support the development with concerns, with five (5) representors opposing the development. Three (3) representors wish to address the Council Assessment Panel (CAP) in support of their representation. A copy of the representations can be found in **Attachment 10**.

Representations:

Representor Name / Address	Support / Support with Concerns / Oppose	Request to be heard	Represented by
[redacted]	I oppose the development	No	
[redacted]	I support the development with concerns	No	
[redacted]	I support the development with concerns	Yes	Self

ITEM 4.2
DEVELOPMENT APPLICATION – 25018240 – LOT 68 NORMAN TERRACE, EVERARD PARK SA 5035 & 9 ROSS STREET, EVERARD PARK SA 5035

[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self

Summary:
The representors raised the following concerns:

- Excessive height of the building;
- Building height exceeds the building envelope;
- Loss of privacy due to overlooking;
- Overshadowing to adjoining properties;
- Lack on on-site vehicle parking for staff with visitors using on-street parking when visiting;

- Traffic congestion;
- Amenity impacts;
- Loss of character of the area and the visual impact to the streetscape;
- Vehicle movements and access via the Ross Street is not consistent with Concept Plan 116 – Everard Park;
- Traffic impacts from existing delivery / waste vehicles;
- Structural stability of nearby dwellings;
- Removal of regulated trees and mature vegetation;
- Additional pressure on local infrastructure (waste, power, water etc.) and emergency services;
- Light spill;
- Noise emissions/pollution from plant equipment;
- Visual impact to the streetscape;
- Safety concerns due to asbestos removal;
- Negative impact on property prices;
- Insufficient community consultation;
- Seeking re-location of the loading bay to the southern side of the building;
- Plans do not accurately reflect the existing situation on adjacent sites;
- Internal building amenity is compromised due to building orientation;

The applicant provided a response to the representations which can be found in **Attachment 11**. The response to the representation provided by Future Urban was emailed to all representors. It should be noted that some of the concerns raised by representors are not planning considerations (house values, asbestos removal and pressure on local utilities) and cannot be considered as part of the assessment.

AGENCY REFERRALS

- (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996
  When the development proposes to construct a building exceeding 15m from natural ground a mandatory referral to (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 referral body was undertaken in accordance with *Schedule 9 (1) Airports* of *The Regs*.
  The Adelaide Airport referral response raised no objection to the development or concerns with the proposal. One advisory note has been directed to be attached to a decision should the application be supported.

INTERNAL REFERRALS

- Transport Engineer
- Manager Climate & Sustainability
- Project Lead Civil

RULES OF INTERPRETATION:

The application has been assessed against the relevant provisions of the Planning & Design Code (the Code). The Code outlines zones, subzones, overlay and general provisions policy which provide Performance Outcomes (POs) and Desired Outcome (DOs).

In order to interpret Performance Outcomes, the policy includes a standard outcome that generally meets the corresponding performance outcome (Designated Performance Feature or DPF). A DPF provides a guide as to what will satisfy the corresponding performance outcome. Given the assessment is made on the merits of the standard outcome, the DPF does not need to be satisfied to meet the Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from discretion to determine that a Performance Outcome is not met despite a DPF being achieved.

Part 1 of the Code outlines that if there is an inconsistency between provisions in the relevant policies for a particular development, the following rules will apply to the extent of any inconsistency between policies:

- the provisions of an overlay will prevail over all other policies applying in the particular case;
- a subzone policy will prevail over a zone policy or a general development policy; and
- a zone policy will prevail over a general development policy.

PLANNING ASSESSMENT

The application has been assessed against the relevant policies of the **Planning & Design Code (*the Code*)**, which are found at the following link:

Planning and Design Code Extract

Removal of Regulated Trees

The subject site contains a high degree of established landscaping including trees and shrubs. A number of these trees are classified as regulated or significant pursuant to Regulation 3F of *the Regs.* The regulated and significant trees are subject to the Regulated and Significant Trees Overlay of *the Code*. with remaining unregulated vegetation on site to be managed by the landowners.

Within the boundaries of the subject land there are a total of 7 Regulated and 2 Significant trees. As described previously, the proposal seeks to remove 2 regulated trees from within the site, to allow for the construction of the supported accommodation facility. When determining whether a tree is worthy of retention, the Planning and Design Code (*The Code)* outlines three 'tests' each tree must first satisfy.

The relevant **Performance Outcomes (PO's)** of **Regulated and Significant Tree Overlay** state:

> ***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*
>
> *c) provide an important habitat for native fauna*

As outlined within **Attachment 5 -** *Adelaide Arb Consultants – Tree Assessment & Pre-Development Survey Opal Everard Park Care Community* Appendix B – Individual Tree Data & Imagery the regulated *Photinia robusta – Photinia* (Tree 13) and *Prunus cerasifera 'Nigra' - Purple Cherry Plum* (Tree 20) are neither indigenous and rare or endangered native species. Further it was observed that neither tree provided notable habitat for fauna with no nesting sites or other such activity. As such it must be determined if the trees make an ***important*** visual contribution to the local character and amenity for them to meet PO 1.1.

The applicant's Planning Consultant provided an assessment to determine whether the regulated trees satisfied the relevant requirements outlined above. The applicant's planning consultant undertook a visual assessment of the trees, both on site and from the public realm, had consideration of the Adelaide Arb Consultant reports and relevant case law, in order to form a position. It was concluded that…

> *'Tree 13 and Tree 20 do not possess "important" aesthetic or environmental attributes, such that its retention is warranted'*

To understand whether a regulated or significant tree makes an *important* visual contribution, guidance can be taken from Savoy Developments Pty Ltd v Town of Gawler [2013] SAERDC 32 (25 June 2013), when the Court found that:

> *…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…*

Council administration undertook their own assessment of the two regulated trees proposed for removal. When viewing the site from the public realm, it was observed that the regulated *Photinia robusta – Photinia* (Tree 13) was sited approximately 80m from Norman Terrace with limited visibility from the public realm with the existing built form interrupting views. The regulated *Prunus cerasifera 'Nigra' - Purple Cherry Plum* (Tree 20) is sited along the southern property boundary of Norman Terrace. Whilst Tree 20 broadly contributes to the character and amenity of the locality, it is not considered to be a mature tree that is beyond the normal level that might be expected of the species. The tree was noted as having a moderate to high proposition of dead branches reducing its amenity. Additionally, the views of the tree will be limited to being forward of the subject land and only from Norman Terrace.

Based on information provided by the applicant's planning consultant, the Adelaide Arb report and administration's onsite observations and assessment, the regulated trees proposed to be removed do not make an *important* contribution to the local character and amenity of the local area. As such the trees do not satisfy **PO 1.1** of **Regulated and Significant Tree Overlay** and therefore on this basis can be supported for removal.

To satisfy the requirement of Section 127(4) of *Planning, Development and Infrastructure Act 2016*, when a Regulated or Significant Tree is to be removed, the applicant is required to plant the prescribed number of trees stipulated in *Reg 59(1)* of *The Regs*. *The Regs* requires a development authorisation to plant, two (2) replacement trees for every regulated tree removed. As such the development will be required to plant a total of 4 replacement trees, if approved. The mandatory condition, as per *Practice Direction 12 – Conditions*, is to be applied to the development if approved.

Supported Accommodation

Land Use

The subject land is located within both the **Urban Renewal Neighbourhood Zone** and **General Neighbourhood Zone** where the **Desired Outcome (DO)** and **PO's** are as follows:

> ***DO 1 – Urban Renewal Neighbourhood Zone***
> *Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.*
>
> ***PO 1.1 – Urban Renewal Neighbourhood Zone***
> *Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood.*

The corresponding **Designated Performance Feature (DPF) 1.1** states:

> ***DPF 1.1 -*** *Development comprises one or more of the following:*
>
> *n) Supported accommodation.*

PO 1.2 – Urban Renewal Neighbourhood Zone
Commercial activities improve community access to services are of a scale and type to maintain residential amenity.

PO 1.3 – Urban Renewal Neighbourhood Zone
Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

a) *small-scale commercial uses such as offices, shops and consulting rooms;*
b) *community services such as educational facilities, community centres, places of worship, childcare facilities and other health and welfare services*
c) *services and facilities ancillary to the function or operation of supported accommodation or retirement facilities*
d) *open space and recreation facilities.*

DO 1 - General Neighbourhood Zone
Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

PO 1.1 - General Neighbourhood Zone
Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.

The corresponding **Designated Performance Feature (DPF) 1.1** states:

DPF 1.1 - *Development comprises one or more of the following:*

n) *supported accommodation*

PO 1.2 - General Neighbourhood Zone
Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

a) *small scale commercial uses such as offices, shops and consulting rooms;*
b) *community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services;*
c) *services and facilities ancillary to the function or operation of supported accommodation or retirement facilities;*
d) *open space and recreation facilities.*

PO 1.3 - General Neighbourhood Zone
Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.

PO 1.4 - General Neighbourhood Zone
Commercial activities improve community access to services are of a scale and type to maintain residential amenity

The corresponding **DPF(s) 1.1** of the **Urban Renewal Neighbourhood Zone** and **General Neighbourhood** Zone anticipate supported accommodation as a form of development envisaged by the Zone(s). The proposed redevelopment of the existing supported accommodation facility aligns with the intent of **PO 1.2** and **1.3** of the **Urban Renewal Neighbourhood Zone** and **PO 1.2, 1.3** and **1.4** of the **General Neighbourhood Zone**, which supports such land uses.

The upgraded facility will have 180 beds and include ancillary uses—such as a café, wellness centre, and consulting rooms—that improve community access to health and welfare services. While these services will be publicly accessible, they are primarily intended to serve the needs of the residents and are considered subordinate to the primary land use being supported accommodation. The proposal is considered to satisfy the intent of the above-mentioned **PO's**.

The representors did not raise concerns in principle to the land use. The representors instead raised concerns on the operational impact on the facility on the street network and the bulk and scale of the proposed development

Built Form

As the proposed supported accommodation building is entirely located within the Urban Renewal Neighbourhood Zone, the Courts have indicated that the relevant authority should refer only to the provisions applicable to that specific zone.

The following **DO, PO's** and **DPF's** of the **Urban Renewal Neighbourhood Zone** and **Landscape Transition Subzone** provide guidance regarding building heights, scale, setbacks and interaction with the locality:

DO 1 – Urban Renewal Neighbourhood Zone
Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

PO 2.1 – Urban Renewal Neighbourhood Zone
Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.

DPF 2.1 - Urban Renewal Neighbourhood Zone

a) the following:

Maximum Building Height (Metres)
Maximum building height is 8m
Maximum building height is 8m
Maximum Building Height (Levels)
Maximum building height is 2 Levels
Maximum building height is 4 Levels

In relation to DTS/DPF 2.1, in instances where:

c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

PO 2.2 – Urban Renewal Neighbourhood Zone
Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses.

The proposed building has been designed with a maximum building height of four (4) levels and a building height of 16m as measured from natural ground level. Several representors have expressed concerns regarding the building's height and its impact on the existing streetscape character. The current site

comprises a low-density, single-storey facility with extensive hard paving and minimal landscaping, particularly along the street frontages. However, considering the **Desired Outcome** of the **Urban Renewal Neighbourhood Zone**, a clear distinction emerges between the existing built form and the future housing forms and densities envisaged for the zone. The proposed development aligns with the zone's intent by delivering diverse housing at a higher density on a strategically located site (in this instance - adjacent to a rail corridor). It also enhances community access to services while maintaining residential amenity for nearby sensitive receivers.

Concerns were also raised by representors regarding the building exceeding the ***Technical and Numeric Variation*** **(TNVs)**, **DPF 2.1(c).** A **TNV** allows for a localised variation to the policy without the need to apply entirely new policy within a zone, subzone or overlay. As outlined in **DPF 4.1(c)** when more than one value is returned in **(a)**, you refer to the relevant building height TNVs. **Figure 2** below outlines the portion of the building exceeding the nominated **TNV**.

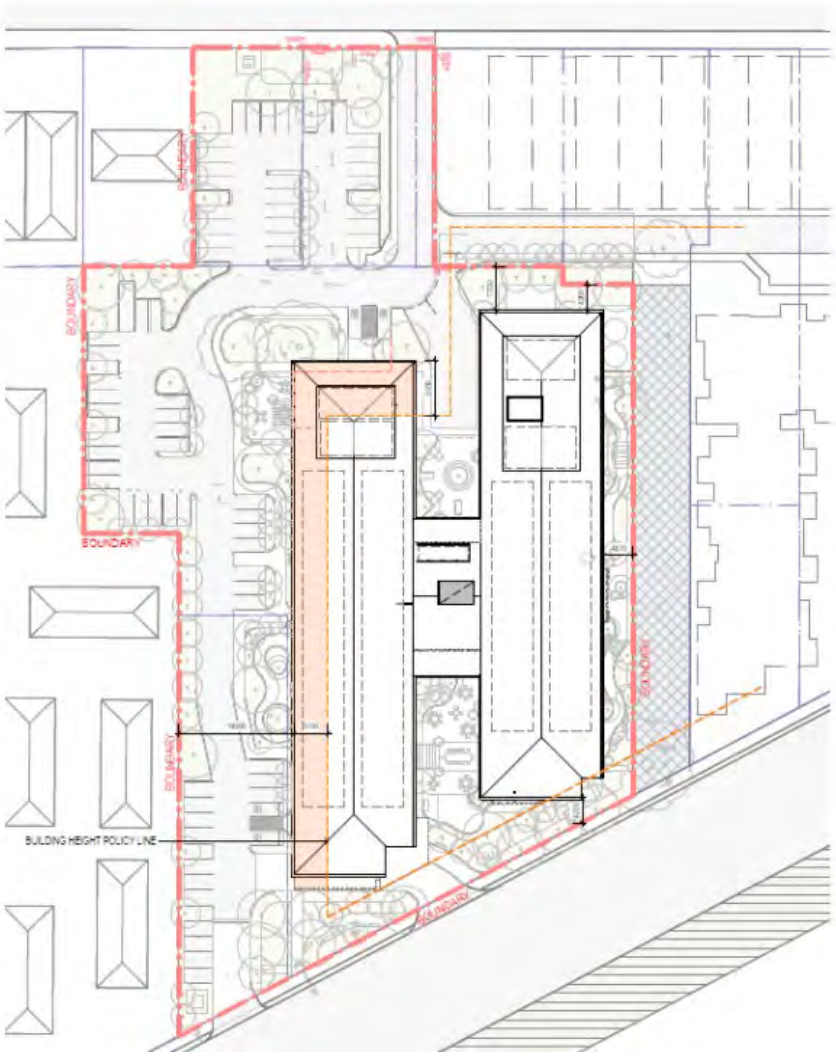


Figure 2: As outlined on pg. 2 of *Response to Representations*, the building's encroachment into the TNV's.

As outlined in the *Rules of Interpretation,* a **TNV** is but one way in which to satisfy the relevant **PO's.** The **Urban Renewal Neighbourhood Zone** anticipates development of four storeys on sites of a suitable size and dimension to manage massing and impacts to adjoining sensitive receivers. As shown in **Figure 2,** a portion of the western and northern end of the proposed building encroaches within the 2 level / 8m building height **TNV**. However, the subject land has a significant land size exceeding 10,000m² with wide street frontages to both Norman Terrace and Ross Street. The proposed building is sited centrally to the site and is significantly setback from side boundaries exceeding the quantitative requirements of the relevant **POs**, to be discussed further below.

PO 3.1 – Urban Renewal Neighbourhood Zone
Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.

DPF 3.1 – Urban Neighbourhood Zone
In all other cases: 3m

PO 4.1 – Urban Renewal Neighbourhood Zone
Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public streets and reinforce a streetscape character.

DPF 4.1 – Urban Neighbourhood Zone
Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.

PO 6.1 – Urban Renewal Neighbourhood Zone
Buildings are set back from side boundaries to provide: DTS/DPF 6.1

a) separation between buildings to minimise visual impact;

b) access to natural light and ventilation for neighbours.

DPF 6.1 - Urban Renewal Neighbourhood Zone
Building walls not sited on side boundaries are set back from side boundaries in accordance with the following:

a) where the wall height does not exceed 3m - at least 900mm

b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.

PO 7.1 – Urban Renewal Neighbourhood Zone
Buildings are set back from rear boundaries to provide:

a) separation between buildings to minimise visual impact;

b) access to natural light and ventilation for neighbours;

c) open space recreational opportunities;

d) space for landscaping and vegetation.

***DPF 7.1** - Building walls are set back from the rear boundary at least:*

a) 3m for the first building level or 0m where the rear boundary abuts a laneway

b) 5m for any second building level

c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.

PO 1.1 – Landscape Transition Subzone
Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood.

DPF 1.1 – Landscape Transition Subzone
The development does not result in a site coverage exceeding 50%.

The building is proposed with a varying primary street setback between 8.73m and 14.635m following the diagonal frontage of Norman Terrace and a secondary street setback of approximately 54.2m to Ross Street. It will also provide a 22.1m western boundary side setback, a 6.785m eastern boundary side setback and a 9.055m northern-eastern rear boundary setback. The proposed development satisfies the quantitative provisions of **DPF 3.1, 4.1** and **6.1** of **Urban Renewal Neighbourhood Zone**, however, falls

2.745m short in upper-level rear setback as sought by **DPF 7.1**. The shortfall in the 'rear' setback is considered acceptable as it will be sited adjacent to a future development site and its internal driveway. Notwithstanding this, the proposed development is considered to satisfy the intent of the **POs** by providing a significant building setbacks from boundaries with adjacent residential land uses to the west and north-west. The building setbacks provide areas for landscaping to buffer the built form and enhance the appearance of the land when viewed from adjoining properties. The proposed setbacks from the northern, eastern and western boundaries also ensure that natural light and ventilation is maintained to adjacent properties.

The proposed supported accommodation facility will result in an overall building footprint of approximately 2,800m², equating to a site coverage of 26%. This is a significant reduction from the existing facility which currently results in an approximate site coverage of 52%. The supported accommodation facility seeks to retain and reinforce the existing development pattern along Norman Terrace by maintaining a staggered front setback that follows the angle of the primary road frontage. This approach ensures the building is appropriately set back from the primary street boundaries, reinforcing the existing development pattern while providing a landscaped buffer along both the primary and secondary road frontages. This landscape buffer will complementary the mature landscape treatment along the adjacent rail corridor, enhancing the interface between the development and the public realm.

Given the size of the land and the significant setbacks from site boundaries, the subject land has the capacity to support a development of this scale and as such satisfies the abovementioned **POs** of the **Urban Renewal Neighbourhood Zone**.

The following **PO's** from the **Design in Urban Areas** state:

> ***PO 12.1 - General Development Policies – Design in Urban Areas***
> *Buildings positively contribute to the character of the local area by responding to local context.*
>
> ***PO 12.2 - General Development Policies – Design in Urban Areas***
> *Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.*
>
> ***PO 12.3 - General Development Policies – Design in Urban Areas***
> *Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.*
>
> ***PO 12.5 - General Development Policies – Design in Urban Areas***
> *External materials and finishes are durable and age well to minimise ongoing maintenance requirements.*
>
> ***PO 12.7 - General Development Policies – Design in Urban Areas***
> *Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.*

The proposed supported accommodation facility positively contributes to the locality by incorporating an articulated façade, breaking up the visual bulk of the building through the use of natural materials and natural stone masonry elements. The *porte cochere,* and associated canopies, **Figure 3**, at the facilities entrance introduces a human scale element that breaks down the overall massing of the building and provides a pedestrian-friendly and welcoming space for residents and visitors.

The building's mass is further reduced by its central placement on the site and its configuration into two distinct wings connected by a central corridor. These wings feature outward-facing windows and balconies, finished with varied materials wiht the deep balconies to providing shade and shelter. This approach not only enhances visual interest but also contributes to a more dynamic and articulated form that positively responds to the local area.

As such, the proposal is considered to satisfactorily address the relevant **PO's**.



Figure 3 – Render of entry facade

The following **PO's** from the **Design in Urban Areas** state:

> ***PO 4.1 - General Development Policies – Design in Urban Areas***
> *Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.*
>
> ***PO 4.2 - General Development Policies – Design in Urban Areas***
> *Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.*
>
> ***PO 4.3 - General Development Policies – Design in Urban Areas***
> *Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.*
>
> ***PO 14.2 - General Development Policies – Design in Urban Areas***
> *Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rainwater tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.*

Representors have expressed concerns regarding the orientation of the proposed building, particularly the inclusion of west-facing bedrooms. The applicant has opted not to modify the built form, citing that to design a facility of this scale, comprising 180 rooms, and also to achieve optimal northern sunlight access for all bedrooms is a challenge. Balconies are provided to all elevations essentially acting as eaves providing shade to all northern and western facing windows. Further to this, the communal areas (courtyards, terrace and internal dining and living) are provided with direct access to northern sunlight. Given the above the proposal sufficiently addresses the relevant **PO's**.

Overlooking – direct overlooking

Numerous representors in their submissions raised concerns regarding overlooking from the proposed development to adjoining properties. For assessment purposes, the proposed retirement facility is referred

to as a medium to high-rise development. The relevant provision relating to overlooking for the development is **PO 16.1** of **General Development Policies – Design in Urban Areas** which seeks:

> ***PO 16.1 – General Development Policies – Design in Urban Areas***
> *Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:*
>
> *a) appropriate site layout and building orientation*
>
> *b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight;*
>
> *c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms*
>
> *d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.*

Direct Overlooking is defined as:

> *'In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of that wall containing the overlooking window.*
>
> *In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace.'*

The proposed supported accommodation facility is sited at a minimum 22.1m from the western boundary which is the nearest boundary to neighbouring unrelated land uses. The distance of the proposed supported accommodation to the adjoining residential land uses to the north and west, is sited beyond the horizontal line to be considered direct overlooking to a sensitive receiver. As such the proposal is not considered to cause overlooking to adjoining properties to the west and north.

Notwithstanding this, and to be discussed later in the report, the applicant provided a Landscape Concept Design report, showing a landscaped buffer between the proposed supported accommodation and the residential properties specifically to the west. Although landscaping is not generally supported to be used as an overlooking mitigation technique, the screening trees, once established, will assist in mitigating overlooking to the adjoining properties. Additionally, the applicant's Planning Consultant has advised that evergreen trees are able to be sited along the western boundary to further assist in mitigating direct overlooking. A Reserve Matter to identify the medium – large evergreen trees to support visual privacy to adjacent properties on the western side as been recommended.

While the concerns from the representors are acknowledged, *the Code* has been written seeking to mitigate (not eliminate) the potential for overlooking. *The Code* has not been written to prevent overlooking completely, it instead seeks to mitigate the potential of overlooking through privacy techniques and setbacks from adjoining properties.

Given the above, the proposal does not result in direct overlooking to adjacent residential uses and is considered to satisfy **PO 16.1** of **General Development Policies – Design in Urban Areas**.

Overshadowing

A number of representors raised concerns with the impact of overshadowing from the proposed four-storey building to adjoining properties. The relevant **PO's** of **General Development Policies – Interface between Land Uses** state:

PO 3.1 - General Development Policies – Interface between Land Uses
Overshadowing of habitable room windows of adjacent residential land uses in:

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.

PO 3.2 - General Development Policies – Interface between Land Uses
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.

The corresponding DPFs seek to provide adjacent residential land uses between 9am and 3pm on 21st June with a minimum of 3 hours of direct winter sunlight to adjacent habitable rooms and 2 hours of direct winter sunlight to the primary areas of Private Open Space. The applicant has submitted overshadowing diagrams as part of the Architectural Plans, refer to Attachment 1, illustrating shadow impacts at 9am, 12pm, and 3pm on 21st June (Winter Solstice). The shadow diagrams demonstrate the extent of shadows cast by the proposed building onto adjoining properties.

While it is acknowledged that the proposed supported accommodation facility will result in some overshadowing, this impact will be limited to certain times of the day. As shown in the diagrams, properties to the west will receive direct winter sunlight from 12pm onwards (if not earlier), and properties to the east will be provided with access to direct winter sunlight between 9am and 12pm. Therefore, despite the anticipated overshadowing, the proposal is considered to represent an appropriate form of development and is consistent with the intent of Performance Outcomes (PO) 3.1 and 3.2 of the General Development Policies – Interface Between Land Uses.

Retained Regulated and Significant trees

PO 2.1 of **Regulated and Significant Tree Overlay** states:

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.

The above PO reflects the importance of protecting mature vegetation, particularly regulated and significant trees that provide aesthetic and environmental benefits. The Notional Root Zone (NRZ) is a critical area surrounding a tree, representing an area where the majority of a subject trees roots are likely to be located. Encroachment into this zone - through excavation, compaction and / or sealing, can significantly affect a tree's stability, health, and longevity.

In support of the proposed development, the applicant submitted an **Arboricultural Impact Assessment** prepared by *Adelaide Arb Consultants*, refer to **Attachment 5**. This report assessed the extent of NRZ encroachment resulting from the proposed works and advises the potential impacts on the retained regulated and significant trees.

As outlined in the report and summarised in Table 1, below, the proposed development will result in major NRZ encroachments, defined as exceeding 10%, to Trees 15, 16, 17, and 21. Under typical circumstances, such levels of encroachment would raise concerns, however, in this instance, the arborist has clarified that the proposed encroachments represent a reduction compared to the existing situation, thereby improving the conditions for these trees.

Tree	Current NRZ encroachment	Proposed NRZ encroachment	% Change
1 – *Grevillea Robusta – Silky Oak*	30%	4%	<26%
15 – *Gleditsia Triacanthos – Honey Locust*	46%	26%	<20%
16 – *Gleditsia Triacanthos – Honey Locust*	28%	15%	<13%
17 – *Gleditsia Triacanthos – Honey Locust*	40%	36%	<4%
21 – *Prunus cerasifera 'Nigra' - Purple Cherry Plum*	47%	24%	<23%
22 – *Prunus cerasifera 'Nigra' - Purple Cherry Plum*	29%	5%	<24%

Table 1: Changes to the Notional Root Zone (NRZ) encroachment

Notably, the encroachment within Tree 1 will be significantly reduced, and the tree will be located within an irrigated deep root zone landscape area. This represents a substantial improvement over the current conditions and supports the long-term health of the tree. Trees 15, 16, 17, 21, and 22 are currently situated in locations where their root zones are already compromised by existing built form or hard paved surfaces. The proposed development will reduce the extent of encroachment into their NRZs, thereby improving their vitality.

Although the NRZ encroachments are an improvement on the existing situations, the applicant must ensure that the Tree Protection Plan (TPP), outlined within the Adelaide Arb Consultants Arboricultural Impact Assessment, is followed to ensure the health and safety of the Regulated and Significant trees to be retained within the subject land. A condition regarding the TPP is recommended to be applied to any approval.

As discussed above, the proposed development will result in encroachment into the root system of the regulated and significant trees being retained. However, the development will not unduly compromise the health and structure of the trees and the encroachments into TPZs has been supported, satisfying **PO 2.1** of **Regulated and Significant Tree Overlay**.

Accessibility

The **General Development Provisions – Design in Urban Areas** relevant **PO's** state:

> ***PO 37.1 – General Development Policies – Design in Urban Areas***
> *Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.*
>
> ***PO 38.1 – General Development Policies – Design in Urban Areas***
> *Development is designed to support safe and convenient access and movement for residents by providing:*
>
> *a) ground-level access or lifted access to all units*
> *b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places*
> *c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability*

d) kerb ramps at pedestrian crossing points.

The proposed building has been designed to ensure residents, and their visitors, can move comfortably and safely throughout both the building and its surrounding landscape. Site accessibility is designed at-grade with three lifts servicing all floors of the building and a drop of zone sited at the building entrance. Accessibility is further supported by well-designed pedestrian footpaths throughout the site, catering to aged persons and persons with accessibility concerns. The re-development of the site maintains residents' accessibility of the site and as such, the proposal satisfies the intent of **PO 37.1** and **38.1** of **General Development Provisions – Design in Urban Areas.**

Amenity

The **General Development Provisions – Interface between Land Uses** relevant **DO and PO** state:

> ***DO 1 –*** *Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
>
> ***PO 2.1 -*** *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.*
>
> ***PO 6.1 -*** *External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*

The supported accommodation facility will provide 24-hour long-term residential aged care, respite care, and rehabilitation services. These services are not anticipated to generate notable noise emissions that would detrimentally impact the amenity of adjacent sensitive receivers. The proposal will generate commercial deliveries to the site and the engagement of a private waste collector, to be discussed later in the report. To mitigate potential impacts on nearby sensitive receivers, all commercial deliveries and waste collection activities will be scheduled between 7am to 7am Monday to Friday. A condition enforcing this restriction is recommended to be applied to any approval. Furthermore, at the recommendation of the applicants acoustic engineer, a 2.1me high timber lap fence is proposed along the western boundaries to further minimise the noise emissions from delivery vehicles.

Several representors raised concerns regarding potential noise from air-conditioning units located on the northern side of the roof. The plant equipment is sited a minimum of 28 metres from the nearest sensitive receiver and will be screened by horizontal louvre panels. Although final specifications for the plant equipment are yet to be confirmed (refer to Acoustic Report, Attachment _), the acoustic engineer has advised that noise emissions will be appropriately managed through the use of attenuators, duct lagging, and acoustic enclosures. Based on this advice, it is not considered that noise emissions from the plant equipment will adversely affect adjoining sensitive receivers. To ensure compliance, an **Advisory Note** requiring the development to meet the provisions of the *Environment Protection (Commercial and Industrial Noise) Policy 2023* (or relevant noise policy) is recommended.

Concerns were also raised regarding potential light spill from balconies to nearby dwellings and the wider locality. While the facility operates as a commercial use, its primary function is to provide residential care for individuals requiring ongoing medical and personal support. Given the nature of the use, light emissions

are not expected to exceed those typically associated with residential development. Nonetheless, a condition is recommended to ensure that all external lighting is directed away from adjoining properties.

Vehicle access and parking

The relevant **DO's** and **PO's** of the **General Development Policies – Transport, Access and Parking** state:

> ***DO 1*** *– A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.*
>
> ***PO 1.4*** *– Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.*
>
> ***PO 3.1*** *– Safe and convenient access minimises impact or interruption on the operation of public roads.*
>
> ***PO 3.3*** *– Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.*
>
> ***PO 3.5*** *– Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or*
>
> *infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.*
>
> ***PO 3.8*** *– 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.*
>
> ***PO 4.1*** *– Development is sited and designed to provide safe, dignified and convenient access for people with a disability.*
>
> ***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 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.*
>
> ***PO 6.1*** *– Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.*
>
> ***PO 6.2*** *– Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.*
>
> ***PO 6.6*** *– Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.*

> ***PO 10.1*** *– Development is located and designed to ensure drivers can safely turn into and out of public road junctions.*

To support the development, the applicant provided a Traffic and Parking Assessment prepared by MFY, refer to **Attachment 3**.

The lack of on-site car parking and vehicular access where all raised as concerns by representors.

As previously discussed, vehicular access to the proposed supported accommodation will be facilitated via modified and new crossovers to Norman Terrace and Ross Street. On Norman Terrace, the number of crossovers will be reduced to two. The primary access point will be the south-western crossover on Norman Terrace, designed to accommodate two-way traffic and leading directly to the at-grade open car park and loading dock. The south-eastern crossover is to be reinstated to vertical kerb height, with the central crossover to be modified to support egress vehicle movements from the designated drop-off zone positioned in front of the southern entrance. The north-eastern crossover to Ross Street will be widened to support two-way movements and the crossover at 9 Ross Street to be reinstated to vertical kerb height. The MFY Traffic Assessment report provides vehicular turn paths showing simultaneous movements at the Norman Terrace and Ross Street access point can be obtained. Overall, the facility will reduce the number of existing crossovers servicing the site and provide additional on-street parking.

The proposal has provided a total of one bus park and 73 car parking spaces, four being dedicated accessible parks, along the north and western boundaries for both visitors and staff. **Table 1 – General Off-Street Car Parking Requirements** of **Transport, Access and Parking** seeks for supported accommodation to provide 0.3 spaces per bed, thereby requiring a minimum of 54 on-site car parks. The total number of 73 car parks allocated to the supported accommodation far exceeds the minimum requirements of the Planning and Design Code and is therefore acceptable.

Typically *The Code* discourages ground level car parks to be sited between the proposed building and road frontages. Given that the subject land is provided with two road frontages, the siting of the car parks the between the proposed building and road frontages is inevitable. Notwithstanding, Landscape Concept Design Report, **Attachment 8**, outlines a landscape concept utilising existing trees and the planting of new species to improve the level of amenity and appearance of the land when viewed from the public realm.

Lastly, as noted by representors, *Concept Plan 116 Everard Park* applies to the subject land. Whilst the concept plan seeks for no access to Ross Street, the proposed seeks to utilise an existing crossover to Ross Street. Given the proposal maintains the existing land use of the site and would not substantially change the volume of vehicular movements through the available access point, the continuation of access through Ross Street will have no adverse impacts on the locality.

Traffic movements and congestion were raised by multiple representors. The MFY Traffic Report, refer to **Attachment 5,** outlines two access options for refuse vehicles: via Norman Terrace and via a future Right of Way associated with the adjacent eastern land. Both scenarios demonstrate that a refuse vehicle can safely manoeuvre on-site, reversing into the loading dock and exiting via Ross Street in a forward motion. This design ensures safe and convenient vehicle movements within the site, minimising queuing and congestion on the surrounding road network. Furthermore, MFY's traffic assessment concluded that the development will generate traffic volumes comparable to the existing situation, with any additional traffic considered negligible. Council's Traffic Engineer reviewed the assessment and raised no concerns.

Council's Traffic Engineer sought clarification regarding the impact of vehicle movements on existing on-street parking along Norman Terrace, Ross Street, and Fourth Avenue. MFY confirmed that a 10.3-metre refuse vehicle can manoeuvre through the local road network without impacting existing street infrastructure.

Waste

The relevant **POs** of **General Development Policies – Design in Urban Areas** state:

> ***PO 11.1- General Development Policies – Design in Urban Areas***
> *Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.*
>
> ***PO 11.2- General Development Policies – Design in Urban Areas***
> *Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.*
>
> ***PO 11.3- General Development Policies – Design in Urban Areas***
> *Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.*
>
> ***PO 11.4- General Development Policies – Design in Urban Areas***
> *Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.*

To support the application, the applicant provided a waste management plan, prepared by UDF, refer to **Attachment 4.** All waste generated by the land use will be managed and stored within a waste management area sited on the Ground Level of the supported accommodation facility, with direct access to the loading dock sited to the north of the building.

As outlined in the relevant UDF report, the facility will result in eight waste streams being general waste, co-mingled waste, organic waste, medical waste, cytotoxic waste, secured paper waste, green / garden waste and fluid waste. Each of the anticipated waste streams will be collected by a private contractor who is able to service the site from the loading dock. Collections of onsite waste will be undertaken in accordance with the following:

- Two times per week for General Waste,
- Two times per week for co-mingled waste,
- Two times per week for organic waste,
- Once per week for medical waste,
- Once per week for cytotoxic waste,
- Once per month for secured paper waste,
- As required for green / garden waste
- As required for fluid waste

As shown in Figure 5 and 6 of the MFY report, refer to **Attachment 3**, a 10.3m rear lift waste truck is able to access the site, and perform a three-point turn to ensure all vehicles are able to enter and exit the site in a forward motion. As discussed previously, to ensure these services do not negatively impact on adjacent sensitive receivers, all waste collections are to occur 7am and 7pm Monday to Friday. A condition enforcing this is recommended to be applied to any approval.

The proposed waste management arrangements are supported by Council's Manager Climate & Sustainability.

As such the proposal satisfies the intent of **PO 11.1, 11.2, 11.3** and **11.4** of **General Development Policies – Design in Urban Areas**.

Stormwater Management

The relevant **PO's** of the **General Development Policies – Design in Urban Areas** state:

> ***PO 7.1 – General Development Policies – Design in Urban Areas***
> *Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.*
>
> ***PO 36.1 – General Development Policies – Design in Urban Areas***
> *Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.*
>
> ***PO 36.2 – General Development Policies – Design in Urban Areas***
> *Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.*

The applicant provided a Site Levels and Drainage Layout and supporting detention calculations, prepared by PT Design, refer to the attachments contained in **Attachments 3**, addressing how stormwater will be managed within the subject land. In principle, Council's Project Civil Lead is satisfied with the information provided as part of the application. It provides reassurance the stormwater collected on site can be managed to Council's satisfaction without increasing demand on Council's infrastructure or contaminating stormwater from vehicular parking areas or common driveways.

Given Council's Project Lead Civil is supportive in principle of the current plan, the development is considered to satisfy **PO 7.1, 36.1** and **36.2** of **General Development Policies – Design in Urban Areas**.

Landscaping

PO 1.2 of the **Landscape Transition Subzone** states:

> ***PO 1.2 – Landscape Transition Subzone***
> *Development incorporates deep soil zones for the retention or provision of large trees to contribute to a well landscaped setting.*

With the corresponding **DPF** stating:

> **DPF 1.2** - At least 15% of a site incorporates deep soil zone areas.

The proposal provides a minimum of 15% of the total site area as landscaped deep soil zones. Within the deep soil zones the development seeks to retain six of the existing regulated and significant trees , these areas will enhance the appearance of the subject land and will be discussed in further detail below. As such the proposal is considered to satisfy **PO 1.2** of **Landscape Transition Subzone**.

Additionally, the relevant **PO's** of the **General Development Policies – Design in Urban Areas** state:

> ***PO 3.1 & PO 22.1 - General Development Policies – Design in Urban Areas***
> *Soft landscaping is incorporated into development to:*
>
> *a) minimise heat absorption and reflection*
> *b) contribute shade and shelter*
> *c) provide for stormwater infiltration and biodiversity*
> *d) enhance the appearance of land and streetscapes.'*

PO 7.6 - General Development Policies – Design in Urban Areas
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.

PO 13.1 - General Development Policies – Design in Urban Areas
Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.

PO 13.2 - General Development Policies – Design in Urban Areas
Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.

PO 13.3 - General Development Policies – Design in Urban Areas
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.

PO 13.4 - General Development Policies – Design in Urban Areas
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.

PO 34.4 – General Development Policies – Design in Urban Areas
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.

The applicant has provided a Landscaping Concept Plan, refer to **Attachment 8.** This plan broadly outlines the objective of the applicant's landscape architect across the site. The proposed plantings aim to create a welcoming and comfortable environment that encourages social interaction and provides opportunities for gentle exercise. As outlined in the Plantings Palette, the site will feature a diverse range of vegetation, including small to tall trees, small to large shrubs, ground covers, grasses, and understory plantings.

Internal communal spaces such as the function & café courtyard, kitchen garden, and memory care neighbourhood will be accessible to residents and visitors. These areas will include soft landscaping and hard landscape features (such as timber seating, closed roof shelter, sculptural elements etc. that are functional, attractive, and designed to encourage recreational use, further enhancing the liveability and residential amenity of the development.

Finally, to enhance the appearance of the car parking areas and soften the interface at the site boundaries, deep soil zones have been strategically located to support substantial and mature landscaping and incorporating understorey plantings. The proposal will improve the visual amenity of the site and will increase the existing tree canopy coverage from 7% to 26%, contributing to tree canopy targets sought by the City of Unley.

On balance, the concept design for soft landscaping proposed for the site is appropriate and will encourage residents to utilise it for recreational purposes. The gardens within the supported accommodation facility and surrounding the building will enhance the appearance of the land, both internally and when viewed from adjoining properties. The variety of planting species proposed and identified in the Planting Palette, as well as the regulated trees to be retained across the site will promote biodiversity and provide shade for residents and visitors using visiting the site.

The development is considered to satisfy **PO 3.1, 7.6, 13.1, 13.2, 13.3, 13.4, 34.1, 34.2** of **General Development Policies – Design in Urban Areas.**

Retaining wall and Fencing

Along the western boundaries of the subject land the proposal will result in a 2.1m timber lap and cap fence on top of a retaining wall to a maximum height of 0.4m, an overall maximum height of 2.5m. An example of the finished appearance of the timber lap and cap fence is shown in **Figure 2,** below.



Figure 4 – Finished appearance of timber lap and cap fence

PO 9.1 of the **General Development Policies – Design in Urban Areas** states:

> ***PO 9.1 -*** *Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.*

The proposed 2.5m fence will be sited abutting the common area of the existing residential flat buildings at 38 Norman Terrace and the side and rear boundary of the 11 Ross Street. The height of the proposed fence will maintain privacy and security of the properties as sought by the abovementioned **PO**. Whilst the overall height of the proposed fence will be greater than that of a standard residential fence, the 2.1m timber lap and cap fence is proposed at the recommendation of the applicant's acoustic engineer. The height and finished material of the fence will provide acoustic treatments to the adjacent residential land uses and minimise the negative impact of noise emissions from the proposed development. Lastly, the overall 2.5m height of the fence will not restricts the adjoining properties access to sunlight and as such the proposal is considered to satisfy PO 9.1 of **General Development Policies – Design in Urban Areas**.

Water tanks

The proposal seeks to installed two (2) 30,000L water tanks to the north-eastern corner of the building adjacent the plant room and temporary generator. The tanks will be screened from view by landscaping and will not be visible to the public realm.

As the proposed water tanks have a footprint exceeding 10m², they are considered development in accordance with *Schedule 4* of *Planning, Development and Infrastructure (General) Regulations 2017*. The two water tanks satisfy the accepted development classification criteria.

Air-conditioning units

The relevant provisions of the **Urban Renewal Neighbourhood Zone** states:

> ***PO 10.3 -*** *Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.'*

The proposed air-conditioning units will be sited on the roof at the northern end of the proposed supported accommodation facility. The air-conditioning units will be concealed by 1.4m horizontal louvre plant screen and obscured from view from the public realm. Given their siting, location and screening the air-conditioning units will not detract from the appearance of the buildings and, as discussed previously, will not negatively impact the residential amenity of adjacent sensitive receivers, satisfying the intent of **PO 10.3** of **Urban Renewal Neighbourhood Zone.**

CONCLUSION

Whilst the development does not satisfy some of the Designated Performance Features set out within the relevant Performance Outcomes, these shortfalls are not considered to be detrimental to the established character of the locality.

The matters raised by the representors have been considered in the course of this assessment. Having considered all the relevant assessment provisions, the proposal is considered to satisfy the intent of the Desired Outcomes and Performance Outcomes of the Planning and Design Code for the following reasons:

- On balance the proposed development satisfies the relevant Performance Outcomes of the Urban Renewal Neighbourhood Zone, Overlays and General Development Policies;
- Although a small portion of the proposed four-storey building encroaches into the maximum building height specified by the TNV, the subject land has an extensive land size and is strategically located to support the higher density development;
- The proposed buildings have been sited and design to reduce the visual bulk and scale to adjacent properties by providing landscaping buffers and generous setbacks from common boundaries with adjacent sites.
- The contemporary design supported accommodation facility is complementary to the contemporary building form of the adjacent properties.
- The regulated trees identified for removal do not make an *important* contribution to the local character and amenity nor form a notable visual element to the landscape of the local area.
- The encroachment of the proposed built form into the retained significant trees Notional Root Zones, is considered a major encroachment, however by following the Tree Protection Plan outlined by Council's arborist, the proposal will not result in tree-damaging activity;
- The proposed development has provided sufficient on-site car parking to satisfy *the Code* and has demonstrated any increase in traffic movements would not adversely impact upon traffic movements on the adjacent road network.
- The application has provided a landscape concept plan to assist with softening the built form when viewed from the public realm and adjacent properties.

ITEM 4.2
DEVELOPMENT APPLICATION – 25018240 – LOT 68 NORMAN TERRACE, EVERARD PARK SA 5035 & 9 ROSS STREET, EVERARD PARK SA 5035

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 25018240, by Principal Healthcare Finance Pty Ltd as trustee for Principal Healthcare Finance Trust is GRANTED Planning Consent subject to the following Reserve Matters, Conditions and Advisory Notes.

RESERVE MATTERS

Planning Consent

Reserved Matter 1

Pursuant to Section 102 (3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment, to the satisfaction of the Relevant Authority, prior to the granting of Development Approval of the relevant stage :

A comprehensive and detailed landscaping plan for the site be provided including the flowing details:

- Identifying the location and species of all large and medium trees supporting visual privacy on the western side of the development; and
- Identified siting, location and species of the four (4) replacement trees to be planted.

Note - Further conditions may be imposed on the Planning Consent in respect of the above matters.

CONDITIONS

Planning Consent

Condition 1

The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times to the satisfaction of Council.

Condition 3

All stormwater from the building and site shall be disposed of so as not to adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

Condition 4

The establishment of all landscaping shall occur no later than the next available planting season after substantial completion of the development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of Council at all times. Any dead or diseased plants or trees shall be replaced with a suitable species.

Condition 5

A watering system shall be installed at the time landscaping is established and thereafter maintained and operated so that all plants receive sufficient water to ensure their survival and growth.

Condition 6
Four (4) replacement trees must be planted within 12 months of completion of the development.

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or inground swimming pool.

Condition 7
Tree Protection Zones shall be provided for the regulated and significant trees on the site that are to be retained. The development must be undertaken in accordance with the Tree Protection Plan, pages 21 – 39, as outlined within the *Arboricultural Impact Assessment Opal Everard Park Care Community*, prepared by Adelaide Arb Consultants, dated 4th August 2025.

Additionally:
The Protect Arborist must be on site to supervise all works within the Notional Root Zones of the retained regulated and significant trees;

- Documentation shall be provided to Council certifying all works within the Notional Root Zones have been completed in accordance with the plans within 24 hours of inspection;
- No major trenching shall occur within the Notional Root Zones and no services shall traverse the Tree Protection Zones;
- Signage shall be erected indicating that no building materials shall be stored or disposed of within the Notional Root Zones and vehicles shall not traverse over the area or be stored within the Notional Root Zones;
- Nothing shall be attached to the canopy of the regulated and significant trees by any means.
- It is recommended that the dead wood in the canopies be removed prior to construction and absolutely no live wood is to be removed;
- Any pruning of regulated or significant trees should be undertaken under the guidance of a qualified arborist.

Condition 8
All stormwater from the buildings and site shall be disposed of so as not to adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

Condition 9
Stormwater run-off shall be collected on-site and discharged without impacting the safety or integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Condition 10
Temporary debris and sediment control measures shall be installed prior to the commencement of work on site, to ensure that debris, soil, soil sediments and litter are maintained within the construction site. At no time shall debris, soil, soil sediments and litter from the construction site enter Council's drainage system, road network or neighbouring properties.

Condition 11
The driveway, car parking and manoeuvring areas to be surfaced, drained and line marked in accordance

with the approved plans and Australian Standards AS 2890.1:2004, 1742.2:2009 and 2890.6:2009, prior to occupation and commencement of use of the land and shall be maintained in good condition at all times to the satisfaction of the Relevant Authority.

Condition 12
Driveway, manoeuvring areas, car parking spaces and associated landscaping areas shall not be used for the storage or display of any materials or goods.

Condition 13
All vehicles shall enter and exit the site in a forward direction.

Condition 14
Waste collection and general delivery vehicles shall only service the supported accommodation facility, between the hours of 7am and 7pm Monday to Friday. No waste collection is to occur on Saturday, Sunday or Public holidays.

Condition 15
That all loading and unloading of goods shall be carried out upon the subject land and NO loading of any goods shall be permitted to be carried out in public streets.

Condition 16

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.

ADVISORY NOTES

Planning Consent

Advisory Note 1

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 3

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 4

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 5

The applicant/developer is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure the activities on the site (including during construction) do not pollute the environment in a way which causes or may cause

environmental harm. This includes being mindful of and minimising off site noise, dust and vibration impacts associated with development.

Advisory Note 6

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

Advisory Note 7

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

Advisory Note 8

That the existing crossovers shall be closed and reinstated back to kerb and gutter in accordance with Council requirements and at the applicant's expense, prior to occupation of the development. Refer to the City of Unley website Forms & Applications – Application to Alter Public Roads and Driveway Crossover Specifications.
https://www.unley.sa.gov.au/Page/Forms-Applications

Advisory Note 9

The construction of the crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. All driveway crossing places are to be paved to match existing footpath and not constructed from concrete unless approved by council. Refer to the City of Unley website Forms & Applications – Driveway Crossover Specifications.
https://www.unley.sa.gov.au/Page/Forms-Applications

Advisory Note 10

That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the applicant.

Advisory Note 11

The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

Advisory Note 12

No signage has been included as part of the subject application, The applicant is advised that some forms of signage (e.g. illuminated signage, signage located above a verandah) will require a separate Development Approval prior to being installed.

Advisory Note 13

You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:

- The killing or destruction of a tree; or
- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or

- Any other substantial damage to a tree, (including severing or damaging any roots), and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

Advisory Note 14

A requirement of the Food Act 2001 is that food business operators must **officially notify Council** before commencing operation of their food business, or when ownership changes. This can be done by completing and submitting a food business notification form: https://yourbusiness.unley.sa.gov.au/Regulations-Approvals/Food-business-regulations-approvals/Foodbusiness-notification

Advisory Note 15

The development (including during construction) must not at any time emit noise that exceeds the relevant levels derived from the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

Advisory Note 16

Council will not consider removing any existing on-street parking spaces adjacent or opposite crossovers on Norman Terrace, Fourth Avenue or Ross Street to support loading activities, either during assessment or post Development Approval.

Advisory Notes imposed by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 under Section 122 of the Act

Advisory Note 17

Adelaide Airport Limited has no objection to the above proposal.

The Owner/Developer need to be advised of the following:

a) The development as described at a maximum approx. height of 42.80m Australian Height Datum (AHD) does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials or masts, must be subject to a separate assessment.

b) Crane operations associated with construction shall be the subject of separate application. Cranes above 48.5m AHD will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

c) Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

ATTACHMENT 1



OPAL HEALTHCARE
EVERARD PARK REDEVELOPMENT

32-34 NORMAN TERRACE, EVERARD PARK, SA, 5035

ISSUED FOR DEVELOPMENT APPROVAL

JUNE 2025

ARCHITECTURAL DRAWING SCHEDULE

DA SHEET LIST

Sheet Number	Sheet Name
DA01	COVER SHEET
DA02	LOCATION PLAN
DA03	SITE PLAN - EXISTING
DA04	SITE PLAN - DEMO
DA05	SITE PLAN - PROPOSED GROUND
DA06	SITE PLAN - PROPOSED ROOF
DA07	SITE ELEVATIONS
DA08	SITE SECTIONS
DA21	GENERAL ARRANGEMENT PLAN - GROUND
DA22	GENERAL ARRANGEMENT PLAN - TYPICAL LEVEL 1-3
DA23	GENERAL ARRANGEMENT PLAN - ROOF
DA31	ELEVATIONS
DA32	ELEVATIONS
DA33	SECTIONS
DA34	FENCE ELEVATIONS
DA41	3D IMAGES
DA42	3D IMAGES
DA43	3D IMAGES
DA51	SITE SOLAR STUDIES
DA52	SITE ANALYSIS

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025

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28 Chesser Street, **Adelaide**, South Australia 5000
15 Railway Road, **Subiaco**, Western Australia 6008
Telephone : 08 8203 5800 ABN 65 007 846 586
brownfalconer.com.au

OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

COVER SHEET

Scale
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA01** Rev: **P3**

A1 SHEET

PLOT STAMP DATE: 28/07/2025 1:42:06 PM

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025



Scale 1:1000

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OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

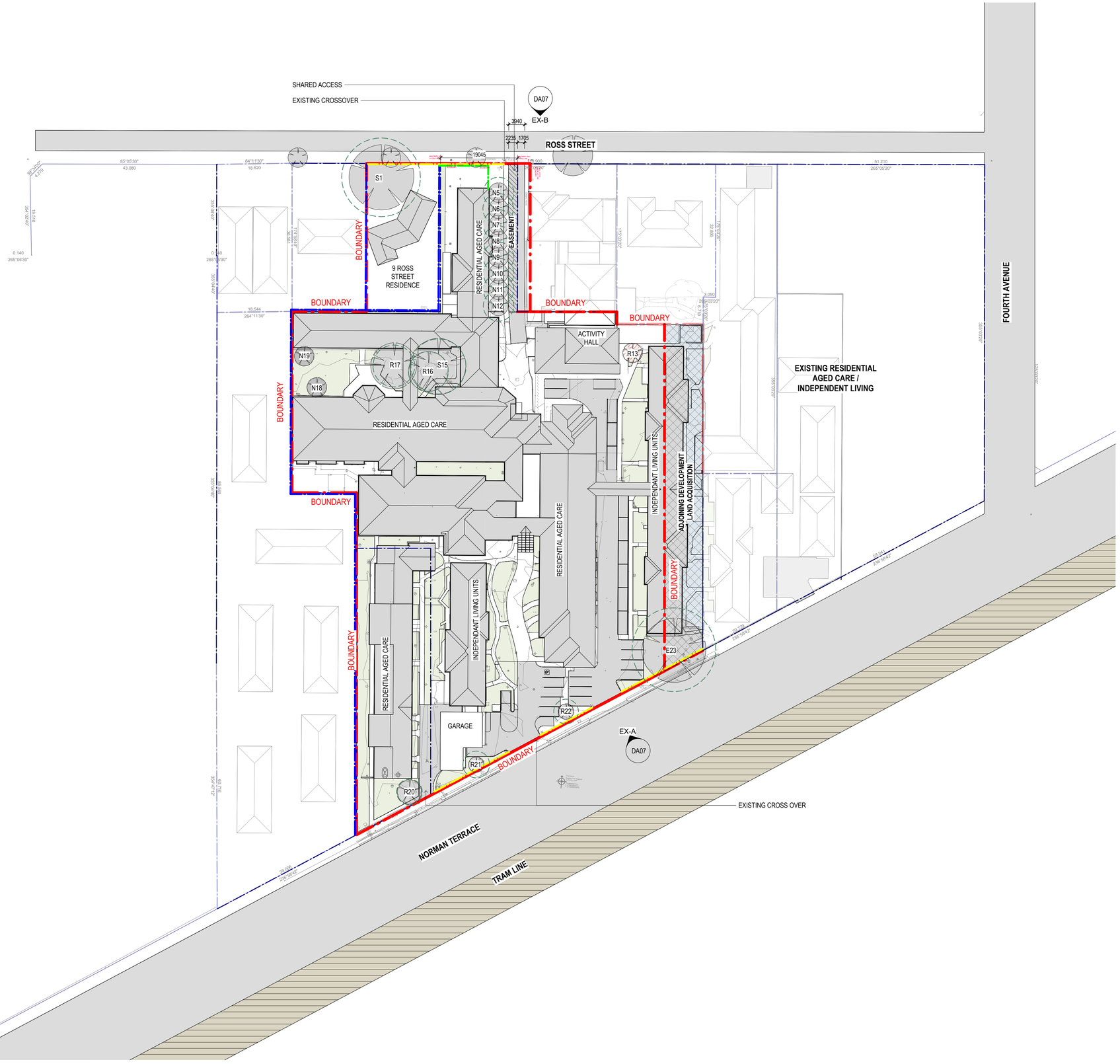
LOCATION PLAN

Scale 1 : 1000
Date JUNE 2025
BF Job/Site No. 2025016

Dwg No. **DA02** Rev: **P2**

A1 SHEET

PLOT STAMP DATE - 18/6/2025 3:22:39 PM



Scale 1:500

0 2.5m 5m 12.5m 25m

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	17/06/2025

SITE PLAN LEGEND

- EXISTING TREE TO BE RETAINED.
- S# SIGNIFICANT TREE
- R# REGULATED TREE
- N# NOT CONTROLLED TREE
- E# EXEMPT TREE
- *REFER ARBORIST REPORT FOR FURTHER DETAIL*
- TREE PROTECTION ZONE
- PROPOSED TREE
- 4 STOREY BUILDING HEIGHT POLICY LINE

FENCE LEGEND

- **EX FTA EXISTING FENCE TYPE A**
  EXISTING COLORBOND FENCE
  HEIGHT: VARIES APPROX 1800 - 2100MM
- **EX FTB EXISTING FENCE TYPE B**
  EXISTING LOW HEIGHT MASONRY FENCE
  EXISTING: 650MM
- **EX FTC EXISTING FENCE TYPE C**
  EXISTING ALUMINIUM TUBULAR FENCE
  COLOUR: BLACK
  HEIGHT:1800MM

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OPAL HEALTHCARE

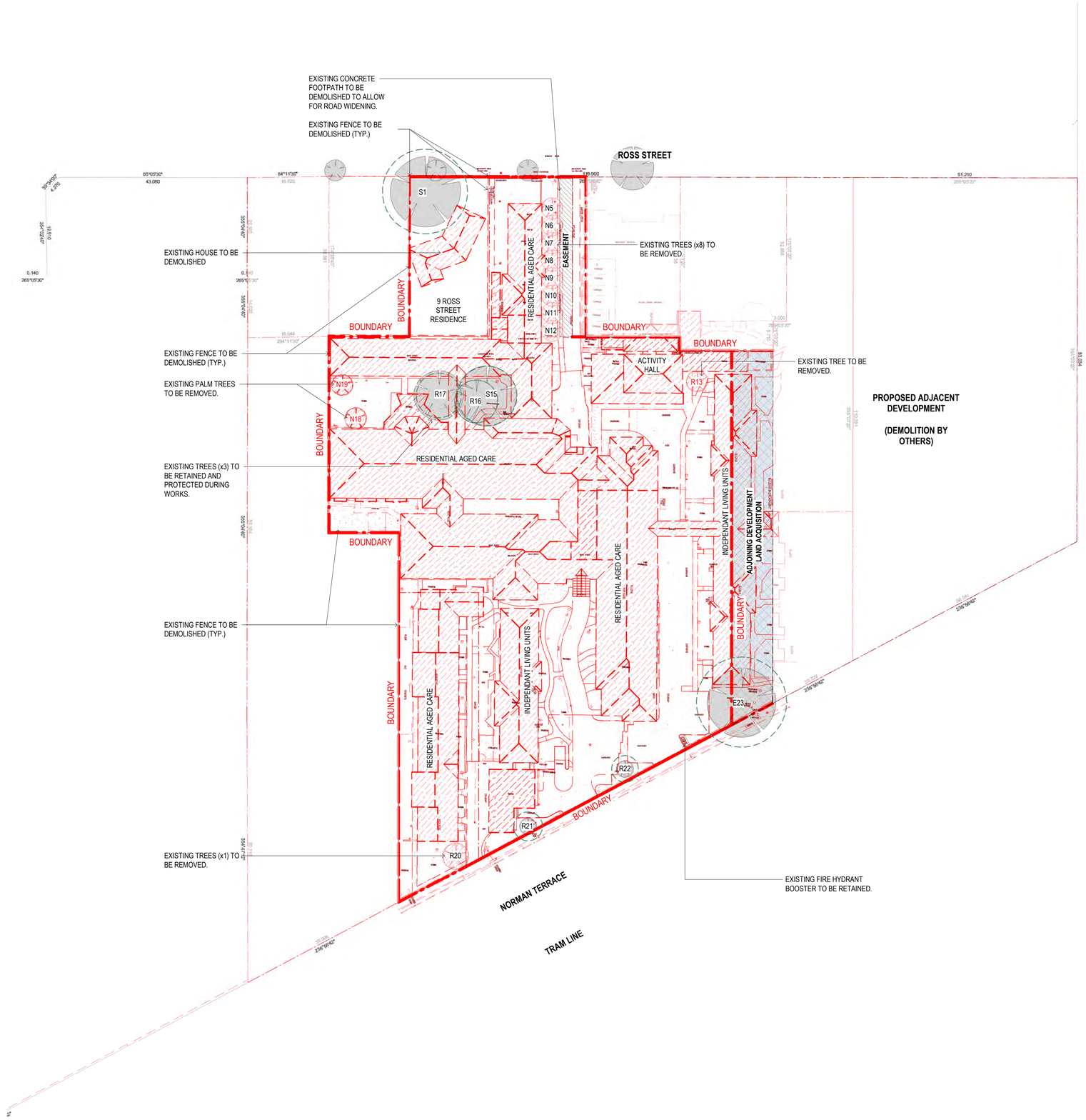
OPAL EVERARD PARK
REDEVELOPMENT

SITE PLAN - EXISTING

Scale 1 : 500
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA03** Rev: **P2**

A1 SHEET

PLOT STAMP DATE: 18/6/2025 7:53:51 PM



DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025

SITE PLAN LEGEND

- EXISTING TREE TO BE RETAINED.
- S# SIGNIFICANT TREE
- R# REGULATED TREE
- N# NOT CONTROLLED TREE
- E# EXEMPT TREE
- *REFER ARBORIST REPORT FOR FURTHER DETAIL*
- TREE PROTECTION ZONE
- PROPOSED TREE
- 4 STOREY BUILDING HEIGHT POLICY LINE
- CAR PARK LIGHTPOLE

DEMOLITION LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED

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OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

SITE PLAN - DEMO

Scale 1:500
0 2.5m 5m 12.5m 25m

Scale 1 : 500
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA04** Rev: **P3**

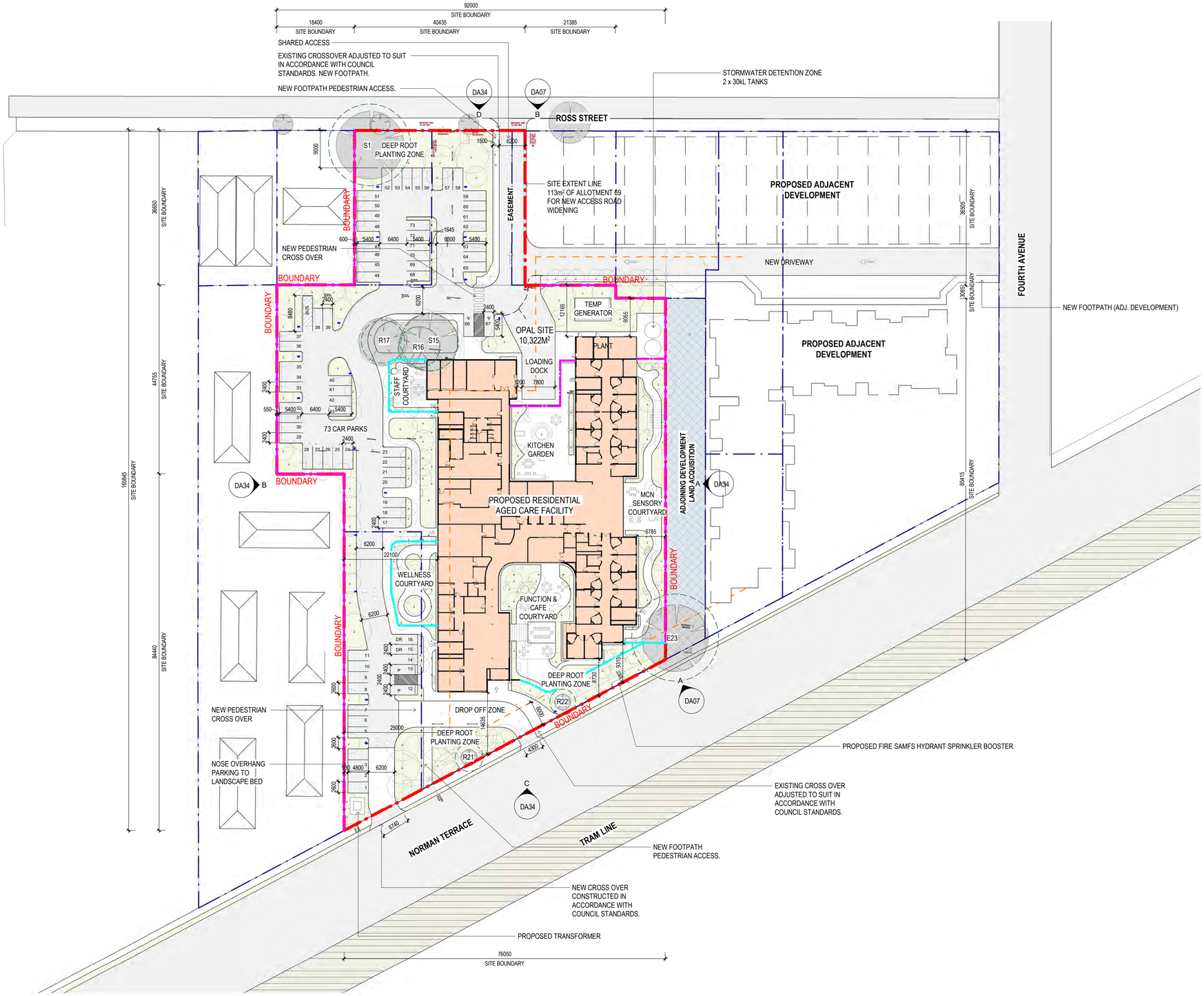
A1 SHEET

PLOT STAMP DATE: 4/8/2025 12:55:19 PM

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025



SITE PLAN LEGEND

- EXISTING TREE TO BE RETAINED.
- S# SIGNIFICANT TREE
- R# REGULATED TREE
- N# NOT CONTROLLED TREE
- E# EXEMPT TREE
- *REFER ARBORIST REPORT FOR FURTHER DETAIL*
- TREE PROTECTION ZONE
- PROPOSED TREE
- 4 STOREY BUILDING HEIGHT POLICY LINE
- CAR PARK LIGHTPOLE

FENCE LEGEND

EX FTA EXISTING FENCE TYPE A
EXISTING COLORBOND FENCE
HEIGHT: VARIES APPROX 1800 - 2100MM

EX FTB EXISTING FENCE TYPE B
EXISTING LOW HEIGHT MASONRY FENCE
EXISTING: 650MM

EX FTC EXISTING FENCE TYPE C
EXISTING ALUMINIUM TUBULAR FENCE
COLOUR: BLACK
HEIGHT:1800MM

FT01 FENCE TYPE 01
TIMBER LAP AND CAP BOUNDARY FENCE
HEIGHT: 2100MM

FT02 FENCE TYPE 02
ALUMINIUM TUBULAR FENCE
COLOUR: BLACK
HEIGHT:1800MM

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OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

SITE PLAN - PROPOSED GROUND

Scale 1:500
0 2.5m 5m 12.5m 25m

Scale 1 : 500
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA05** Rev: **P3**

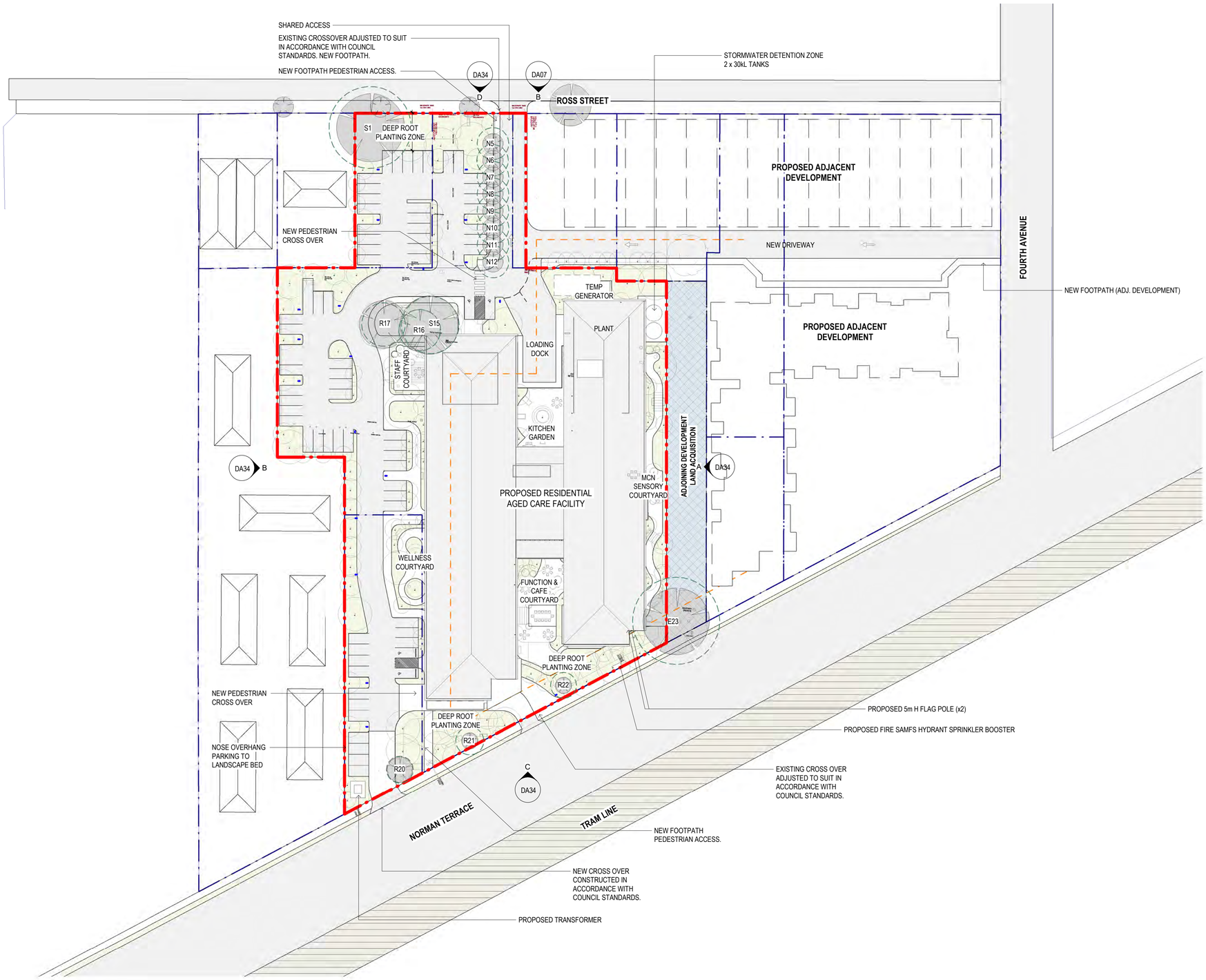
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PLOT STAMP DATE: 6/08/2025 12:25:25 PM

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025



SITE ROOF PLAN - NEW

SITE PLAN LEGEND

- EXISTING TREE TO BE RETAINED.
- S# SIGNIFICANT TREE
- R# REGULATED TREE
- N# NOT CONTROLLED TREE
- E# EXEMPT TREE
- *REFER ARBORIST REPORT FOR FURTHER DETAIL*
- TREE PROTECTION ZONE
- PROPOSED TREE
- 4 STOREY BUILDING HEIGHT POLICY LINE
- CAR PARK LIGHTPOLE

Scale 1:500

0 2.5m 5m 12.5m 25m

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OPAL HEALTHCARE

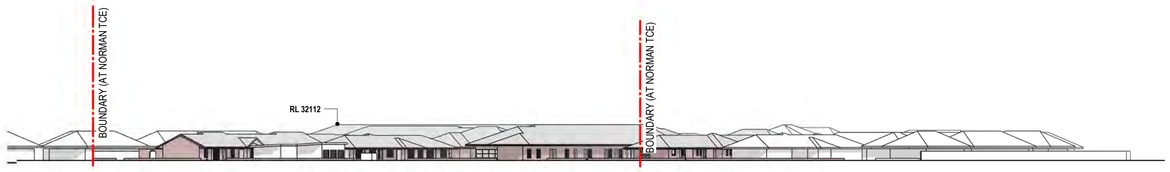
OPAL EVERARD PARK REDEVELOPMENT

SITE PLAN - PROPOSED ROOF

Scale 1 : 500
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA06** Rev: **P3**

PLOT STAMP DATE: 4/08/2025 10:21:13 AM

A1 SHEET



EX-A
DA03

SITE ELEVATION FROM NORMAN TCE - EXISTING

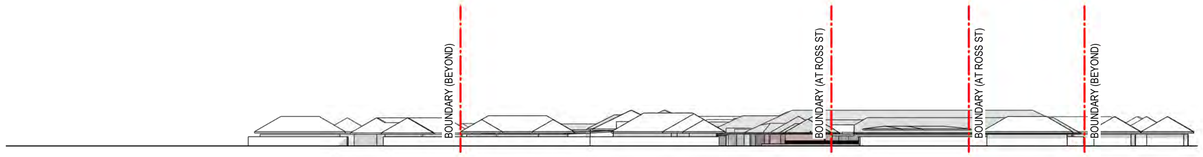
1 : 500



A
DA05

SITE ELEVATION FROM NORMAN TCE - PROPOSED

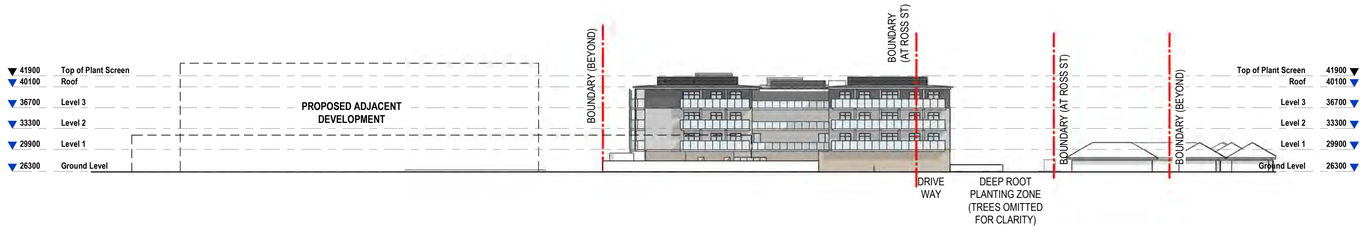
1 : 500



EX-B
DA03

SITE ELEVATION FROM ROSS STREET - EXISTING

1 : 500



B
DA05

SITE ELEVATION FROM ROSS STREET - PROPOSED

1 : 500

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025

NOTE:
TREES TYPICALLY OMITTED FOR CLARITY

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OPAL HEALTHCARE

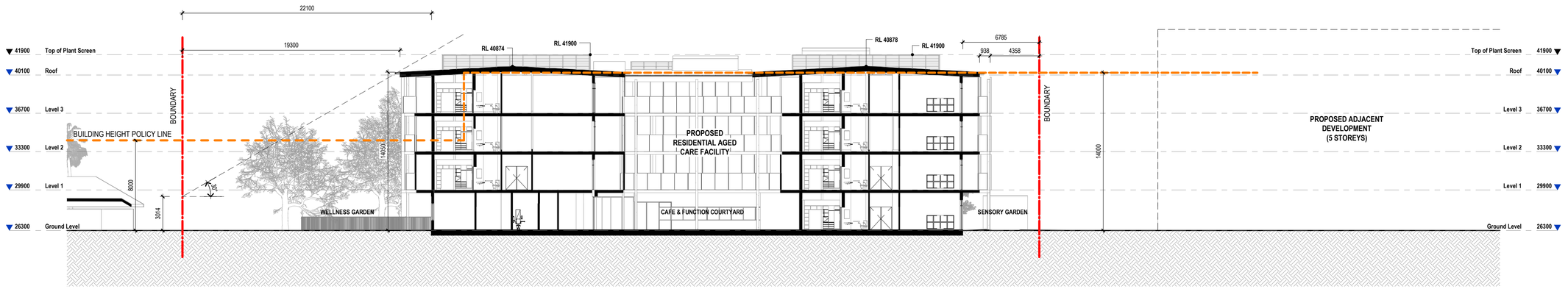
OPAL EVERARD PARK REDEVELOPMENT

SITE ELEVATIONS

Scale 1:200
0 1m 2m 5m 10m

Scale 1 : 500
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA07** Rev: **P2**
A1 SHEET

PLOT STAMP DATE: 18/06/2025 7:34:28 PM



SITE SECTION FROM NORMAN TCE - PROPOSED

1 : 200

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025

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OPAL HEALTHCARE

OPAL EVERARD PARK
REDEVELOPMENT

SITE SECTIONS

Scale 1:200
0 1m 2m 5m 10m

Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA08** Rev: **P2**

A1 SHEET

PLOT STAMP DATE: 18/06/2025 7:34:38 PM

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025



Scale 1:200

0 1m 2m 5m 10m

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OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

GENERAL ARRANGEMENT PLAN - GROUND

Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016

Dwg No. **DA21** Rev: **P3**

A1 SHEET

PLOT STAMP DATE: 28/07/2025 1:42:21 PM

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025



LEVEL 1 PLAN

Scale 1:200

0 1m 2m 5m 10m

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OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

GENERAL ARRANGEMENT PLAN - TYPICAL LEVEL 1-3

Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA22** Rev: **P3**

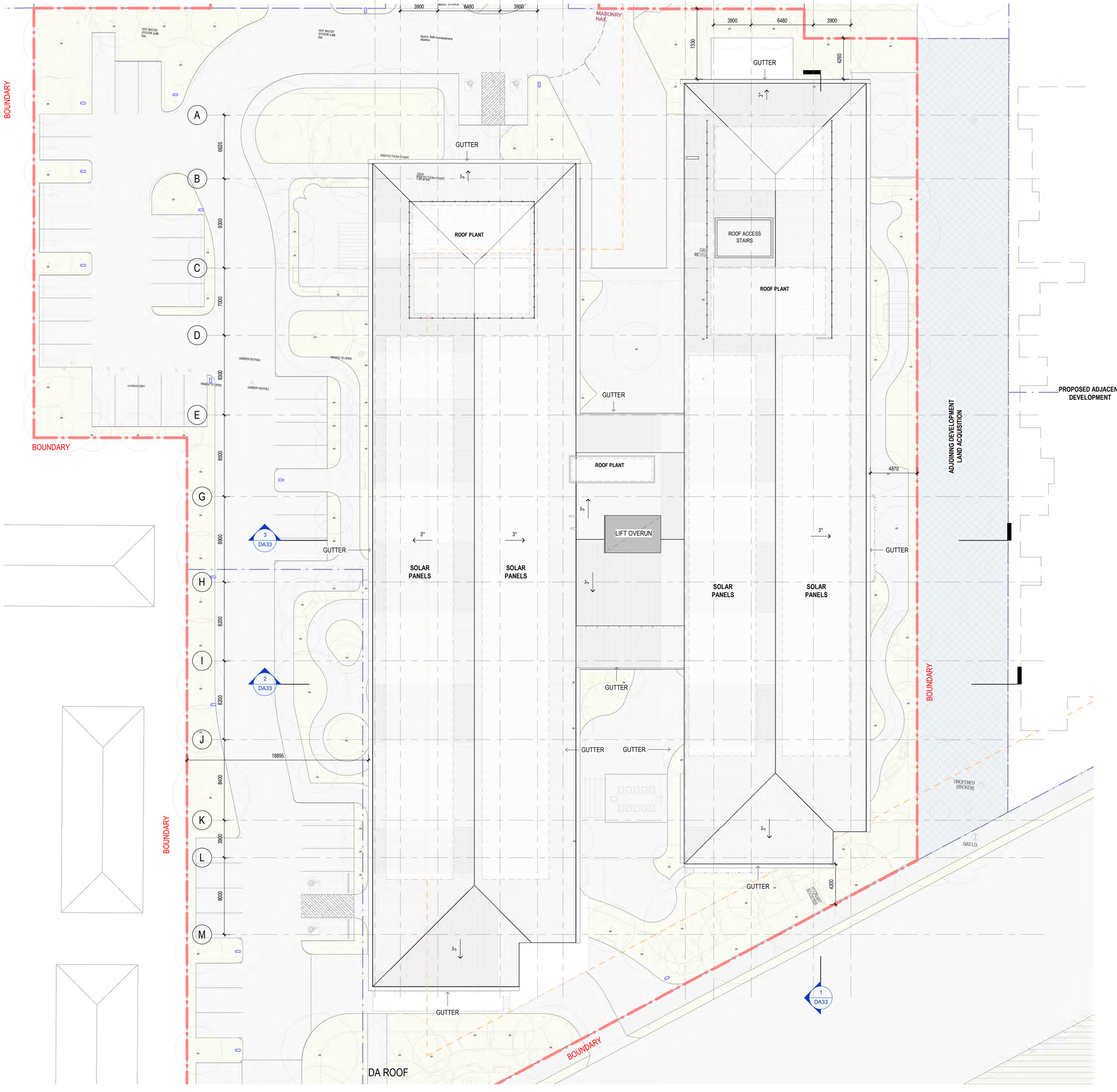
PLOT STAMP DATE: 28/07/2025 1:42:29 PM

A1 SHEET

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025



MATERIAL LEGEND

RT01
COLORBOND CORRUGATED
ROOF SHEETING IN SURFMIST

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OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

GENERAL ARRANGEMENT PLAN - ROOF

Scale 1:200
0 1m 2m 5m 10m

Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA23** Rev: **P3**

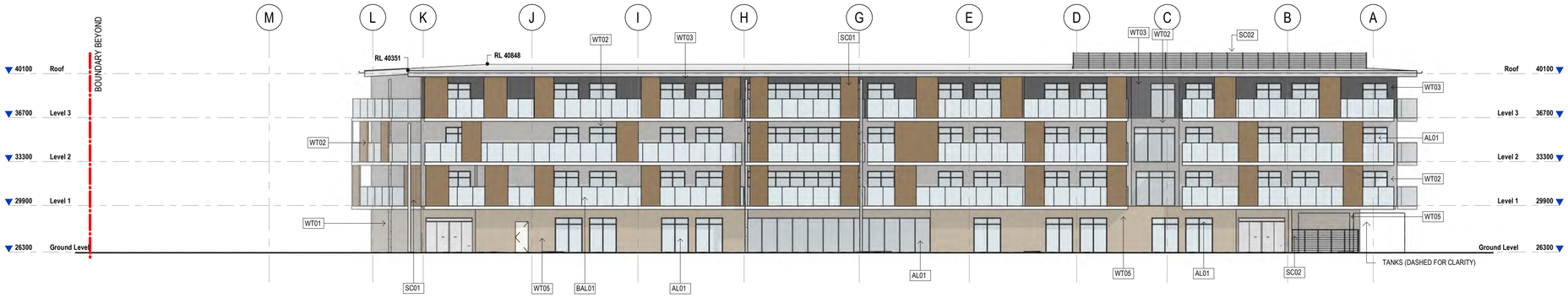
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PLOT STAMP DATE: 4/08/2025 10:21:2 AM

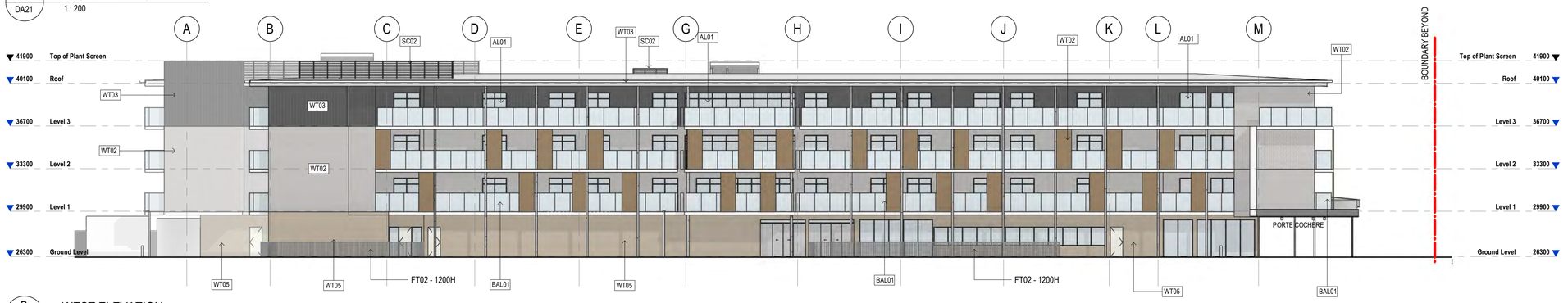
DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

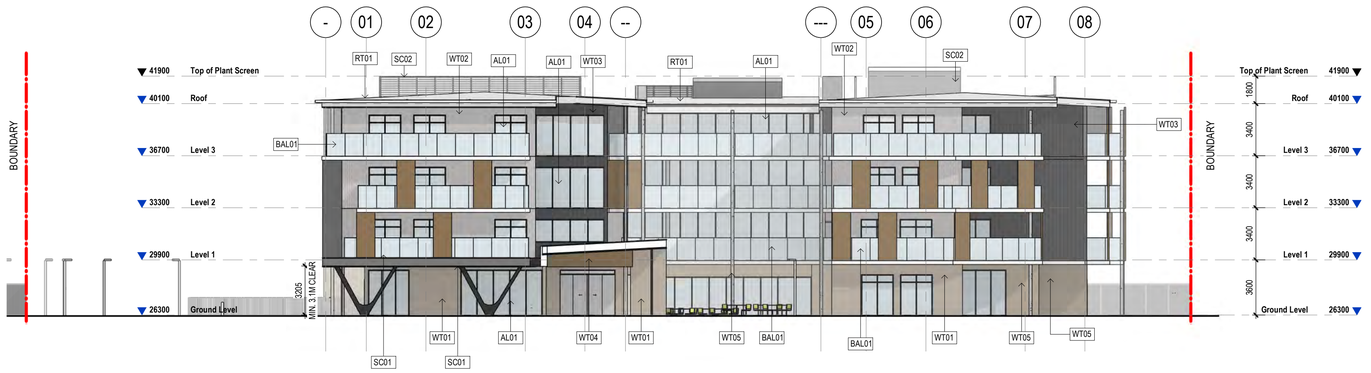
Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025



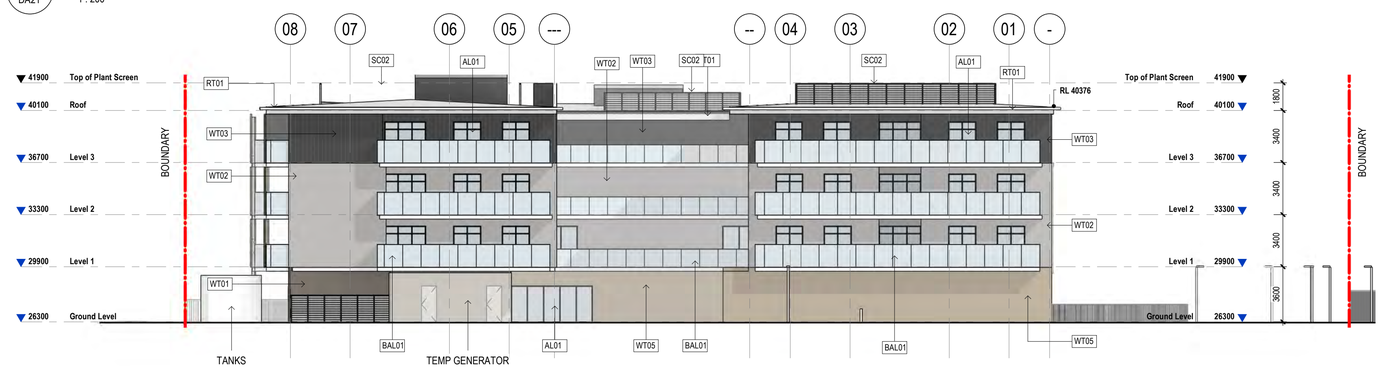
A DA21 **EAST ELEVATION**
1 : 200



B DA21 **WEST ELEVATION**
1 : 200



C DA21 **SOUTH ELEVATION**
1 : 200



D DA21 **NORTH ELEVATION**
1 : 200

MATERIAL LEGEND

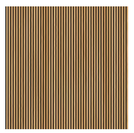


WT01
SANDSTONE LOOK
FEATURE BLOCK

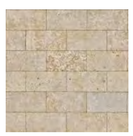
WT02
MASONRY BRICK
IN WHITE/CREAM



WT03
VERTICAL GROOVE METAL
SHEET WALL CLADDING IN
MONUMENT

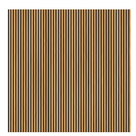


WT04 / SF01
TIMBER LOOK SOFFIT AND
ENTRY WALL CLADDING



WT05
MASONRY BRICK IN
SANDSTONE COLOUR

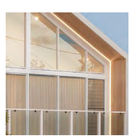
RT01
COLORBOND CORRUGATED
ROOF SHEETING IN SURFMIST



SC01
HORIZONTAL TIMBER
BATTEN SCREEN



SC02
HORIZONTAL LOUVRE PLANT
SCREEN



AL01
ALUMINIMUM GLAZING WINDOW
SUITE



BAL
CLEAR GLAZED BALUSTRADE

PRINTING NOTE

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OPAL HEALTHCARE

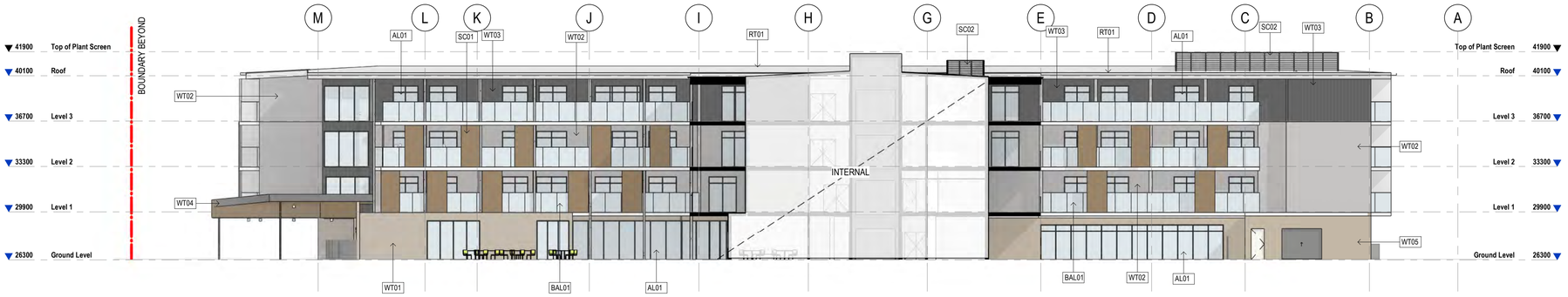
OPAL EVERARD PARK
REDEVELOPMENT

ELEVATIONS

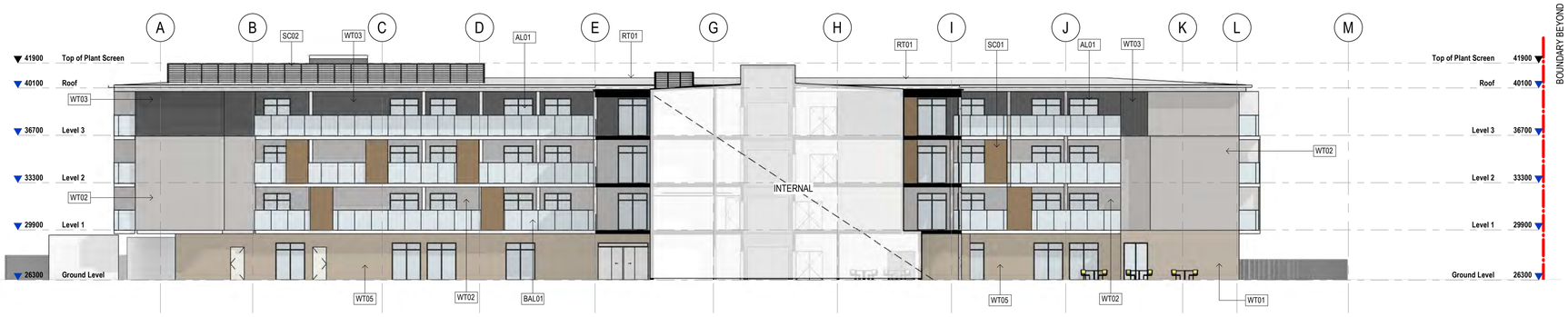
Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA31** Rev: **P3**

A1 SHEET

PLOT STAMP DATE: 28/07/2025 4:52:7 PM



E DA21 **INNER WEST ELEVATION**
1 : 200



F DA21 **INNER EAST ELEVATION**
1 : 200

MATERIAL LEGEND

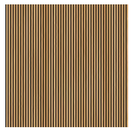


WT01
SANDSTONE LOOK
FEATURE BLOCK

WT02
MASONRY BRICK
IN WHITE/CREAM



WT03
VERTICAL GROOVE METAL
SHEET WALL CLADDING IN
MONUMENT

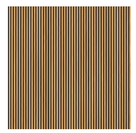


WT04 / SF01
TIMBER LOOK SOFFIT AND
ENTRY WALL CLADDING



WT05
MASONRY BRICK IN
SANDSTONE COLOUR

RT01
COLORBOND CORRUGATED
ROOF SHEETING IN SURFMIST



SC01
HORIZONTAL TIMBER
BATTEN SCREEN



SC02
HORIZONTAL LOUVRE PLANT
SCREEN



AL01
ALUMINIMUM GLAZING WINDOW
SUITE



BAL
CLEAR GLAZED BALUSTRADE

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025

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Telephone : 08 8203 5800 ABN 65 007 846 586
brownfalconer.com.au

OPAL HEALTHCARE

OPAL EVERARD PARK
REDEVELOPMENT

ELEVATIONS

Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA32** Rev: **P2**
A1 SHEET

PLOT STAMP DATE: 18/06/2025 7:36:33 PM

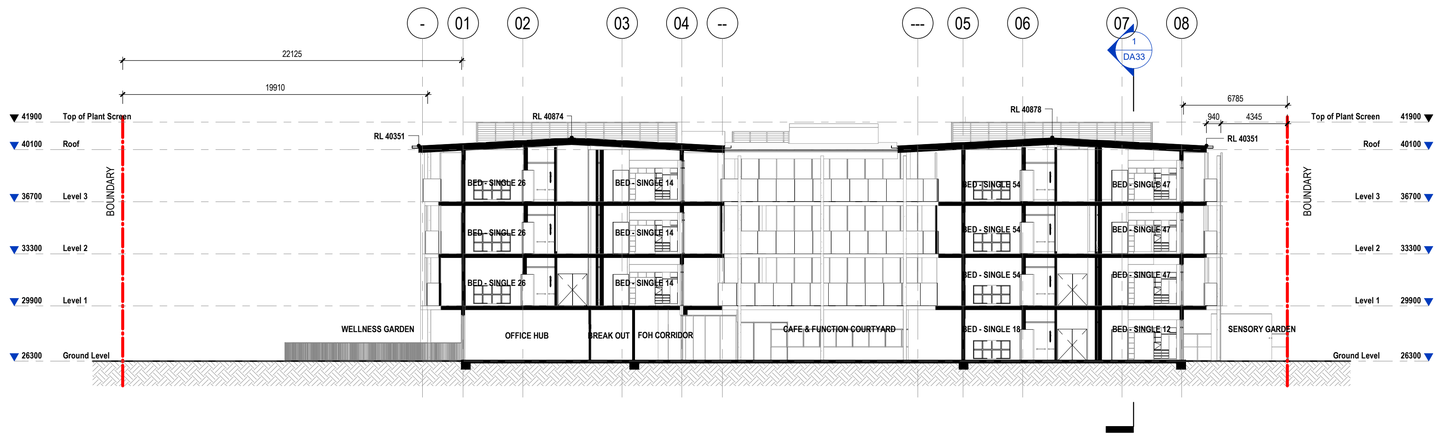
DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

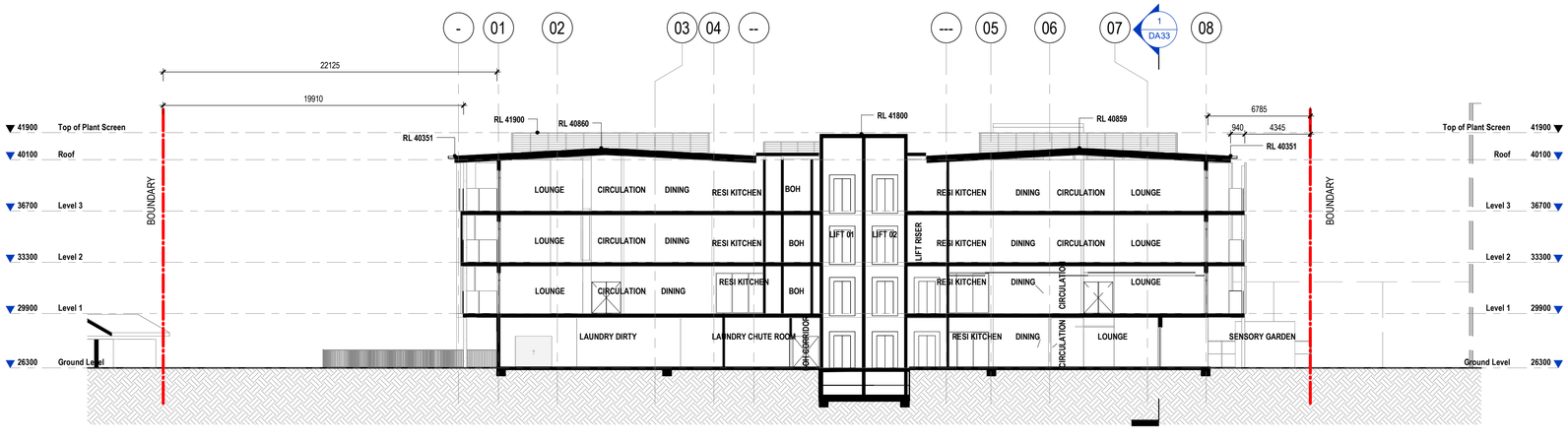
Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025



1 DA21 SECTION 1 : 200



2 DA21 SECTION 1 : 200



3 DA21 SECTION 1 : 200

Scale 1:200

0 1m 2m 5m 10m

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OPAL HEALTHCARE

OPAL EVERARD PARK
REDEVELOPMENT

SECTIONS

Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA33** Rev: **P2**

A1 SHEET

PLOT STAMP DATE: 18/06/2025 7:36:49 PM

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

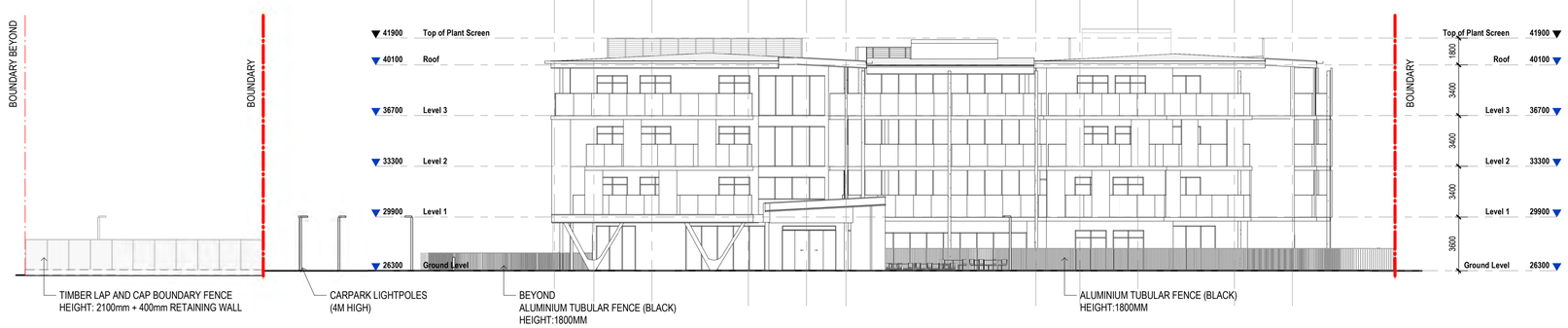
Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	28/07/2025
P2	ISSUED FOR PLANNING APPROVAL	30/09/2022 5



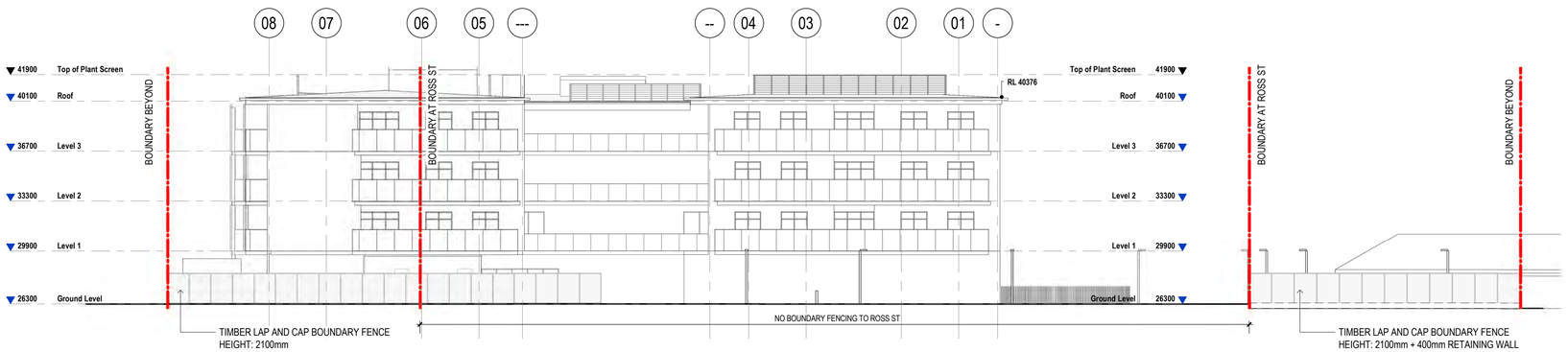
A DA05 EAST FENCE ELEVATION
1 : 200



B DA05 WEST FENCE ELEVATION
1 : 200



C DA05 SOUTH FENCE ELEVATION
1 : 200



D DA05 NORTH FENCE ELEVATION
1 : 200

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OPAL HEALTHCARE

OPAL EVERARD PARK
REDEVELOPMENT

FENCE ELEVATIONS

Scale 1 : 200
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA34** Rev: **P2**

A1 SHEET

PLOT STAMP DATE: 30/09/2025 9:39:32 AM



VIEW FROM NORMAN TERRACE (LOOKING NORTH WEST)

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025

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OPAL HEALTHCARE

OPAL EVERARD PARK
REDEVELOPMENT

3D IMAGES

Scale
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA41** Rev: **P2**

A1 SHEET

PLOT STAMP DATE: 18/06/2025 7:36:44 PM



VIEW FROM NORMAN TERRACE (LOOKING NORTH)

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
1	PRELIMINARY	12/05/2025
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025

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OPAL HEALTHCARE

OPAL EVERARD PARK
REDEVELOPMENT

3D IMAGES

Scale
Date JUNE 2025
BF Job/Site No. 2025016

Dwg No. **DA42** Rev: **P2**

A1 SHEET

PLOT STAMP DATE : 18/06/2025 7:36:46 PM



VIEW FROM SOUTH WESTERN DRIVEWAY ENTRY (LOOKING NORTH EAST)

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
1	PRELIMINARY	12/05/2025
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025

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OPAL HEALTHCARE

OPAL EVERARD PARK
REDEVELOPMENT

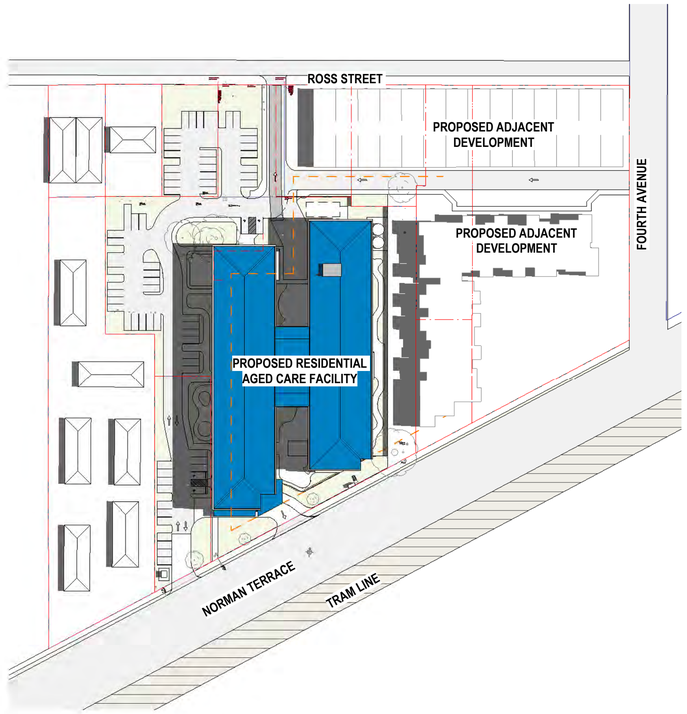
3D IMAGES

Scale
Date JUNE 2025
BF Job/Site No. 2025016

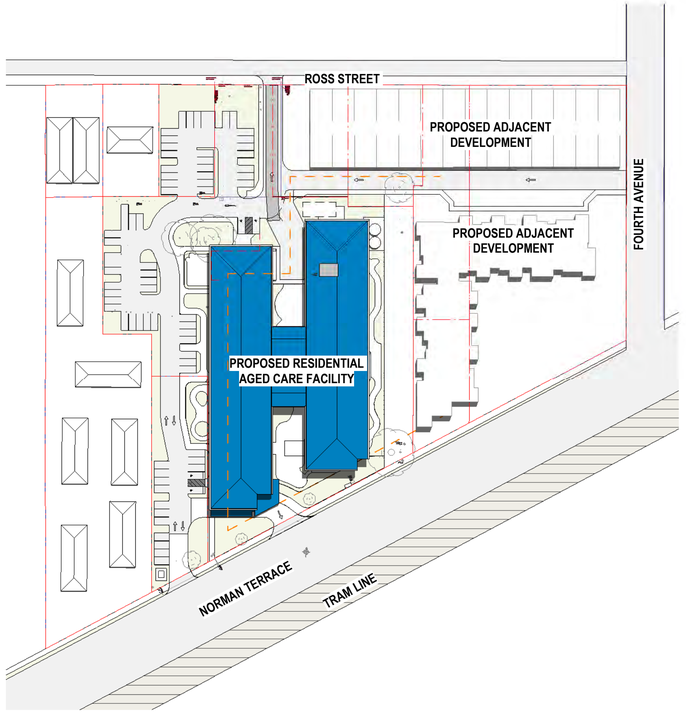
Dwg No. **DA43** Rev: **P2**

A1 SHEET

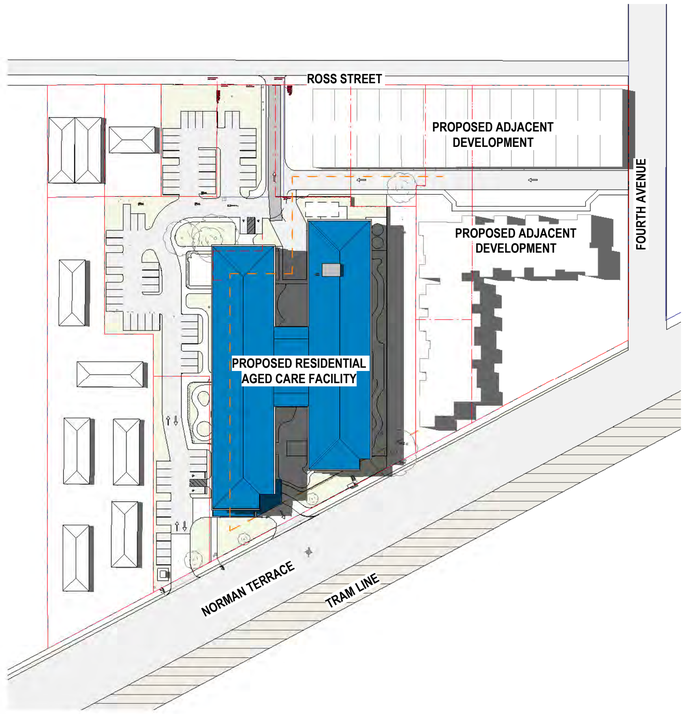
PLOT STAMP DATE: 18/06/2025 7:36:48 PM



SOLAR STUDY - SUMMER 9AM
1 : 1000



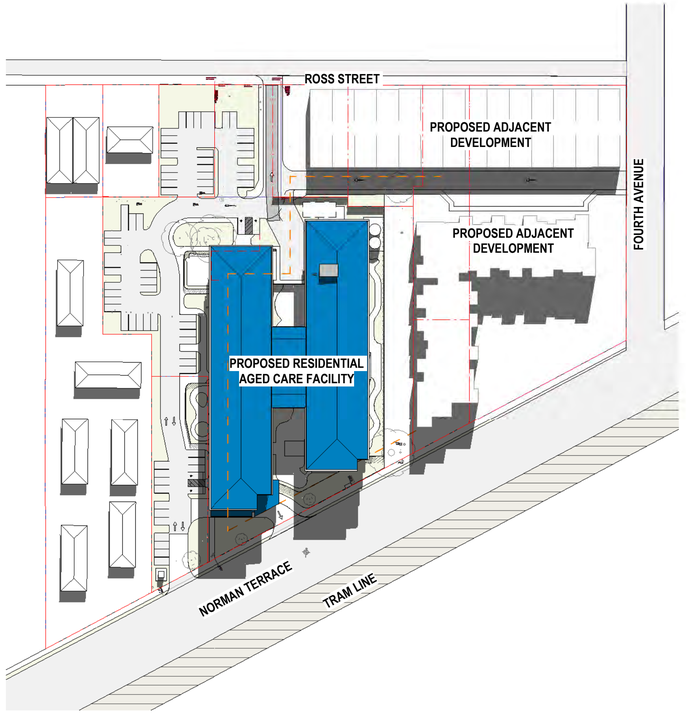
SOLAR STUDY - SUMMER 12PM
1 : 1000



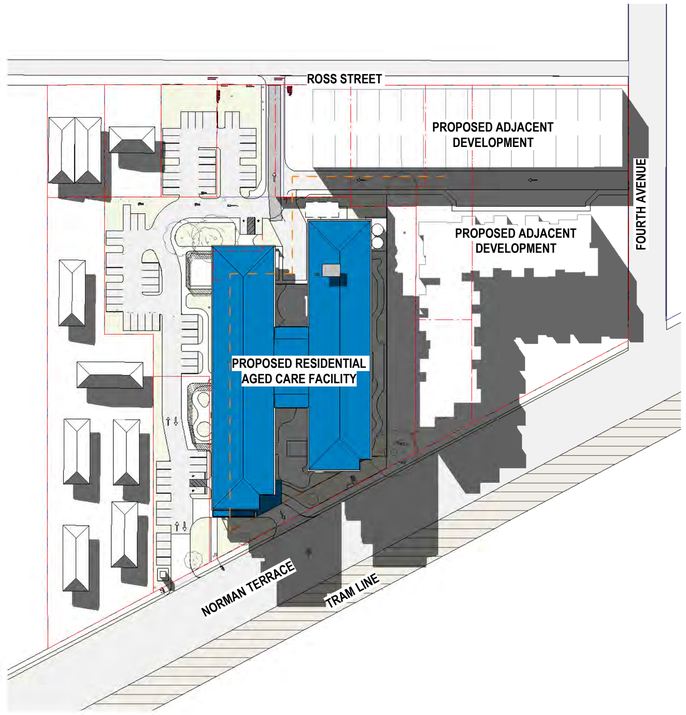
SOLAR STUDY - SUMMER 3PM
1 : 1000



SOLAR STUDY - WINTER 9AM
1 : 1000



SOLAR STUDY - WINTER 12PM
1 : 1000



SOLAR STUDY - WINTER 3PM
1 : 1000

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025

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OPAL HEALTHCARE

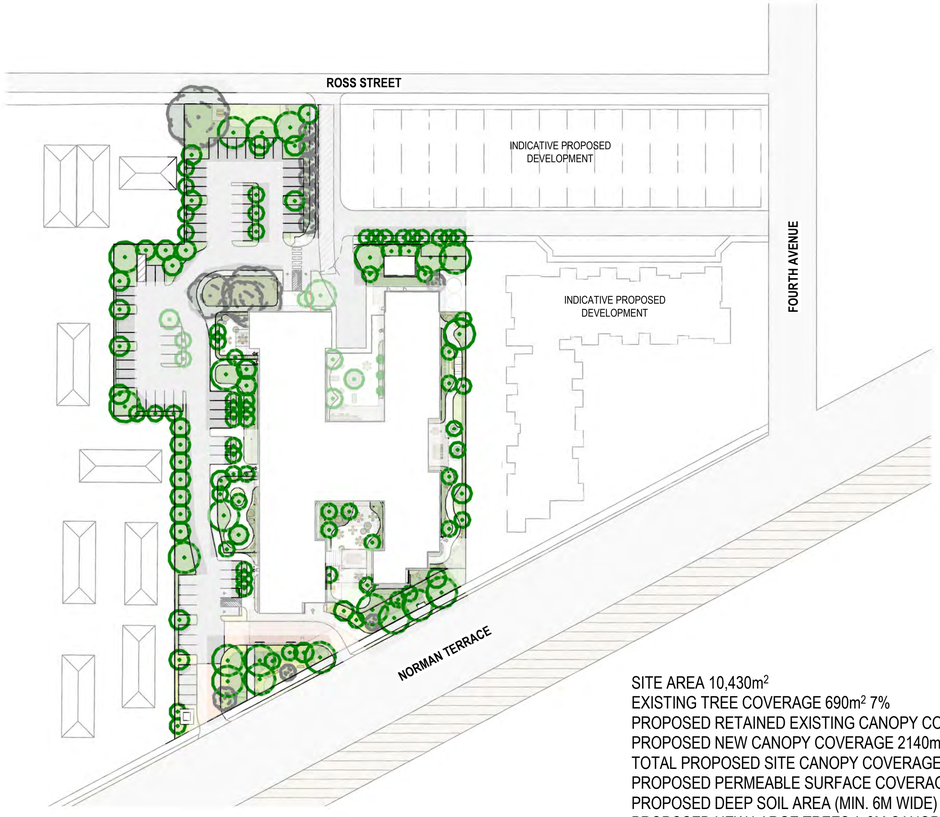
OPAL EVERARD PARK REDEVELOPMENT

SITE SOLAR STUDIES

Scale 1 : 1000
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA51** Rev: **P2**

A1 SHEET

PLOT STAMP DATE: 18/06/2025 7:36:59 PM

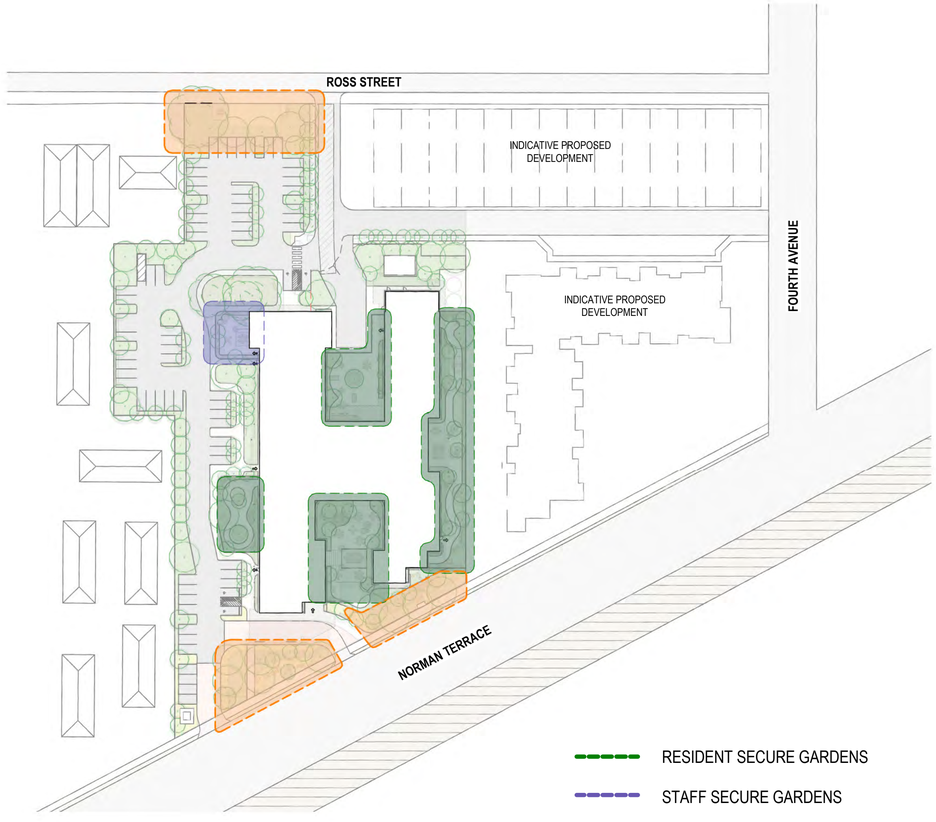


SITE ANALYSIS - TREE CANOPIES

SITE AREA 10,430m^2
EXISTING TREE COVERAGE 690m^2 7%
PROPOSED RETAINED EXISTING CANOPY COVERAGE 580m^2 6%
PROPOSED NEW CANOPY COVERAGE 2140m^2 21%
TOTAL PROPOSED SITE CANOPY COVERAGE 2720m^2 26%
PROPOSED PERMEABLE SURFACE COVERAGE 2870m^2 28%
PROPOSED DEEP SOIL AREA (MIN. 6M WIDE) 840m^2 8%
PROPOSED NEW LARGE TREES (>8M CANOPY DIAMTERS) 22



SITE ANALYSIS - DEEP ROOT PLANTING

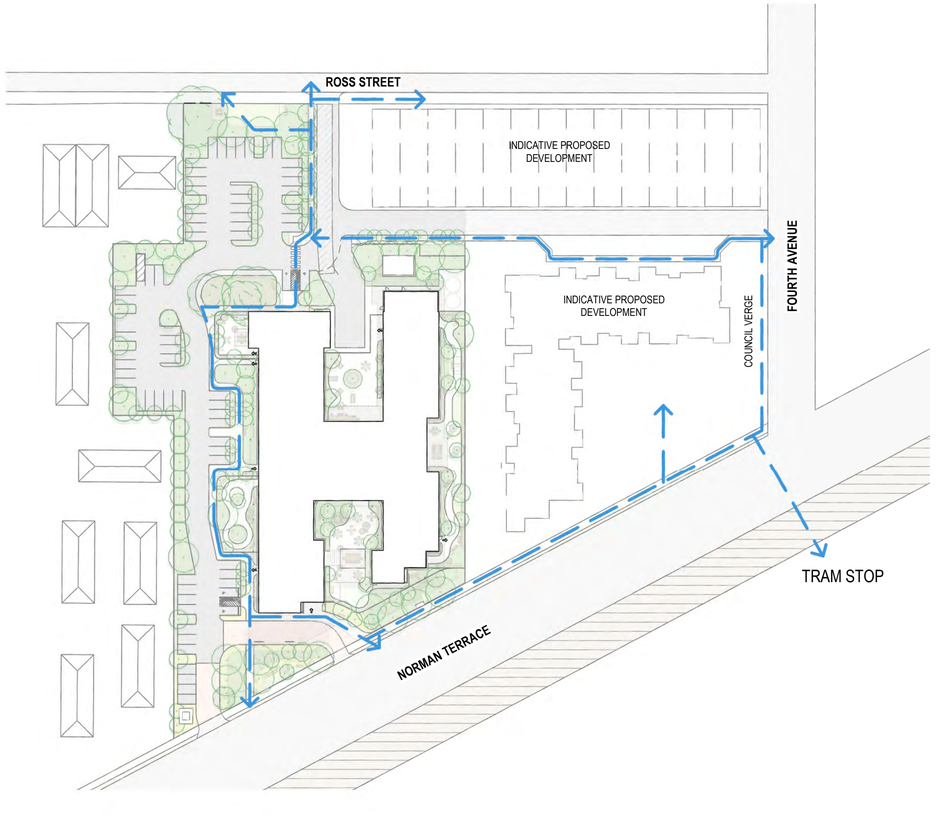


SITE ANALYSIS - RESIDENT SECURE VS GENERALLY ACCESSIBLE GARDENS

RESIDENT SECURE GARDENS

STAFF SECURE GARDENS

GENERALLY ACCESSIBLE LANDSCAPE



SITE ANALYSIS - PEDESTRIAN CONNECTION

PEDESTRIAN MOVEMENT PATH

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
P1	ISSUED FOR PLANNING APPROVAL	13/06/2025
P2	ISSUED FOR PLANNING APPROVAL	18/06/2025
P3	ISSUED FOR PLANNING APPROVAL	28/07/2025

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OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

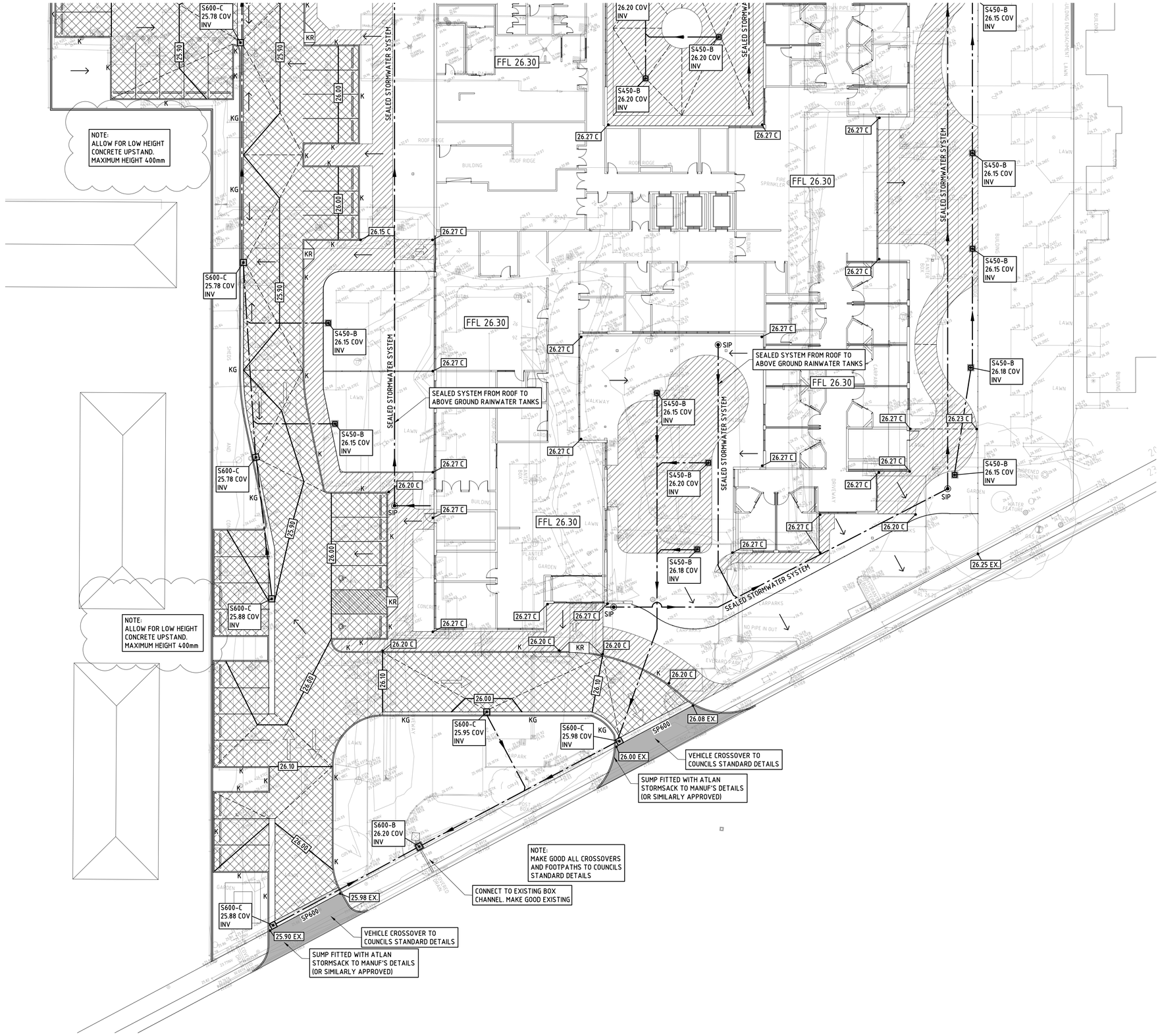
SITE ANALYSIS

Scale 1 : 800
Date JUNE 2025
BF Job/Site No. 2025016
Dwg No. **DA52** Rev: **P3**

A1 SHEET

PLOT STAMP DATE: 28/07/2025 1:44:01 PM

ATTACHMENT 2



0 5000 10000 15000

SCALE 1:200 @A1

PT Design

structural • civil • engineers

LEGEND

- SEWER GRADE PVC STORMWATER PIPE SIZE AS NOTED (S/S DENOTES SEALED SYSTEM)
- APPROX. LOCATION OF EXISTING STORMWATER PIPE CONFIRM LOCATION & DEPTH ON SITE
- S900-X: 900 SQUARE GRATED SUMP GRATE CLASS AS NOTED
- S600-X: 600 SQUARE GRATED SUMP GRATE CLASS AS NOTED
- JB900-X: 900 SQUARE JUNCTION BOX COVER CLASS AS NOTED
- JB600-X: 600 SQUARE JUNCTION BOX COVER CLASS AS NOTED
- S450-X: 450 SQUARE GRATED SUMP GRATE CLASS AS NOTED
- DP: DOWNPIPE LOCATIONS TO FUTURE DETAIL ALL DOWNPIPES FOR SEALED SYSTEM ARE TO BE PVC
- SIP: SITE INSPECTION POINT
- PF-1: ATLAN VORTCEPTOR SVi.025 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
- PF-2: ATLAN FLOWFILTER 1200/3 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
- 15.55: DESIGN LEVEL
  - P - PAVING
  - C - CONCRETE
  - B - BITUMEN
  - G - GROUND
  - COV - COVER
  - INV - INVERT
  - WT - WATER TABLE
  - EX - TO MATCH EXISTING (C.O.S)
- 15.55: CONTOUR LINE
- DIRECTION OF SURFACE FALL
- GRADE LINE
- K: KERB
- KG: KERB & GUTTER
- VHK: VARIABLE HEIGHT KERB
- SP600: 600 WIDE CONCRETE SPOON DRAIN
- KR: KERB RAMP
- RW: PROPRIETARY CONCRETE SLEEPER RETAINING WALL LESS THAN 1.0m IN HEIGHT
- RWT/DT: 60.00 kL RETENTION/DETENTION TANK STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS (2x30kL TANKS). 48kL RETENTION AND 12kL DETENTION PROVIDE INSPECTION OPENINGS STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS. FIT BASE OF DETENTION ZONE WITH 150ø OUTLET ORIFICE
- HOTMIX BITUMEN TO FUTURE DETAIL
- CONCRETE TO FUTURE DETAIL
- CONCRETE TO FUTURE DETAIL

RETAINING WALL NOTES:

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IF RETAINING WALL HEIGHTS ENCOUNTERED ON SITE EXCEED THOSE HEIGHTS SPECIFIED IN THE DETAILS, PLEASE CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

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CONTRACTORS NOTES:

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WHERE EXISTING SERVICE COVERS ARE FOUND WITHIN THE SCOPE OF THE NEW WORKS, THE CONTRACTOR MUST ALLOW TO ADJUST THE COVERS TO SUIT THE PROPOSED FINISHED SURFACE LEVEL.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE 'BEFORE YOU DIG AUSTRALIA (BYDA)' (1100) FOR ASSISTANCE.

WHERE PROPRIETARY ITEMS ARE SPECIFIED, ALTERNATE EQUIVALENT PRODUCTS MAY BE ADOPTED WITH THE PRIOR WRITTEN APPROVAL OF THIS OFFICE.

PRELIMINARY

Date	Revision	Issue
24.07.2025	ISSUED FOR PLANNING APPROVAL	C
13.06.2025	ISSUED FOR PLANNING APPROVAL	B
12.06.2025	PRELIMINARY ISSUE	A

PT Design

PT Design Pty Ltd 141-149 Ifould Street Adelaide SA 5000
T [08 8412 4300] E [ptdesign@ptdesign.net.au]

Designed	SR	Drawn	SR
Approved		Date	JUN '25
CIVIL		Sheet	1 of 3

Project

OPAL EVERARD PARK DEVELOPMENT
34 NORMAN TERRACE EVERARD PARK SA

Client
OPAL HEALTHCARE

N

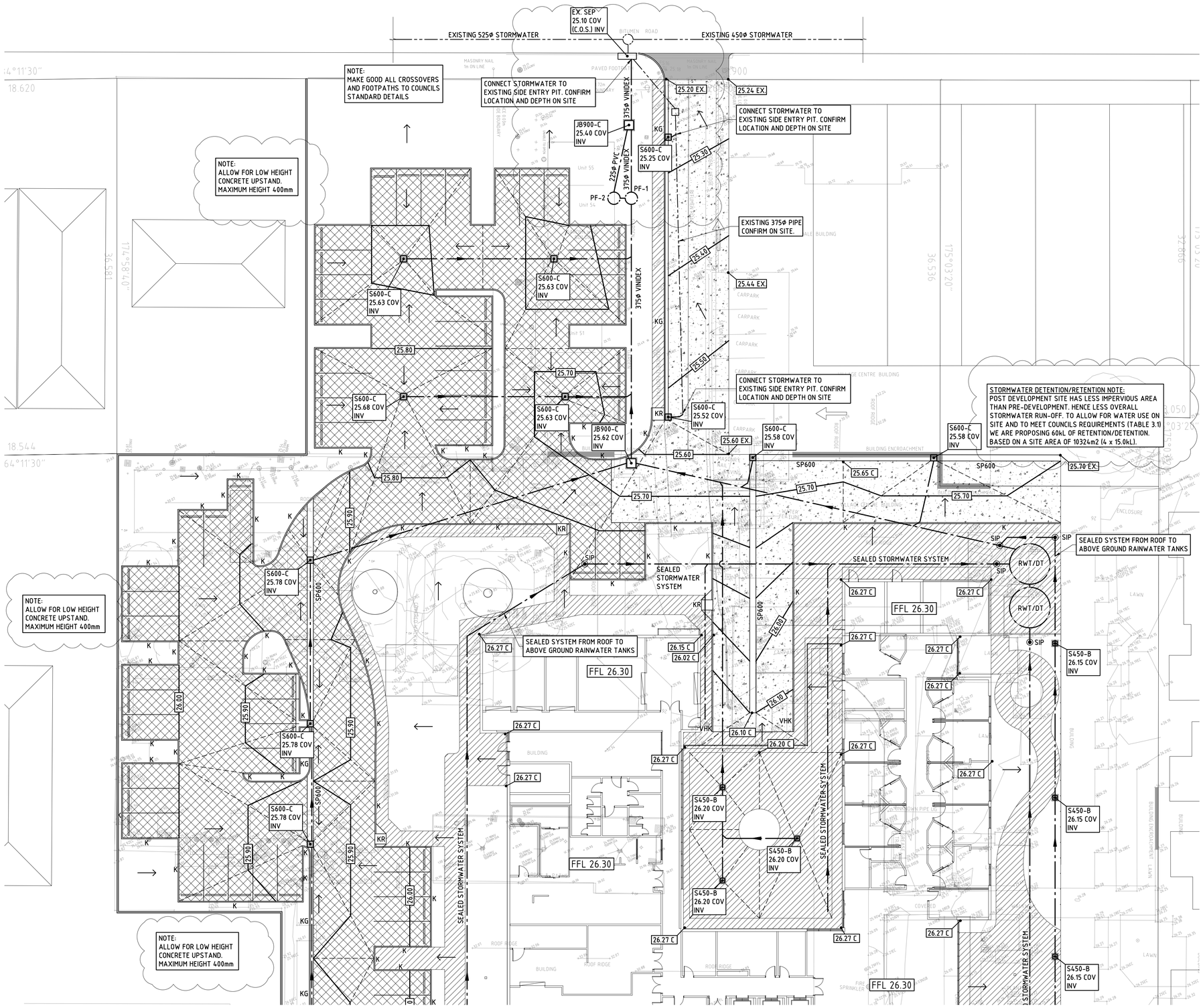
Drawing Title
SITE LEVELS AND DRAINAGE LAYOUT

Scale
1:200

Drawing Number
24529-C01

Issue
C

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0 5000 10000 15000

SCALE 1:200 @A1

PT Design

structural • civil • engineers

LEGEND

- SEWER GRADE PVC STORMWATER PIPE SIZE AS NOTED (S/S DENOTES SEALED SYSTEM)
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13.06.2025	ISSUED FOR PLANNING APPROVAL	B
12.06.2025	PRELIMINARY ISSUE	A

PT Design

PT Design Pty Ltd 141-149 Ifould Street Adelaide SA 5000
T (08 8412 4300) E (ptdesign@ptdesign.net.au)

Designed	SR	Drawn	SR
Approved		Date	JUN '25
CIVIL		Sheet	2 of 3

Project

OPAL EVERARD PARK DEVELOPMENT
34 NORMAN TERRACE
EVERARD PARK SA

Client
OPAL HEALTHCARE

N

Drawing Title
SITE LEVELS AND DRAINAGE LAYOUT

Scale
1:200

Drawing Number
24529-C02

Issue
C

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PT DESIGN Pty Ltd 141-149 Ifould Street Adelaide SA 5000 T [08 8412 4300] W [ptdesign.com.au] ABN [35 008 116 916] structural • civil • engineers

DETENTION CALCULATIONS

Opal Residential Aged Care Facility, Everard Park

Prepared by: SR

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141-149 Ifould Street, ADELAIDE SA 5000
Tel: (08) 8412 4300

Project No: 24529
Revision: -00-
Date of Issue: 24/07/2025

Project:	OPAL - Everard Park	Project #	24529
		Date	18.07.2025
Design By:	SR	Page	1

CRITICAL 1 IN 100 YEAR DETENTION VOLUME

PRE DEVELOPMENT FLOW (MINOR STORM)

Time of Concentration	5	mins
Rainfall Intensity	185	mm/hr

Catchment Area	C	Area (m^2)		
Roof	1.0	6343	326.0	
Impervious	0.9	1726	79.8	
Pervious	0.2	2255	23.2	
		Total	**429.0**	L/sec

POST DEVELOPMENT FLOW (MAJOR STORM)

Time of Concentration	t	mins (critical TBC)
Rainfall Intensity	$^{100}I_t$	mm/hr

Catchment Area	C	Area (m^2)		
Roof	1.0	3645	1.01	
Impervious	0.9	4010	1.00	
Pervious	0.2	2669	0.15	
		Total	**2.16**	$^{100}I_t$

Project:	OPAL - Everard Park	Project #	24529
		Date	18.07.2025
Design By:	SR	Page	2

CRITICAL STORAGE VOLUME

Q in		**Q out**	
2.16	$^{100}I_t$	429.0	L/sec

Tc (mins)	Intensity, I (mm/hr)	Q in (L/sec)	Q out (L/sec)	V in (L^3)	V out (L^3)	V total (L^3)
5	185	400.2	429.0	120062	128689	-8627.167
6	171	369.9	429.0	133171	141558	-8387
10	135	292.0	429.0	175226	193034	-17808
20	92.8	200.8	429.0	240903	321723	-80820
30	72.7	157.3	429.0	283087	450412	-167325
60	46.4	100.4	429.0	361354	836479	-475125
120	29.0	62.7	429.0	451692	1608614	-1156921
180	21.9	47.4	429.0	511658	2380748	-1869090
360	13.6	29.4	429.0	635484	4697152	-4061667
720	8.42	18.2	429.0	786879	9329959	-8543079
1440	5.11	11.1	429.0	955096	18595573	-17640477

PEAK STORAGE REQUIRED -8387 L^3

ROOF AREA 172m2

PAVED AREA 39m2

ROOF AREA = 6171m2

PAVED AREA 276m2

PAVED AREA 199m2

PAVED AREA 1022m2

PAVED AREA 190m2

PRE-DEVELOPMENT
TOTAL AREA = 10324m2
ROOF AREA - 6343m2
PAVED - 1726m2
LANDSCAPE - 2255m2

PAVED
AREA =
3766m2

ROOF
AREA =
3645m2

PAVED
AREA
159m2

PAVED
AREA
85m2

POST DEVELOPMENT
TOTAL AREA = 10324m2
ROOF AREA - 3645m2
PAVED - 4010m2
LANDSCAPE - 2669m2

ATTACHMENT 3

MLM/25-0094

15 June 2025

Traffic • Parking • Transport

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FULLARTON SA 5063

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MFY Pty Ltd
ABN 79 102 630 759

Ms Theresa James
Future Urban
Level 1, 74 Fisher Street
ADELAIDE SA 5000

Dear Theresa,

OPAL HEALTHCARE CENTRE, 32-34 NORMAN TERRACE, EVERARD PARK

This report relates to the proposed development of a residential aged care facility at 32-34 Norman Terrace, Everard Park. The proposal, which will include 180 beds, is illustrated on Brown Falconer's suite of plans 2025016/3659 DA05 Rev P1.

1 SUBJECT SITE

The subject site has frontage to Norman Terrace to the south and Ross Street to the north and is identified in Figure 1.



Figure 1: Subject site

The site is currently occupied by two supported accommodation facilities providing residential aged care and independent living units.

Norman Terrace, Ross Street and Fourth Avenue are residential streets within the care and control of the City of Unley and are within a 40 km/h speed area.

Stop 5 of the Tram line is located within close proximity to the subject site.

2 PROPOSAL

The proposal is for the development of a multi-level residential care facility with 180 beds.

2.1 ACCESS

Access for the development will occur via modified crossovers at the existing access locations on Norman Terrace and Ross Street, which will be designed in accordance with the Australian/New Zealand Standard *Parking facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004)*.

The Ross Street access and western access on Norman Terrace will provide access to the proposed car park and will cater for simultaneous entering and exiting movements, as illustrated in Figure 2.

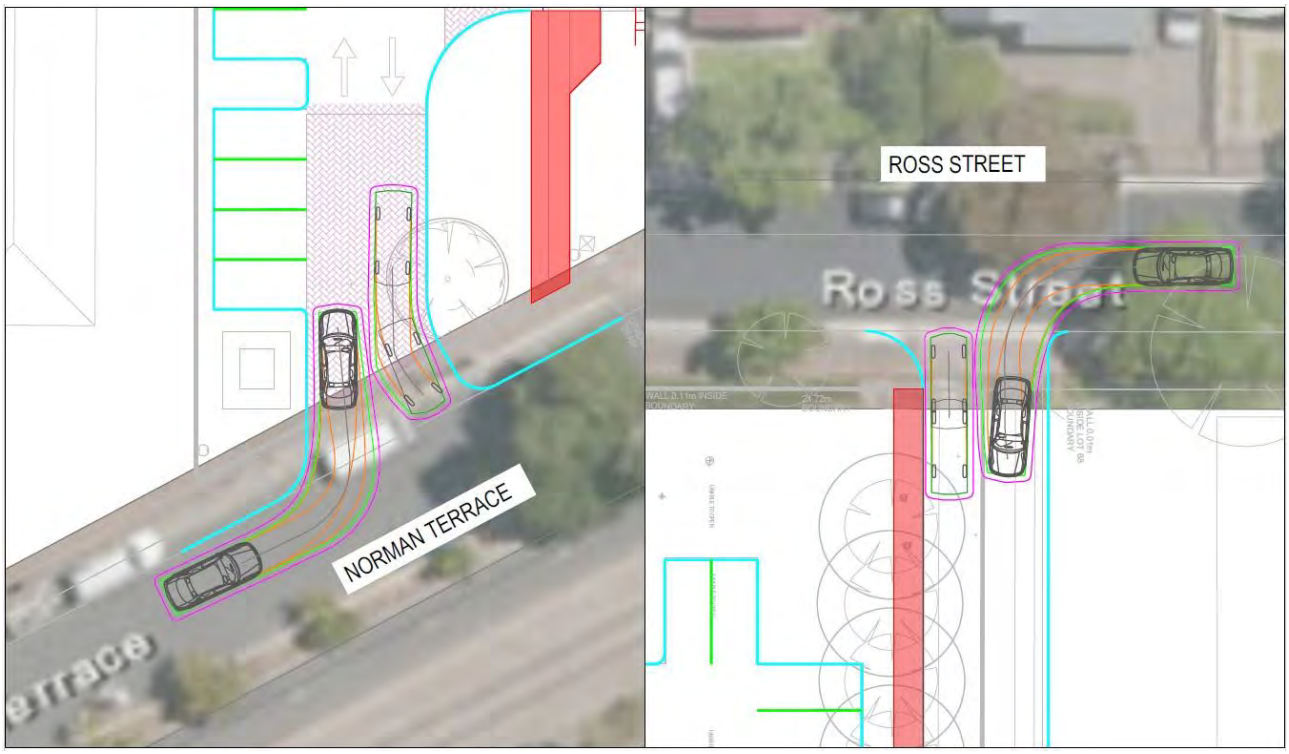


Figure 2: Simultaneous movements at access points (B99 and B85)

The eastern crossover on Norman Terrace will cater for egress movements from the proposed pick-up drop-off facility.

It is also proposed that a right-of-way be facilitated to provide ingress movements for the site from Fourth Avenue. This ingress, which will be established within the development of the adjacent land, will provide for commercial vehicle movements for both sites. Figure 3 identifies the future right-of-way.

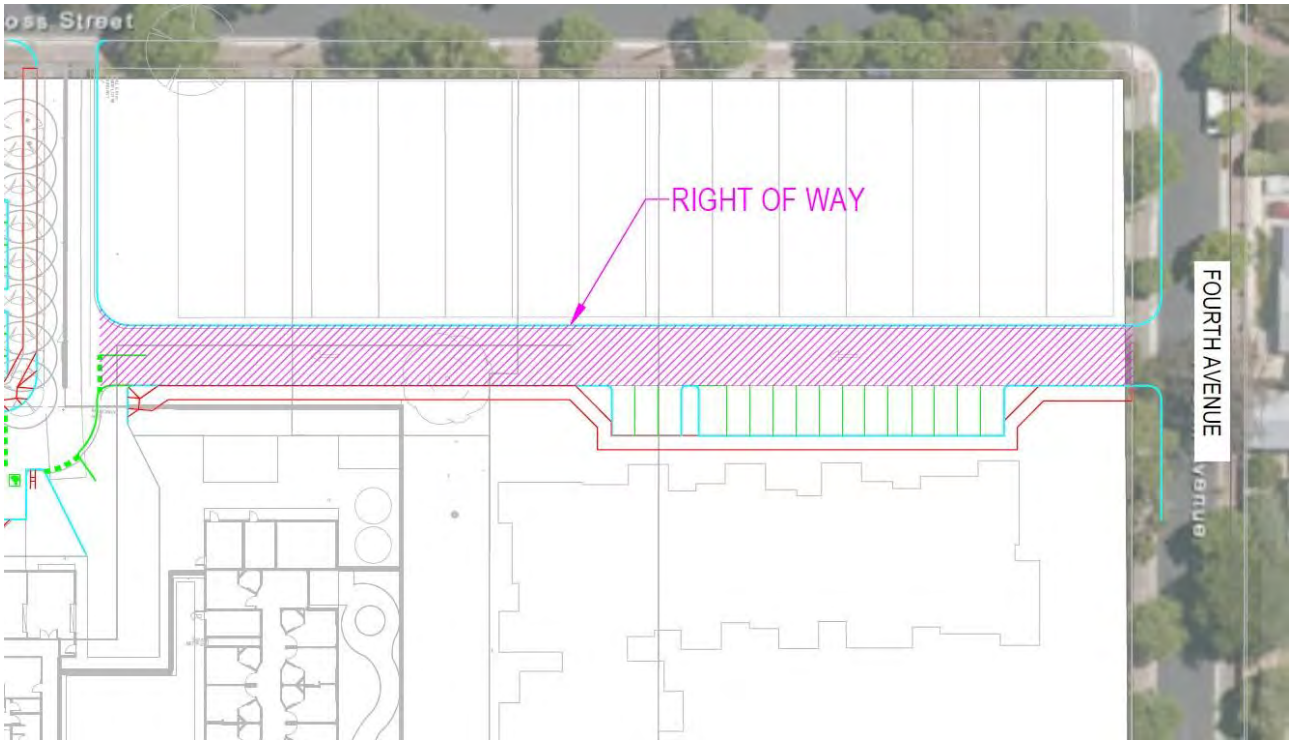


Figure 3: Future right-of-way to Fourth Avenue

Notwithstanding the above, the subject proposal does not rely on this right-of-way being delivered.

2.2 CAR PARKING

The proposed car park will include 14 visitor parking spaces adjacent the Norman Terrace access and 59 staff parking spaces throughout the site. The car parking areas will be designed in accordance with the AS/NZS 2890.1:2004, in that:

- parking spaces will be 5.4 m long;
- visitor parking spaces will be 2.6 m wide;
- staff parking spaces will be 2.4 m wide; and
- the parking aisles and circulation roadway will be 6.2 m wide

Four parking spaces will be designated for use by people with disabilities and will be provided in accordance with the Australian Standard *Parking facilities Part 6: Off-street parking for people with disabilities (AS 2890.6:2022)*, in that the parking spaces will be 5.4 m long and 2.4 m wide with a similarly sized adjacent shared area.

The car park will also include one bus parking bay, which will cater for access by a coaster or similar.

2.3 PICK-UP-DROP OFF ZONE

The proposed porte cochere will cater for access by emergency vehicles and buses via Norman Terrace, as illustrated in Figure 4.

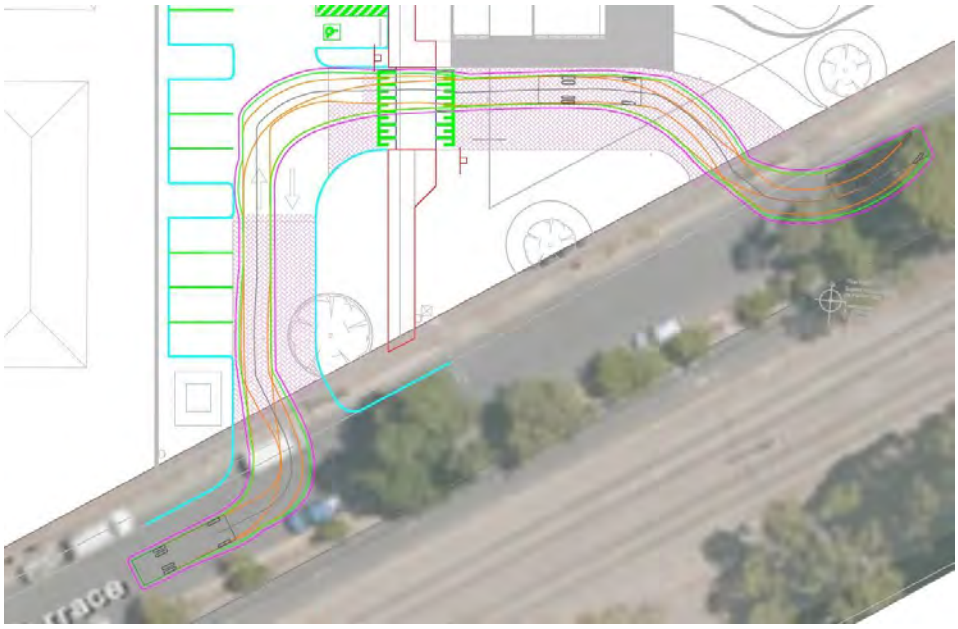


Figure 4: Swept path of emergency vehicle accessing porte cochere

2.4 REFUSE COLLECTION

Refuse collection for the development will occur on-site within a loading dock adjacent the proposed building. Refuse vehicles will ultimately enter the site from Fourth Avenue via the right-of-way and reverse into the loading dock before exiting at the Ross Street access in a forward direction. Figure 5 illustrates the swept path of a 10.3 m refuse vehicle accessing the development.

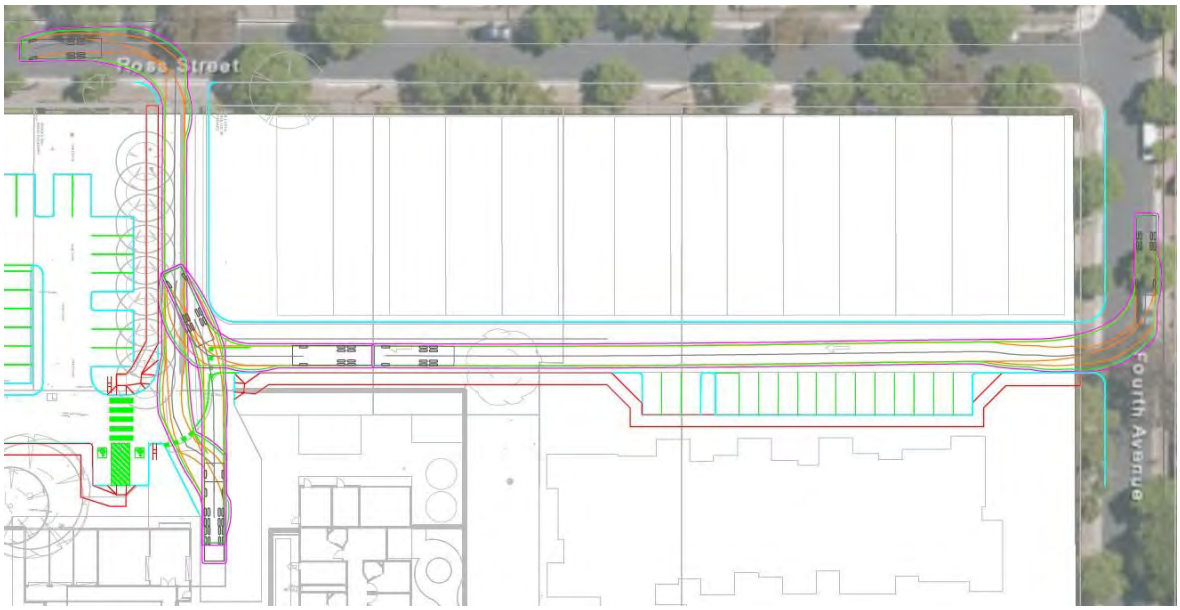


Figure 5: Swept path of refuse vehicle accessing development

The proposal has also considered access for refuse vehicles prior to the construction of the right-of-way (or in the event the right-of-way is not realised). In this scenario, refuse vehicles will be able to enter the site via Norman Terrace to access the loading dock and exit to Ross Street, as illustrated in Figure 6.

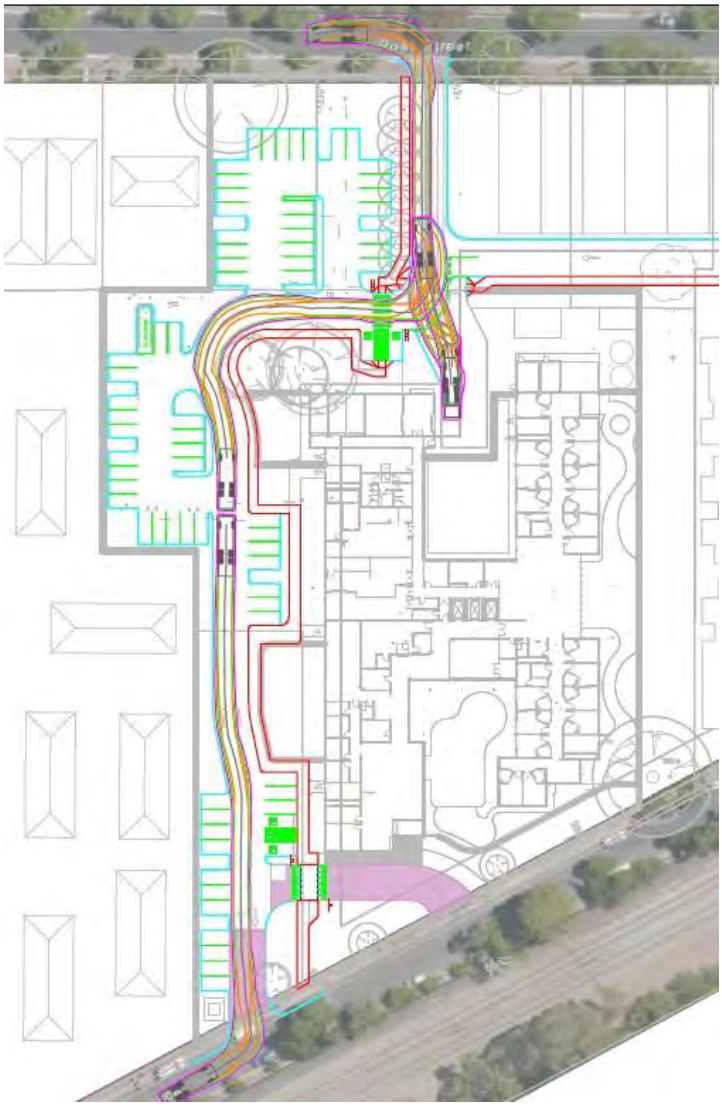


Figure 6: Swept path of refuse vehicle accessing site without right-of-way

2.5 PEDESTRIAN CONNECTIVITY

Pedestrians will be provided convenient access to the site via direct connections to footpaths on Norman Terrace and Ross Street. A future connection to Fourth Avenue has also been provisioned in the design. Safe circulation throughout the development will be facilitated by footpaths adjacent the proposed building, as well as a continuous footpath treatment. A pedestrian crossing across the circulation aisle and a continuous footpath across the porte-cochere will ensure pedestrian crossing priority and improve safety for these road users. These traffic control treatments should be designed and installed in accordance with the requirements of the Manual of Legal and Technical Requirements for Traffic Control Devices as required by the Road Traffic Act.

3 PARKING ASSESSMENT

The Planning and Design Code identifies a parking provision rate of 0.3 spaces per bed for supported accommodation. Such a rate equates to a provision of 54 spaces for the subject proposal. The development will provide 73 spaces which will exceed the requirements of the PDC and accommodate the anticipated peak parking demand.

In addition, a space will be provided to park a small bus (coaster or similar) on the site. It is envisaged that passengers would enter and alight from the bus in the porte-cochere and it would then be parked in the space.

4 TRAFFIC ASSESSMENT

The RMS *Guide to Traffic Generating Developments* identifies a daily traffic generation rate of 0.1 trips per bed for the supported accommodation during peak traffic periods. This will equate to a peak hour traffic volume of approximately 18 trips.

Notwithstanding the above, the existing development on the site currently generates traffic to the adjacent road network. The independent living units on the site would generate in the order of 0.4 trips per dwelling during the morning peak hour. Accordingly, the actual volume of additional traffic which would be expected on the road network will be negligible (if any) and will not have any appreciable impact on the operation of the adjacent roads.

5 SUMMARY

In summary, the proposed development will generate traffic volumes similar to the existing situation. Access to the site will be safe and convenient and all vehicles will enter and exit the site in a forward direction.

The design has ensured that priority pedestrian access will be available within the site, ensuring safe movements for these vulnerable road users.

The proposed development will provide an excess of on-site parking, thus ensuring any impact on the adjacent road network will be negligible.

Yours sincerely,
MFY PTY LTD

[redacted]

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR

MLM/25-0094

25 July 2025

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ABN 79 102 630 759

Ms Theresa James
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Dear Theresa,

APPLICATION ID: 25018240: PROPOSED RESIDENTIAL AGED CARE DEVELOPMENT, 32-34 NORMAN TERRACE, EVERARD PARK - REQUEST FOR INFORMATION

I am in receipt of correspondence from the City of Unley requesting, amongst other matters, additional information in relation to the proposed access for the development. As requested, we have reviewed the queries as they relate to traffic and parking matters and provide the following additional information to inform Council's assessment. For clarity, we have repeated Council's query following by our response.

1. *Vehicle access is proposed via 6.5m wide two-way crossovers to Norman Tce and Ross Street, with turn path assessments provided within the MFY report which indicate simultaneous two-way access can be achieved, which is considered acceptable. Can you ensure that the vehicular crossovers are reduced as much as possible to ensure that reduced speeds are required when entering the site and to also reduce conflict area between vehicles and pedestrians.*

   The width of the vehicle crossovers is governed by the turning requirements for the refuse vehicle. In the cases of Ross Street and Fourth Avenue, the turn path of the refuse vehicle will require the full width of the crossover which then allows for no impact to the on-street parking, as illustrated in Figure 1.



Figure 1: Turn paths illustrating the access widths on Ross St and Fourth Ave have been minimised

2. *Vehicle egress for the proposed pick-up / drop off zone indicates an excessively wide crossover via Norman Tce, which will promote high vehicle speeds and increased conflict area between vehicles and pedestrians. Please significantly reduce crossover width, with typical single width crossovers being 4m.*

   There is an opportunity to narrow both access points on Norman Terrace. The one-way egress from the set-down area to Norman Terrace can be narrowed to 4.3m while the car park access can be narrowed to approximately 6.5m. While the egress is slightly wider than the 4m suggested by Council, the egress has been designed to cater for an ambulance. Figure 2 illustrates the potential narrowed access points.

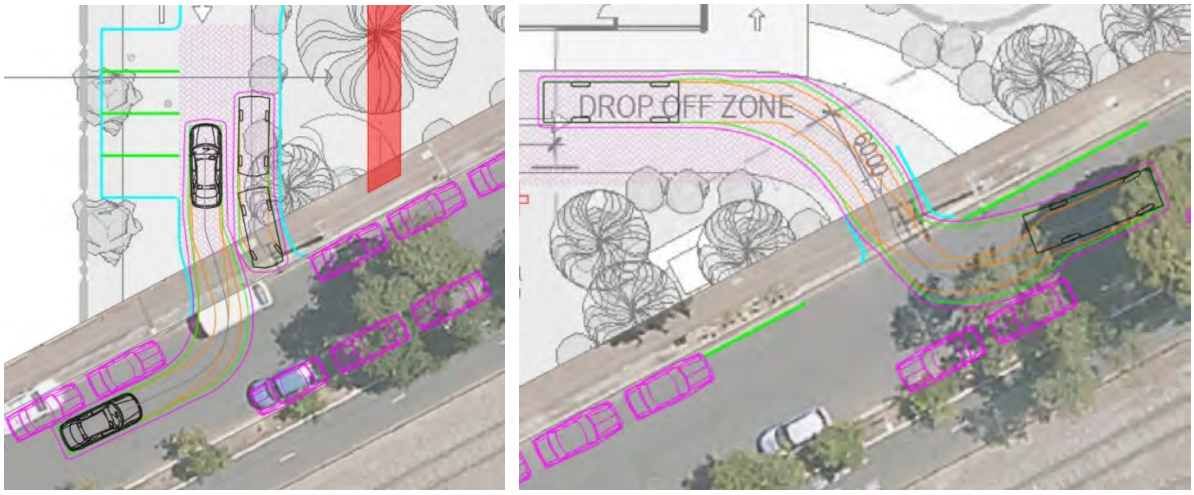


Figure 2: Narrowed access crossovers to Norman Terrace

3. *Please ensure pedestrian sight triangles are provided adjacent each crossover in accordance with Australian Standards.*

   Pedestrian sight line triangles will be provided at each access, as illustrated in Figure 3. These triangles will be kept clear of vegetation over 1.0m in height.

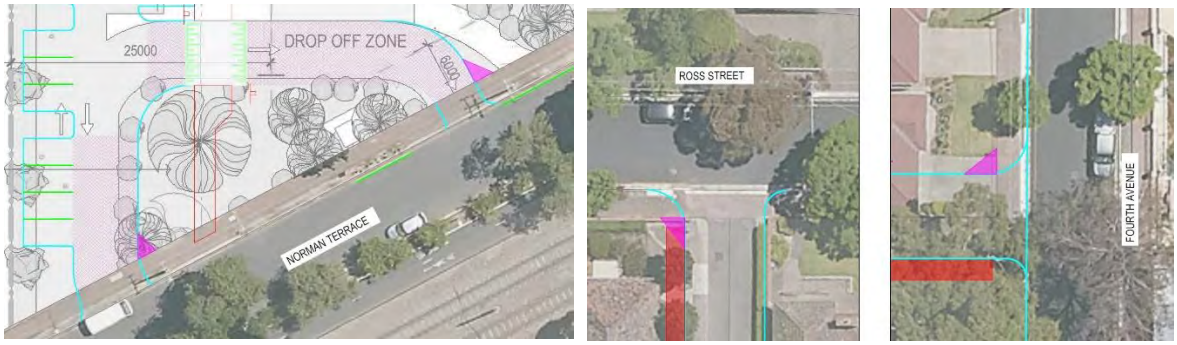


Figure 3: Pedestrian sight distance triangles at access points

4. *The Planning and Design Code seeks to ensure that commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimize potential conflict. Additionally, all*

development should be sited and designed so that the loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. The traffic report, prepared by MFY indicates a dedicated loading dock has been provided within the site, with access via internal ROW. The MFY report has provided a turn path assessment which shows a 10.3m refuse vehicle accessing and egressing the internal Loading Dock, with the following options shown:

- *Refuse vehicle entering the site via Fourth Ave and exiting via Ross St.*
- *Refuse vehicle entering the site via Norman Tce and exiting via Ross St.*

The turn path assessments provided indicate significant impacts on street parking when refuse vehicle enters and exists the site, please update turn path assessments to include on-street parking spaces on Norman Tce, Fourth Ave and Ross St.

In order to illustrate the turn path requirements for a refuse vehicle to enter and exit the site when vehicles are parked on-street, plans documenting locations where vehicles could park and where existing parking restrictions are currently implemented were prepared. Figure 1 illustrates the refuse vehicle entering the site via Fourth Avenue and exiting to Ross Street with no impact on the existing kerbside parking. Figure 4 illustrates the entry movement of the 10.3m refuse vehicle on Norman Terrace which can also be accommodated with no increase in parking restrictions on-street.

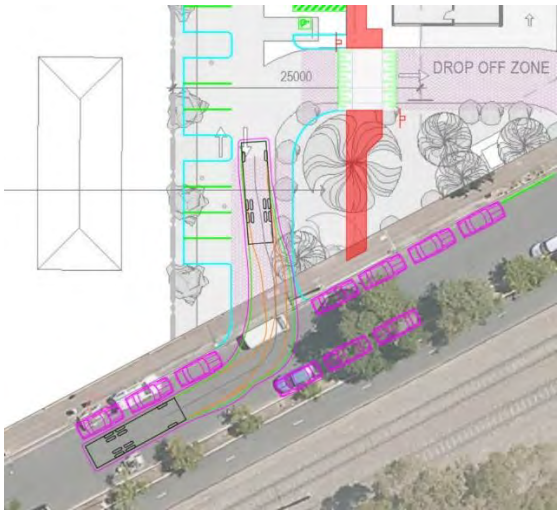


Figure 4: Refuse vehicle entering the site via Norman Terrace

I believe the above information responds to Council's queries as they relate to traffic and parking requirements for the development but am happy to respond to any further queries.

Yours sincerely,
MFY PTY LTD

[redacted]

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR

ATTACHMENT 4

Proposed Residential Care Facility, Opal HealthCare @ 32-34 Norman Terrace, Everard Park SA, 5035.

Proposed

Waste Management Plan Operational Brief.

Date
24th July 2025

Contact: Brian J. Lennox FCSI.
Universal Foodservice Designs Pty Ltd
ABN 21 147 307 211
PO Box 236
Ourimbah NSW 2258

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DOCUMENT CONTROL & DISTRIBUTION SHEET

Copy	Revision	Issue Date	Issued To
1	DRAFT	27.05.2025	Ms Isabelle Neubauer – Brown Falconer.
1	FINAL	11.06.2025	Ms Isabelle Neubauer – Brown Falconer.
1	REVISED FINAL	17.06.2025	Ms Isabelle Neubauer – Brown Falconer.
1	UPDATED FINAL	24.07.2025	Ms Isabelle Neubauer – Brown Falconer.

Conflict of Interest

The reader of this report should note that Universal Foodservice Design Pty Ltd, is a fully independent Foodservice, Laundry, and Waste Management Consulting Organization. UFD receives no remuneration in any form from management companies, equipment suppliers, dealers, or equipment manufacturers. Universal Foodservice Designs Pty Ltd. receives no compensation other than the monies received from its clients. Universal Foodservice Designs Pty Ltd always works in conjunction with the FCSI code of ethics relating to financial payments. Please refer to www.fcsi.org for details.

It should be noted by the Reader that the calculation of waste volumes detailed are not precise as the frequency of waste is subject to the following: demographic, religious, cultural, and racial differences. Seasonal periods and events may also impact on waste generation rates. However, for the purposes of the exercise, industry standards and Council rates have been used as they include nominal allowances for normal daily problems encountered in aged care.

Contents Opal HealthCare – Everard Park, South Australia

1. Introduction. Page 5.
2. Waste management key requirements. Page 7.
3. Waste and recycling volumes. Page 12.
4. Light fittings. Page 21.
5. Waste removal vehicle requirements. Page 22.
6. Waste minimization recommendations – Waste area. Page 24.
7. Concept plan and spatial requirements – Waste area. Page 25.
8. Conclusion Page 26.

The Definitions.

Acronyms	Description
NCC	National Construction Code
DA	Development Application
EPA	Environment Protection Agency of South Australia
LAP	Local Approvals Policy
Local Council	City of Unley Council.
WMP	A document that details the type and quantity of garbage and recyclable material that is likely to be generated during the construction, demolition, and ongoing operation of a development. It also details where and how the garbage and recycling should be stored, how it will be reprocessed or disposed of and handling procedures.
MGB	A waste container constructed of plastic with wheels with a capacity in litres of 60, 120, 240, 360, 660, 1,100.
WH+S	Work Health and Safety
Bund or bunded pallet	To be enclosed by a low wall or enclosed pallet system intended to contain any liquid spillage or inundation from extending beyond an area.
Clean-up service	A booked, weekly collection service for large and bulky items such as furniture, whitegoods, or garden waste offered by the Council to residents.
Electronic waste or e-waste	Unwanted or broken electronic goods that can be recycled, including TVs, computers, and peripherals, electric appliances, mobile phones, VCRs, stereos, photocopiers, and fax machines.
Waste and recycling storage area	A dedicated space (including a bin room or bin bay) for the storage of waste.
RACF	Residential Aged Care Facility.

1. Introduction.

Opal HealthCare is looking to develop a new aged care facility located at 32-34 Norman Terrace, Everard Park SA, 5035. The RACF will cater for upwards of **180 ageing in place residents when full.**

This waste management plan is an operational plan that will address the operational requirements of the facility and includes spatial comments for the waste area(s).

The purpose of this plan is to outline specific measures to attain the following outcomes:

- Comply with all relevant Local (City of Unley Council) Council Authority and State codes, legislative requirements and policies that will apply to this development. (Waste Management & Resource Recovery Plan 2020-2025 and the Kerbside Waste & Recycling Collection Service Policy).
- Compliant disposal and treatment of generated waste as detailed by Local (City of Unley Council) Council Authority.
- Options and processes to minimise the quantities of waste generated ending up as land fill.
- Waste material handling processes required for the safe and compliant movement of recyclable and general waste from the RACF waste management area.
- Support the principles of Ecologically Sustainable Development.
- Adhere to the City of Unley Council commitment to reducing land fill.
- The waste management operation for this RACF will always operate in accordance with current Workplace and Safety standards in mind.
- Comply with the Environment Protection Agency of SA.
- The transportation of waste must meet the general environmental duty (GED).

All waste calculations and figures provided by UFD are based on the proposed DA drawings prepared by Brown Falconer Architecture, room numbers as provided by the Client and City of Unley Council waste generation rates as detailed in this report.

Waste management facilities for this site are to be designed and constructed in accordance with current NCC requirements, Australian Standards, State and City of Unley Council Statutory requirements.

Note: The management of medical waste (as used in aged care facilities) is a highly specialised field. If not stored and treated appropriately, some materials can cause infections or injuries, while others can be highly toxic. As such the correct and safe handling of generated waste will always be required.

Note: This Waste Management Plan **does not** provide comments or facilitate key requirements for a Construction waste management plan. A Construction waste management plan will need to be developed and employed by the Construction team.

Return Briefing

A. Background.

A comprehensive waste management operation is crucial to the succesful day to day operation of the Proposed Opal HealthCare, Everard Park facility.

As such, the collection, compaction, sorting and dispatching of all waste emanating from the future RACF should be seen as a service which plays a **fundamental role in the functioning of the aged care that it supports**.

This plan shall provide specific details and requirements that the facilities waste management area will need to operate too.

B. Objectives.

The objective of this report is to provide a way forward through a series of recommendations regarding the proposed future methods of transportation, handling, storage, compaction, and periodic waste removal of the waste stream.

Recommendations are provided regarding the capacity and performance requirements of new waste management equipment and systems as well as the periodic removal, General, Medical, Cytotoxic, Green/organic, and Co-mingled waste.

C. Methodologies.

The review of the current waste management operations as well as the outlined recommendations detailed in this report has been based on the following:

- Current Brown Falconer Architect drawings for the Everard Park RACF development.

Additionally, the following Standards, Codes and Guidelines have been adhered to in the production of this report.

- AS1668.2-2012 – Mechanical ventilation.
- Current NCC requirements.
- City of Unley Council waste management requirements. (Waste Management & Resource Recovery Plan 2020-2025 and the Kerbside Waste & Recycling Collection Service Policy).
- AS4586-2013 – slip resistance ratings.
- Current Work Health and Safety Requirements.
- AS4123.7-2006 mobile waste containers.
- AS1680-1990 – Artificial lighting requirements for Storage areas.
- Australian Standard 1319:1994 Safety signs for the occupational environment.
- Environment Protection Agency of SA (EPA).

Note: This waste management plan is not a Construction Waste Management Plan. A Construction Waste Management Plan will need to be developed.

2. Waste management key requirements.

Key features.

The new Opal HealthCare Everard Park RACF waste holding/management area is to on the Ground floor level of the facility – being located within easy and compliant access of the waste collection area.

A private contracted waste collector (Veolia) shall remove collected general and recyclable waste, medical, cytotoxic, and administration waste periodically as detailed in this report.

The onsite Opal HealthCare Maintenance Caretaker/Manager will manage the waste management area.

Opal HealthCare Team members will be required to maintain and manage all bin holding/collection areas on this site. RACF maintenance Team members will also be required to maintain all bin movement, compaction, and equipment.

As part of the waste management operations the following points need to be applied:

2.1 Waste management area – Building fabric & waste services.

A dedicated waste holding area will be located on the **Ground floor level** of the Everard Park development for the storage of all waste generated in the RACF. The Waste management area is located inside the building. As such, this waste management area **will not impact** of the visual aspect of the facility.

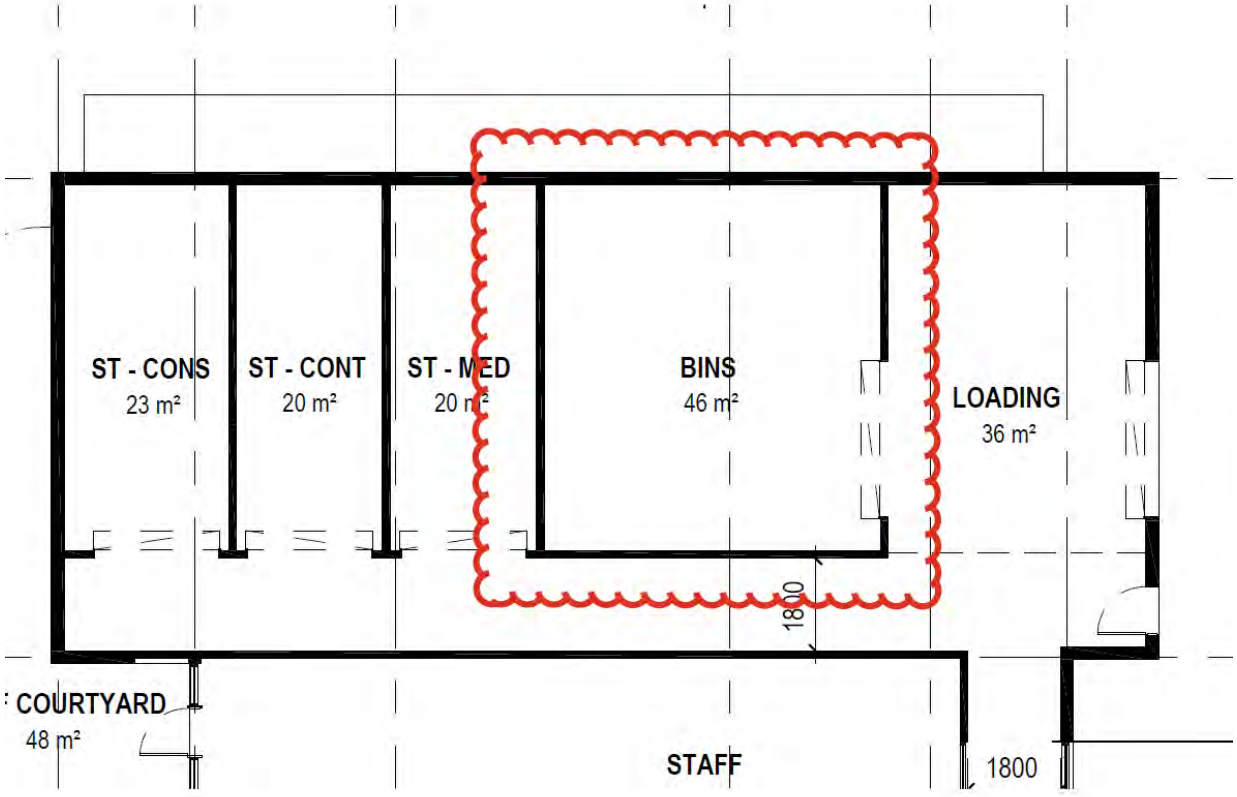


Figure 1 loading dock and internal waste area.

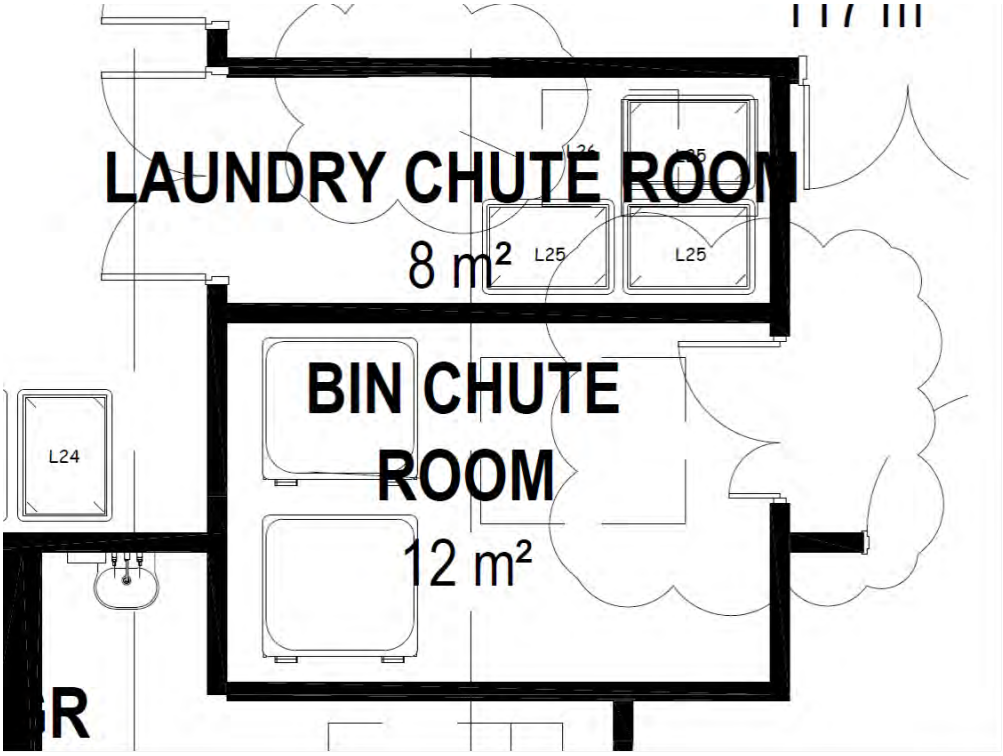


Figure 2 Waste Bin Chute Room.

Note: The waste chute room located on the ground floor will be used to collect general waste only. All other waste streams created on the upper floors will be taken to the central waste holding area located in the back of house via the service lefts.

The Opal HealthCare Everard Park waste holding area will be constructed and installed to comply with the National Construction Code (NCC) and all relevant Australian, NSW State (EPA) and Local Standards.

Additionally, all the following items are to be incorporated into the Ground floor waste management area.

- The ceiling height of waste storage area shall be a **minimum of 2400 mm.**
- The doorway opening to the waste room shall be of adequate size to allow easy access to bins and permit the installation and maintenance of waste handling and compaction equipment (if required) that may be used in the garbage rooms.
- UFD recommends that the floor to the waste area be a **minimum of 75mm thick** and coved at the walls and graded to a centrally located floor drain. Flooring will be slip rated in accordance with current Australian Standards (AS4586).
- A centrally located approved drain point with accessible, and Watermark approved removable bucket trap will be installed into the floor. This drain point will be connected to the sewer.
- Walls in the waste area must be finished in a light colour and finished with a non-absorbent material.
- The waste management area will be complete with **hot and cold-water hose cocks** which will have fitted to them a proprietary hose reel assembly. Hot and cold-water points will be complete with a Temperature Mixing Valve in the waste collection point.
- UFD recommend that the waste management area will be under surveillance to minimise vandalism.

- Lighting shall be provided in accordance with Australian Standards for LUX requirements in Waste Management areas.

- The section of driveway that will be used by the nominated Waste Collection Contractor will need to be designed in accordance with Australian Standard AS 2890.2 – 2002 Parking Facilities Part 2: Off-street commercial vehicle facilities for waste collection vehicles.

- Vehicle access and turning circle requirements are detailed by the Transport Consultant in accordance with Australian Standards. Enough space is available to assist the Clients Contracted waste collection vehicles to successfully move as required.

- Adequate vehicle access needs to be provided with the finished floor to ceiling height of the vehicle pathway being no less that the height of the largest general and recyclable waste collection vehicle.

- Loading dock entrance is to be treated with "no parking" signage or equal being detailed by the Architect.

Note: Please refer to Section 5 of this report for typical Veolia Waste Collection Vehicle size and details.

- The waste management operation for this RACF will always operate in accordance with current Statutory Workplace and Safety standards in mind.

- The Opal HealthCare shall nominate waste collection removal. With regard bin empty times, Opal HealthCare's waste collection agency will always endeavour to accommodate the Opal's needs and pick up times (**Monday to Friday and during normal business hours**).

- Maintenance Staff shall organise and coordinate both General waste, Medical, Cytotoxic and Recycled Waste pick-ups in a **just in time manner** with the Opal Aged Cared Care Contracted waste collection agencies.

- Maintenance staff shall ensure that all bin movements from the waste management area to the waste collection area shall be done in accordance with current WH+S requirements and Environment Protection Agency of State regulations.

- The Ground floor waste management area will always be off limits to the RACF's residents, non-approved staff, and their guests.

- All internal walls of the waste areas will be fitted with protective bumper railings. UFD recommends BR-200 Latham bump rail (or approved equal) for these spaces. Bumper railing to be detailed by the architect. The walls of the waste room must be constructed of approved solid impervious material. The Waste room will be constructed to prevent the entry of vermin (rats, mice etc.).

Note: Due to the associated residential living areas having noise restrictions, bin empties will occur only during business hours. This is in alignment with Noise Policy for Industry 2017.

2.2 City of Unley Council

All waste and recycling will be guided by the services and acceptance criteria of the City of Unley Council. Private contractor (Veolia) will collect all Commercial waste.

All waste facilities and equipment are to be designed and constructed to follow the city of City of Unley Council's Waste Management & Resource Recovery Plan 2020-2025 and the Kerbside Waste & Recycling Collection Service Policy.

City of Unley Council Objectives

City of Unley Council objectives for waste management are to avoid waste through design and ordering in correct materials, encourage improved environmental outcomes through increased source separation of materials ensure more efficient management of waste and recyclable materials maximise reuse and recycling of building construction materials, household generated waste and commercial waste.

City of Unley Council requirements

- Access – ensure waste systems are easy to use, and collection vehicles can access buildings to safely remove waste and recycling.
- Safety – ensure safe practices for storage, handling and collection of waste and recycling.
- Pollution prevention – prevent stormwater pollution that may occur because of poor waste storage and management practices.
- Ecologically sustainable development (ESD) – promote the principles of ESD through resource recovery and recycling leading to a reduction in the consumption of finite natural resources.
- Hygiene – ensure health and amenity for residents, visitors, and workers in the City of Unley Council area.
- Noise minimization – minimize noise during use by residents and collection of waste and recyclables.
- Comply with City of Unley Council Waste Management & Resource Recovery Plan 2020-2025 and the Kerbside Waste & Recycling Collection Service Policy.

2.3 Ventilation requirements.

- The waste collection space will be constructed with a supply and exhaust air system, being constructed in accordance with AS1668.2-2012.
- The waste management room must be ventilated by A mechanical exhaust ventilation system exhausting at a rate of 5L/s.m2 floor area, with a minimum rate of 100L/s min.

Note: General waste bins holding putrescible waste will be removed from site twice (2 times) weekly.

2.4 Insect control

A proprietary bug/insect zapper should be installed in each waste collection room. A general-purpose outlet will be provided at an elevated level (2200mm AFFL) near the insect zapper's location. This will assist in controlling insects in the waste management area.

UFD recommends the employment of a Birko bug zapper. The Birko 1004101 Insect control unit is the ideal solution for waste storage and food-handling premises where the presence of flying insects presents a risk to staff, residents, guests, and customer health, finished goods quality or reputation and customer return rates.



Figure 3 A Birko bug zapper (or equal) is recommended.

2.5 Vehicle access.

Vehicle access and vehicle movements shall be aligned with the Environment Protection Agency of South Australia. The following features will apply:

- Access and exit to and from site via Ross Street.
- The collection point must be designed to ensure that the waste collection vehicle can safely access and manoeuvre within the RACF.
- The Waste collection vehicle must be able to enter and exit the Everard Park RACF in a forward direction. The waste collection point is positioned to minimise manoeuvring within the site.
- The travel route shall suit the dimensions of the private waste collection vehicle.
- The grades of entry must not exceed the capabilities of the waste collection vehicle.
- The private 9.8m Veolia Waste Truck will be able to drive forward in and reverse out of the loading bay without impacting on car spaces or columns. For this scenario, bins being collected would need to be unloaded into the rear-loading waste.

Note: The Waste management area is to be located inside the building and shall not impact of the visual aspect of the RACF and its surrounds.

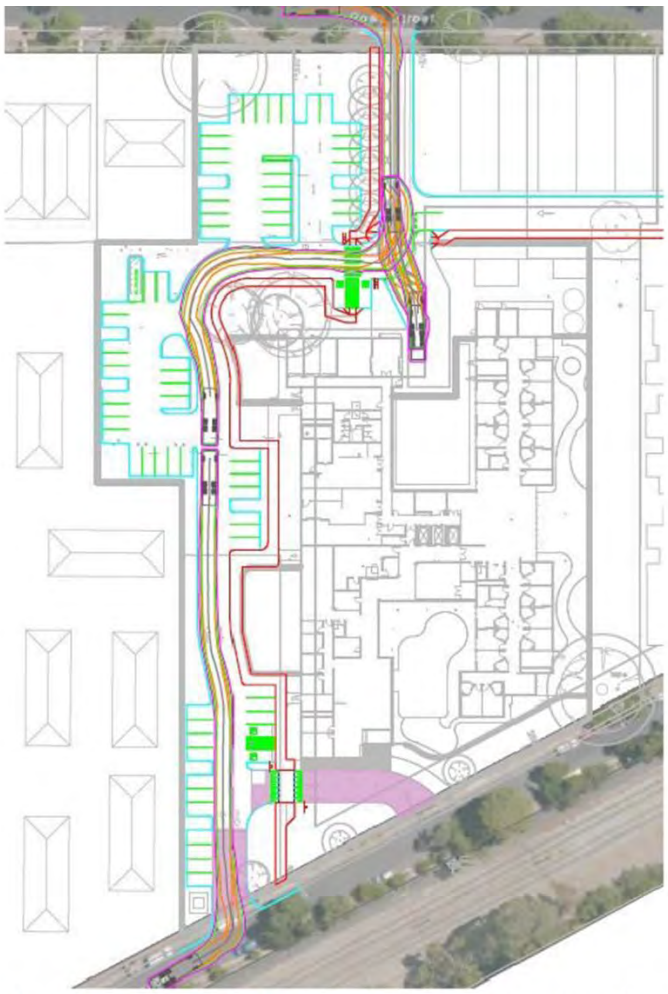


Figure 6: Swept path of refuse vehicle accessing site without right-of-way

Figure 4 Proposed travel path.

2.5 Waste bins standards.

All waste bins used at this RACF (including waste collection points through the building) are to be aligned with current Australian Standards regarding waste management.

An Australian Standard has recently been developed for mobile bin colours (AS4123.7-2006 mobile waste containers - Part 7: colours, markings, and designation requirements). The colour designations for common waste categories are listed in the table below.

Waste Category	Bin body colour	Bin lid colour
Garbage	**Dark green or black**	**Red**
Recycling (commingled or containers)	**Dark green or black**	**Yellow**
Paper / Cardboard	**Dark green or black**	**Blue**
Organics (including co-collected food and garden organics)	**Dark green or black**	**Lime green**

AS4123 consists of sections covering critical areas of MGBs design and functionality.

- Two (2) wheel containers with a capacity up to 400L for lifting devices' Dimensions and design.
- Four (4) wheel containers with a capacity from 500L to 1,200L with flat lid(s), for trunnion and/or lifting devices' Dimensions and design.
- Four (4) wheel containers with a capacity from 770L to 1,300L with dome lid(s), for trunnion and/or lifting devices' Dimensions and design.
- Four (4) wheel containers with a capacity from 750L to 1,700L with flat lid(s), for wide trunnion or BG and/or wide comb lifting devices' Dimensions and design.
- Performance requirements and test methods.
- Health, safety, and environment.
- Colors, markings, and designation requirements.

UFD has conducted an analysis of the waste and recycling requirements of the Opal Everard Park RACF facility and note the following calculations.

This assessment of waste volumes is an estimate only and will be influenced by the building management and its employee's attitude to waste disposal and recycling. UFD has based its calculations on a typical seven (7) day operating week. All noted figures will be affected, however, by occupancy rates.

All figures and calculations provided below by UFD are based on building areas and room numbers as shown on architectural drawings provided. Calculations have been made using waste generation rates devised from industry guidelines, previous experience and information listed within City of Unley Council's web site. All recommendations for waste facilities and equipment follow Australian Standards, BCA, and City of Unley Council.

3. Waste and recycling requirements.

Universal Foodservice Designs, UFD has conducted an analysis of the waste and recycling requirements of the new Everard Park RACF and note the following calculations.

It should be noted by the Reader that the calculation of waste volumes detailed are not precise as the frequency of waste is subject to the following: demographic, religious, cultural, and racial differences. Seasonal periods and events may also impact on waste generation rates. However, for the purposes of the exercise, industry standards and City of Unley Council rates have been utilised as they include nominal allowances for normal daily problems encountered in aged care.

Table C.2: Waste Resource Generation Rates (WRGRs) by land use type

	Land Use Type	Waste Resource Generation Rate				
		General Waste	Recycling	Organics	Metric	Other
Residential	Low Density Residential Building	40	35	40	L/bedroom/wk	Hard and Electronic Waste 0.77m³/ household/year
	Medium Density Residential Dwelling – with garden[1]	35	30	20	L/bedroom/wk	Hard and Electronic Waste 0.77m³/ household/year
	Medium Density Residential Dwelling – no garden[1]			10		
	High Density Residential Dwelling	30	25	10	L/bedroom/wk	Hard and Electronic Waste 0.77m³/ household/year
Commercial	Serviced Apartment, Backpacker or Boarding Houses[2]	30	20	10	L/bedroom/wk	Hard and Electronic Waste 0.77m³/ household/year
	Hotel or Motel accommodation[3]	5	3	1.5	L/bedroom/ day	
	Hotel or Motel - Bar Areas	5	5	0.25	L/10m² bar area/day	
	Hotel or Motel - Dining Areas	30	5	40	L/10m² dining area/day	
	Hotel or Motel - Combined Bar and Dining Areas	30	10	40	L/10m² combined bar and dining area/day	
	Licenced Entertainment Premises or Community Club (bar floor only)	5	5	0.25	L/10m² bar floor area/day	

	Land Use Type	Waste Resource Generation Rate				
		General Waste	Recycling	Organics	Metric	Other
Commercial	Licenced Entertainment Premises or Community Club (combined bar and dining area)	30	15	40	L/10m² combined bar and dining floor area/day	
	Offices or Consulting Rooms	15	15	2.5	L/10m²/week	
	Showrooms	4	1	0.25	L/10m²/day	
	Butcher[4]	30	7	50	L/10m²/day	
	Delicatessen	5		5	L/10m²/day	
	Seafood Retailer[4]	30	7	50	L/10m²/day	
	Fruit and Vegetable Retailer	15	12	16	L/10m²/day	
	Hairdresser	3.5	3	1	L/10m²/day	
	Café/Restaurant	30	20	40	L/10m²/day	
	Supermarket	18	20	18	L/10m²/day	
	Takeaway	3	3	3.5	L/10m²/day	
	Retail (less than 100m²)	5	2.5	0.25	L/10m²/day	
	Retail (greater than 100m²)	6	6	0.3	L/10m²/day	

3.1 Proposed Waste bin numbers.

The following bin numbers will be required for this project.

Bin type	Bin size/capacity	Bin numbers	Pickups – per week
General waste	1,100 litres	6	Two times
Co-mingled waste	1,100 litres	4	Two times
Organic waste	1,100 litres	5	Two times
Medical waste	120 litres	2	One time
Cytotoxic waste	120 litres	2	One time
Secured paper waste	240 litres	1	One time – per month
Green / Garden waste	660 litres	1	As volume dictates
Fluid waste	1265mm x 645mm bunded pallet	1	As volume dictates

The waste calculations to determine the noted bin numbers are as detailed below.

3.3 General waste storage requirements.

Area	Litres / per bedroom per week.	Number of bed rooms	Total waste volume generated per day	Total waste volume generated per week	Waste collections per week	Bin numbers (1100 litre bins).
General waste						
Resident bedrooms	30 litres per week	180PAX		5,400 litres per week		
Main kitchen	30 litres per $10m^2$	$142m^2$	426 litres per day	2,982 litres per week		
Café	30 litres per $10m^2$	$136m^2$	408 litres per day	2,856 litres per week		
Hairdresser	3.5 litres per $10m^2$	$19m^2$	5 litres per day	35 litres per week		
Office areas	15 litres per $10m^2$	$203m^2$		304 litres per week		
Function and Wellness centr	3.5 litres per $10m^2$	$178m^2$	62.3 litres per day	436.1 litresw per week		
				1,2014.1 litres per week.	**2**	**6**

3.4 Co-mingled waste storage requirements.

Area	Litres / per bedroom per week.	Number of bed rooms	Total waste volume generated per day	Total waste volume generated per week	Waste collections per week	Bin numbers (1100 litre bins).
Comingled waste						
Resident bedrooms	20 litres per week	180PAX		3,600 litres per week		
Main kitchen	20 litres per $10m^2$	$142m^2$	284 litres per day	1,988 litres per week		
Café	20 litres per $10m^2$	$136m^2$	272 litres per day	1,904 litres per week		
Hairdresser	3.0 litres per $10m^2$	$19m^2$	5 litres per day	35 litres per week		
Office areas	15 litres per $10m^2$	$203m^2$		304 litres per week		
Function and Wellness centr	3.5 litres per $10m^2$	$178m^2$	62.3 litres per day	436.1 litresw per week		
				8,267.1 litres per week	**2**	**4**

3.5 Organic waste storage requirements.

Area	Litres / per bedroom per week.	Number of bed rooms	Total waste volume generated per day	Total waste volume generated per week	Waste collections per week	Bin numbers (1100 litre bins).
Organic waste						
Resident bedrooms	10 litres per week	180PAX		1,800 litres per week		
Main kitchen	40 litres per $10m^2$	$142m^2$	568 litres per day	3,976 litres per week		
Café	40 litres per $10m^2$	$136m^2$	544 litres per day	3,808 litres per week		
Hairdresser	1.0 litres per $10m^2$	$19m^2$	2 litres per day	14 litres per week		
Office areas	2.5 litres per $10m^2$	$203m^2$	50 litres per day	350 litres per week.		
Function and Wellness centr	2.5 litres per $10m^2$	$178m^2$	45 litres per day	315 litres per week.		
				10263 litres per week	**2**	**5**

3.6 Other waste storage requirements.

Area	Litres / per bedroom per week.	Number of bed rooms	Total waste volume generated per day	Total waste volume generated per week	Waste collections per week	Bin numbers (1100 litre bins).
Medical waste	1.3 litres per resident per day	180PAX		234 litres	**volume dicta**	**2 x 120 litres bins**
Cytoxic waste	1.3 litres per resident per day	180PAX		234 litres	**volume dicta**	**2 x 120 litres bins**
Administration bin					**As volume dicta**	**1 x 240 litre bin**
Bunded pallet for liquid waste						**1**

3.7 Liquid waste storage requirements.

UFD recommends a **bunded area** be provided in the waste collection area. This will assist in ensuring the waste liquids such as oil, fuels, cooking oils, paint, chemical's etc. do not enter the trade waste system.

UFD recommends an area of a **nominal 1.00 square meters (1,245mm x 645mm)** be allowed for bund pallet in the waste collection area for this purpose.



Note: No floor waste should be required for the bunded pallet.

Note: To EC Pallets for detail - https://www.materialshandling.com.au/products/polyethylene-low-profile-spill-control-pallets/

3.8 Medical waste collection requirements.

Medical waste will be collected by the Clients contracted medical waste collection agency.

180 residents @ 1.3 litres of waste generated per week = 234 litres of medical waste generated per week.

Based on this amount of waste generated UFD recommends the following:

1. Waste removal is conducted **once per week** (or as waste accumulation dictates).
2. Medical waste is held in two (2) x 120 litre bins.
3. A Specialist private contractor is engaged to remove the waste.

4. At the same time that the medical waste bins are removed from the Waste holding area, the waste collector will also go through the RACF and collect all full 2 litre and 5 litres 'sharps' bins – exchanging them with empty bins.

Note: UFD recommends that **two colour coded (2) x 120 litre bins** are maintained on site if waste cannot be collected due to uncontrollable circumstances.

It is recommended that the waste management system be monitored in the initial stages to ensure that enough bins have been provided to manage the waste generated. The bin numbers noted are estimates based on volumes estimated and the amount of times waste is collected during the typical weekly period.

3.9 Hazardous (Cytotoxic) waste general comments and requirements.

Hazardous (Cytotoxic) waste will be collected by the Clients contracted medical waste collection agency.

All cytotoxic waste containers should be sealed prior to collection by the specialist waste agency. Cytotoxic preparations must be transported in sealed designated containers and labelled as cytotoxic waste. Personnel engaged in the routine handling and transport of cytotoxic waste should wear industrial workwear, polyvinyl chloride (PVC) industrial gloves and safety boots.

Cytotoxic waste should be segregated from other waste streams. At present incineration is the only acceptable method for treating cytotoxic waste.

180 residents @ 1.3 litres of Hazardous medical waste generated per week = 234 litres of Hazardous medical waste generated per week.

Based on this amount of waste generated UFD recommends the following:

1. Hazardous medical waste removal is conducted **once per week** (or as waste accumulation dictates).

2. Hazardous medical waste is held in **two (2) x 120 litre bins.**

3. A specialist private contractor is engaged to remove the waste.

4. At the same time the Cytotoxic waste bins are removed from the Waste holding area, RACF Medical waste collectors will also go through the RACF and collect all full 4 litre and 20 litres 'sharps' bins/pails – exchanging them with empty bins.

Note: All full Cytotoxic 4 litre and 20 litres 'sharps' bins/pails bins used in the RACF will be in the following areas:

- Dirty Utility rooms.
- Team Nurse Stations.
- Doctors' treatment room or treatment areas.

Note: UFD recommends that two (2) colour coded (purple) x 120 litre bins are always maintained on site if waste cannot be collected due to uncontrollable circumstances.

It is recommended that the waste management system be monitored in the initial stages to ensure that enough bins have been provided to manage the waste generated. The bin numbers noted are estimates based on volumes estimated and the amount of times waste is collected during the typical weekly period.

Certain medical and liquid wastes have properties that make them hazardous or potentially harmful to human health or the environment. Some liquid wastes can also be hazardous.

If not stored and treated appropriately, some hazardous materials can cause infections or injuries, while others can be highly toxic. As such the correct and safe handling of generated Hazardous waste will always be required.

3.10 Administration/Secured paper waste.

A single 240 litre Administration/Secured paper waste bin shall be in the Waste management area. This will be emptied once (1 time) per month or as waste volumes dictates.



Figure 5 A Confidential waste management bin will be provided.

3.11 City of Unley Council landfill reduction processes.

Much of what we consider 'waste' can be avoided, reused, or recycled. Landfill capacity within and around all major cities in Australia is rapidly running out and waste sent to landfill represents resources lost forever. With an ever-increasing population and an increase in consumerism, it is important to conserve resources whenever possible. City of Unley Council has made steps to reduce landfill waste including (but not limited too):

<u>The Management of E-waste</u>

Electronic waste or e-waste is unwanted electronic or electrical equipment. E-waste should be kept out of landfill for several reasons:

- E-waste is one of the fastest growing components of the waste stream in the world, growing three (3) times faster than any other type of waste.

- Australia currently sends 90% of e-waste to landfill e-waste contains valuable metals such as copper, aluminium, gold, silver and tin, all of which are recyclable e-waste also contains materials which are hazardous both to humans and the environment if disposed of incorrectly using recycled materials for new products produces up to 80% less carbon emissions than processing virgin materials.

<u>Electronic waste collection points</u>

Televisions, computers, and computer accessories can be recycled free of charge all year round at Unley Works Depot, 75 King William Road, Unley. Located inside the Depot site, and only available Monday 7.30am - 3.30pm (does not include public holidays).

Sustainability

UFD notes that the City of Unley Council is committed to environmental, economic, and social sustainability. With this being the case, the Opal HealthCare City of Unley Council RACF will be required to work in conjunction with the Council's waste reduction initiatives.

3.12 Garden waste.

An allowance will be made for one (1) x 660 litre waste bin for "green/garden" waste.

3.13 Bin washing area.

UFD recommends that adequate bin washing space is made available for the washing of 60, 120, 240, 660 and/or 1,100 litre bins inside the waste management area. As such, cold and warm water hose cocks will be required in this area along with a waterproof general power outlet and proprietary hose reel assembly.

Note: The Waste Management area will be complete with a proprietary floor grate assembly complete with a removable bucket trap assembly which will also be connected to the grease arrestor to meet SA Trade Waste requirements.

3.14 Site caretaker/manager – responsibilities.

The size of this development will influence the responsibility for ongoing management and maintenance of all bins and associated waste management areas.

All waste bin and waste equipment movements in and around all the Everard Park RACF are always to be managed by the RACF's maintenance staff.

RACF Residents **will not be allowed** to transfer waste to the Ground floor waste holding area.

Opal HealthCare Everard Park maintenance and cleaning staff duties include, but are not limited to, the following:

- Organising, maintaining, and cleaning the general and recycled waste the holding area (Frequency will be dependent upon waste generation rates and will be determined based upon the RACF's operations).

- Organising and coordinating both General waste and Recycled Waste pick-ups in a just in time manner with the Opal HealthCare Contracted waste collection agency (Veolia). Maintenance staff shall ensure that bin movements from the waste management area to the waste collection area shall be done in accordance with current WH+S requirements.

- Cleaning staff shall be required to collect all generated waste from the following areas:

    - All Resident living areas (including bedrooms).
    - Administration areas.
    - Laundry and Foodservice areas.
    - All Back of House areas.
    - All Front of house Areas.
    - Hairdresser.

Note: The collection of all generated waste generated through the RACF will be conducted on a regular basis, with all generated waste being removed from the noted areas and transferred to the BOH waste management area by staff.

Note: Different waste streams (as indicated in this report) will require different coloured bins. Maintenance and Cleaning staff shall be responsible for training residents and staff on the correct placement of generated waste into the correct bin type.

- Cleaning and exchanging (servicing) all bins as required through all areas of the Everard Park RACF.
- RACF staff will ensure that waste bins are not left un-attended in the loading of the Everard Park RACF.
- The maintenance staff will also be responsible for the following to minimise dispersion of site litter and prevention of stormwater pollution to avoid impact to the environment and local amenity.
- Promoting adequate waste disposal into all bins across all waste holding areas on site.
- Keep under surveillance the bin room and dock areas (whilst affording access to staff/contractors).
- Prevent overfilling of all waste bins; keep all bin lids closed and bungs leak-free.
- Act to prevent dumping or unauthorised use of waste areas or litter on site.
- Require collection contractor/s to clean-up any spillage that may occur when clearing bins.
- Manage the access of staff, tradespeople, and contracted agencies to the loading dock.
- Coordinate preventative maintenance requirements on all waste machinery, bins, and plant as detailed in this report.

3.15 Collection of waste through the RACF.

UFD notes the following waste collection processes to be applied during the day-to-day operation of the RACF.

1. General waste.

All general waste will be transferred manually by Opal RACF cleaning staff to the waste holding area on an as required basis. General waste shall be collected from the following areas:

- Dirty Utility areas.
- All Resident Kitchen and associated Scullery operations.
- Resident living spaces.
- Main kitchen.
- BOH areas including the laundry.
- Nursing stations.

General waste from the main kitchen will be transferred to the waste area by Opal kitchen staff on an as required basis. As the Main kitchen is on the same floor as the waste holding area, a waste chute will not be employed.

2. Medical and Cytotoxic waste.

All Medical and Cytotoxic waste shall be removed from installed locations and returned to the Ground floor waste holding area by Opal facility cleaning staff. This will occur on a regular basis as demands dictates. Medical and Cytotoxic waste shall be collected from the following areas:

- Dirty Utility areas.
- Nursing Stations.
- Medical rooms.

3. Secured Administration waste.

All secured Administration waste shall be collected on an as required basis by Opal facility cleaning staff. This waste stream will not be transferred to the waste area via the waste chute. Secured waste will be transferred manually to the waste holding area. Secured waste shall be collected from the following areas:

- Reception areas.
- Office administration areas.
- Wellness centres.
- Nursing stations.

4. Co-mingled waste.

Co-mingled waste will be transferred manually by Opal HealthCare facility cleaning staff to the waste holding area on an as required basis. Recyclable waste shall be collected from the following areas:

- Main kitchen
- All Resident Kitchen and associated Scullery operations.
- Nursing and Medical stations.
- Medical rooms.
- Dirty Utility rooms.

3.16 Recommended signage for waste areas.

UFD recommends that signs for medical, organic, administration, garbage, and recycling should be used. These signs will need to comply with the standard signs promoted by the Environmental Protection Agency.

WH+S Standard wall posters and bin lid stickers etc. must be provided in accordance with Australian Standard 1319:1994 Safety signs for the occupational environment.



Figure 6 Typical waste signage to be used where applicable in accordance with Australian Standards.

4. Light fittings

It is estimated that Australia generates from 30+ million end-of-life fluorescent tubes and a further 20+ million end-of-life mercury-containing globes (CFL/HID etc.). Currently, around 96% of this end up in landfill.

Mercury is a potent neurotoxin that contaminates water supplies through leakage from landfill.

There is growing environmental and social desire to eliminate dangerous chemicals from entering landfill and subsequently finding their way into waterways and our living environment.

At the same time, it is also highly desirable to recycle as much metal and glass to further reduce the community's carbon footprint.

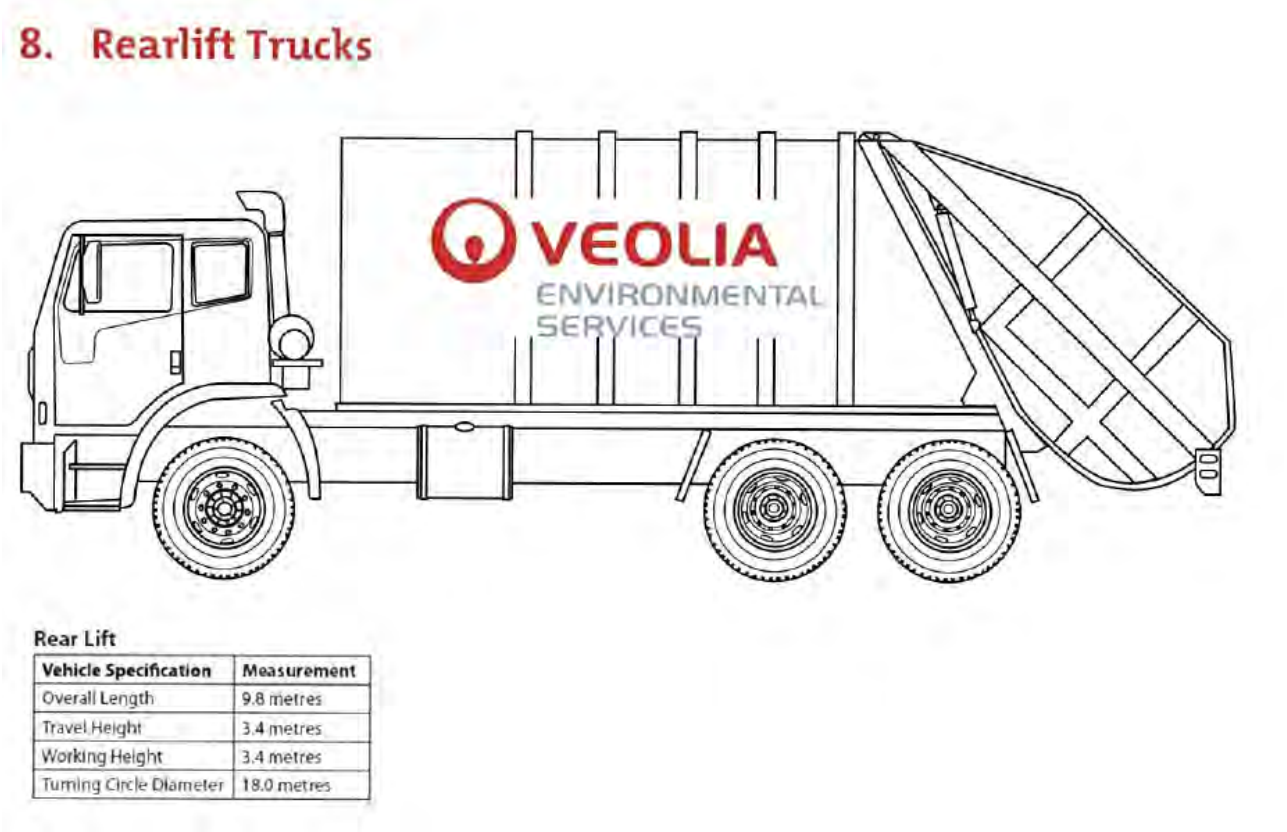
The Federal Government recently launched the Fluoro Cycle Scheme (Sep 2010), which is indicative of the issue's growing importance.

Based on this information UFD recommends that as part of a recycling process a Company such as Lamp recyclers assist in collecting broken lamps and bulbs. http://www.lamprecyclers.com.au/default.aspx

Lamp Recyclers can now help you to comply with environmental standards, with their Ezy-Return reply-paid lamp recycling packs. Opal HeathCare would simply fill the pack(s) and lodge them at any Australia Post outlet/agent.

5. Waste removal vehicle requirements.

For the Opal HealthCare Everard Park site, the Opal HealthCare contracted waste collection agency (Veolia) will be used to remove waste. The Veolia waste collection vehicle will be a rear end loading vehicle. With UFD recommending a series of 1100 litre bins be used the diagram below indicates the type and size of vehicle that may be required.



Vehicle Specification	Measurement
Overall Length	9.8 metres
Travel Height	3.4 metres
Working Height	3.4 metres
Turning Circle Diameter	18.0 metres

Figure 7 Indicative waste removal vehicle details.

Turning circle considerations must also include allowances for driver steering error and overhangs. The steering error allowance must be at least 0.6 metres (absolute minimum) on both sides of the theoretical wheel path and 1m as a desirable minimum. The vehicle will require a 15m turning circle and will be 8.8 meters in length.

Note: This vehicle will require two (2) meters clearance at the rear for loading and unloading waste bins.

Note: The waste collection(s) vehicle access into the site shall adhere to the Condition requirements.

Access and turning provisions.

Best design practice for access and egress from the Opal HealthCare RACF will always call for a separate entrance and exit to allow the collection vehicle to travel in a forward direction. Where there is a requirement for collection vehicles to turn at a cul-de-sac head within a development, the design must incorporate either a bowl, 'T' or 'Y' shaped arrangement.

The design aspect of waste removal considered by the architect includes the following:

- The presence of parked cars on access roads / parking areas.
- The trucks three-point allowance to enter and exit **the site** in a forward motion.

Note: The Opal HealthCare will be required to contract a private waste removal organization that is proficient and accredited in removing all waste generated on site as detailed in this report.

Waste pick up/collection zone.

To assist the private waste collection agency and ensure that the vehicles used in the collection of waste do not clash with the RACFs building elements, **UFD notes that a dedicated waste collection zone will be allowed for**. Key features of the waste collection processes are as follows:

- The **contracted waste collector** must collect all general and recyclable generated on a regular basis. The collection of waste and pick-up time will be coordinated with RACF Maintenance team to ensure that all bins ready for collection are correctly located prior to the pickup time.

Note: To assist in the management of waste removal from the RACF the Waste collection vehicles used shall be equipped with a GPS tracking system that will show the waste vehicle driver what job he goes to next, the directions, instructions whilst on site, site contacts and estimated arrival and departure times.

If any of the noted protocols are not adhered too, the tracking system alerts the waste collection agency service office and steps are put into place to ensure corrective actions are achieved.

Note: The collection of general waste (the largest waste volume) will be removed with a ten (10) minute time frame.

- Maintenance team members or the Private Waste collection agency will be required to move the required waste bins from the waste management area to the noted waste collection point for pick up before returning the waste bins back to the allotted waste areas.

- The waste collection area will have enough height to allow for the waste collection vehicle to gain movement into this area.

- Appropriate WH+S signage will be in and near the waste collection loading area.

Note: Vehicle access and vehicle movements shall be aligned with the City of Unley Council waste collection requirements which details:

- The collection point must be designed to ensure that the waste collection vehicle can safely access and manoeuvre within the RACF.

- A compliant waste collection vehicle must be able to enter and exit the site in a forward direction. The collection point should be located to minimise manoeuvring within the site.

- The travel route shall suit the dimensions of the waste collection vehicle. Travel routes shall be adequately surfaced in accordance with City of Unley Council requirements.

- The grades of entry must not exceed the capabilities of the waste collection vehicle.

6. Waste minimization recommendations – Waste area.

All businesses are encouraged to reduce/minimise its volume of waste. Opal HealthCare are no different.

To this end UFD recommends the following practices and processes be initiated as part of the facilities waste management plans:

- Set all computers to print on both sides of the page – reducing paper consumption by 50%.
- Reduce plastic bottle usage by providing filtered water in jugs to the Servery points.
- Undertake regular audits of rubbish collected in cleaners' bins noting what can be placed in recycled bins instead of general waste.
- Employ recycling signage through the Opal HealthCare team areas to promote a positive recycling message.
- Recycle light fittings as detailed above.

7. Spatial allowance – Waste area.

Based on the above information of waste bins being picked up multiple times per week, UFD note that a **nominal allowance of 46 square meters** shall be provided.

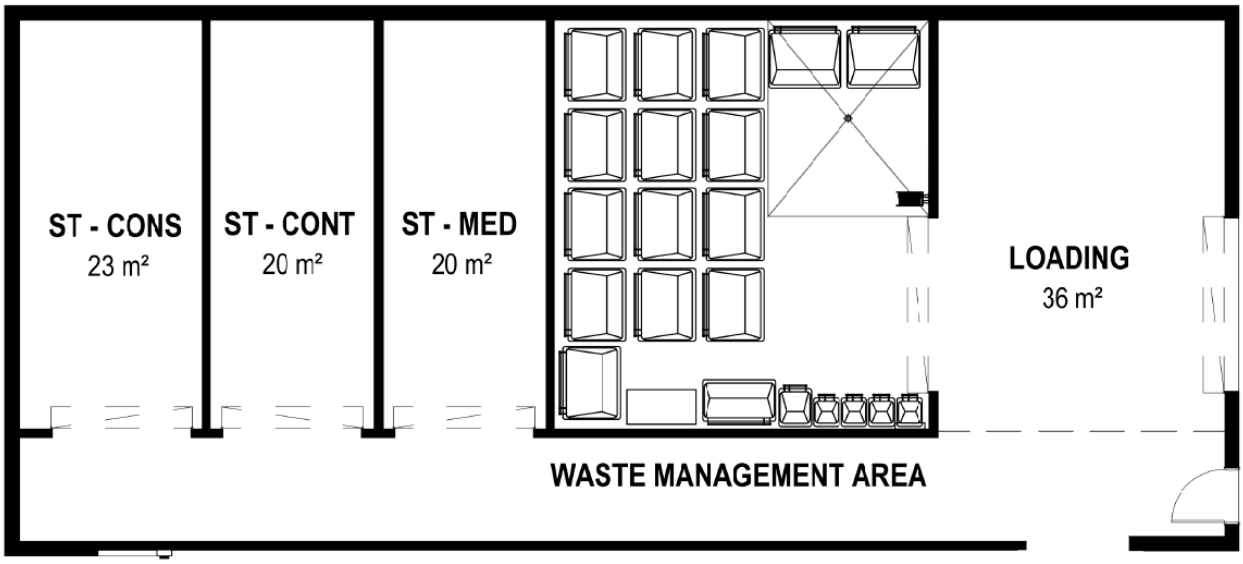


Figure 8 Proposed Waste Management Area

8. Conclusion.

The Waste Management report that you have just read is a set of comments based on the following:

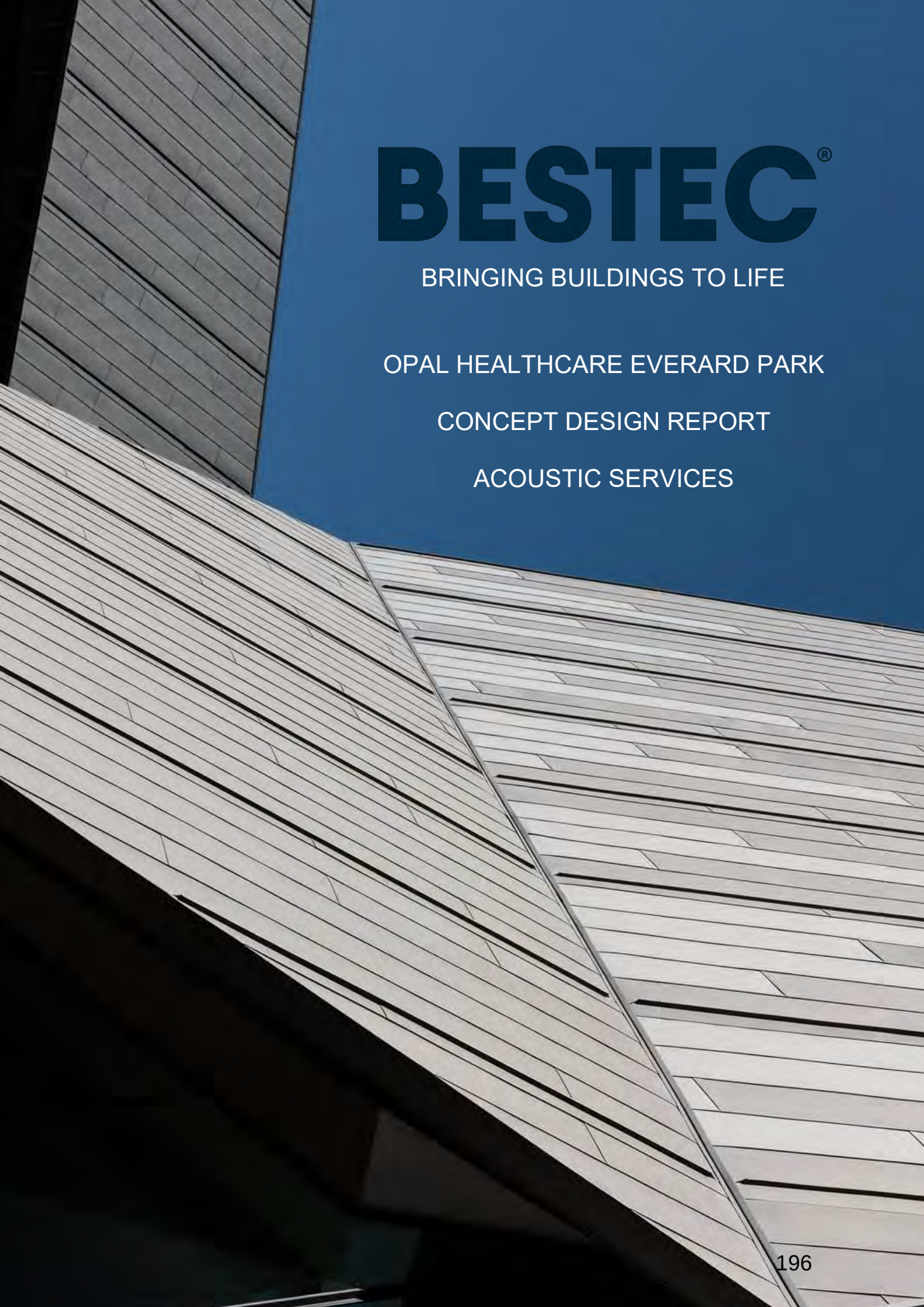
- AS1668.2-2012 – Mechanical ventilation.
- Current NCC requirements.
- City of Unley Council waste management requirements.
- AS4586-2013 – slip resistance ratings.
- Current Work Health and Safety Requirements.
- AS4123.7-2006 mobile waste containers.
- AS1680-1990 – Artificial lighting requirements for Storage areas.
- Australian Standard 1319:1994 Safety signs for the occupational environment.
- Environment Protection Agency of SA (EPA).

Additionally, all material provided by UFD has always been done so based on being independent and representing the Stakeholders best interest. Thought and consideration has been provided on how to reduce operational costs, consolidate labour costs, and increase Safe work practices across the RACF.

By Opal HealthCare moving ahead with the recommendations as noted in this report, UFD note that they are rising to the challenge of creating an efficient and sustainable Waste management operation as part this new RACF that will cater to the Waste management needs of the Everard Park RACF in the years to come.

APPENDIX G

Acoustic report prepared by Bestec



BESTEC®

BRINGING BUILDINGS TO LIFE

OPAL HEALTHCARE EVERARD PARK

CONCEPT DESIGN REPORT

ACOUSTIC SERVICES

BESTEC

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LYH:OZH
57770/6/1
16 June 2025

Brown Falconer
28 Chesser Street
ADELAIDE, SA 5000

Attention: Ms C Cummins

Dear Sir

OPAL HEALTHCARE - EVERARD PARK CARE COMMUNITY
CONCEPT DESIGN REPORT
ACOUSTIC SERVICES

As requested, we enclose a copy of our design report on the Acoustic Services for the above project.

We trust that the report provides sufficient information for your immediate purpose, and we would be most pleased to further discuss any aspect upon your request.

Yours faithfully
BESTEC PTY LTD

[redacted]

WANG YUEN HUI (LOUIS)
ACOUSTIC SERVICES ENGINEER

REPORT ISSUE REGISTER

REVISION	DATE	REVISION DESCRIPTION
00	26.05.2025	Initial Issue
01	12.06.2025	Revised Issue
02	16.06.2025	Revised Issue

CONTENTS

Introduction 2
Executive Summary 2
Acoustic Analysis 3
References 3
Site Description 3
Proposed Development 4
Conditions 4
Design Criteria 5
Environmental Noise 5
Building Acoustics 6
Assessment and Recommendations 9
General 9
Building Envelope 9
Sound Insulation 9
Room Acoustics 12
Environmental Noise 12
Appendix A 14
Appendix B 17
Appendix C 19

Introduction

BESTEC Pty Ltd has been engaged to provide acoustic engineering services for the proposed Opal Healthcare development at 34 Norman Terrace, Everard Park 5035. This document presents the proposed acoustic design criteria and acoustic recommendation to achieve the selected design criteria.

Executive Summary

In summary:

- Appropriate acoustic design criteria have been nominated, including environmental and building acoustics.
- The preliminary architectural drawings of the proposed development have been reviewed against the design criteria, and acoustic concept design recommendations have been provided where necessary, including:
  - Appropriate constructions of the building façade, external glazing and roof in order to provide sufficient attenuation for noise intrusion due to traffic spaces;
  - Appropriate construction of the internal partition, glazing and doors in order to provide sufficient level of sound insulation between the adjacent spaces;
  - Preliminary room recommendations for reverberation control in the critical spaces have been provided.
- The noise impact to the nearest residential developments associated with the waste collection activities and deliveries have been assessed.

For explanation of acoustic terms, please refer to the Glossary of Acoustic Terminology attached to this document (Appendix B).

Acoustic Analysis

References

The following documents have been referenced within the preparation of this acoustic report.

[1] SA Environment Protection (Commercial and Industrial Noise) Policy 2023.

[2] SA Planning and Design Code, Version 2025.8 dated 1 May 2025.

[3] World Health Organisation (1999) “Guidelines for Community Noise”.

[4] AS/NZS 2107:2016 “Acoustics – Recommended design sound levels and reverberation times for building interiors”.

[5] Architectural Drawings provided by Brown Falconer, dated June 2025.

[6] AS ISO 140.4–2006 “Acoustics – Measurement of sound insulation in buildings and of building elements. Part 4: Field measurements of airborne sound insulation between rooms”.

[7] ISO 140-5:1998 “Acoustics – Measurement of sound insulation in buildings and building elements. Part 5: Field measurements of airborne sound insulation of façade elements and facades”.

[8] Laurence Nicol and Paul Johnson “Prediction of parking area noise in Australian conditions” Report, Proceedings of Acoustics, Australia, 2011.

[9] National Construction Code Series 2022, Building Code of Australia, Class 2 to Class 9 Buildings.

[10] Local Nuisance and Litter Control Act 2016.

[11] Ministerial Building Standard MBS 010 May 2023, “Construction requirements for the control of external sound”.

Site Description

The proposed development is located in land zone Urban Renewal Neighbourhood (URN) in the SA Planning and Design Code [2] with the following boundaries (refer Figure 1 below for boundaries):

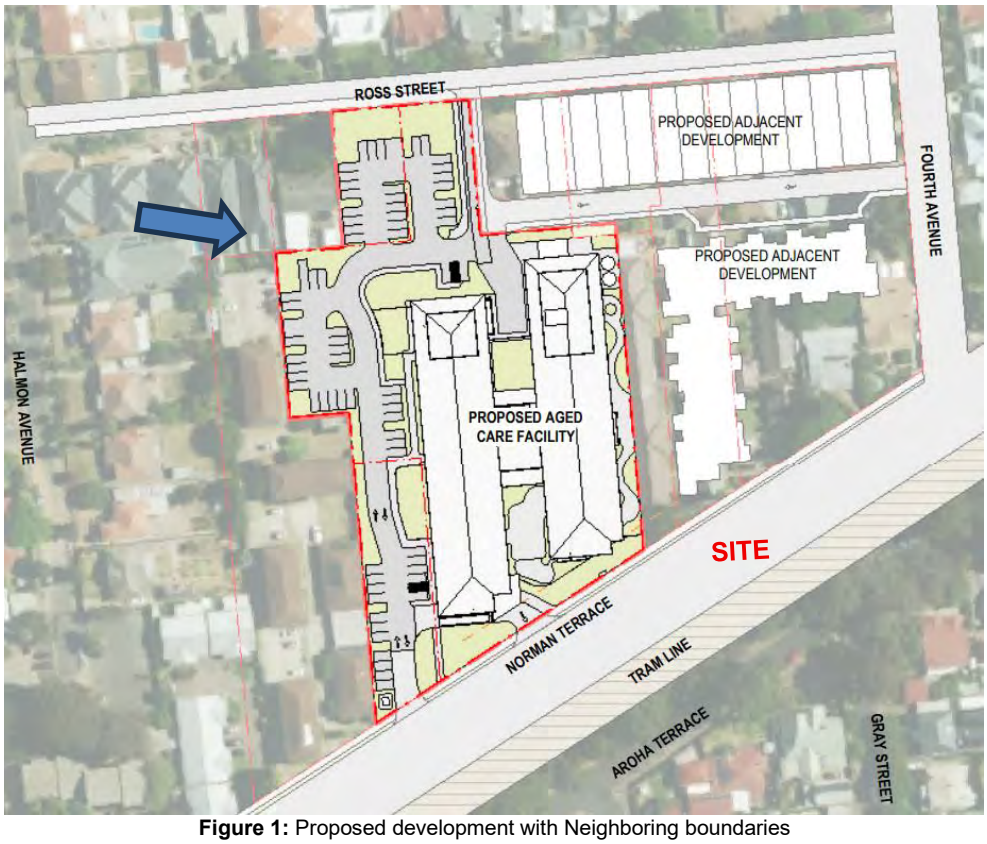


Figure 1: Proposed development with Neighboring boundaries

- North – Ross Street separates the proposed development from residential properties on land zoned General Neighbourhood Zone (GN).

- East – Proposed adjacent residential development on the same land zone.
- South – Norman Terrace separates the proposed development from the tramway on land zoned Suburban Neighbourhood Zone (SN).
- West – Adjacent residential properties on General Neighbourhood Zone (GN).

Proposed Development

It is proposed for the new residential development to be constructed on the site with the following components:

- Ground Floor: Store, loading, staff, kitchen, laundry, wellness, health consult, amenities, hair salon, function/ training, meeting waiting, reception, circulation, lounge, dining, quiet, nurse, medication and ensuites
- L1-3: Store, lounge, dining, medication, nurse, amenities and ensuites
- Roof: Roof plant area.

Conditions

The SA Planning and Design Code [2] sets the Desired Outcome (DO) for developments, which might affect sensitive receivers in adjacent areas as follows:

> *DO 1 Development is located and designed to mitigate adverse effects on or from neighbouring and proximate uses.*

The following requirements (performance outcomes) of the SA Planning and Design Code [9] are relevant to the design and siting of the proposed developments (Section Interface Between Land Uses):

> *PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*
>
> *PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*
>
> *PO 2.1 Non-residential development does not unreasonably impact on 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.*

A non-residential development is deemed to satisfy the above requirement if the noise emissions that affect the noise sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria (DTS/DPF 4.1).

> *PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved) sensitive receivers.*

A non-residential development is deemed to satisfy the above requirement if its operating hours are within 7am to 9pm (Mon to Fri) and 8am to 5pm (Sat and Sun) (DTS/DPF 2.1)

> *PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor workspaces (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.

Design Criteria

Environmental Noise

Continuous Noise

This criterion will be relevant to noise emitted from the proposed development resulting from operation of engineering services plant, car park, deliveries, rubbish collections etc.

As the Deemed-to-Satisfy/Designed Performance Feature (DTS/DPF 4.1) refers to compliance with relevant Environment Protection (Commercial and Industrial Noise) Policy criteria, the environmental noise assessment has been conducted against the criteria set by the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1].

The Environment Protection (Commercial and Industrial Noise) Policy 2023 [1], sets out the maximum allowable continuous noise in terms of A-weighted Equivalent Continuous Noise Level (L_{Aeq}) based on the time of day and zoning / use of land in which the noise source and receiver are located. With reference to the SA planning and Design Code [2], we note that the proposed development is located within a land zoned designated land zone Urban Renewal Neighbourhood (URN) with nearest noise sensitive receiver located in the General Neighbourhood (GN). Based on the Indicative noise factor guidelines set out for the EPA 2023 the criteria derived in accordance with the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1] should be based on the average of the indicative noise levels for different land zone categories. Table 1 details the indicative noise factors based on time of day and land-use as stipulated in indicative noise factor guidelines for the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1].

Land Zone	Land Use Category	Day Time (7:00 – 22:00)	Night Time (22:00-7:00)
Urban Renewal Neighbourhood	Residential	52	45
General Neighbourhood	Residential	52	45

Table 1: Indicative noise factors based on time of day and land use.

We note that for planning purposes, the predicted noise level (continuous) for a new development (in this case the proposed Residential Aged Care Facility) should not exceed the relevant indicative noise level, minus 5dBA. Therefore, the environmental noise criteria for assessment of the noise impact from the proposed development become:

- Day time (7:00 am to 10:00 pm): 47dBA
- Night time (10:00 pm to 7:00 am): 40dBA

Note that if noise emitted by the proposed development contains any tones, modulation, impulsive, or low frequency characteristics, the continuous noise level of the noise source must be adjusted as follows:

- Noise containing 1 characteristic – 5dBA penalty added to source continuous noise level.
- Noise containing 2 characteristics – 8dBA penalty added to source continuous noise level.
- Noise containing 3 or 4 characteristics – 10dBA penalty added to source continuous noise level.

Intermittent Noise

This criterion will be relevant to noise emitted from the proposed development resulting from short term or transient noise events including car doors slam, rubbish collection, etc.

The criteria provided in the above section relate to continuous noise sources and do not cater for intermittent noise events, such as impacts during loading/unloading, car horns sounding, etc. We recommend the use of the World Health Organisation (WHO) Guidelines [3], which recommends a maximum A-weighted noise level L_{Amax}, of 45dBA in a bedroom, which is equivalent to approximately 55dBA to 60dBA at the façade of the residential building with windows partially open.

In addition, the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [1] provides assessment criterion of L_{Amax} of 60dBA for night-time for the proposed development (for application for development authorisation), which agrees with the criterion stipulated by the WHO [3].

Building Acoustics

The level of background and transient/intermittent noise, the speech privacy rating and the room acoustics define the quality of the acoustics within a building. The recommended criteria for each space are shown in Table 2 below. Please refer to each individual section below for interpretation of the criteria.

Type of occupancy/activity	Background Noise dBA	Reverberation Time Secs	Weighted Sound Reduction Index R_W	Speech Privacy D_W
Bedrooms	30 – 40		45	
Store/ Dirty utility	< 55	N/A		N/A
Maintenance Workshop/ Plant	< 55	Minimise as practical		45[1]
Staff room	40 – 45	0.6 – 0.8		35
Kitchen	< 55	Minimise as practical		35
Laundry	< 55	Minimise as practical		35
Wellness	45 – 50	0.4 – 0.6		40
GM/ Wellness Manager Room	40 – 45	0.4 – 0.6		40
Health Consult	40 – 45	0.4 – 0.6		40
Amenities	< 55	N/A		40
Hair Salon	40 – 45	Minimise as practical		35
Function/ Training	40 – 45	0.6 – 0.8		40
Meeting	40 – 45	0.4 – 0.6		40
Reception/ Waiting	40 – 45	Minimise as practical		N/A
Café	45 – 50	Minimise as practical		N/A
Circulation/ Corridor	< 50	Minimise as practical		N/A
Lounge/ Dining	40 – 45	Minimise as practical		N/A
Quiet	40 – 45	Minimise as practical		40
Nurse	40 – 45	0.4 – 0.7		40
Staff hub/ breakout	45 – 50	Minimise as practical		35
Medication	40 – 45	Minimise as practical		35

Table 2 Proposed building acoustic design criteria for the Proposed Development.

Background Noise

These criteria will be relevant to the assessment of continuous noise from sources such as traffic, engineering services etc.

AS/NZS 2107-2016 [4] sets the criteria for background noise in terms of A-weighted equivalent continuous sound pressure level over the measurement interval ($L_{Aeq,\ T}$) in accordance with the use of the spaces and the location of the buildings. Recommendations for each space are provided in Table 2 in terms of an averaged A-weighted sound pressure level (L_{Aeq}) with Table 3 detailing the subjective response of individuals to the proposed sound levels for interpretation of the recommendations.

Average Sound Pressure Levels (dBA)	Subjective Rating
35 – 40	Audible but unobtrusive
40 – 45	Moderate but unobtrusive
45 – 50	Unobtrusive with low levels of surrounding activities
50 – 55	Unobtrusive with high levels of surrounding activities

Table 3: Subjective ratings for various average sound pressure levels

[1] To the adjacent Bedroom and Sitting.

Ministerial Building Standard MBS 010

In addition, the Ministerial Building Standard MBS 010 [11] stipulates that the attenuation provided by the building envelope must be sufficient to provide sufficient attenuation of traffic noise, so the internal sound levels do not exceed the internal sound criteria values stated in Table of the Standard [11] as follows:

Type of room	Sound Source	Internal sound criteria	
		Building design target averaged over the total number of such rooms in the building	Maximum allowable for individual rooms in the building
Bedroom	Road and rail	30dBA $L_{eq, night}$	35dBA $L_{eq, night}$
Other habitable rooms	Road and rail	35dBA $L_{eq, night}$	40dBA $L_{eq, night}$

Table 4: Ministerial Building Standard MBS 010 criteria for noise intrusion (Table 3.1 of Ministerial Building Standard MBS 010 reproduced)

The Standard also nominates the traffic noise levels to be used in the assessment (Ministerial Building Standard MBS 010, Table A1.2: Sound source levels for Road and rail) in accordance with the road type, determined in by the relevant Development Plan. The SAPPA identifies tram way where the proposed development is located. We note that the Standard [11] provided assessment tram noise levels is 58dBA at 10m ($L_{Aeq, 9h}$).

Room Acoustics

AS 2107-2016 [4] sets out the design criteria for reverberation times within occupied spaces. The reverberation time defines the time taken for sound to decay within a space and thus the degree of intelligibility of both unassisted speech and sound reinforcement systems. The criterion for a given space depends on the volume of the space, with Table 5 outlining the subjective impression for spaces with varying volume. Criteria considered appropriate for the various spaces involved within the project scope are listed in [4] above.

Reverberation Time (sec)			Subjective Rating
Small ($100m^3$)	Medium ($1,000\ m^3$)	Large ($10,000m^3$)	
< 0.3	0.3 - 0.5	0.6 - 0.8	Dead
0.3 - 0.5	0.5 - 0.7	0.8 - 1.0	Medium dead
0.5 - 0.7	0.7 - 1.0	1.0 - 1.5	Average
0.7 - 1.0	1.0 - 1.5	1.5 - 2.5	Medium live
1.0 - 2.0	1.5 - 2.5	2.5 - 4.5	Live

Table 5: Subjective response to various reverberation times and room volumes

Sound Insulation

For enclosed spaces, the noise from activities in the adjacent rooms transmitted through walls, floors, ceilings etc. increase the background noise level similarly to the noise intrusion from any outside sources. The level of noise transmitted from the adjacent rooms, and the level of sound insulation/speech privacy is controlled by the design of building elements and providing adequate level of sound attenuation through specifying appropriate construction types for walls, floors, doors, ceilings etc.

Aged Care Facility

The minimum requirements for sound insulation for aged care facilities (Buildings Class 9c) are set by the National Construction Code Series 2022, Building Code of Australia [9] in terms of Weighted Sound Reduction Index (R_W) of building elements between floors and walls separating sole occupancy units from adjacent spaces as follows.

"F7.D4 (2) (b) A wall in a Class 9c building required to have an impact sound insulation rating, must –

(i) For other than masonry, be two or more separate leaves without a rigid mechanical connection except at the periphery; or

(ii) Be identical with a prototype that is no less resistant to transmission of impact sound when tested in accordance with Specification 29 than a wall listed in S28C4 to S28C7."

"F7D5 (1) A floor in a Class 9c building separating sole occupancy units must have an R_W not less than 45"

"F7D6 (3) A wall in Class 9c building must have an R_W not less than 45 if it separates

(a) Sole occupancy units; or

(b) A sole occupancy unit from a kitchen, bathroom, sanitary compartment (not being an associated ensuite), laundry, plant room or utilities room."

(4) In addition to (3), a wall separating a sole occupancy unit in a Class 9c aged care building from a kitchen or laundry must comply with F7D4 (2)."

F7D7 (1) If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, servers or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than:

(a) 40 if the adjacent room is a habitable room (other than a kitchen); or

(b) 25 if the adjacent room is a kitchen or non-habitable room

(2) If a storm water pipe passes through a sole-occupancy unit it must be separated in accordance with (1)(a) and (b)

Administration/ Communal Component

There are no Australian or International Standards giving recommendations for sound insulation ratings for adjoining spaces in commercial tenancies or administration offices. Instead recommendations are based on experience from previous projects, with these recommendations reflecting budget constraints and user expectations. The privacy rating is dependent on the sound absorption and background noise level in the adjoining space as well as the area and acoustic performance of the dividing partition.

The proposed criteria for speech privacy between the spaces separated by partitions (extending either to the ceiling level or to the roof structure above) are presented in terms of Weighted Sound Level Difference (D_W) as defined by AS ISO 140.4–2006 [6], which is related to the sound level difference between two spaces and are detailed in Table 2. The criteria are based on our experience in the acoustic design of similar facilities. Table 6 details the subjective response of individuals to the proposed privacy ratings for interpretation of the recommendations.

The Weighted Sound Level Difference (D_W) represents the sound insulation properties of the entire system separating two adjacent spaces (e.g., a partition, incorporating door and glazing as well as a common ceiling) while the Weighted Sound Reduction Index (R_W) represents the sound insulation properties of a single building element measured under laboratory conditions. Ther5efore, to achieve certain Weighted Sound Level Difference D_W, the system separating the rooms should be constructed of elements with Weighted Sound Reduction Index (R_W) higher than the required Weighted Sound Level Difference Dw. The required R_W is generally accepted to minimum 5 points higher than the required Dw, i.e., $R_W \geq Dw + 5$, however, this should be used as a guide only.

Weighted Sound Level Difference, D_W	Weighted Sound Reduction Index, R_W	Subjective Rating
50	55	Confidential privacy
45	50	Very good privacy. Speech inaudible unless raised
40	45	Good privacy. Speech audible but unintelligible
35	40	Normal privacy. Neighbouring conversations are audible and may be understood
< 35	< 40	Privacy not required

Table 6: Subjective perceptions for various privacy ratings

Assessment and Recommendations

General

Acoustic Sealants

We note that for the acoustic integrity of building elements to be maintained, all gaps and interfaces along the junctions and joints of linings must be sealed with an appropriate acoustic grade sealant. Penetrations for mechanical or electrical services must be properly caulked and sealed around the ductwork and cabling to ensure the intended acoustic rating of the partition is retained.

Appropriate acoustic caulking products include:

- Bostik Firemastic.
- Bostik Seal-n-flex 2637.
- Pyropanel Multiflex.
- Boral Fyreflex.
- Dow-Corning 790 Silicone.
- Dow-Corning 795 Silicone.
- Sika Sikaflex-11 FC.
- Fosroc Flamex 3.

Cavity Infill

Where a cavity infill is recommended, equivalent alternatives are:

- Fibreglass – 50mm, 12kg/m^3.
- Rockwool – 50mm, 38kg/m^3.
- Polyester – 900gsm.

Ceiling Overlay

Where a ceiling overlay is recommended, equivalent alternatives are:

- Glasswool – 100mm, 12kg/m^3.
- Rockwool – 100mm, 38kg/m^3.
- Polyester – 100mm, 32kg/m^3.

Building Envelope

Based on the architectural drawings [5] and the results of our assessment, we make the following preliminary recommendations for construction of the building envelope.

- Façade
  - Brick – 110mm brick with 1 layer of 13mm plasterboard on 92mm steel studs with cavity infill of 75mm, 14kg/m^3 glasswool; or
  - Metal cladding – 0.48mm BMT metal cladding on 35mm furring channel over 13mm plasterboard to the external side of 92mm steel studs and 1 layer of 13mm plasterboard to the internal side with cavity infill of 75mm, 14 kg/m^3 glasswool.
- External glazing - Minimum 6.38mm laminated glass or as required structurally.

  Where glazing is operable it should be fitted with acoustic seals (Raven or Schlegel ranges).
- Roof structure – the architectural drawings indicate profiled metal cladding, and we recommend Conventional metal roof cladding (0.48mm BMT) over minimum R2.5 thermal insulation blanket with minimum density 16kg/m^3 (e.g., ANTICON 145HP or equivalent) and ceiling of 13mm flush plasterboard with ceiling overlay as specified in the Section General Recommendation.

The above preliminary recommendations will be revised once building elevations and engineering plant selections are available.

Sound Insulation

Communal Component

For extend of the proposed levels of speech privacy/sound insulation, refer Appendix A

- Normal Privacy, D_w 35 (highlighted in yellow colour)
  - Partitions – 1 layer of 13mm plasterboard to each side of 92mm steel studs extending 100mm above ceiling level with ceiling overlay and cavity infill as specified. Please note that the ceiling overlay shall extend minimum 1,200mm each side of the partition.
  - Glazing – minimum 10.38mm laminated glass or as required structurally.

- Doors – 40mm thick solid core doors or hinged aluminium framed glass doors with 10.38mm laminated glass.

- Good Privacy, D_w 40 (highlighted in green colour)
  - Partitions – 1 layer of 13mm plasterboard to one side of 92mm steel studs and 2 layers of 13mm plasterboard to the other side with 1 layer of plasterboard extending to the structure above and cavity infill as specified.
  - Glazing – 12.5mm VLam Hush glass;
  - Doors:
    - Hinged doors – either 45mm thick solid core doors with (minimum core density of 750kg/m^3) or 12.5mm VLam Hush glass in aluminium frame. In either case the doors should be fitted with compressible acoustic seals (Raven RP8, RP10, RP16 or equivalent).
    - Sliding doors - The architectural drawings indicate sliding doors; we note that where sliding doors are indicated only Normal speech privacy will be achieved. If achieving good speech privacy is required, proprietary acoustic cavity sliders with minimum Weighted Sound Reduction Index of R_W 40 should be used or the sliding door be replaced with hinged door (refer above).
- Very Good Privacy, D_w 45 (highlighted in red colour)
  - Partitions – 2 layers of 13mm fire rated plasterboard on each side of minimum 64mm steel studs with all the layers of plasterboard on each side extending to the structure above and cavity infill as specified.

Residential Component

To achieve the NCC 2022 requirements, we make the following recommendation:

- Partitions:
  - Partitions separating sole-occupancy units – we recommend 1 layer of 13mm plasterboard to one side of 76mm, 0.55BMT steel studs and 2 layers of 13mm plasterboard to the other side with all layers extending to the structure above with cavity infill of 75mm, 14kg/m^3 glasswool.
  - Where units adjoin service spaces (clean, dry utilities, equipment stores, maintenance or plant areas), lounges and dining areas, we recommend 64mm staggered studs in 92mm track be used in order to prevent impact noise and vibration being transferred into the residential rooms.
- Floor separating sole-occupancy units – we recommend that 150mm concrete on steel pan with ceiling of 13mm flush plasterboard will be sufficient from acoustic point of view.
- Room entry doors – we recommend 45mm solid core doors (minimum density of 700kg/m^3) be used to the residential rooms.

Hydraulic Services

The following stipulates the recommended design in order to reach NCC compliance with hydraulic systems. Where a wall separates a room of a sole-occupancy unit from a duct, soil, waste or water pipe serving or passing through more than one sole-occupancy unit, we recommend the following constructions:

- Where the adjacent room is a habitable room (i.e. bedroom, open plan living room, etc.) or any room in the serviced apartments, the pipes should be lagged with Soundlag 4525C or equivalent and enclosed with 1 layer of 13mm fire-rated plasterboard with cavity infill as specified in the General Recommendations.

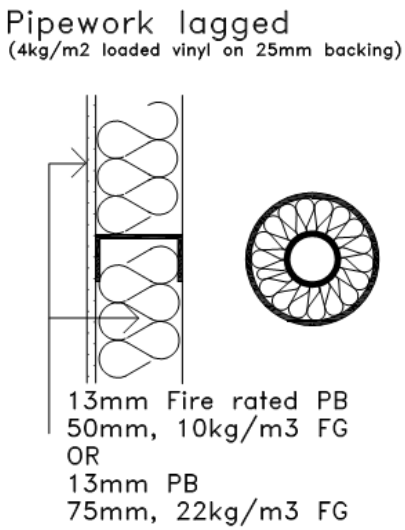


Figure 2: Construction to achieve R_w+C_{tr} 40, for pipes running adjoining habitable spaces (Bedroom, Living)

Where a wastewater pipe is running within the ceiling space of a habitable room or the wastewater pipe is running within the ceiling space next to a habitable room, the pipes should be lagged with Soundlag 4525C or equivalent with ceiling overlay of 100mm, 32kg/m^3 polyester extending minimum 1,200mm each side of the pipe. Please note that down lights should be avoided in these areas.

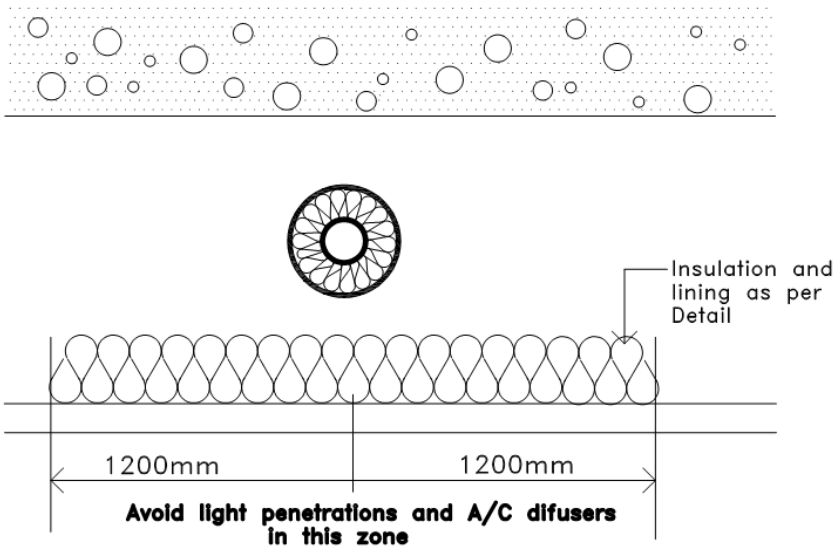


Figure 3: Construction for pipes running through ceiling of habitable spaces.

We note that the specified constructions above will achieve a rating of R_W + C_{tr} 40 and will meet the NCC requirements for a services riser adjoining a habitable space in all apartments.

- Where the room is a non-habitable room in the non-serviced apartments figure 5:
  - The pipes should be lagged with Soundlag 4525C or equivalent, and the wall construction would be as per architectural requirements, or
  - The pipes left unlagged and enclosed with 1 layer of 13mm fire-rated plasterboard with cavity infill as specified.

We note that both the constructions specified will achieve a rating of R_W + C_{tr} 25 and will meet the NCC requirements for services riser adjoining a kitchen or non-habitable room.

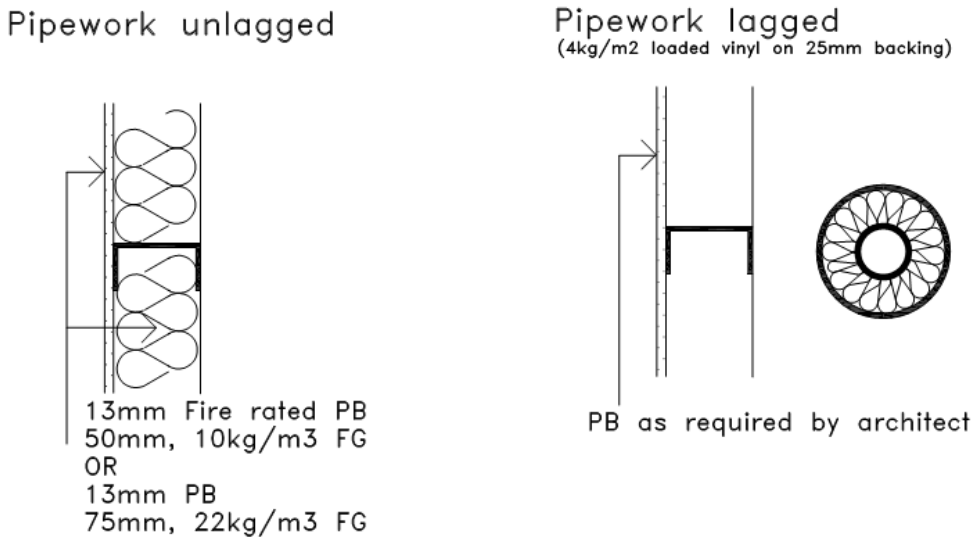


Figure 4: Construction for pipes running in risers adjoining non-habitable spaces.

If acoustically rated pipes (Geberit RAUPIANO, Valsir TriPlus or Silere, SKOLAN etc.) are used, acoustic lagging is not required to comply with NCC 2022, however, ceiling overlay of 75mm, 14kg/m^3 glasswool extending minimum 1,200mm each side of the pipe will be required provided the ceiling is constructed of 13mm flush plasterboard.

Please also note the following recommendations in regard to acoustic treatment of hydraulic services infrastructure:

- Drainage pipes reticulated into ceiling spaces or risers have to be supported resiliently to the brackets to prevent transmission of flow induced vibration into the building structure, which is re-radiated as structure borne noise. Applying appropriately sized neoprene sleeves between the pipes and the brackets is sufficient in that regard.
- Where either copper pipe reticulation or drainage pipes are proposed to run within partitions separating adjoining spaces, the installation should ensure there is no physical contact between the pipes and the partition leaves and where the pipes are supported to the stud work, neoprene isolation pads are used.
- The above applies to all the areas of the building including bedrooms, corridors, riser ducts and all other associated areas.
- A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump, in order to avoid vibration from pump operation be transmitted into the building structure, which could lead to structure borne noise.

Room Acoustics

Detailed recommendations about control of the reverberation time within the critical spaces will be provided once detailed reflected ceiling plan, internal elevations and architectural finishes schedule are available, however, we make the following preliminary recommendations based on the preliminary architectural drawings [5]:

- Meeting room, quiet room, GM/ manager room and private office – we recommend the ceiling with minimum Noise Reduction Coefficient of NRC 0.7 (acoustic ceiling tiles, perforated plasterboard etc.).
- Reception/Waiting, Café, Sitting, Lounges, Dining and waiting – we consider ceiling constructed of perforated plasterboard with Noise Reduction Coefficient of NRC 0.75 will be sufficient from acoustic point of view.

Environmental Noise

Continuous Noise

Noise Associated with Mechanical Plant

Details of the engineering plant that will be serving the development are not available yet, however, we note that the airborne noise associated with engineering services will be controlled by design of appropriate attenuators, duct lagging and acoustic enclosures. The vibration and structure borne noise will be controlled by design of appropriate vibration isolators (double deflection mounts, spring isolators etc.).

Noise Associated with Waste Collection

The Local Nuisance and Litter Control Act 2016 addresses the noise generated from waste collection activities by way of limiting the house for the activity such that it does not affect the amenity of the nearby noise sensitive receivers. To ensure that the waste collection activity is not a potential nuisance under the LNLC Act, waste collection from the site should occur only during the following times:

- Between 7am and 7pm on Monday to Saturday; and,
- Between 9am and 7pm on any Sunday or public holiday.

Noise Associated with Car Park

We have investigated the potential environmental noise impact on the surrounding noise sensitive receivers due to the operation of carpark. We used a time-weighted average approach to estimate an average A-weighted equivalent continuous noise level ($L_{Aeq,15min}$), considering the following:

- Vehicle movement through car parking spaces
- Vehicle Ignition
- Vehicle door slamming
- Vehicle idle and take off from car parking and drop off zones

A time weighted averaged approach was implemented, based on the above breakdown of noise generating activities. To calculate the noise levels from the carpark operation over a typical 15-minute period, we assumed 10 vehicles entering and/or exiting the carpark during this period. Therefore, the noise level ($L_{Aeq,15min}$) used in this assessment was 68dBA at 1m. The assessment is based on the proposed 2,100mm timber lap and cap boundary fence on Western boundaries.

Our assessment reveals that the predicted noise levels at the boundary of the nearest noise sensitive receivers will achieve the criteria for continuous environmental noise.

Noise Associated with Delivery Vehicles

The architecture drawings indicate that loading and unloading activities will occur at the loading area of the building. We assume that the delivery truck will access through the car park entry from Norman Terrace to the carpark. We calculated the A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,15min}$) assuming the following activity durations and measured noise levels from similar activities on previous projects:

- Delivery vehicle accessing the loading dock (including reverse alarm) – 30 seconds, 70dBA at 5m.
- Loading/unloading activities including noise from refrigeration unit on the delivery vehicle – 10 minutes, 76dBA at 5m.
- Delivery vehicle departing – 30 seconds, 73dBA at 5m.
- The balance of a 15-minute interval – 4 minutes, 51dBA (ambient noise level).

The calculated A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,\ 15min}$) resulting from delivery vehicle activities, which we used in the assessment was 65dBA at 5m.

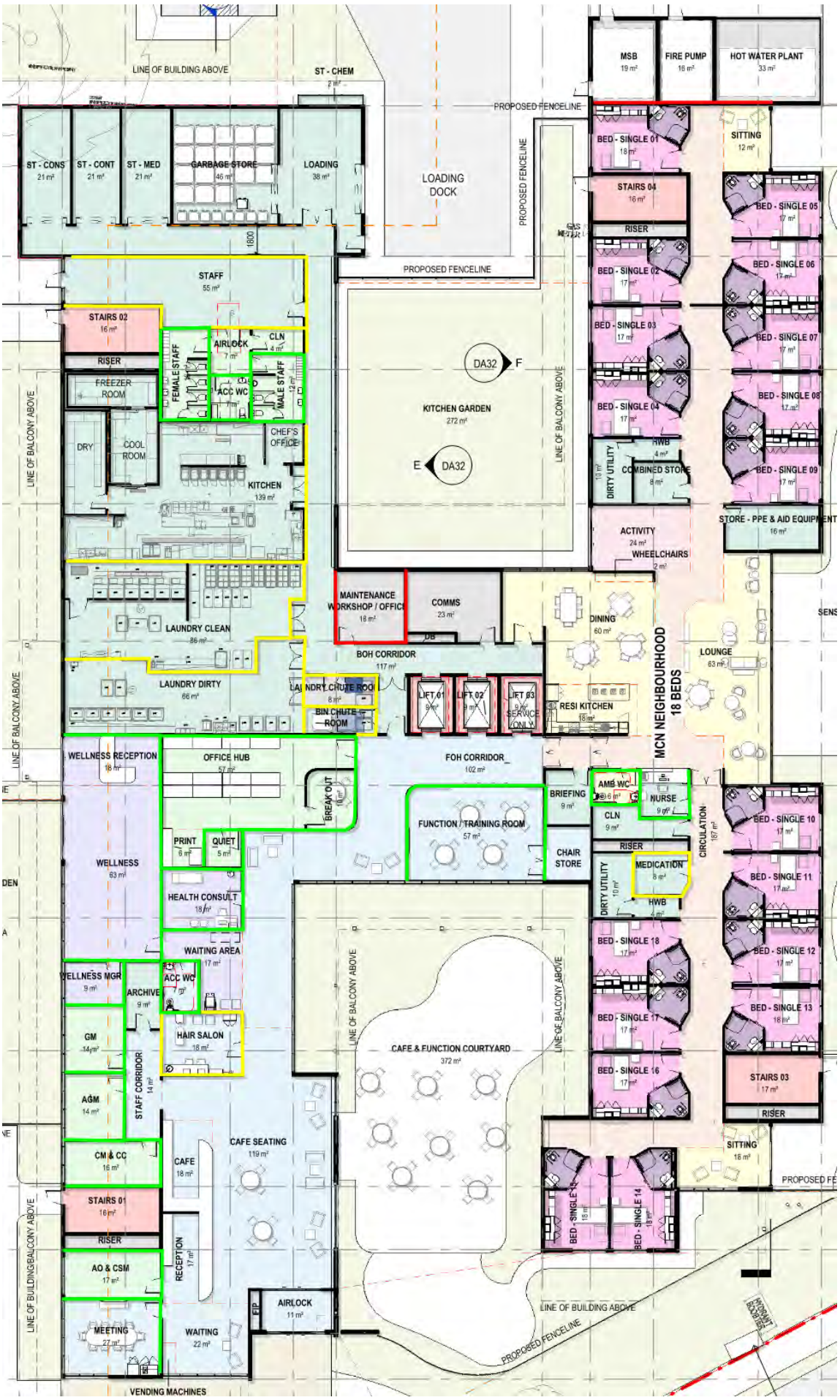
We note that the nearest residential sensitive receiver will be the proposed adjacent development (5-storey apartment building) on the land 1-5 Ross Street (approx. 33m). Based on the above, we note the noise level on the nearest residential receiver will be 45dBA with the proposed 2,100mm timber lap and cap boundary fence and achieve the nominated day time environment noise criteria.

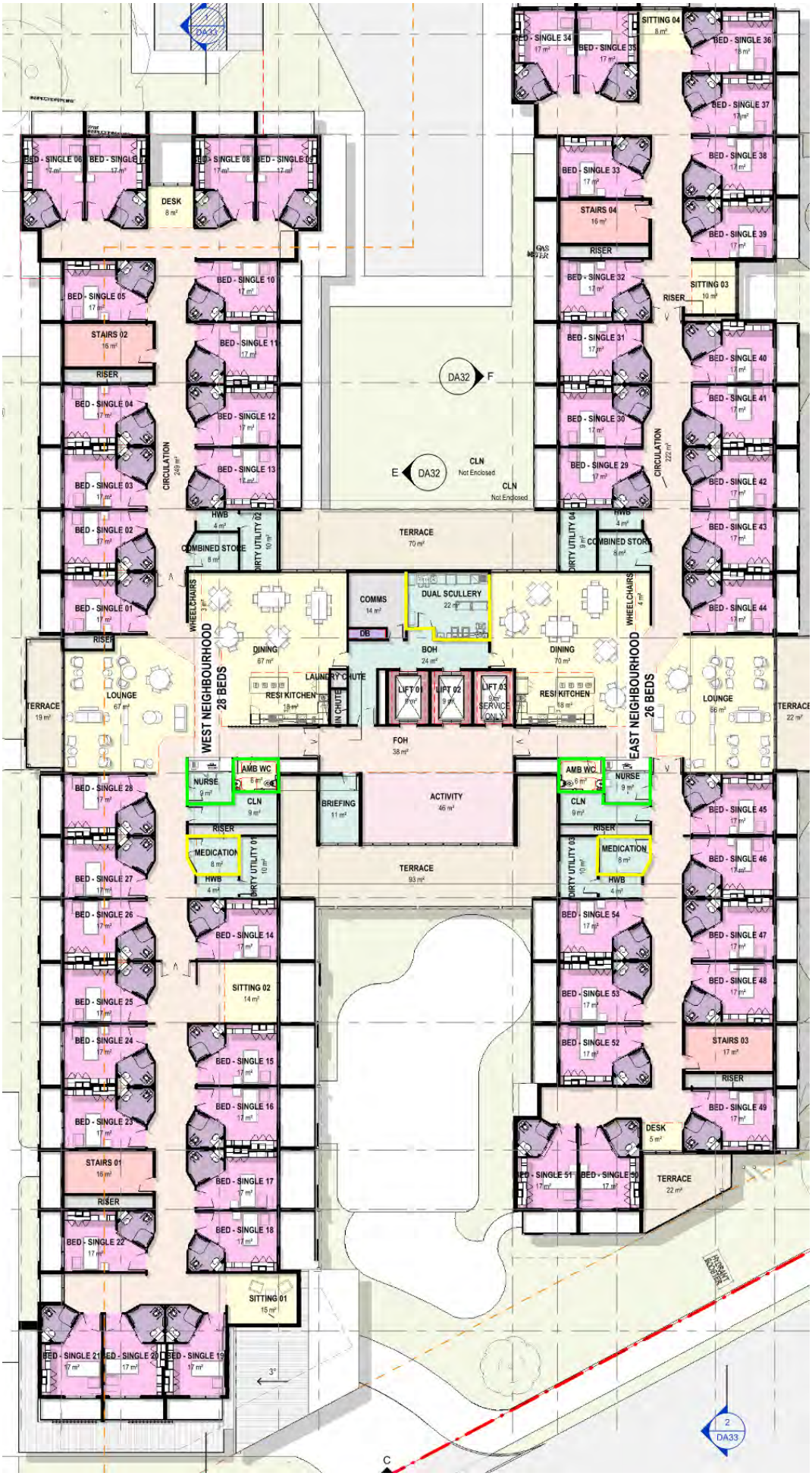
We note that the noise emissions due to the delivery vehicle activities will achieve the environmental noise criteria and would not affect the amenity of the nearest residential noise sensitive receiver. It is recommended that delivery be restricted to the EPA stipulated day time only (i.e., after 7:00 am and before 10:00pm) Monday to Friday and after 9:00 am on Saturday and Sunday (if applicable).

Appendix A

Partition Mark-Up

Speech Privacy	D_w	Mark-up Colour
Normal Speech Privacy	35	
Good Speech Privacy	40	
Very Good Speech Privacy	45	

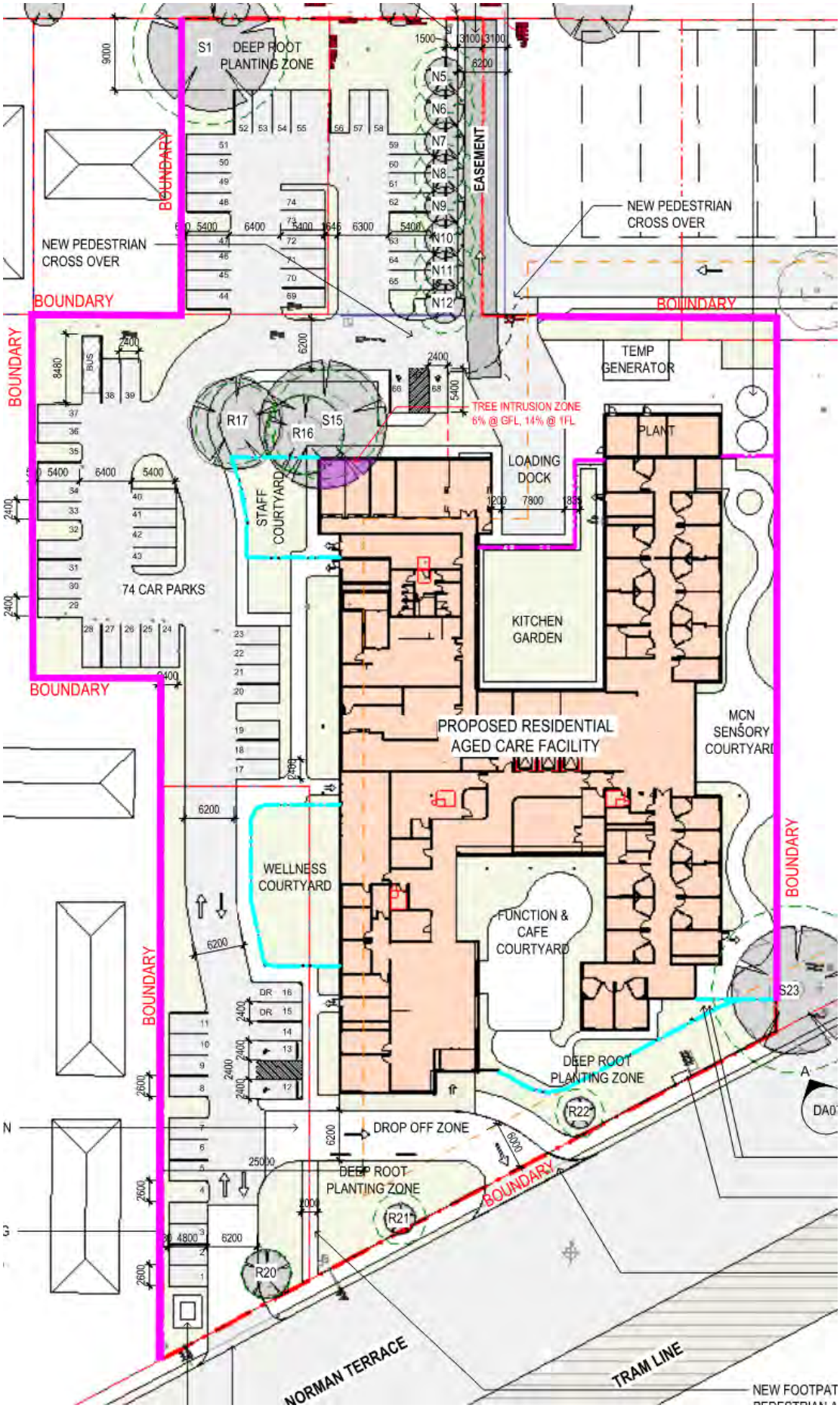

LINE OF BUILDING ABOVE
ST - CHEM
PROPOSED FENCELINE
MSB
FIRE PUMP
HOT WATER PLANT
ST - CONS
ST - CONT
ST - MED
GARBAGE STORE
LOADING
LOADING DOCK
BED - SINGLE 01
SITTING
STAIRS 04
RISER
BED - SINGLE 05
BED - SINGLE 02
BED - SINGLE 06
STAFF
STAIRS 02
AIRLOCK
CLN
FEMALE STAFF
MALE STAFF
ACC WC
FREEZER ROOM
DRY
COOL ROOM
CHEF'S OFFICE
KITCHEN
DA32
KITCHEN GARDEN
BED - SINGLE 03
BED - SINGLE 07
BED - SINGLE 04
BED - SINGLE 08
HWB
DIRTY UTILITY
COMBINED STORE
BED - SINGLE 09
STORE - PPE & AID EQUIPMENT
ACTIVITY
WHEELCHAIRS
MAINTENANCE WORKSHOP / OFFICE
COMMS
DINING
LAUNDRY CLEAN
BOH CORRIDOR
LOUNGE
LAUNDRY DIRTY
LAUNDRY CHUTE ROOM
BIN CHUTE ROOM
LIFT 01
LIFT 02
LIFT 03
SERVICE ONLY
RESI KITCHEN
MCN NEIGHBOURHOOD
18 BEDS
WELLNESS RECEPTION
OFFICE HUB
FOH CORRIDOR
BREAK OUT
BRIEFING
AMB WC
NURSE
CLN
FUNCTION / TRAINING ROOM
CHAIR STORE
BED - SINGLE 10
PRINT
QUIET
WELLNESS
RISER
MEDICATION
CIRCULATION
BED - SINGLE 11
HEALTH CONSULT
DIRTY UTILITY
HWB
BED - SINGLE 18
WAITING AREA
BED - SINGLE 12
WELLNESS MGR
ARCHIVE
ACC WC
BED - SINGLE 17
BED - SINGLE 13
GM
HAIR SALON
CAFE & FUNCTION COURTYARD
AGM
STAFF CORRIDOR
BED - SINGLE 16
STAIRS 03
RISER
CAFE SEATING
SITTING
CM & CC
CAFE
PROPOSED FE
STAIRS 01
RISER
BED - SINGLE 13
BED - SINGLE 14
AO & CSM
RECEPTION
AIRLOCK
LINE OF BUILDING ABOVE
MEETING
WAITING
PROPOSED FENCELINE
VENDING MACHINES
LINE OF BALCONY ABOVE


WEST NEIGHBOURHOOD
28 BEDS
EAST NEIGHBOURHOOD
26 BEDS
TERRACE
LOUNGE
DINING
BOH
DUAL SCULLERY
COMMS
DB
LAUNDRY CHUTE
RESI KITCHEN
LIFT 01
LIFT 02
LIFT 03
FOH
AMB WC
NURSE
CLN
BRIEFING
ACTIVITY
MEDICATION
HWB
DIRTY UTILITY 01
DIRTY UTILITY 02
DIRTY UTILITY 03
DIRTY UTILITY 04
COMBINED STORE
WHEELCHAIRS
CIRCULATION
RISER
DESK
STAIRS 01
STAIRS 02
STAIRS 03
STAIRS 04
SITTING 01
SITTING 02
SITTING 03
SITTING 04
DA32
DA33
CLN
Not Enclosed

Appendix B

Barrier Mark-Up

Barrier	Height	Mark-up Colour
Fence	2,100 mm	


S1
DEEP ROOT PLANTING ZONE
BOUNDARY
EASEMENT
NEW PEDESTRIAN CROSS OVER
NEW PEDESTRIAN CROSS OVER
BOUNDARY
BOUNDARY
BOUNDARY
TEMP GENERATOR
TREE INTRUSION ZONE
6% @ GFL, 14% @ 1FL
R17
R16
S15
PLANT
LOADING DOCK
STAFF COURTYARD
74 CAR PARKS
KITCHEN GARDEN
BOUNDARY
PROPOSED RESIDENTIAL AGED CARE FACILITY
MCN SENSORY COURTYARD
WELLNESS COURTYARD
FUNCTION & CAFE COURTYARD
BOUNDARY
BOUNDARY
S23
DEEP ROOT PLANTING ZONE
R22
DROP OFF ZONE
DEEP ROOT PLANTING ZONE
R21
BOUNDARY
R20
NORMAN TERRACE
TRAM LINE
NEW FOOTPAT

Appendix C

Glossary of Acoustic Terminology

dB(A) Also referred to as dBA. A unit of measurement, decibels(A), of sound pressure level which has its frequency characteristics modified by a filter ("A-weighted") so as to more closely approximate human ear response at a loudness level of 40 phons. The table below outlines the subjective rating of different sound pressure levels.

Noise Level (dBA)	Subjective Rating
25-30	Barely audible and very unobtrusive.
30-35	Audible but very unobtrusive.
35-40	Audible but unobtrusive.
40-45	Moderate but unobtrusive.
45-50	Unobtrusive with low levels of surrounding activity.
50-55	Unobtrusive with high levels of surrounding activity.

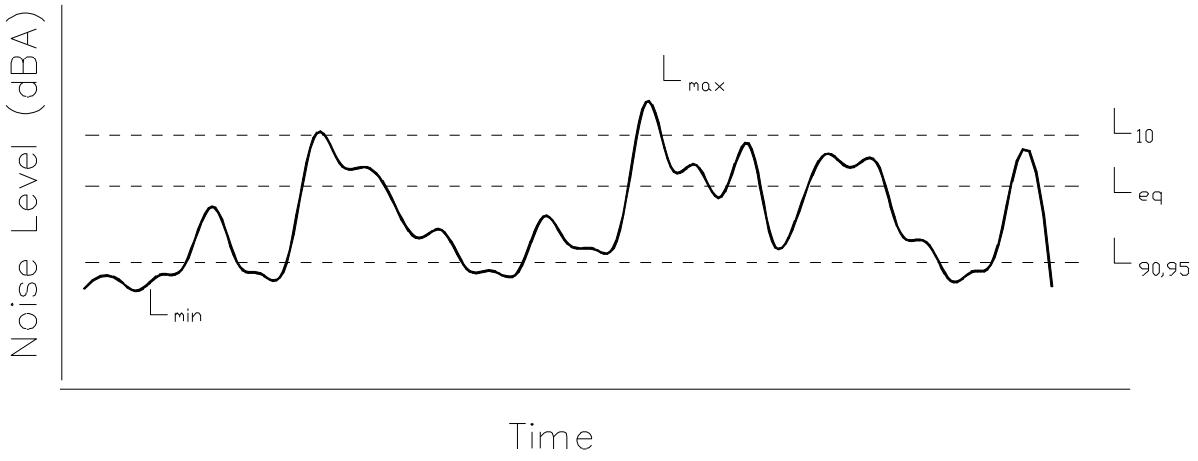
L_1 The noise level which is equalled or exceeded for 1% of the measurement period. L_1 is an indicator of the impulse noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{10} The noise level which is equalled or exceeded for 10% of the measurement period. L_{10} is an indicator of the mean maximum noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{90}, L_{95} The noise level which is equalled or exceeded for 90% of the measurement period. L_{90} or L95 is an indicator of the mean minimum noise level, and is used in Australia as the descriptor for background or ambient noise (usually in dBA).

L_{eq} The equivalent continuous noise level for the measurement period. L_{eq} is an indicator of the average noise level (usually in dBA).

L_{max} The maximum noise level for the measurement period (usually in dBA).



Note: The subjective reaction or response to changes in noise levels can be summarised as follows: A 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.

STC/R_W Sound Transmission Class or Weighted Sound Reduction Index. Provides a single number rating (from the sound transmission loss or sound reduction index for each frequency band) of the sound insulation performance of a partition. The higher the value, the better the performance of the partition. The subjective impression of different ratings is shown in the table below.

Type of noise source	STC/Rw Rating				
	40	45	50	55	60
Normal Speech	Audible	Just Audible	Not Audible		
Raised speech	Clearly Audible	Audible	Just Audible	Not Audible	
Shouting	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Small television/small entertainment system	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Large television/large hi-fi music system	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Just Audible
DVD with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible
Digital television with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible

FSTC/R_W' The equivalent of STC/R_W, unit for sound insulation performance of a building element measured in the field.

C_I, C_{tr} The ratings (R_W, D_{nTw}, L_{nTw}) are weighted in accordance to a spectrum suited to speech. This term modifies the overall rating to account for noise with different spectra, such as traffic (C_{tr}) or footfalls (C_I). The ratings may be written as R_W+C_{tr}, or $D_{nTw}/L_{nTw}+C_I$.

NNIC/D_{nTw} Normalised Noise Isolation Class, or Weighted Standardised Sound Level Difference. Provides a single number rating of the sound level difference between two spaces, and incorporates the effects of flanking noise between two spaces. This rating is generally accepted to be about 5 points less than the STC/R_W rating.

IIC/L_{nw} Impact Insulation Class, or Weighted Normalised Impact Sound Level. L_{nw}=110-IIC. The higher the IIC rating, or the lower the L_{nw} rating the better the performance of the building element at insulating impact noise. The table below gives the subjective impression of different ratings:

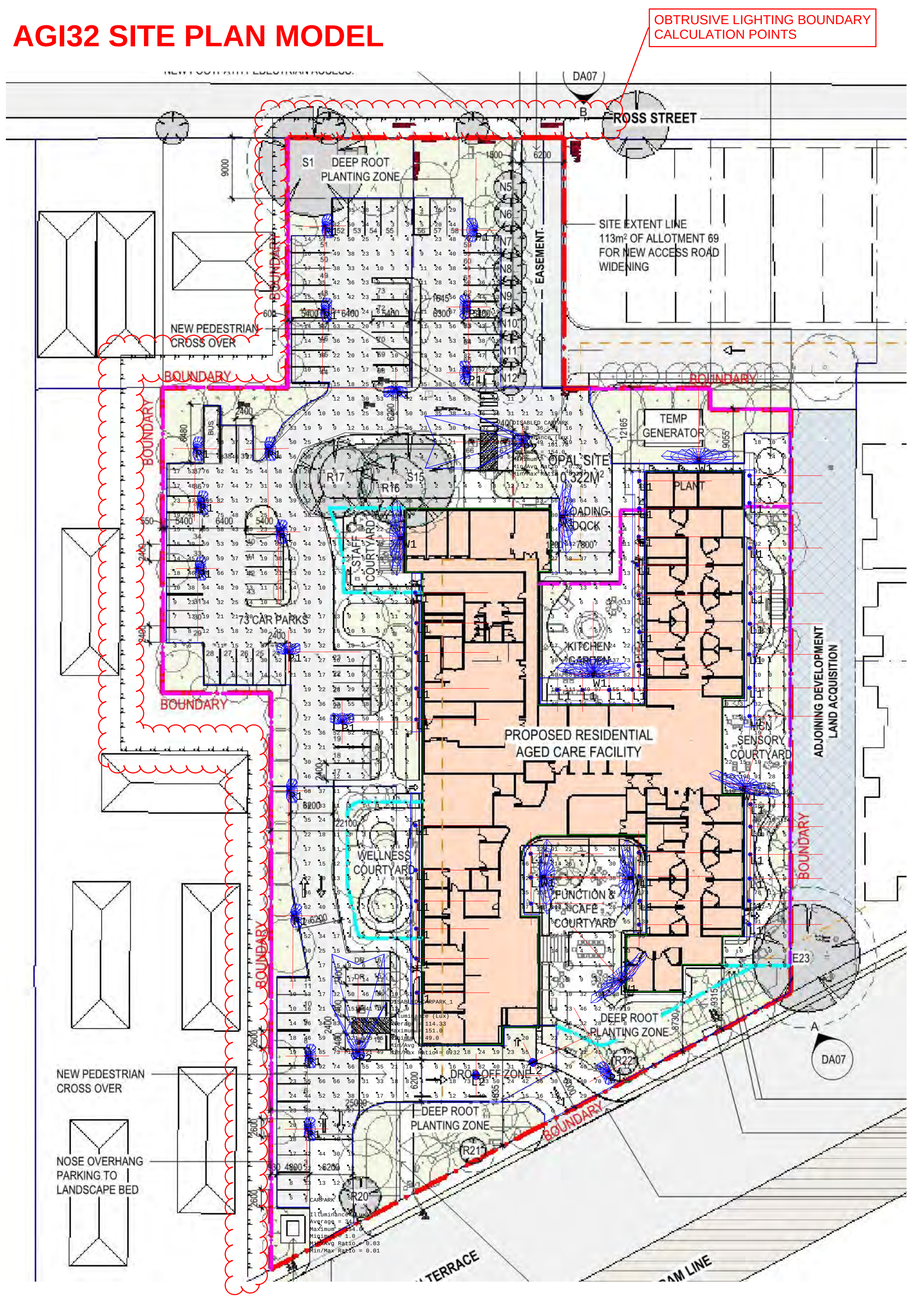
IIC	Lnw	Subjective Rating
40	70	Clearly Audible
45	65	Clearly Audible
50	60	Audible
55	55	Audible
60	50	Just Audible
65	45	Inaudible

FIIC/L_{nTw}' The equivalent of IIC/L_{nw}, but the performance is for the building element measured in the field.

APPENDIX H

External light spill plan prepared by Bestec/Brown Falconer

AGI32 SITE PLAN MODEL



LUMINAIRES SCHEDULE

L1



Wattage: 11W
Mounting: Ceiling recessed
Finish: White
CRI: 92
Beam Angle: 60 degrees
Dimension: 89mm DIA x 74mm H
Control Gear: Non-dimmable
Colour Temperature: 3000K
Driver: Integral
Lumen Output: 1124 lumens
Life: 55,000 hrs @ L90B10
Protection: IP54
Warranty: 5 years

Selection: HI Lighting Unios. ION-R Downlight

L2



Wattage: 40W
Mounting: Ceiling Surface
Finish: White
CRI: 80
Dimension: 1308mm L x 130mm W x 95.5mm H
Control Gear: Non-dimmable
Colour Temperature: 3000K
Lumen Output: 4000 lumens
Life: 50,000 hrs @ L90E10
Driver: Integral
Protection: IP66, IK10
Warranty: 5 years

Selection: SAL Commercial. Grandbox

P1



Wattage: 53W
Mounting: Pole Mounted
Finish: Black
CRI: 80
Distribution: T3
Dimension: 470mm L x 210mm W x 4m H
Control Gear: Non-dimmable
Colour Temperature: 3000K
Lumen Output: 5858 lumens
Life: 90,000 hrs @ L90E10
Protection: IP66, IK08
Driver: integral

Selection: Ligman, Power mission 2

P2



Wattage: 104W
Mounting: Pole Mounted
Finish: Black
CRI: 80
Distribution: Forward Throw A61
Dimension: 733mm L x 300mm W x 4m H
Control Gear: Non-dimmable
Colour Temperature: 3000K
Lumen Output: 13,280 lumens
Life: 90,000 hrs @ L90E10
Protection: IP66, IK08
Driver: Integral

Selection: WE-EF, AFL130-WL LED

W1



Wattage: 100W
Mounting: Wall mounted
Finish: RAL 9005 (Jet Black)
Dimension: 708mm L x 421mm W x 104mm H
Control Gear: Non-dimmable
Colour Temperature: 3000K
Lumen Output: 11,704 lumens
Life: 100,000 hrs @ L90
Driver: Integral
Protection: IP66, IK09
Warranty: 5 years

Selection: Virulo. Stork

STATISTICAL AREAS

CARPARK
Illuminance (Lux)
Average=34.11 Maximum=154.0
Minimum=1.0 Min/Avg=0.03 Min/Max=
0.01

DISABLED CARPARK
Illuminance (Lux)
Average=101.78 Maximum=154.0
Minimum=40.0 Min/Avg=0.39 Min/Max=
0.26

DISABLED CARPARK_1
Illuminance (Lux)
Average=114.33 Maximum=151.0
Minimum=49.0 Min/Avg=0.43 Min/Max=
0.32

CARPARK DESIGN STANDARD

TABLE 3.7

VALUES OF LIGHT TECHNICAL PARAMETERS FOR OUTDOOR CAR PARKS (INCLUDING ROOF-TOP CAR PARKS)

1	2	3	4	5
Lighting subcategory	Light technical parameters (LTP)			
	Average horizontal illuminance[a,b] ($\bar{E}_h$) lx	Point horizontal illuminance[a,b] (E_{Ph}) lx	Illuminance (horizontal) uniformity[c] Cat. P (U_{E1})	Point vertical illuminance[a,b] (E_{Pv}) lx
PC1	14	3	8	3
PC2	7	1.5	8	1
PC3	3.5	0.7	8	—
PCD[d]	—	≥14 and ≥ ($\bar{E}_h$) [4]	—	—
PCX[e]	21	5	8	—

OBTRUSIVE LIGHTING REPORT

Obtrusive Light - Compliance Report

AS/NZS 4282:2019, A4 - High District Brightness, Curfew
Filename: UPDATE
23/07/2025 1:41:58 PM

Illuminance

Maximum Allowable Value: 5 Lux

Calculations Tested (6):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_1_Ill_Seg1	PASS	2.2
ObtrusiveLight_1_Ill_Seg2	PASS	0.0
ObtrusiveLight_1_Ill_Seg3	PASS	0.2
ObtrusiveLight_1_Ill_Seg4	PASS	0.2
ObtrusiveLight_1_Ill_Seg5	PASS	0.8
ObtrusiveLight_1_Ill_Seg6	PASS	0.1

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 2500 Cd

Calculations Tested (6):

Calculation Label	Test Results
ObtrusiveLight_1_Cd_Seg1	PASS
ObtrusiveLight_1_Cd_Seg2	PASS
ObtrusiveLight_1_Cd_Seg3	PASS
ObtrusiveLight_1_Cd_Seg4	PASS
ObtrusiveLight_1_Cd_Seg5	PASS
ObtrusiveLight_1_Cd_Seg6	PASS

Issue	Amendments	Date	Init.
1	FOR INFORMATION	22.07.2025	GSA

North

Architect
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Project	Drawn	Checked	Date
OPAL HEALTHCARE - EVERARD PARK CARE COMMUNITY	GSA		JUL - 2025
Title	**Designed**	**Checked**	**Scale**
ELECTRICAL SERVICES	GSA		NTS @A1
EXTERNAL LIGHTING CONCEPT & OBTRUSIVE LIGHTING REPORT	**Project Number** 57770	**Drawing Number** SK-01	**Issue** 1

ATTACHMENT 5

Document: # - RJ002279-OpaEvPrkVspV2
Prepared for Brown Falconer
Attn: Isabelle Neubauer
28 Chesser Street
Adelaide SA 5000
Date: 16th June 2025

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15/15 Fullarton Road
Kent Town SA 5067
Ph. 08 8351 4849
E. info@adelaidearb.com.au

Tree Assessment & Pre-Development Survey

Opal Everard Park Care Community



Prepared for
Brown Falconer

Compiled by
Jemima Kenworthy
Adelaide Arb Consultants

Executive Summary

- The population consists of 23 trees. These are generally noted to have prolonged Useful Life Expectancies with all trees within the population expected to remain in their current condition for longer than ten years.
- The tree population within Opal Everard Park is diverse and contributes highly to the vegetative character of the local area. No significant habitat value was identified within any of the trees.
- Trees at Opal Everard Park are controlled under the provisions of the *Planning, Development and Infrastructure Act 2016* and the *Local Government Act 1999.*
- Trees 13, 14, 16, 17, 20, 21 and 22 are controlled as regulated trees under the provisions of the *Planning, Development and Infrastructure Act* and approval from the relevant authority is required prior to the recommended management of these trees being completed.
- Trees 1 and 15 controlled as significant trees under the provisions of the *Planning, Development and Infrastructure Act* and approval from the relevant authority is required prior to the recommended management of these trees being completed.
- Trees 2, 3 and 4 are controlled assets under the provisions of the *Local Government Act 1999* and approval from the City of Unley is required prior to the recommended management of these trees being completed.
- Trees 5-12, 18, 19 and 23 are not controlled under any of the above legislation. While Tree 23 attains a trunk circumference that exceeds 2m, the species is exempt from control under the provisions of the *Planning Development and Infrastructure Act 2016.*
- All trees display sustainable health attributes and are expected to remain sustainable within the population without intervention.
- All trees display stable structural features and are not expected to require substantial crown management within the near future.
- All 23 trees assessed currently or will be expected to represent an acceptable level of risk to public and private safety where the frequency of target occupancy is increased around them.
- Of the 23 trees assets at Opal Everard Park, 8 have high retention values during development activities. 3 of these assets are located on council property and as such it is presumed that it will be desired by the asset manager that sustainable specimens be retained.
- One tree (Tree 23) within the assessment area display medium retention values. These trees are often easily replaced or do not provide significant aesthetic or environmental contribution to the local area and therefore should not restrict reasonable development.

- Trees with high retention values are recommended to be protected using guidelines outlining Tree Protection Plan within this report which conform to Australian Standard AS4970-2025 *Protection of trees on development sites*.
- Several potential design conflicts have been identified in comparison to the existing trees onsite. These have been detailed within this report for consideration in the development design finalisation.

Thank you for the opportunity to provide you with this advice. Should you require any further assistance or clarification, please do not hesitate to call, or email me.

Yours sincerely,



JEMIMA KENWORTHY
Consulting Arboriculturist
B. Environmental Management (Geography)

Table of Contents

Executive Summary 2
Table of Contents 4
Introduction 5
- **Brief** 5
- **Provided Information** 5
- **Tree Survey Report Scope** 6
- **Site Access and Description** 7

Tree Population Summary 8
Tree Location Plans 9
Legislative Control and Site Plan 10
Tree Retention Plan 11
Overview of tree population 12
Planning and Design Considerations 14
- **Development design and refinement** 15
- **Potential design conflicts** 17

Tree Protection Plan 21
- **General** 21
- **Tree removal, retention and management** 22
- **Tree Protection Zone establishment** 23
- **Site establishment** 27
- **Demolition and site clearing activities** 28
- **Earthworks and trenching** 30
- **Construction activities** 32
- **Installation of underground services** 33
- **Paving within a Tree Protection Zone** 35
- **Landscaping around established trees** 38
- **Development Monitoring and Certification** 40

Appendix A – Assessment Methodology 42
Endnotes 47

Introduction

Brief

Adelaide Arb Consultants were commissioned by Isabelle Neubauer of Brown Falconer to conduct a pre-development survey and tree assessment of selected trees throughout the Opal Everard Park Care Community, with an emphasis on tree sustainability, legislative control, and contribution to the local environment, both currently and following the completion of development activities within the area.

The aim of such an assessment in this case is intended to enable appropriate tree retention during development activities without the requirement of substantial tree asset clearance in addition to providing suitable scope for land usage to be achievable.

The assessment criteria included the following attributes:

- Each tree's current health, structure, sustainability, and aesthetic and environmental contribution within its current environmental conditions.
- Each tree's legislative Control under the current provisions of South Australian legislation.
- Tree Protection Zones required during development should such activities occur.
- Tree retention ratings based upon individual tree attributes to enable appropriate designs to be generated within a sustainable landscape.
- Any other factors that were relevant to tree management in the situation.

Assessments have been conducted with reference to the requirements of the *Planning, Development and Infrastructure Act 2016,* the *Local Government Act 1999* as well as Australian Standard AS 4970-2025 *Protection of trees on development sites.*

Provided Information

The following precursory information was provided to assist in the assessment process.

- *Opal Everard Park Concept Investigation*, 25 March 2025. Prepared by Brown Falconer. V2SK 04 rev 2.
- *Detail and Level Survey 34-36 Norman Terrace, Everard Park*, 24 March 2024. Prepared by Fyfe. Drawing 66866-4-3-SV-TO01-r2.
- *Opal Everard Park Redevelopment. Site Plan – Proposed Ground. April 2025.* Prepared by Brown Falconer. Rev 5.

During the assessment, I met Isabelle Neubauer to discuss the proposed demolition and construction and the trees requiring assessment. During this, I was advised of the following:

- Opal Everard Park have acquired 9 Ross Street and as such, trees within this property have been included in this report.

Tree Survey Report Scope

The assessment criteria included the following attributes:

- An assessment of the specified trees at Opal Everard Park Care Community. I have not assessed or reported on any other trees within or adjacent to the site in this report.
- Each tree's current health, structure, and sustainability within its current environmental conditions.
- Each tree's control status under the current provisions of South Australian Legislation where applicable. These may include the *Planning, Development & Infrastructure Act 2016*, *Native Vegetation Act 1991* and/or the *Local Government Act 1999*.
- Assess the potential impacts from the proposed development (where known) on the trees with reference to the guidance outlined in AS 4970-2025 *Protection of trees on development sites*.
- Provide relevant tree protection requirements under the current guidelines of Australian Standard AS 4970-2025 *Protection of trees on development sites* to maintain the trees in their current condition during development and construction activities.
- Any other factors that were relevant to tree management in the situation considering development and construction activities may occur within the vicinity of some trees.

Site Access and Description

Opal Everard Park Care Community is located between Norman Terrace and Ross Street, Everard Park. The vegetative character of the local area consists of a mix of indigenous, introduced species and exotic ornamental trees. The site is not linked to wildlife corridors of a remnant area of native vegetation.

An assessment of 23 trees was conducted on the 14th of May 2025 by Jemima Kenworthy using the TreePlotter™ Data Logger Platform. This device enabled the collection of visual tree assessment data, as well as GIS location data.

The Pre Development tree survey occurred within all required areas of Opal Everard Park Care Community. More specifically, individual trees were assessed within the following areas.

- Relevant street trees along Ross Street.
- Trees within 9 Ross Street, Everard Park.
- Trees along Norman Terrace (situated on private land).
- Select trees between buildings within the Care Community.

Various maps outlining the locations of trees assessed, legislative controls applying to tree assessed and tree retention values during development activities are provided within this report. These may be correlated to the TreePlotter inventory platform enabling live tracking of tree management requirements and application.

Tree Population Summary

A summary of the tree observations is set out below. More details on each individual tree are set out within Appendix A - Individual Tree Observations and Imagery. The summary below relates to all 23 trees included in the audit.

	Locally Indigenous	Introduced Native	Exotic Ornamental
Species composition	0	2	21

	Regulated tree	Significant tree[1]	Local Government Act[2]	Not Controlled
Legislative control	7	2	3	11 (Tree 23 is exempt from control[3])

	Good	Fair	Poor	Dead
Tree health	10	13	0	0

	Good	Fair	Poor	Failed
Tree structure	8	15	0	0

	10-20 years
Useful life Expectancy	23

	Low
Tree risk	23

	High	Moderate	Low
Retention value	8	1	14

Tree Location Plans

Below are a series of site plans showing the locations of trees throughout the assessment scope area. The map imagery illustrates tree locations using GIS data collected during the assessment. Aerial Imagery has been collected from Google Earth® and all GIS editing was conducted by Jemima Kenworthy. This aerial imagery has been divided into smaller zones for mapping purposes.



Legislative Control and Site Plan

The following map imagery illustrates the locations of trees identified using GIS data collected during the assessment process. Aerial Imagery has been collected from TreePlotter using Google base imagery (circa 2025) and all GIS editing was conducted by Jemima Kenworthy, June 2025.

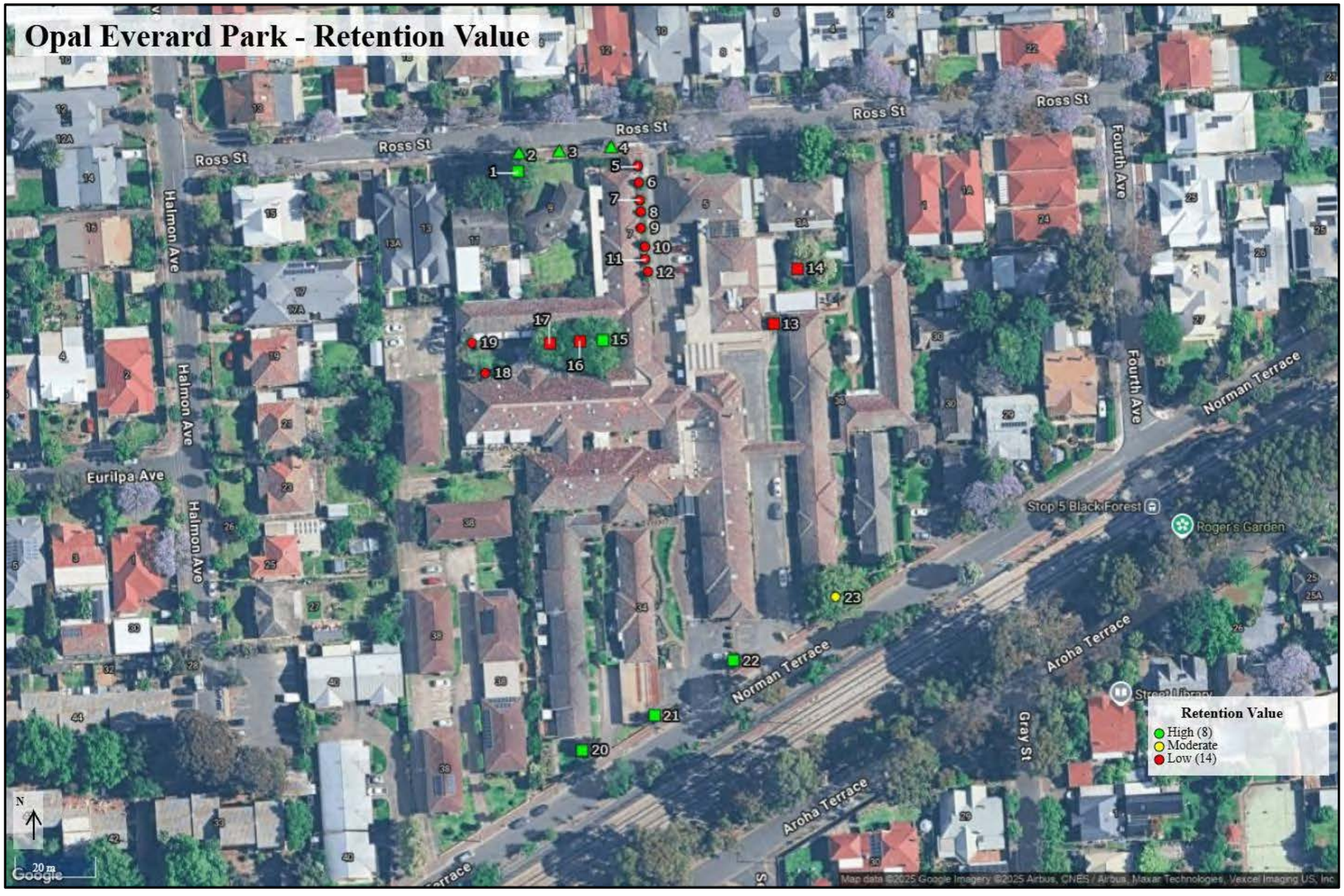
The legend in the upper right-hand corner of the image to the right shows which trees are controlled by the *Planning, Development and Infrastructure Act 2016* [PDI Act 2016] as regulated or significant trees~~,~~ trees controlled by the *Local Government Act 1999* and trees which are not controlled under any South Australian Legislation.

The tree listed as PDI 2016 Exempt is also not controlled under South Australian legislation.



Tree Retention Plan

The following map imagery illustrates the locations of trees identified using GIS data collected during the assessment process. Aerial Imagery has been collected from TreePlotter using Google base imagery (circa 2025) and all GIS editing was conducted by Jemima Kenworthy, June 2025.



Overview of tree population

Adelaide Arb Consultants conducted a survey of 23 trees within the Opal Everard Park Care Community to enable development planning and design for sustainable development and tree retention as well as providing foreseeable tree protection requirements during ensuing construction works.

The surveyed tree population consists of a wide variety of tree species, that is dominated by exotic species (90.5%). They vary in species and size with the larger more mature species being *Gleditsia triacanthos* – Honey Locust and *Cinnamomum camphora* – Camphor Laurel. In addition, there is a small proportion of Australian native trees (9.5%), planted throughout the site during its establishment. Most of these Australian native species are well suited to the local soil and climatic conditions and are generally performing well. Collectively, these trees provide a varied range of ecological, environmental and human benefits at the site[4].

There are two sets of legislation relating to trees that may apply within the subject site including the *Planning, Development and Infrastructure Act 2016* and *Local Government Act 1999*. As trees throughout the site are not indigenous, control of native vegetation under the *Native Vegetation At 1991* is not applicable.

Legislative Controls relating to regulated and significant trees under the *Planning, Development and Infrastructure Act 2016* do apply in this location (39% of the surveyed tree population are controlled under this Act).

The audit identified a range of health and structural conditions of the trees, with all of the population in fair to good health and displaying fair to good structure. All of the audited trees pose a low and acceptable level of risk to public safety. Some tree related risks may change where the frequency of target occupancy is increased below trees as a result of changes in land use and appropriate risk mitigation should be applied during development construction in cases where risks are noted to be elevated, either currently or as a result of changes in their environment.

When managing the risks associated with a tree population, there are some overarching principles that must be kept in mind as follows:

- Trees give us many benefits that we need.
- The overall risk from trees and branches falling is extremely low.
- We can't remove the risk entirely. Trees are living structures that sometimes shed branches or fall during severe weather.
- Our duty of care, when managing the risk, is to be reasonable, proportionate, and reasonably practicable.

The assessment survey has identified that 8 trees present high retention values at the site. Planning and design factors should consider that these trees will require retention during development activities. One tree (Tree 23) present moderate retention values, these trees are notably sustainable and suitable for retention however may not possess such attributes that would warrant a developmental constraint. The remaining 14 trees present low retention value as they do not attain attributes worthy of preservation under the Performance Outcome 1.1 and 1.2 in the PlanSA *Planning and Design Code.*

Appendix A - Individual Tree Data & Imagery provides detailed information relating to the trees taken at the time of the assessment.

Planning and Design Considerations

As identified throughout the survey, various trees display high retention values and are suitable for retention during development. Brown Falconer on behalf of Opal Everard Park should expect to retain these trees. Other trees should be retained where the development proposal layout can reasonably accommodate them.

Where trees are to be retained on site, they require a range of tree protection measures to ensure their long-term sustainability. A range of these tree protection measures are set out below. These tree protection measures are outlined in AS 4970 *Protection of trees on development sites.* The following tree protection measures must be considered during all of the following stages of the proposed development:

- **Refinement of the development layout.**
    - Land allotment layout – ensuring sufficient land is available for building construction, ancillary structures, carparking, driveways/crossovers, service trenches, earthworks, landscaping, and tree protection zones.
    - Topographical changes in the site configuration – changes to soil grades within tree protection zones will likely result in root severance and tree damaging activity.
    - Major infrastructure configuration, including drainage.
    - Location of garden beds and associated infrastructure.
    - Anticipated bulk earthworks, retaining walls and batter formation.
- **Arboricultural Impact Assessment**
    - Planned development activities are to be presented to the Project Arborist who will assess the level of impact to affected trees.
    - Feedback will be provided to the Planning and Design Team where tree retention capability has been compromised, with guidance on potential development impact mitigation measures.
    - This process may require several assessments of progressive plans to work towards a suitable tree protection result or demonstrate the requirements of tree protection and/or removal.
    - Formal documentation of tree protection requirements will be required to be provided by the Project Arborist in the form of a Arboricultural Impact Assessment.
- **Subsequent site establishment**
    - Establishment of construction compounds, site huts, access routes, delivery and storage areas, parking areas, waste management areas etc.
    - Bulk earthworks and retaining walls.
    - Construction of service roads and associated infrastructure.
    - Drainage works.

Development design and refinement

The development layout should be planned and designed with consideration to the tree protection zone (TPZ) requirements for each tree designated for retention. The following design parameters should be considered in an effort to preserve and protect suitable trees.

- Development activities should be kept as far as practicable outside of notional root zone (NRZ). It is acknowledged however that this is not always achievable and that some encroachment within notional root zone will occur for a variety of reasons. Australian Standard AS4970-2025 *Protection of trees on development sites* provides scope for such encroachments to occur without the need for extensive tree management and protection requirements to be implemented. Encroachment parameters are defined in the following categories.
    - **Minor encroachment -** If the proposed encroachment is less than 10% of the area of the NRZ and is outside the SRZ, and has not had recent NRZ encroachments it is unlikely that there will be a significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise can demonstrate that the tree will remain viable.
    - **Moderate encroachment –** If the proposed encroachment is greater than 10% and less than or equal to 20% of the area of the NRZ and is outside of the SRZ, it is a moderate encroachment. A project arborist shall be engaged to review the proposed impact and undertake necessary investigation to address factors listed in Clause 3.3.2. to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a Tree Protection Specification (TPS) and Tree Protection Plan (TPP).
    - **Major encroachment -** If the proposed encroachment is greater than 20% of the NRZ or inside the SRZ (see Clause 3.4), the project arborist must be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered. Assessment of major encroachment may involve a more detailed investigation, including root investigation, soil analysis etc. A TPS and TPP should be prepared to support tree retention. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise can demonstrate that the tree will remain viable.
- The development layout and service road reserve alignments should be configured to ensure that the impact on suitable trees is within acceptable limits. The level of encroachment from the total of combined activities should not form major encroachment.
- Service road reserves (and their associated infrastructure) should be aligned to minimise the impacts on trees. Some strategies may include:

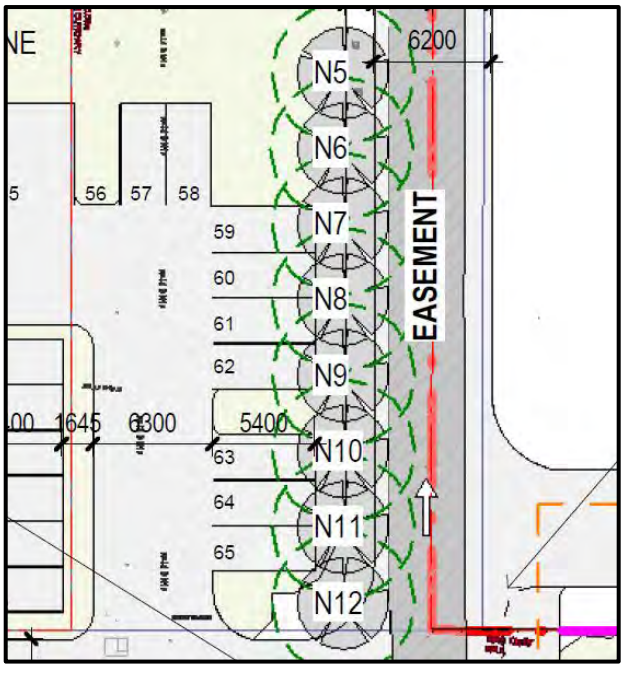
  - Realign the internal roadways to ensure minor encroachment into their tree protection zones.
  - Install underground services trenches on the opposite side of a roadway from a tree or tree grouping.
  - Direct drainage swales and settlement ponds away from tree protection zones. Trees generally do not tolerate prolonged flooding.

- The proposed development should be configured so that it can be reasonably developed without impacting trees or requiring complex or expensive tree sensitive building design solutions. Sufficient area within each allotment should be made available to accommodate a dwelling, ancillary buildings, bulk earthworks/retaining walls/batter formation, driveways and crossovers, underground services and any other activity that may impact on the tree. A tree protection zone/s should not occupy more than ~30% of land within an allotment.
- Where a tree protection zone occupies two or more properties (including a road reserve), then the combined development activities listed above should not form major encroachment.
- Where any tree (or tree grouping) presents a moderate constrain to the development, consideration should be given to reasonable adjustments to accommodate the tree. This may include one or more of the following strategies:
  - Reconfigure the development to allow greater width or depth to accommodate a tree protection zone on one side, and development activities on the other.
  - Minimise large tree protection zones (or groups of tree protection zones) occupying the entire front boundaries of an allotment, as this creates difficulties in installing driveways/crossovers and trenches for underground services.
- Where any tree (or tree grouping) presents a significant constrain to the development of an allotment, consideration should be given to creating a garden area to accommodate the tree or tree grouping.
- Trees that are recommended to be removed may allow for sites to be developed with greater ease.
- Where trees or tree groupings cannot be reasonably accommodated, then tree removals may be necessary, subject to approval from the relevant determining authority.

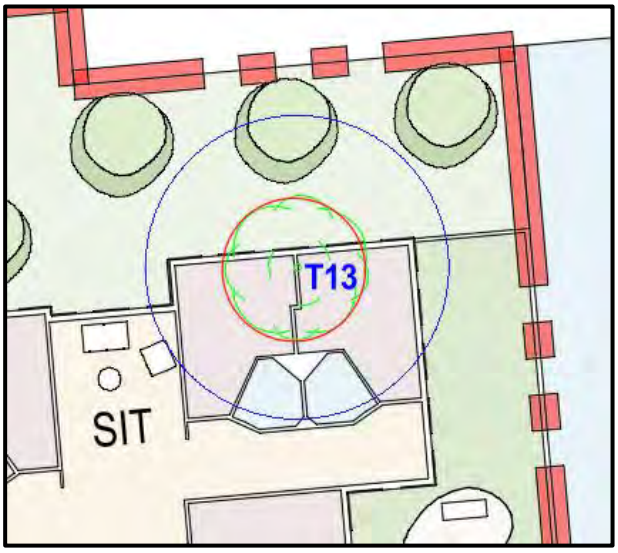
Potential design conflicts

A review of the provided development proposal layout indicates that there are potential conflicts for the following situations. These conflicts should be reviewed to provide a suitable development solution whilst preserving as many trees as possible.

- **Tree 1 – *Grevillea robusta* – Silky Oak:** this tree is situated within 9 Ross Street, Everard Park to the north of the Care Community and it is understood that this property has been acquired by Opal Everard Park. The Concept Investigation plans depict this allotment as a 300m^2 residential housing block. Detailed plans of the proposed development in this allotment have not been provided thus far. Tree 1 is of high retention value and is controlled as a significant tree under the *Planning Development and Infrastructure Act 2016* and as such, should be prioritised for retention. The tree attains attributes worthy of preservation under preservation under the Performance Outcome 1.2 in the PlanSA *Planning and Design Code.* The tree (and its required notional root zone) should be taken into consideration when the design of the allotment is undertaken (and during demolition of the existing infrastructure).
- **Tree 2, 3 and 4 – *Jacaranda mimosifolia* – Jacaranda:** these three trees are located within the southern street verge of Ross Street, Everard Park and are thus assets of the City of Unley, controlled under the *Local Government Act 1999*. Although the Concept Investigation plans do not depict the detailed works occurring within the allotments adjacent to these trees, it is expected that they can be prioritised for retention and protected during works. It is highly likely that retention and protection of these trees would be desired by the City of Unley.
- **Tree 5 – 12:** these seven trees are located along a small garden bed parallel to the existing access road off Ross Street. These trees are not controlled under either the *Planning Development and Infrastructure Act 2016* nor the *Local Government Act 1999*. These seven trees are shown on the 'Site Plan – Proposed Ground' as being situated between the existing access road off Ross Street and new car parking bays on the western side. The car parking bays appear to encroach into the notional root zones (NRZ) of Tree 7 – 12. If retention of these trees is desired, redesign of this area can occur to encompass their notional root zones, however these trees have low retention value and are not controlled under relevant legislate on and thus, removal to accommodate the design could be undertaken without approval if required.



- **Tree 13 – *Photinia robusta* –Photinia:** this tree is controlled as a regulated tree under the *Planning Development and Infrastructure Act 2016* as it has a circumference at one metre above ground level greater than 1m. This tree has low retention value, and makes limited contribution to the character and amenity of the local area as it is a stout tree surrounded by buildings that has been heavily managed (pruned and shaped) in the past. The concept investigation plan shows this tree to conflict with the northeastern room and sensory garden (as below). This tree is not compatible with the proposed development and would not be viable for retention. Approval to remove this tree is required from the relevant planning authority prior to works being undertaken.



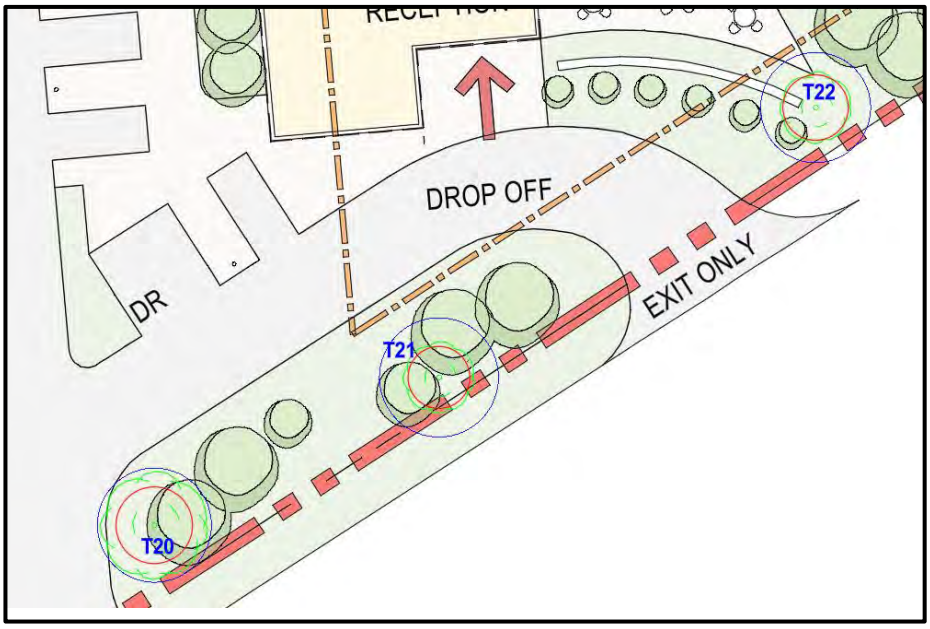
- **Tree 14 – *Melaleuca bracteata* – Black Tea-tree:** this tree does not sit within the current stage of works for the proposed development and is shown outside of the boundary realignment. This tree is controlled as a regulated tree under the *Planning Development and Infrastructure Act 2016;* however, the tree does not attain attributes worthy of preservation under the Performance Outcome 1.1 in the PlanSA *Planning and Design Code.* The tree does not appear to be compatible with the proposed design. Approval to remove this tree is required to be sought from the City of Unley prior to removal.

- **Tree 15, 16 and 17 – *Gleditsia triacanthos* – Honey Locust:** these three trees are currently situated within a small courtyard, surrounded by buildings comprising the existing Care Community. These three trees are some of the largest and most established trees on the grounds. All three of these trees are controlled under the *Planning Development and Infrastructure Act 2016* (Tree 15 as a significant tree and Tree 16 and 17 as regulated trees). Tree 15 attains attributes worthy of preservation under the Planning and Design Code and thus attains a high retention value with a prolonged useful life expectancy. Comparatively, Trees 16 and 17 do not attain attributes worthy of preservation under the Code and thus, attain a low retention value. These trees both have a prolonged useful life expectancies. The trees are a feature point of the existing care community, and there is opportunity for this to continue in the new development.

  The current site plan illustrates these three trees to be situated within a garden bed, north of the staff courtyard. Whilst efforts have been made to provide suitable growing space for these trees, they are likely still subject to minor-moderate encroachments from the proposed building, driveways and associated footpaths, noting this species does not tolerate root disturbance well. Further reduction of impacts may be required in efforts to ensure ongoing viability of these trees, should they be prioritised for retention.

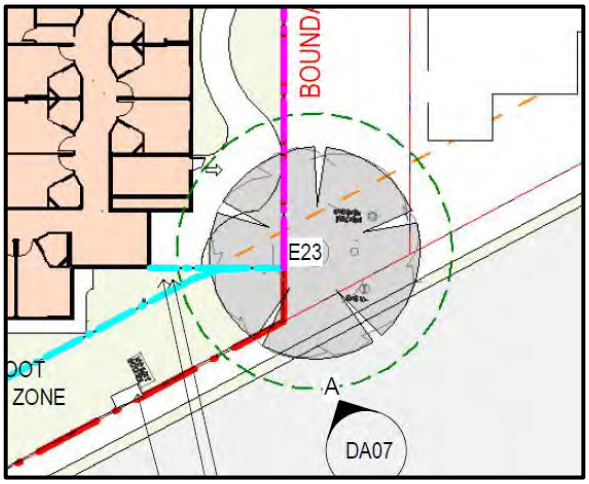
- **Tree 18 and 19 – *Syagrus romanzoffiana* – Queen Palm:** these two trees are not controlled under any relevant legislation and are in conflict with the proposed development, situated within the area of asphalt parking bays to the west of the site. These trees have moderate retention value and make limited contribution to the character of the community. These trees can be removed without approval.

- **Tree 20 – 22 – *Prunus cerasifera 'nigra'* – Purple Cherry Plum:** these three trees are situated along Norman Terrace (within the boundary of the Care Community land) and are appropriately accommodated for within the Concept Investigation plan (as shown below). These trees are all controlled as regulated trees under the *Planning Development and Infrastructure Act 2016* and are expected to be retained. These trees are not in conflict with the proposed development, however, should be considered if the front retaining wall is to be removed and replaced.



- **Tree 23 – *Cinnamomum camphora* – Camphor Laurel:** this tree is a large, well-formed specimen that makes a notable contribution to the character and amenity of the local area. Whilst the tree is exempt from control under the *Planning Development and Infrastructure Act 2016,* it attains aesthetic and environmental features that would be beneficial to final development outcomes. The tree attains a medium retention value and whilst retention is not essential, the tree's overall benefit may be worthy of retention. The plans provided to date also demonstrate the opportunity to retain this tree as a feature of the development (as shown).

  As the tree is exempt, if removal is desired, it can be undertaken without approval from the City of Unley. If retention is desired, the tree must be protected in efforts to maintain the existing risk level. This would include tree protection during demolition works of the nearest northern building.



- **Trees along western boundary –** it should be noted that access to the trees along the western boundary of the adjacent allotments could not be granted and trees along this boundary (within neighbouring properties) could not be assessed as part of this work. There is a potential that these trees will be impacted by the proposed works with demolition and construction occurring on the western side of the Opal Everard Park allotment near to these trees. To alleviate concerns regarding impacts to neighbouring trees, it is recommended that permeable paving (installed above existing grade) is implemented for those car parks along the western boundary (Car Park 1 – 11). Specifications for this paving within tree protection zones is provided within the tree protection plan in this report.

Tree Protection Plan

The following Tree Protection Zone information provides a wide range of guidelines that are commonly required on development sites, including large scale land divisions, right down to individual residential developments.

This guidance is appropriate during the initial construction phase of the development as the major land division and infrastructure installation works occur. The guidance is also relevant to future landowners when considering their land purchase and future building works.

General

To protect suitable trees during the development process, a range of tree protection activities and structures are required. The tree protection zone is usually a restricted area delineated by fencing.

The following activities are restricted within the TPZ. Some of these works may be permitted by the determining authority and must be supervised by the project arborist[5].

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.

Prior to any site works commencing, the site/project manager and relevant sub-contractors should meet on site with the project arborist to review work procedures, access routes, storage areas, parking areas and tree protection measures.

Tree removal, retention and management

Approved tree removal and pruning should be carried out before the installation of tree protection measures. The removal of regulated and significant trees cannot occur without development approval. Failure to do so may constitute tree damaging activity[6].

Where trees are to be retained on site, pruning works may be required to maintain acceptable levels of risk, or to provide suitable clearances over buildings, roadways, driveways etc. Specific pruning needs for each tree should be determined once final development activities around such trees is known and confirmed. Pruning works should follow these guidelines to enable their sustainable retention.

- All pruning must conform to the Australian Standard AS 4373–2007 *Pruning of amenity trees*.
- All pruning should be carried out or supervised by qualified arborists[7].

In addition to pruning works, the following may also be beneficial to improve growing conditions for each tree.

- **Irrigation**

  Drip irrigation systems are an effective way of applying water to the root zone of trees. Install in-line dripper hose that emits ~3L of water per drip emitter per hour. Connect the system to a reliable water source, preferably using a battery-operated programmable timer. A parallel row pattern or a spiral pattern are simple installation methods to use with lines installed at 0.5m – 1.0m spacing. Use pressure reducers and relief valves as required. Irrigation should be applied during hotter months by providing one good soaking per week. Less water can be applied during cooler and wetter months. Alternative irrigation systems may be used to suit the site in consultation with the project arborist.

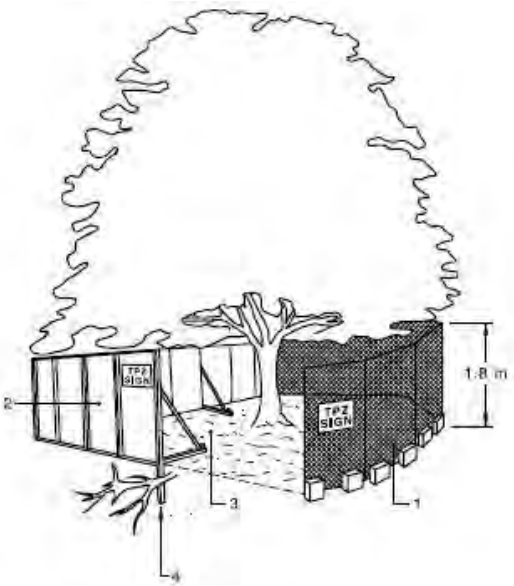
- **Mulching**

  Apply mulch around trees. Mulches should be organic in origin, semi composted and contain a mixture of coarse and fine particle. Mulches should be 75-100mm thick and applied out to the Tree Protection Zone fencing (or further if possible), without coming into contact with the trunk.

Tree Protection Zone establishment

Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works, including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access. The Tree Protection Zone should be established and managed as follows. Please refer to the attached Tree Protection Plan.

- Identify the trees within (and adjacent to) the subject allotment that are to be retained and protected during the development process. This may include trees on adjoining land and Council owned street trees and reserve trees.
- The Tree Protection Zone radius is to be equivalent to that calculated and noted in the Tree Observations and the attached Tree Protection Plan.
- Identify and mark the alignment of protective fencing as indicated on the Tree Protection Plan. This may vary from the actual NRZ radius after considering areas of acceptable encroachment (determined in consultation with the project arborist) and site access requirements. Fencing is only required within the subject allotment (provided boundary fencing is in place).
- Erect/construct protective fencing as indicated in the image below. AS 4687 *Temporary fencing and hoardings* specifies applicable fencing requirements. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter, and liquids into the protected area.



KEY:

1 Chain wire mesh panels that are held in place with concrete feet.

2 Alternatively, plywood or wooden paling fence panels may be used. This fencing material also prevents building materials or soil from entering the TPZ.

3 Mulch installation across the surface of the TPZ (as detailed in the TPS). No excavation, construction activity grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ other than those indicated in the TPS.

4 Bracing may be used within the TPZ. Installation of posts or supports should avoid damaging roots.

Figure 4 — Protective fences

- Right: Australian Standard AS 4970-2025 *Protection of trees on development sites*, p16.

- All visible faces of the Tree Protection Zones to the construction area must be signed with appropriate Tree Protection Zone signage as shown below. A copy of such is attached as an addendum to this report and may be duplicated as required without permission. No alterations to the Tree Protection Zone sign are permitted without written consent from the author.



- Where fencing has been reduced from the full NRZ radius to facilitate low impact construction works, ground protection suitable for construction personnel and scaffolding will be required as follows. This is required to minimise soil compaction and to capture any building material spills/waste that may contaminate soils.
    - Install ground protection as indicated on the Tree Protection Plan.
    - Install a layer of geotextile fabric on top of the natural ground.
    - Cover the geotextile with a 100mm thick layer of mulch or coarse gravel/ballast.
    - Install ground protection mats on top of the mulch to make walking/wheelbarrowing easier if required.
- Where fencing has been reduced from the full NRZ radius to facilitate vehicle/machinery access, heavy-duty ground protection will be required. This heavy-duty ground protection will be required for essential vehicle access, excavator access, crane access, pier drilling machinery access, hydro-excavation trucks etc.
    - Install vehicle access ground protection as indicated on the Tree Protection Plan.

- Install a layer of geotextile fabric on top of the natural ground.
- Cover the geotextile with a 100mm thick layer of organic mulch.
- Install ground protection mats (e.g., BogMat https://www.bogmat.com.au/).



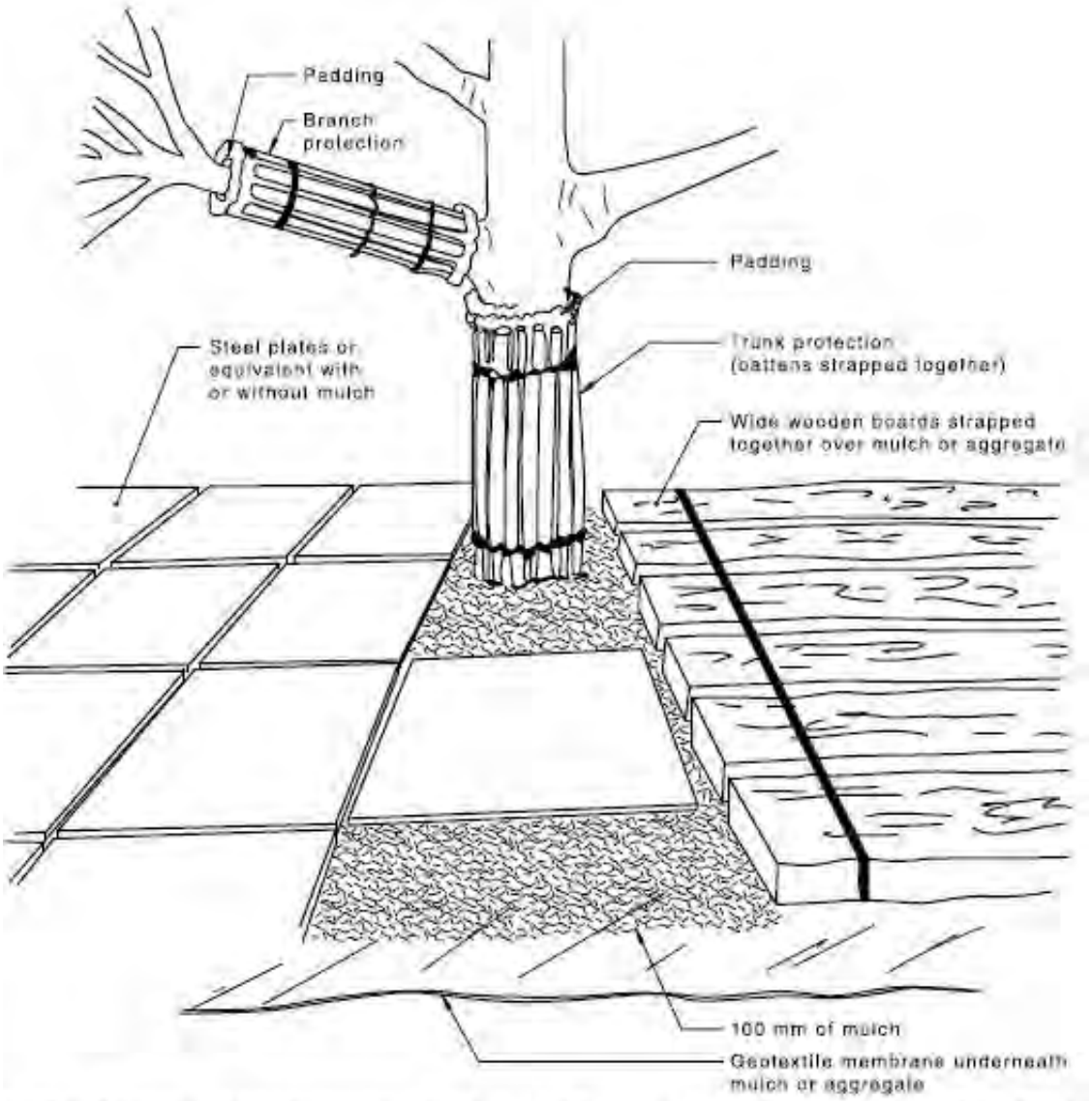
- Excavations for piers are to be conducted through the mulch. Excavate by hand, or drill the holes using machinery that stands off the TPZ or an area with suitable ground protection.
- Alternative ground protection for heavy machinery can include coarse rock ballast set into a cellular webbing system such as Geoweb.



Geoweb Tree Root Protection (image www.greenfix.co.uk)

- Where construction activities or vehicle access is in close proximity to any tree, install protection to the trunk and branches of trees as shown in the figure below. A minimum height of 2m is recommended. Ground protection (as described above) will also be required in this situation.
  - Install breathable padding or hessian around the trunk of the tree.

- Install closely spaced timber battens around the trunk, with the top edge protecting the trunk/bark by the padding/hessian. Secure with strapping.



NOTE 1 For trunk and branch protection, boards and padding may be used to prevent damage to bark. Boards shall be joined to each other using hoop straps and screws or similar. They shall not be screwed or nailed to the tree.

NOTE 2 Wide wooden boards or plastic or metal plates should be of a suitable thickness to spread the load and prevent soil compaction and root damage.

Figure 5 — Examples of trunk, branch and ground protection

Site establishment

The establishment of the site should occur in conjunction with the establishment of the Tree Protection Zone structures and features. This may include site access, storage areas, construction huts, waste management areas etc.

1. Refer to the previous section on Tree Protection Zone establishment which outlines some of the essential Tree Protection Zone requirements.
2. All ancillary zones required for construction purposes should be located outside the Tree Protection Zone. This includes, but is not limited to:
    - Site access routes for various vehicles and machinery.
    - Areas to receive and store construction materials.
    - Areas for skip bins and waste management.
    - Wash out areas.
    - Site huts and toilets.
    - Storage of chemicals.
    - Car parking areas.
3. Where site constraints prevent this, and any of these activities are necessary within a Tree Protection Zone, suitable ground protection measures are required set out in the previous section on Tree Protection Zone establishment.

Demolition and site clearing activities

The demolition of existing structures, surfaces and vegetation will require heavy machinery to move about on the site. If these works occur within any TPZ area, they can potentially compact the soil and damage tree roots, trunks, and branches. The Tree Protection Zone for trees to be retained on site must be established prior to demolition and site work activities commencing as outlined in the previous sections. Demolition and site clearing works should follow these guidelines.

1. Ensure Tree Protection Zone fencing and other tree protection measures are in place prior to demolition works commencing.
2. All vegetation proposed to be removed within or adjacent to a Tree Protection Zone must be removed using suitable tools in a manner that will not cause harm to remaining trees or disturbing their root zone.
    - Herbicides can be used to remove unwanted turf, weeds, or groundcovers at the site. Herbicides should be applied by appropriately experienced contractors according to the manufacturer's product label recommendations. Apply herbicides with care to avoid accidental applications to surrounding vegetation.
3. The project arborist should be on site during demolition activities within a Tree Protection Zone.
4. No stockpiling of building rubble, demolition material, soil, or any other material within the Tree Protection Zone. These materials must be removed from site immediately, or stockpiled piled outside of the Tree Protection Zone area for later disposal.
5. No Grade Changes within the TPZ. Lowering or raising of the grade (cut and fill) within the TPZ is not acceptable without specific Council approvals.
6. The demolition of structures within a Tree Protection Zone shall be carried out by machinery as carefully as possible to avoid damage to surrounding trees.
    - Demolition machinery should stand outside the Tree Protection Zone wherever possible to avoid soil compaction.
    - Demolition machinery can work on existing hard surfaces where present (e.g., existing driveways), or be placed inside the building/structure to pull material in and down, away from the trees.
    - Where machinery must work within a Tree Protection Zone, suitable ground protection measures must be put in place as outlined in the section on Tree Protection Zone establishment.
7. Existing underground services should not be removed within a Tree Protection Zone as there is a risk of damage to a tree's root system. These services should be de-commissioned and left in place where possible. If they must be removed, please consult with the project arborist.
8. Existing hard surfaces (concrete/paving/bitumen/compacted gravel etc.) should be retained where possible to act as ground protection from demolition machinery where possible. These surfaces can be removed after demolition works as required.

9. When removing hard surfaces (concrete/paving/bitumen/compacted gravel etc.) within a Tree Protection Zone, it is expected that there will be some root growth below the hard surface being removed.
    - Hand tools should be used to remove these hard surfaces adjacent to the trunk (within the structural root zone).
    - Demolition machinery should be used to carefully pull these surfaces up and away from the tree. The wheels of the machinery should be standing outside the Tree Protection Zone, or on any existing hard surfaces, or on established ground protection areas away from the tree. The works should proceed in a retreating manner, away from the tree.
    - Any roots that are exposed below the hard surfaces shall be wet down by hand and covered with a 50-100mm layer of mulch as soon as possible after being exposed.
    - Alternatively, exposed roots could be protected from desiccation by placing Hessian cloth (or similar) on top that is kept moist by periodic wetting. This must remain in place until the new surfaces are put into place.

Earthworks and trenching

Earthworks required to establish the new structure may include, excavation, cut and fill, levelling, footing preparation, batter formation and trenching activities. These activities have the potential to damage to tree trunks, branches, and the root zone. To minimise the impacts of these activities on the trees to be retained on site, the following precautions are required.

1. Ensure Tree Protection Zone fencing, and other tree protection measures are in place prior to earthworks commencing.
2. Excavation works can only proceed as approved by Council.
3. The project arborist should be on site during any earthworks works within a Tree Protection Zone.
4. All excavation machinery must be kept outside the Tree Protection Zone to avoid soil compaction, or suitable ground protection measures must be in place as outlined in the section on Tree Protection Zone establishment.
5. Excavation machinery must not come into contact with the trunk, branches, or roots within the Tree Protection Zone. Consider using a spotter to supervise, and/or use a smaller machine.
6. No earthworks are permitted within the Structural Root Zone without approvals. Seek direction from the project arborist.
7. No stockpiling of soil, debris, or any other material within the Tree Protection Zone. These materials are to be removed from the site immediately or stockpiled outside the area for later disposal.
8. Cut and fill.
    - No lowering of grade (cut) within a Tree Protection Zone. The soil surface can be skimmed by removing loose organic matter, turf or old gravel surfaces carefully using hand tools or with a trimming bucket of an excavator standing outside the Tree Protection Zone (or on suitable ground protection). Skimming of the surface should cease when fine tree roots are encountered and should not exceed 50-80mm below the original level.
    - Deep excavations adjacent to or within a Tree Protection Zone may require a batter or terraced levels. These may encroach further into the TPZ and may require approval. If this is required, please consult with the project arborist before proceeding.
    - There shall be no placement of additional material (fill) within a Tree Protection Zone without approval.
    - In some cases, fill material within a Tree Protection Zone may be permitted. If approved, the fill must consist of graded material that allows air and moisture movement. Suitable materials include single graded, no-fines gravel, washed single grade aggregate or similar. An aeration system may also be required that may consist of a system of vertical and horizontal slotted pipes wrapped in a suitable breathable material.
9. Footing preparation.

- Excavations for footings must not occur within a Tree Protection Zone unless approved by Council and the project arborist.
- Excavation machinery should stand outside the Tree Protection Zone to avoid soil compaction, or suitable ground protection measures must be in place as outlined in the section on Tree Protection Zone establishment.

10. Piers/screw piles
    - When installing footing systems consisting of piers or screw piles within a TPZ, the following precautions are required.
    - The smallest possible diameter hole should be used.
    - Mini drilling rigs should be used in these areas to avoid damage to tree branches.
    - Suitable vehicle ground protection is required where piling vehicles enter a TPZ.
    - The project arborist should be on site to supervise these activities within any TPZ.
11. Root pruning
    - Woody tree roots are not to be pulled out by excavation machinery.
    - Roots smaller than 50mmØ may be pruned back (preferably to a side branching root) using sharp pruning tools (such as secateurs or tree pruning handsaws).
    - Roots larger than 50mmØ should only be pruned after consultation with the project arborist.

Construction activities

Construction activities may include (but are not limited to); installation of building footings, concrete slabs, frame construction, installing brickwork or other wall cladding materials, crane lifting operations, scaffolding, roofing, interior fitting, waste disposal etc. If these activities are not appropriately managed within a tree protection zone, there may be adverse impacts for the trees and their growing environment. Construction activities must be well supervised and adhere to the following guidelines.

1. Ensure Tree Protection Zone fencing, and other tree protection measures are in place prior to construction works commencing.
2. Tree Protection Fencing shall not be removed or repositioned to facilitate construction activities. Consult with the project arborist if access to a Tree Protection Zone is required.
3. Ensure the ancillary construction zones are established prior to construction works commencing. This may include site access, storage areas, parking areas, construction huts, waste management areas etc. Refer to the previous section on Site Establishment.
4. Scaffolding for construction activities and crane operations should not interfere with trees to be retained on site.
    - Minor pruning may be permitted to facilitate the installation of scaffolding and crane operations.
    - Any required pruning works should be confirmed with the project arborist and performed by qualified arborists, not construction staff.
5. Parking areas for building staff and sub-contractor vehicles must be clearly defined, well away from tree protection zones.
6. A defined delivery and storage area for building materials and hazardous chemicals should be marked out well away from any TPZ as required. If a storage area is to be set up within a TPZ (due to site limitations), then ground protection measures are required. Refer to the previous section on Tree Protection Zone establishment.
7. Areas for waste disposal and skip bins must be clearly defined, well away from the tree protection zone. If skips are to be set up within a TPZ (due to site limitations), then ground protection measures are required.
8. A wash out area should be defined well away from any TPZ and waste appropriately managed. These should be outside of the TPZ and/or 10m from the trunk of any tree, whichever is greater. Contaminated water must not be allowed to drain into the TPZ area.

Installation of underground services

A range of underground services may be required to service a new development. These may include but are not limited to:

- Gas supply
- Electricity supply
- Water supply
- Sewer drainage
- Septic tank connections
- Stormwater drainage
- Irrigation pipes
- Fire mains
- Telephone and communication cables

Open trenching to install these services within a Tree Protection Zone has the potential to sever roots which can adversely affect tree health and stability. Unless otherwise approved, underground services should be installed according to the following guidelines.

9. All services should be routed outside the Tree Protection Zone where possible. If underground services must pass through a Tree Protection Zone, consult with the project arborist. These services should be installed by directional drilling or in manually excavated trenches.

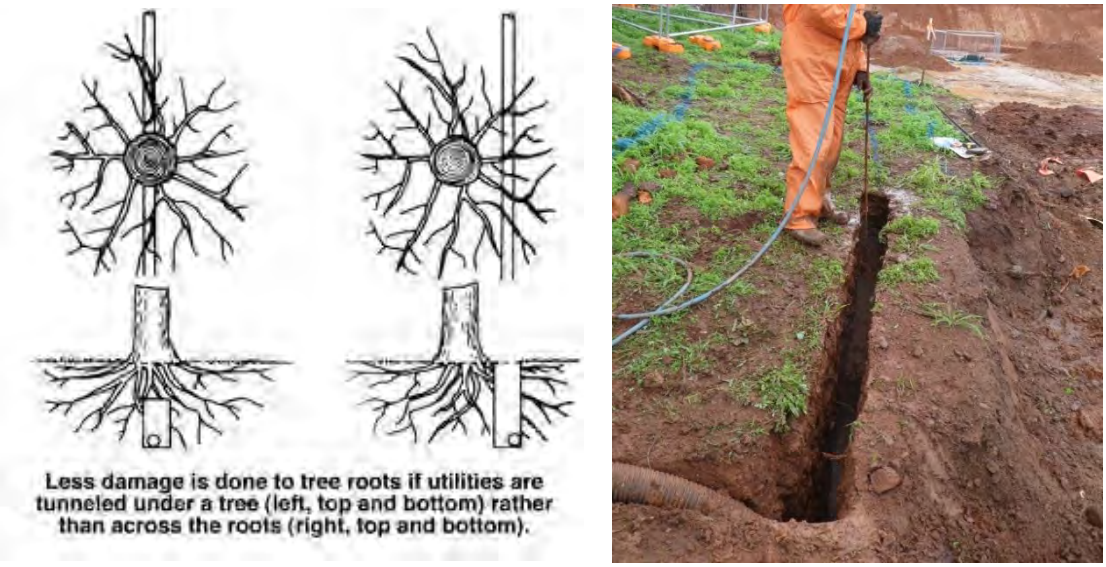
10. Directional drilling
    - The directional drilling bore should be at least 600mm deep (below the tree's root plate). The project arborist should assess the likely impacts of boring and bore pits on retained trees.
    - Entry, exit points, connection points and inspection points should be located outside the Tree Protection Zone where possible.

11. Manual excavation
    - For manual excavation of trenches, the project arborist should advise on roots to be retained and should monitor the works. Manual excavation may include the use of pneumatic and hydraulic tools.
    - Excavate the soil using hand tools and hydro excavation down to the required depth for the entire length of the service required within the TPZ.
    - Use the lowest pressure possible to carry out the excavations whilst avoiding damage to the outer bark on tree roots.
    - When tree roots are encountered, the operator should avoid damaging the protective layer by directing high pressure water away from tree roots.
    - Smaller tree roots (<20mm in diameter) may be damaged by the process, as this is generally unavoidable.
    - Tree roots greater than 30mm in diameter shall left intact and undamaged.

12. Root pruning
    - Retain as many roots as possible extending across the trench.
    - Any root pruning should be carried out in consultation with the project arborist.

- Roots smaller than 50mmØ may be pruned back (preferably to a side branching root) using sharp pruning tools (such as secateurs or tree pruning handsaws).
- Roots larger than 50mmØ should only be pruned after consultation with the project arborist.

13. Insert the underground service into the trench by weaving between exposed tree roots.
14. Backfill the trench as soon as possible after the service is installed to avoid root desiccation. If a trench is to remain exposed for more than 2 hours, the exposed roots and surrounding soil must be kept moist by hand irrigation and/or use of shading materials (hessian or boards). These roots must not be allowed to dry out.



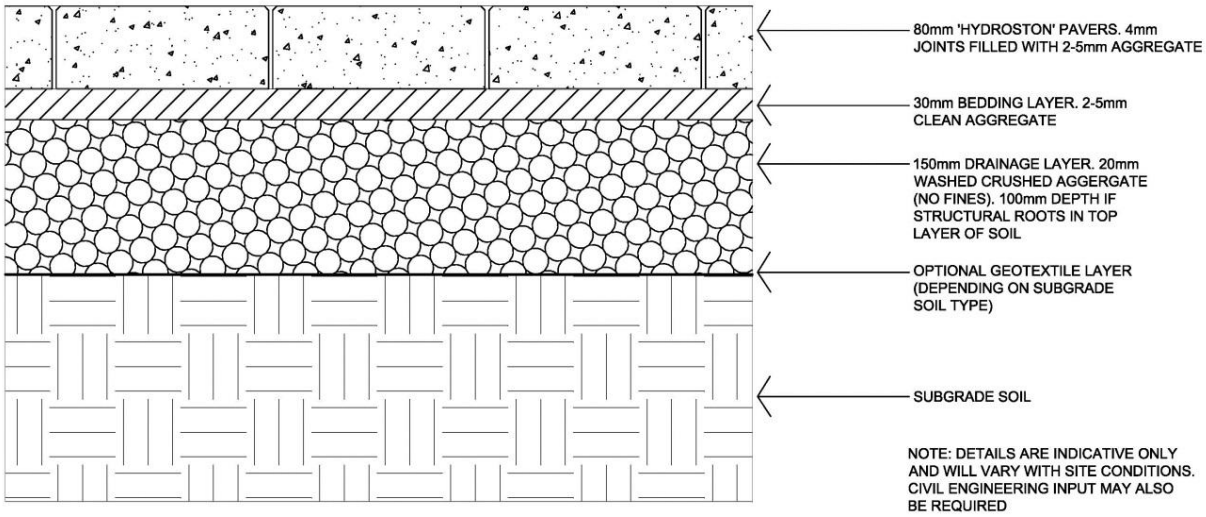
- Above: Examples of directional drilling (left) and manual excavation with hydro-excavation (right).

Paving within a Tree Protection Zone

Paving treatments and other hard surfaces include concrete paths and driveways, unit pavers, bitumen etc. Paving within a Tree Protection Zone can create an impervious surface, limiting gas exchange and water infiltration into the root zone, and may adversely affecting tree health. In addition, compaction works can increase soil density, impairing root development and growth. There is also a risk of root damage from grade changes (cut) when preparing for paving works. To ensure paving works do not adversely affect trees to be retained on site, the following guidelines should be followed.

1. The following guidelines are indicative only and may require consultation with permeable paving specialists and civil engineers.
2. Paving and surface sealing should be excluded from the Tree Protection Zone where possible. Surface sealing of the root zone should not exceed 20% of the Tree Protection Zone area[8].
3. If hard surfaces are required within a Tree Protection Zone, paving materials and methods should aim to avoid damage to the root system and use permeable materials.
4. Consider the finished paving levels in relation to the levels of surrounding structures in the design phase of the project. Adjust finished floor levels to ensure paving works do not lower grade by more than 50-80mm.
5. Tree root investigations may be required prior to designing and installing paver systems.
6. Consider future growth of tree roots and how they may impact on the paved surface. Paving works should remain outside the Structural Root Zone to reduce the likelihood of surface disruption in the future.
7. The project arborist should supervise any pavement installation work within a Tree Protection Zone.
8. Grade changes
    - No lowering of grade (cut) within a Tree Protection Zone for paving works without approval. The soil surface can be skimmed by removing loose organic matter, turf or old gravel surfaces carefully using hand tools or with a straight edge trimming bucket of an excavator standing outside the Tree Protection Zone (or on suitable ground protection). Skimming of the surface should cease when fine tree roots are encountered and should not exceed 50-80mm below the original level.
    - Any increase in grade (fill) must use permeable base layers that allow air and water to infiltrate.
9. Root damage
    - Damage to woody tree roots is not permitted. If woody tree roots are encountered, consult with the project arborist.

10. The natural soil structure and density within the Tree Protection Zone should be maintained when installing hard surfaces. The natural soils below paved surfaces should not be compacted unless absolutely necessary (e.g., trafficable loads). Compaction of natural soils should not be necessary for pedestrian or light traffic paving applications.
11. Base layer
    - The depth of the base layer will vary depending on the intended load. Trafficable areas will require a deeper preparation while pedestrian areas can be shallower.
    - Base layer materials should allow air and water to infiltrate and consist of a graded material with no fines, such as 2-5mm graded particle size (or larger).
    - Sand should not be used in the paving system due to its high clogging potential.
    - A geotextile layer can be used between the base layer and subgrade to prevent fine particles migrating up from below.
    - A three-dimensional cellular confinement system (such as 'EcoCell' or 'Geoweb') can be used for the base layer where required. This is a system of cells into which the base material is placed.
    - The base layer material can then be compacted. Compaction should be to the minimum level required to support the intended load.
12. Bedding layer
    - The bedding layer should be applied directly on top of the base layer.
    - The bedding layer should use a single-graded material to provide good porosity and permeability.
    - Regular paving sand is not recommended for this application.
13. Surface treatments
    - Final surface treatments should allow air and water to infiltrate into the root zone. There are two main types of permeable surface treatments:
    - Systems in which the unit pavers are impervious but contain permeable joins where air and water can pass between pavers (e.g., Ecotrihex, Hydrapave).
    - Systems in which the paver material is porous, and air and water can pass through the paver (e.g., HydroSTONE).
    - The unit pavers should have a single-graded aggregate swept in to fill in the gaps between pavers to allow air and water to infiltrate. Regular paving sand is not suitable for this application.



- Above: An example of a permeable paving system (Dr Martin Ely)

Landscaping around established trees

Care is required when landscaping around established trees. Damage can occur from a range of activities, including soil compaction, soil contamination, physical damage to the tree during landscaping works, damage to the root system from trenching and level changes, root disturbance from paving works, planting works and lawn installation etc. The following guidelines should be followed when landscaping around established trees.

To minimise the possible adverse impacts from these activities during landscaping activities, a tree protection zone (TPZ) is required. The TPZ roughly equates to the drip line of the tree, but is accurately calculated in the body of the tree report. All potentially adverse activities must not occur within this zone or must be modified to minimise the impacts.

Landscaping guidelines

1. The landscape design should be reviewed by the project arborist prior to being finalised.
2. Landscaping contractors should observe the guidelines set out in the previous sections on Tree Protection Zone establishment and Site Establishment.
3. The growing environment for mature trees should be optimised with the use of mulches. Mulches should be organic in origin, semi composted and contain a mixture of coarse and fine particles. Mulches should be 75-100mm thick and applied out to the drip line of trees or further, if possible, without coming into contact with the trunk. Mulches should be topped up every 1-2 years as required.
4. Irrigation systems around established trees should be set up as follows.
    - Drip irrigation systems are an effective way of applying water to the root zone of trees.
    - Connect the system to a reliable water source, preferably using a battery-operated programmable timer.
    - Use pressure reducers and relief valves as required.
    - Irrigation main lines should be radially arranged in relation to the root system rather than traversing the root system. Deep trenching across the drip line of trees must be avoided.
    - Install in-line dripper hose that emits ~3L of water per drip emitter per hour.
    - A parallel row pattern or a spiral pattern are simple installation methods to use with lines installed at 0.5m – 1.0m apart.
    - Irrigation should be applied during hotter months by providing one good soaking per week (2-3 hours at a time). Less water can be applied during cooler and wetter months.
    - Irrigate in the early morning. Avoid watering during the middle of the day.
    - Irrigation requirements should be adjusted according to species, soil type and climatic conditions.

5. Paving works should be kept to a minimum within a Tree Protection Zone. If paving must occur, it must utilize a no dig method, use permeable base preparations to minimum soil compaction requirements and utilise permeable unit pavers or permeable concrete. Refer to the previous section on paving within a Tree Protection Zone.
6. Use caution when applying herbicides in the vicinity of established trees. Target the unwanted plants carefully and follow manufacturer's recommendations.
7. Pruning of established trees should be carried out by qualified arborists (Certificate III in Arboriculture).
8. Retaining walls should not be installed within the Tree Protection Zone. If required, consult with the project arborist.
9. Fences on the boundaries of the property must be installed without damaging the root system of established trees.
    - Fencing must not use continuous strip footings.
    - Lightweight fencing panels attached to concrete pads and posts are recommended.
    - Concrete pads should be located outside the Structural Root Zone.
    - Grade changes (cut and fill) must be avoided during fence installation.

Other planting considerations

- Care is required when planting new vegetation within the drip line of established trees. Cultivation of the area under the tree should be kept to a minimum and undertaken with hand tools.
- Grade changes (cut or fill) within the drip line of established trees should be avoided. Do not build up soil levels by more than 100mm.
- The use of competitive plants should be kept to a minimum. Minimise the use of turf, and dense groundcovers etc.
- The mature size of larger plants and trees should be considered. Plants should be well spaced to allow them to reach their mature size.
- Select the largest trees for the size available. Larger trees provide greater benefits than smaller trees.
- Provide adequate growing area for the trees to grow in. Small openings in paved areas are usually inadequate for healthy tree growth.
- Species diversity is important in a sustainable garden (and urban forest). While monoculture plantings may provide a desired aesthetic, they are generally more vulnerable to pest and disease outbreaks.
- Consider when to use shade trees or deciduous trees in relation to building orientation, private open space, the movement of the sun and the placement of windows.
- The use of locally indigenous vegetation should be considered for their habitat, biodiversity, and wildlife corridor value.

Development Monitoring and Certification

Through various stages of development, compliance certification provided in writing by a suitably qualified AQF Level 5 Arboriculturist is required. The success of tree protection depends on collaboration of all involved throughout the planning, design and development process.
These stages are outlined as follows with compliance recommended to be supplied to council as a condition of Development Approval.

Indicative Stages in Development and the Tree Protection Process

Stage in development	**Tree management process**	
	Matters for consideration	**Actions and certification**
Planning (AS 4970-2025 Section 2 and 3)		
Site acquisition	Legal constraints	
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees accurately plotted on survey plan, including trees on adjoining land if the proposed works could take place in the NRZ
Preliminary tree assessment	Hazards/risks Tree retention value	Evaluate all trees on the site Verify that the survey represents the trees present onsite Provide preliminary arboricultural report (PAR), NRZs and retention values to guide development layout
Preliminary development design	Condition of trees Proximity to buildings Location of services Roads Level changes Building operations space Long-term management	Planning selection of trees for retention Design review by proponent Design modifications to minimise impact to trees
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment (AIA) of proposed development Determine tree protection measures Landscape design	Provide Arboricultural impact assessment (AIA) including TPS and TPP, unless not required by relevant authority at this stage
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees including updating TPS and TPP

Pre-site works (AS 4970-2025 Section 4 and 5)		
Review of approval (development details)	Identify changes to works or additional works and details provided that may impact trees to be retained	Review impact and update TPS and TPP
Initial site preparation	State based Work Health and Safety requirements for tree work Approved retention/removal Refer to *AS 4373 for the requirements on the pruning of amenity trees* Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delineate TPZ Install protective measures Certification of tree protection measures
Site works (AS 4970-2025 Section 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 with TPS, TPP and relevant conditions of consent Deviation from approved documentation	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 health and structure	Remove all remaining tree protection measures Certification of tree protection and condition
Post development (AS 4970-2025 Section 5)		
Defects liability / maintenance period	Tree health and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

NOTE: The project arborist should undertake certification of the tree protection activities.

Appendix A – Assessment Methodology

Assessment of trees requires the collection of data based on tree features observed. The following categories are assessed and the tables blow described the meaning of outcomes recorded during field assessment of trees.

Location (plotted onto the various plans)	Data collected during the tree assessment process is recorded within the TreePlotter data inventory. The tree location is plotted onto a live aerial image with observations regarding tree features recorded in this system. Mapping for tree reporting processes is completed based on tree location plotting during field assessments.
Naming and classification of vegetation	• Botanical Name o A unique name, given to plants written in Botanical Latin (although some plants may have been known by another botanic name previously – synonyms). Botanic names are created by two levels of classification, the genus and species and are important as a consistent language to distinguish plant identification between provinces. • Common Name o Important for describing trees with people not familiar with botanic naming of trees. These names often relate to local experiences with trees and ae not governed by formal nomenclature rules. Common names may therefore relate to different tree species relative to the province where the tree is located. • Species Origin o Outlines the relevance of the plant to local species diversity at a broad level and includes: ▪ Indigenous – Native to the location where the tree was assessed. ▪ Introduced – Native to Australia however introduced to the location where the tee was assessed. ▪ Exotic – Introduced to Australia.
Crown size (height x spread)	The tree height range x crown spread range in metres. These are recorded in the following categories: • <3m • 4-7m • 8-13m • 14-20m • >20m
circumference (at 1m)	The circumference (girth) of trunk, measured at 1m above ground level as the basis to determine legislative control under the provisions of the *Planning, Development and Infrastructure Act 2016.*

Trunk diameter (DSH)	The diameter of the trunk (circumference ÷ π) measured at standard height (1.40m above ground level). This diameter is used to calculate the Notional Root Zone (NRZ) using the Australia Standard method outlined in AS 4970-2025 *Protection of trees on development sites*.
Notional root zone (NRZ) (m)	The zone enclosed by a radius 12 times DSH that is a primary trigger for Arboricultural input on a development site.
Tree protection zone (TPZ) (m)	The principal means of providing protection for trees during development and includes both root development areas as well as crown projection. This area should be isolated from construction works of any kind, however some alterations may be made by the project arborist is certain circumstances.
Diameter at root buttress (DRB)	The diameter of the stem (circumference ÷ π) measured immediately above the root buttress (basal flare). This measurement is taken in metres which is included within the formula to calculate a tree's Structural Root Zone.
Structural root zone (SRZ) (m)	The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and expressed by its radius in metres.

Tree Health

Tree health is a core feature used in combination with other features to determine a tree's overall condition, useful life expectancy and risk presented. Outcomes of this attribute do not necessarily extent to other attributes such as tree structure e.g. a dead tree may have low risks and display good structure, while a healthy tree may have other attributes that cause its useful life expectancy to be reduced. The following attributes outcomes describe the health of a tree when observed and recorded to be in these categories.

Good	The tree displays a full foliated crown or living foliar buds/tissue that is common for the species and season. The tree is free of or displays inconsequential pest or diseases signs or symptoms. Intervention is not required to maintain tree health and sustainability.
Fair	The tree displays sustainable, however reduced foliage density or living foliar buds/tissue that is common for the species and season. Deadwood is noted within the crown and tree vigour may be reduced. The tree may display minor occurrences of known consequential pest or diseases signs or symptoms. Intervention may be required to maintain tree health and sustainability.
Poor	The tree displays poor foliage density or living foliar buds/tissue, with terminal deadwood or dysfunction. The tree displays notable to significant pest or diseases signs or symptoms. Intervention will be required to maintain tree health and sustainability.

Dead	The tree has declined and is not reparable. The canopy is void of foliage or contains significant dieback, failing epicormic growth or delaminating cambium.

Structure

Similarly, tree structure is a core feature used in combination with other features to determine tree condition, useful life expectancy and risk. Again, outcomes of this attribute do not necessarily extent to other attributes. e.g. a tree displaying poor structure may be visually healthy and provide high amenity values however will still require structural remediation. The following attributes outcomes describe the health of a tree when observed and recorded to be in these categories.

Good	Primary structural attributes are free of observable defects including connection with the soil profile, stability at ground level and main branch unions. Trunk and branch taper are well formed, secondary and tertiary tree parts are free of notable defects and branch extension is typical for the species. The tree is considered a good example of the species.
Fair	Primary structural attributes are free of observable defects including connection with the soil profile, stability at ground level and main branch unions. Trunk taper is well formed however branch taper may be reduced. Secondary and tertiary tree parts may display minor defects and branch extension may be elongated for the species. The tree could be retained with some corrective pruning.
Poor	Primary structural attributes such as connection with the soil profile, stability at ground level and/or main branch unions display observable defects. Trunk and branch taper is poor, and/or secondary tree parts display notable defects. The tree is unlikely to be repaired or rendered structurally stable with corrective pruning.
Useful Life Expectancy (ULE)	Life expectancy is the estimated life span, or remaining life span of a tree. The useful life expectancy is the number of years a tree can be expected to be useful at the site, with acceptable levels of amenity, health and risk under the current site conditions. Consideration should be given to tree benefits, amenity value, historical values, tree surroundings, site use, risk management options and costs, habitat opportunities and other relevant factors. Simply remaining alive (life expectancy) may not be reasonable in an urban setting. Trees should continue to provide amenity and other benefits with acceptable levels of risk (useful life expectancy). For some trees, habitat value may contribute to or increase a trees useful life expectancy.
	• **ULE** - An estimate of the time the tree will continue to provide a safe and useful contribution to the landscape o >20 years o 10-20 years o 5-10 years o 1-5 years

	o Dead

Tree Age

Tree age will range between young and senescent and provides background information that may give context to values provided by trees including habitat provision, amenity values and tree vigour. The following criteria are considered.

Young	Newly planted, establishing trees at the site. Tree is not reproductively mature.
Semi Mature	Established trees within the first 20% of the trees ULE. Trees are not yet full size but are reproductively mature.
Mature	Established trees that have developed their full crown potential. These trees may range between 20-70% of their ULE.
Over-Mature	Established trees that have developed their full crown potential and have started health and/or structural decline. These trees may range between 70 and 95% of their ULE.
Senescent	Trees nearing or at the end of their ULE and past 95% of this parameter.

Retention Value

The retention value ranges between high and low and various factors are considered when documenting the values provided by trees. The following table outlines the features noted when tree retention values are recorded.

High	These trees are expected to be retained, and cannot be removed without planning consent. • It qualifies as a regulated or significant tree under the *Planning, Development and Infrastructure Act 2016,* and • It is in average to good health, and • It has average to good structure, and • It has a useful life expectancy in excess of 10 years, and • It possesses one or more attributes worthy of preservation under Performance Outcome 1.2 in the PlanSA *Planning and Design Code.*
Medium	These trees are likely to provide long term benefits at the site and should be retained to enhance the development where possible. • It does not qualify as a regulated or significant tree under the *Planning, Development and Infrastructure Act 2016*. • It is in average to good health, and • It has average to good structure, and • It has a useful life expectancy in excess of 10 years, and • It possesses one or more attributes worthy of preservation under Performance Outcome 1.2 in the PlanSA *Planning and Design Code.* (Please note that while such trees do not qualify as regulated or

	significant trees, their attributes are considered in the same framework as outlined in the PlanSA *Planning and Design Code).*
Low	These are trees that are recommended for removal (subject to development approval if they qualify as a regulated or significant tree.) • The tree may or may not be qualify as a regulated or significant tree, and • The tree has a poor health rating, or • The tree has a poor structure rating, or • The tree represents a moderate, high or extreme risk to public or private safety, or • The tree has a short useful life expectancy of less than 10 years, or • It possesses no attributes worthy of preservation under Performance Outcome 1.2 in the PlanSA *Planning and Design Code.*
Legislative Control	• *Planning, Development and Infrastructure Act 2016* • *Native Vegetation Act 1991* • *Local Government Act 1999*

Endnotes

[1] **Regulated and significant tree meaning (Updated 16/5/2024)**

Planning, Development and Infrastructure Act 2016

Part 1-Preliminary

Section 3 – Interpretation

regulated tree means—

(a) a tree, or a tree within a class of trees, declared to be regulated by the regulations (whether or not the tree also constitutes a significant tree under the regulations); or

(b) a tree declared to be a significant tree, or a tree within a stand of trees declared to be significant trees, under the Planning and Design Code (whether or not the tree is also declared to be a regulated tree, or also falls within a class of trees declared to be regulated trees, by the regulations).

significant tree means—

(a) a tree declared to be a significant tree, or a tree within a stand of trees declared to be significant trees, under the Planning and Design Code (whether or not the tree is also declared to be a regulated tree, or also falls within a class of trees declared to be regulated trees, by the regulations); or

(b) a tree declared to be a regulated tree by the regulations, or a tree within a class of trees declared to be regulated trees by the regulations that, by virtue of the application of prescribed criteria, is to be taken to be a significant tree for the purposes of this Act;

Planning, Development and Infrastructure (General) Regulations 2017

Part 1—Preliminary

3F—Regulated and significant trees

(1) Subject to this regulation, the following are declared to constitute classes of regulated trees for the purposes of paragraph (a) of the definition of regulated tree in section 3(1) of the Act, namely trees within a designated regulated tree overlay that have a trunk with a circumference of 1 m or more or, in the case of trees that have multiple trunks, that have trunks with a total circumference of 1 m or more and an average circumference of 310 mm or more, measured at a point 1 m above natural ground level.

(2) Subject to this regulation—

(a) a prescribed criterion for the purposes of paragraph (b) of the definition of significant tree in section 3(1) of the Act is that a regulated tree under subregulation (1) has a trunk with a circumference of 2 m or more or, in the case of a tree with multiple trunks, has trunks with a total circumference of 2 m or more and an average circumference of 625 mm or more, measured at a point 1 m above natural ground level; and

(b) regulated trees under subregulation (1) that are within the prescribed criterion under paragraph (a) are to be taken to be significant trees for the purposes of the Act.

(3) For the purposes of subregulations (1) and (2), the measurement of the circumference of the trunks of a tree with multiple trunks is to be undertaken on the basis of the actual circumference of each trunk and without taking into account any space between the trunks.

[2] **Local Government Act 1999** apples to the management and protection of tree assets located on publicly managed lands. Under Section 233 of the *Local Government Act 1999*, a person who, without the council's permission, intentionally or negligently damages a road or a structure (including pipes, wires, cables, fixtures, fittings, trees and other objects) belonging to the council associated with a road is liable to the council in damages. The council may recover damages under this section in the same way as damages for a civil matter.

[3] **Exempt tree (species)**

Planning, Development and Infrastructure (General) Regulations 2017 (updated 16/05/2024)

This species is exempt from being a regulated tree under the *Planning Development and Infrastructure Act 2016* as follows:

Planning, Development and Infrastructure (General) Regulations 2017

3F—Regulated and significant trees

(4) Subregulations (1) and (2) do not apply—

(b) to a tree of a species designated (from time to time) by the Minister by notice published on the SA planning portal:

Acer negundo (Box Elder)

Acer saccharinum (Silver Maple)

Ailanthus altissima (Tree of heaven)

Alnus acuminate subsp. *Glabrata* (Evergreen Alder)

Celtis australis (European Nettle Tree)

Celtis sinensis (Chinese Nettle Tree)

Cinnamomum camphora (Camphor Laurel)

Cupressus macrocarpa (Monterey Cypress)

Ficus spp. (Figs), other than *Ficus macrophylla* (Morton Bay fig) located more than 15 metres from a dwelling.

Fraxinus angustifolia (Narrow leaved Ash)

Fraxinus angustifolia ssp. *oxycarpa* (Desert Ash)

Pinus radiata (Radiata Pine / Monterey Pine)

Platanus x *acerifolia* (London Plane)

Populus alba (White poplar)

Populus nigra var. *italica* (Lombardy Poplar)

Robinia pseudoacacia (Black Locust)

Salix babylonica (Weeping Willow)

Salix chilensis 'Fastigiata' (Chilean Willow, Evergreen Willow, Pencil Willow)

Salix fragilis (Crack Willow)

Salix X rubens (White Crack Willow, Basket Willow)

Salix X sepulcralis var. *chrysocoma* (Golden Weeping Willow)

Schinus areira (Peppercorn Tree)

Melaleuca styphelioides (Prickly-leaved Paperback)

Lagunaria patersonia (Norfolk Island Hibiscus)

(4a) A notice under subregulation (4)(b) designating a species of tree—

(a) may be of general or limited application; and

(b) without limiting paragraph (a), may make different provision in relation to a species of tree according to the location of the tree, the circumstances or any other specified factor.

[4] **Benefits of urban trees**. Urban trees provide a range of human, environmental and economic benefits that improve the pleasantness of a local area that benefit human wellbeing. Urban trees make our cities better places to live and can provide a sense of place and time.

Some of the benefits afforded by urban trees include improvements to air quality, particulate pollution mitigation, moderation of climatic conditions (shading, cooling and wind speed reduction), mitigation of heat island effects (generated by hard surfaces such as roads, pavement and buildings), reduce urban glare, reduce loading on stormwater systems, improve water quality, reduce energy costs, aesthetically enhance local areas and urban structures, improve property values, improve human health, wellness and sociability.

In addition, urban trees can provide benefits to a range of animals that inhabit urban areas, including providing a range of habitat opportunities, maintain biodiversity in the local environment and providing wildlife corridor. These benefits are afforded to some extent by exotic trees, but the benefits increase if the trees are indigenous to the local area.

Hirons, A. and Thomas, P. (2018), *Applied Tree Biology,* Wiley Blackwell, UK.

Harris, R., Clark, J, and Metheny, N. (2003), Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines, Prentice Hall.

Ulmer, J.M., Wolf, K., Backman, D., Tretheway, R., Blain, C., O'Neill-Dunne, J. *et.al* (2016), 'Multiple health benefits of urban tree canopy: The mounting evidence for a green prescription.' *Health and Place*, 42:54-62.

[5] **Project arborist** - Competent person (1.3.3) responsible for carrying out tree and impact assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The competent person fulfilling project arborist responsibilities shall be suitably experienced and competent in arboriculture. This person will have an Australian Qualification Framework Level 5, Diploma of Arboriculture or equivalent, and be able to perform the tasks required by this Standard.

(AS 4970:2025 *Protection of trees on development sites)*

[6] **Tree damaging activity meaning.**

Planning, Development and Infrastructure Act 2016

Part 1 – Preliminary

Section 3 – Interpretation

tree-damaging activity means

(a) the killing or destruction of a tree; or

(b) the removal of a tree; or

(c) the severing of branches, limbs, stems or trunk of a tree; or

(d) the ringbarking, topping or lopping of a tree; or

(e) any other substantial damage to a tree,

and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree or that is excluded by regulation from the ambit of this definition;

Planning, Development and Infrastructure (General) Regulations 2017

Section 3F (6)

For the purposes of the definition of tree damaging activity in section 3(1) of the Act, pruning—

(a) that does not remove more than 30% of the crown of the tree; and

(b) that is required to remove—

(i) dead or diseased wood; or

(ii) branches that pose a material risk to a building; or

(iii) branches to a tree that is located in an area frequently used by people and the branches pose a material risk to such people,

is excluded from the ambit of that definition.

[7] **Certificate Level 3 in Arboriculture** The person with training to AQF Level 3 in Arboriculture, or above, or equivalent recognized and relevant experience that enables the person to perform the tasks required by AS 4373 – 2007 *Pruning of amenity trees*.

Certificate Level 5 (Diploma of Arboriculture) The person responsible for carrying out the tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The project arborist will be suitably experienced and competent in arboriculture, having acquired through training, qualification (minimum Australian Qualification Framework (AQF) Level 5, Diploma of Horticulture (Arboriculture)) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by AS 4970-2025 P*rotection of trees on development sites*.

[8] British Standards – BS 5837 – 2005 *Trees in Relation to Construction – Recommendations*

Document: # - RJ002279-OpaEvPrkVsp-AppendixBV2
Prepared for Brown Falconer
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Date: 16th June 2025

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Tree Assessment & Pre-Development Survey

Opal Everard Park Care Community

Appendix B – Individual Tree Data & Imagery



Prepared for

Brown Falconer

Compiled by

Jemima Kenworthy

Adelaide Arb Consultants

Tree 1	*Grevillea robusta* - Silky Oak
Species Origin:	Introduced Native
Assessment Date:	5/15/2025
Crown Size (HxS):	14-20m x 8-13m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Good
Circ @ 1m (cm):	260
Legislative Control:	Significant tree
DSH (cm): **NRZ Radius (m):**	81 9.72
DRB (cm): **SRZ Radius (m):**	99 3.30
Retention Value:	High
Observation Comments	A well-formed tree with small diameter deadwood through the crown.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 2	*Jacaranda mimosifolia* - Jacaranda
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x <3m
Age:	Semi Mature
ULE:	10-20 years
Health:	Good
Structure:	Fair
Circ @ 1m (cm):	85
Legislative Control:	*Local Govt. Act 1999*
DSH (cm): **NRZ Radius (m):**	27 3.24
DRB (cm): **SRZ Radius (m):**	38 2.20
Retention Value:	High
Observation Comments	Tree has small cavities through the form but appears stable.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 3	*Jacaranda mimosifolia* - Jacaranda
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x <3m
Age:	Semi Mature
ULE:	10-20 years
Health:	Good
Structure:	Fair
Circ @ 1m (cm):	35
Legislative Control:	*Local Govt. Act 1999*
DSH (cm): **NRZ Radius (m):**	10 2.00
DRB (cm): **SRZ Radius (m):**	22 1.75
Retention Value:	High
Observation Comments	A well formed and sustainable tree. Subject to a history of crown management.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 4	*Jacaranda mimosifolia* - Jacaranda
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Semi Mature
ULE:	10-20 years
Health:	Good
Structure:	Fair
Circ @ 1m (cm):	56
Legislative Control:	*Local Govt. Act 1999*
DSH (cm): **NRZ Radius (m):**	19 2.29
DRB (cm): **SRZ Radius (m):**	21 1.72
Retention Value:	High
Observation Comments	Tree has a pruning wound with good response growth between the primary stems. Tree is otherwise well formed.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 5	***Prunus cerasifera 'Nigra'*** **- Purple Cherry Plum**
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	4-7m x <3m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	65
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	24 2.88
DRB (cm): **SRZ Radius (m):**	18 1.61
Retention Value:	Low
Observation Comments	A multistem tree with reduced foliage density and included bark unions through the primary structure.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 6	*Pyrus calleryana* - Callery Pear
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Good
Structure:	Fair
Circ @ 1m (cm):	55
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	27 3.24
DRB (cm): **SRZ Radius (m):**	20 1.68
Retention Value:	Low
Observation Comments	A well formed and sustainable tree.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 7	*Pyrus calleryana* - Callery Pear
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	8-13m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Good
Structure:	Fair
Circ @ 1m (cm):	45
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	22 2.60
DRB (cm): **SRZ Radius (m):**	18 1.61
Retention Value:	Low
Observation Comments	A well formed and sustainable tree.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 8	*Pyrus calleryana* - Callery Pear
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Good
Circ @ 1m (cm):	45
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	21 2.53
DRB (cm): **SRZ Radius (m):**	19 1.65
Retention Value:	Low
Observation Comments	Tree has a minor reduction in foliage density.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 9	*Pyrus calleryana* - Callery Pear
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Good
Circ @ 1m (cm):	43
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	16 2.00
DRB (cm): **SRZ Radius (m):**	16 1.53
Retention Value:	Low
Observation Comments	A well formed and sustainable tree.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 10	*Pyrus calleryana* - Callery Pear
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	4-7m x <3m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	50
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	26 3.06
DRB (cm): **SRZ Radius (m):**	20 1.68
Retention Value:	Low
Observation Comments	A well formed and sustainable tree.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 11	*Pyrus calleryana* - Callery Pear
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	4-7m x <3m
Age:	Mature
ULE:	10-20 years
Health:	Good
Structure:	Good
Circ @ 1m (cm):	54
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	26 3.10
DRB (cm): **SRZ Radius (m):**	22 1.75
Retention Value:	Low
Observation Comments	A well formed and sustainable tree.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 12	*Pyrus calleryana* - Callery Pear
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	4-7m x <3m
Age:	Mature
ULE:	10-20 years
Health:	Good
Structure:	Fair
Circ @ 1m (cm):	47
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	24 2.91
DRB (cm): **SRZ Radius (m):**	17 1.57
Retention Value:	Low
Observation Comments	Tree has failed previously (car accident) and been braced together.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Trunk
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 13	*Photinia robusta* - Photinia
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	130
Legislative Control:	Regulated tree
DSH (cm): **NRZ Radius (m):**	44 5.24
DRB (cm): **SRZ Radius (m):**	50 2.47
Retention Value:	Low
Observation Comments	A stout well managed tree between buildings. The tree has cavities at ground level and a wide primary structure. Measurements estimated due to access difficulty.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Car Park/Footpath
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 14	*Melaleuca bracteata* - Black Tea-tree
Species Origin:	Introduced Native
Assessment Date:	5/15/2025
Crown Size (HxS):	8-13m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	180
Legislative Control:	Regulated tree
DSH (cm): **NRZ Radius (m):**	38 4.53
DRB (cm): **SRZ Radius (m):**	50 2.47
Retention Value:	Low
Observation Comments	A well formed and sustainable tree. Tree has reduced foliage density and small terminal deadwood through the crown.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 15	*Gleditsia triacanthos* - Honey Locust
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	8-13m x 14-20m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Good
Circ @ 1m (cm):	319
Legislative Control:	Significant tree
DSH (cm): **NRZ Radius (m):**	57 6.81
DRB (cm): **SRZ Radius (m):**	74 2.92
Retention Value:	High
Observation Comments	A feature tree in a small garden surrounded by buildings. Tree has eastern crown bias due to inter crown relationship.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Medium
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Significant
TRAQ Risk Rating	**Low**

Tree 16	*Gleditsia triacanthos* - Honey Locust
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	8-13m x 8-13m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	196
Legislative Control:	Regulated tree
DSH (cm): **NRZ Radius (m):**	41 4.93
DRB (cm): **SRZ Radius (m):**	50 2.47
Retention Value:	Low
Observation Comments	A well formed upright tree. Tree has a cup shaped union between the primary stems and is well formed.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Medium
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Significant
TRAQ Risk Rating	**Low**

Tree 17	*Gleditsia triacanthos* - Honey Locust
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	8-13m x 8-13m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	140
Legislative Control:	Regulated tree
DSH (cm): **NRZ Radius (m):**	43 5.16
DRB (cm): **SRZ Radius (m):**	56 2.59
Retention Value:	Low
Observation Comments	A well formed and sustainable tree within the courtyard.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Medium
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Significant
TRAQ Risk Rating	**Low**

Tree 18	*Syagrus romanzoffiana* - Queen Palm
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Semi Mature
ULE:	10-20 years
Health:	Good
Structure:	Good
Circ @ 1m (cm):	85
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	30 3.60
DRB (cm): **SRZ Radius (m):**	26 1.88
Retention Value:	Low
Observation Comments	A well formed and sustainable tree.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 19	*Syagrus romanzoffiana* - Queen Palm
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Semi Mature
ULE:	10-20 years
Health:	Good
Structure:	Good
Circ @ 1m (cm):	80
Legislative Control:	Not Controlled
DSH (cm): **NRZ Radius (m):**	27 3.24
DRB (cm): **SRZ Radius (m):**	24 1.82
Retention Value:	Low
Observation Comments	A well formed and sustainable tree.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 20	***Prunus cerasifera*** **'Nigra' - Purple Cherry Plum**
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x <3m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	172
Legislative Control:	Regulated tree
DSH (cm): **NRZ Radius (m):**	26 3.17
DRB (cm): **SRZ Radius (m):**	35 2.13
Retention Value:	High
Observation Comments	A multistem tree with crossing branches on the western aspect.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Negligible
TRAQ Risk Rating	**Low**

Tree 21	*Prunus cerasifera* 'Nigra' - Purple Cherry Plum
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Fair
Circ @ 1m (cm):	188
Legislative Control:	Regulated tree
DSH (cm): **NRZ Radius (m):**	28 3.31
DRB (cm): **SRZ Radius (m):**	21 1.72
Retention Value:	High
Observation Comments	Tree with multiple stems and an upright form.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 22	*Prunus cerasifera* 'Nigra' - Purple Cherry Plum
Species Origin:	Exotic
Assessment Date:	5/15/2025
Crown Size (HxS):	4-7m x 4-7m
Age:	Mature
ULE:	10-20 years
Health:	Good
Structure:	Fair
Circ @ 1m (cm):	189
Legislative Control:	Regulated tree
DSH (cm): **NRZ Radius (m):**	25 3.06
DRB (cm): **SRZ Radius (m):**	24 1.82
Retention Value:	High
Observation Comments	Tree has a small included bark union between the primary stems. Tree is otherwise well formed and sustainable.

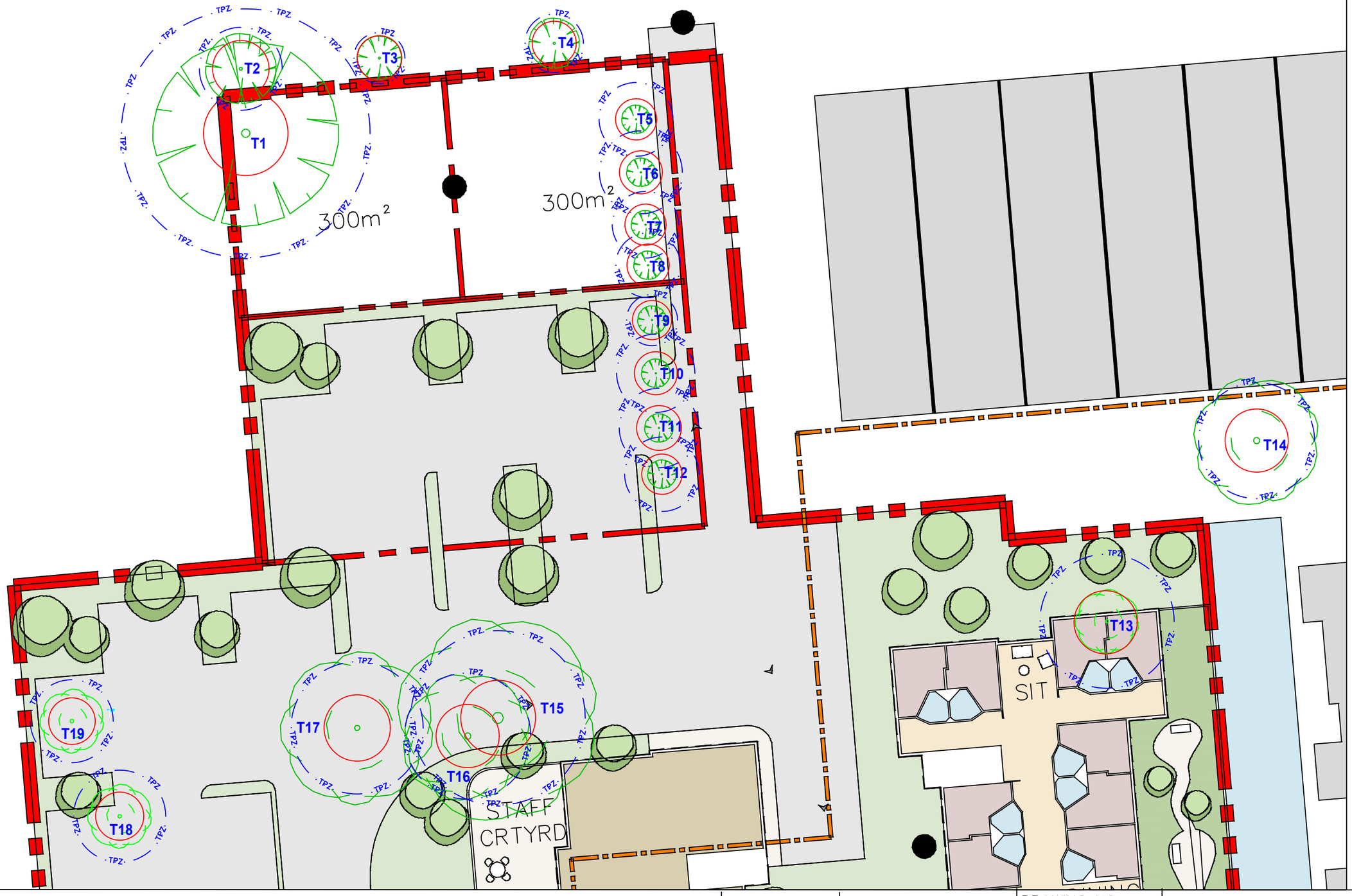


TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Low
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Minor
TRAQ Risk Rating	**Low**

Tree 23	*Cinnamomum camphora* - Camphor Laurel
Species Origin:	Exotic
Assessment Date:	5/26/2025
Crown Size (HxS):	14-20m x >20m
Age:	Mature
ULE:	10-20 years
Health:	Fair
Structure:	Good
Circ @ 1m (cm):	749
Legislative Control:	Exempt species
DSH (cm): **NRZ Radius (m):**	86 10.34
DRB (cm): **SRZ Radius (m):**	114 3.5
Retention Value:	Medium
Observation Comments	Reduced foliage density with small diameter deadwood throughout.



TRAQ Risk Assessment	
Risk assessment timeframe	3 years
Targets Identified	Road, Building, Car Park/Footpath, Ornamental Garden
Target Impact Likelihood	Medium
Tree Part Assessed	Branch
Likelihood of Failure	Possible
Likelihood Failure & Impact	Unlikely
Consequence of Failure & Impact	Significant
TRAQ Risk Rating	**Low**



TREE LEGEND

Tree Crown

TPZ

SRZ

T1 Tree no.

T1: *Grevillea robusta*
Circ. @ 1.0m = 260cm
Significant tree
TPZ Radius = 9.72m
TPZ Area = 296.80m²
SRZ Radius = 3.3m

T2: *Jacaranda mimosifolia*
Circ. @ 1.0m = 27cm
Local Government Act 1999
TPZ Radius = 3.24m
TPZ Area = 32.98m²
SRZ Radius = 2.2m

T3: *Jacaranda mimosifolia*
Circ. @ 1.0m = 35cm
Local Government Act 1999
TPZ Radius = 2.00m
TPZ Area = 12.57m²
SRZ Radius = 1.75m

T4: *Jacaranda mimosifolia*
Circ. @ 1.0m = 56cm
Local Government Act 1999
TPZ Radius = 2.29m
TPZ Area = 16.47m²
SRZ Radius = 1.72m

T13: *Photinia glabra*
Circ. @ 1.0m = 130cm
Regulated tree
TPZ Radius = 5.24m
TPZ Area = 86.26m²
SRZ Radius = 2.47m

T14: *Melaleuca bracteata*
Circ. @ 1.0m = 180cm
Regulated tree
TPZ Radius = 4.53m
TPZ Area = 64.47m²
SRZ Radius = 2.47m

T15: *Gleditsia tricanthos*
Circ. @ 1.0m = 319cm
Significant tree
TPZ Radius = 6.81m
TPZ Area = 145.69m²
SRZ Radius = 2.92m

T16: *Gleditsia tricanthos*
Circ. @ 1.0m = 196cm
Regulated tree
TPZ Radius = 4.93m
TPZ Area = 76.35m²
SRZ Radius = 2.47m

T17: *Gleditsia tricanthos*
Circ. @ 1.0m = 196cm
Regulated tree
TPZ Radius = 5.16m
TPZ Area = 83.64m²
SRZ Radius = 2.59m

T18: *Syagrus romanzoffiana*
Circ. @ 1.0m = 85cm
Not controlled
TPZ Radius = 3.6m
TPZ Area = 40.71m²
SRZ Radius = 1.88m

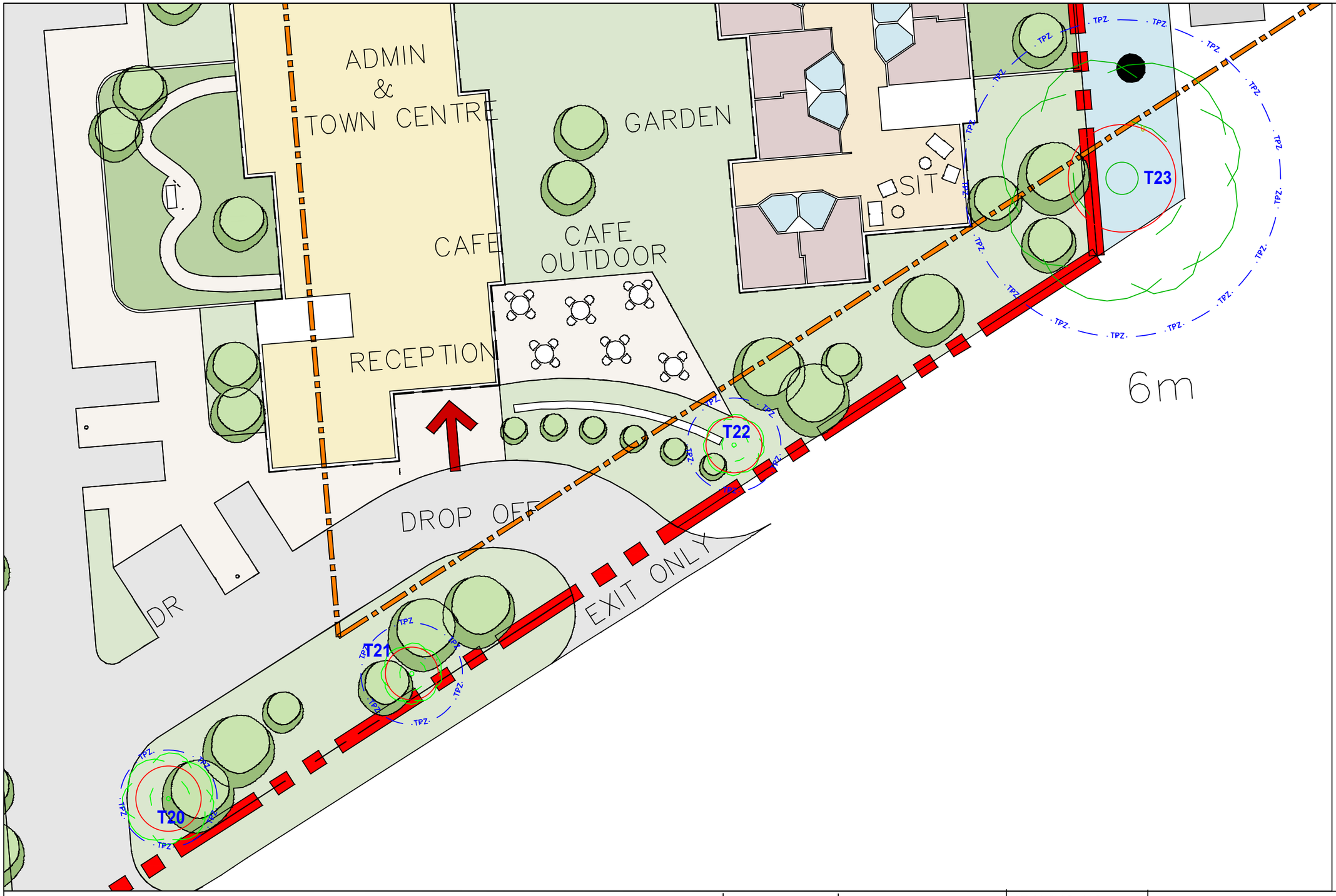
T19: *Syagrus romanzoffiana*
Circ. @ 1.0m = 80cm
Not controlled
TPZ Radius = 3.24m
TPZ Area = 32.98m²
SRZ Radius = 1.82m

Predevelopment Survey - North
Opal Everard Park
Brown Falconer
Base drawing by Brown Falconer (V2SK 04 Rev 2, dated 25.03.2025)

DATE 15/05/2025
DRAWING NO TS01
SCALE NTS
DRAWN BY JK

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TREE LEGEND

Tree Crown

TPZ

SRZ

T1 Tree no.

T20: *Prunus cerasifina 'nigra'*
Circ. @ 1.0m = 172cm
Regulated tree
TPZ Radius = 3.17m
TPZ Area = 31.57m²
SRZ Radius = 2.13m

T21: *Prunus cerasifina 'nigra'*
Circ. @ 1.0m = 188cm
Regulated tree
TPZ Radius = 3.31m
TPZ Area = 34.42m²
SRZ Radius = 1.72m

T22: *Jacaranda mimosifolia*
Circ. @ 1.0m = 189cm
Regulated tree
TPZ Radius = 3.06m
TPZ Area = 29.42m²
SRZ Radius = 1.82m

T23: *Pyrus calleryana*
Circ. @ 1.0m = 749cm
Significant tree
TPZ Radius = 10.34m
TPZ Area = 335.88m²
SRZ Radius = 3.5m

Predevelopment Survey - South
Opal Everard Park
Brown Falconer
Base drawing by Brown Falconer (V2SK 04 Rev 2, dated 25.03.2025)

DATE	15/05/2025
SCALE	NTS
DRAWING NO	TS02
DRAWN BY	JK

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Document: # - RJ002279-OpalEvPrkVsp-AIA_V2
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Arboricultural Impact Assessment

Opal Everard Park Care Community



Prepared for
Isabelle Neubauer
Brown Falconer

Compiled by
Shane Selway & Tate Hancox
Adelaide Arb Consultants

Executive Summary

- Adelaide Arb Consultants assessed 23 trees at, and adjacent to, Opal Everard Park on the 14th of May 2025 in relation to a proposed redevelopment of the site.
- There are two sets of legislation relating to the assessed tree population including the *Planning Development and Infrastructure Act 2016* and the *Local Government Act 1999.*
- The tree population displays fair to good health and structure attributes. There is one tree (Tree 20) that has been recommended for removal due to a short useful life expectancy.
- The ISA – TRAQ risk assessment process has demonstrated that all trees represent a low risk to public and private safety.
- An Arboricultural Impact Assessment was conducted for each tree assessed as part of the project, with the following outcomes determined:
  - 12 trees were determined to have significant conflict with the proposal and require removal as a result of their conflict. This includes three regulated trees under the *PDI Act 2016*.
  - Four trees were determined to have no new encroachment or a significant decrease in encroachment as a result of the proposed development. These trees are expected to remain sustainable at the site.
  - Two trees were determined to have minor encroachment as a result of the proposed development. These trees are to be retained and are likely to remain viable at the site beyond the completion of the development.
  - Three trees are subject to a major encroachment from the proposed development. This is related to the high proportion of pavement within the NRZ and SRZ of Trees 15-17. Overall, the proposed encroachment is less than the encroachment of the current buildings. Tree sensitive construction methodology has been recommended for these trees to enable the sustainable retention of the trees while also maintaining access to the building. No further design modifications are required.
  - One tree (Tree 14) falls outside of the development zone and will not be subjected to developmental impacts should the proposal be constructed.
- A Tree Protection Plan is attached to provide guidelines to the various construction teams to ensure trees are adequately protected during the construction phase.
- Two trees that require removal are protected the *Planning Development and Infrastructure Act 2016*. Approvals under the relevant legislation are to be sought prior to removal being undertaken.

Thank you for the opportunity to provide you with this advice. Should you require any further assistance or clarification, please do not hesitate to call, or email me.

Yours sincerely,

[redacted]

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Table of Contents

Introduction 5

Site Access and Assessment 7

- Site Visit Details 7
- Site Description 7

Development Proposal 8

Findings Assessment 9

- Arboricultural Impact Assessment 10
- Minor Encroachment 11
- Major Encroachment 12
- Tree Removal 16
- Tree Pruning 16
- Mulching and Irrigation 17
- Site specific tree protection plan 18

Tree Protection Plan 20

- General 20

Tree Protection Guidelines 21

- Tree Protection Zone establishment 21
- Site establishment 25
- Demolition and site clearing activities 26
- Earthworks and trenching 28
- Construction activities 30
- Installation of underground services 31
- Paving within a Tree Protection Zone 33
- Landscaping around established trees 36
- Development Monitoring and Certification 38

Conclusions 40

- Planning and Design Code – (Regulated and Significant Tree Overlay) 40

Endnotes 44

Appendix A – Tree Survey, Impact, Demolition, and Protection Plans

Introduction

Brief

Adelaide Arb Consultants were commissioned by Caroline Cummins of Brown Falconer to conduct a comprehensive tree assessment of several trees located at Opal Everard Park Care Community for the proposed redevelopment of the site.

The purpose of the requested assessment was to undertake the following.

- Identify the legislative controls that apply to the trees.
- Assess the potential impacts (if any) of the proposed development on the subject trees.
- Where impacts are identified, provide guidance to the property owner and design team to develop design solutions to minimise the impacts on any affected tree.
- Provide a Tree Protection Specifications (TPS) and a Tree Protection Plan (TPP) to ensure the sustainable viability of such trees during the development process.
- Provide feedback relating to the likelihood that tree damaging activity may occur as a result of the development proposal construction.

Tree Report Scope

The assessment criteria included the following attributes:

- Trees within the subject land that may be affected by the proposed development.
- Each tree's current health, structure, and sustainability within its current environmental conditions.
- The tree's control status under the current provisions of the *Planning, Development and Infrastructure Act 2016* and the *Local Government Act 1999,* including an assessment against the relevant *Planning & Design Code* Performance Outcomes.
- Assess the potential impacts from the proposed development on the trees with reference to the guidance outlined in AS 4970:2025 *Protection of trees on development sites*.
- Provide relevant tree protection requirements under the current guidelines of Australian Standard AS 4970:2025 *Protection of trees on development sites* to maintain the trees in their current condition during development and construction activities.
- Crown management options that conform to the current guidelines of Australian Standard AS 4373-2007 *Pruning of amenity trees* to reduce the risk of potential branch failure and prolong the Useful Life Expectancy of the tree where relevant.
- Any other factors that were relevant to tree management in the situation considering development and construction activities may occur within the vicinity of some trees.

Provided Information

The following documents and plans were provided by Brown Falconer to assist in the assessment process.

- 66866-4-3-SV-TO01-r2, *Detail and Level Survey, Rev. 2, 24/05/24*
- 2025016_OHC_EVP2_Activity Plan, *Activity Plan,* Brown Falconer, undated
- Opal Everard Park V2 SK04 rev 2 20250325, *Opal Everard Park: Concept investigation,* Brown Falconer, 25/02/2025

Additionally, the information from the initial Tree Summary Report, dated 20th of May 2025, and Tree Assessment & Pre-Development Survey, dated 16th of June 2025, prepared by Adelaide Arb Consultants was utilised within this report.

- Opel Everard Park Preliminary Tree Assessment Information, *Tree Summary Report*, Adelaide Arb Consultants, 20/05/2025
- RJ002279-OpalEvPrkVspV2, *Tree Assessment & Pre-Development Survey: Opal Everard Park Care Community,* Jemima Kenworthy, 16/06/2025

Site Access and Assessment

Site Visit Details

An assessment of 23 trees was conducted on the 14th of May 2025 by Jemima Kenworthy. The weather at the time of the assessment was cool, calm and overcast.

This involved a Level 2 Visual Tree Assessment[1], carried out from ground level. All measurements are estimates unless otherwise specified within the report and measurements relating to the tree's location, crown projection or root zone extent are taken from the centre of the tree at ground level.

Data collection describes observations noted during the assessment from within the following areas:

- Relevant street trees along Ross Street.
- Trees within 9 Ross Street, Everard Park.
- Trees along Norman Terrace (situated on private land).
- Select trees between buildings within the Care Community.

Site Description

Opal Everard Park is located at 34 Norman Terrace, Everard Park. The vegetative character of the local area consists of mixture of mature and semimature introduced native and exotic tree and under-plantings. The site is not located within or adjacent to wildlife corridors of remnant vegetation.



Development Proposal

The development activities proposed at the site include the following, based on the plans provided to me.

- Tree removal
    - Trees 5-12 due to conflict with footpath access from Ross Street.
    - Tree 13 due to conflict with storm water detention zone tanks.
    - Tree 18 and 19 due to conflict with new carparks.
    - Tree 20 displays poor health and construction impacts will exacerbate this concern.
- Demolition works
    - Existing dwelling at 9 Ross Street.
    - Existing aged care facility.
    - Existing building at 5 Ross Street.
    - Existing carparking area and driveway.
- Construction works
    - Earthworks, including cut/fill, clopping batters, retaining walls, trenching.
    - Construction of a new multistorey aged care facility with new parking.
    - Construction of new footpaths.
    - New underground services.
- Landscaping around new buildings and on boundaries.

Findings Assessment

The trees assessed at the Opal Everard Park site are controlled under multiple pieces of legislation, including the *Planning Development and Infrastructure Act 2016* and the *Local Government Act 1999*. The *Native Vegetation Act 1991* is not applicable in this location. Of the 23 trees assessed, nine trees (39%) are controlled as regulated or significant trees under the *Planning Development and Infrastructure Act 2016.* An additional three trees (13%) are controlled under the *Local Government Act 1999*.

All of the trees assessed as part of the site population display good to fair health and structural attributes. These trees are sustainable at the site, with prolonged useful life expectancies. The exception to this is Tree 20 which has a moderate to high proportion of dead branches in the upper crown. Further investigation using Google Street View shows the decline in the foliage density in the eastern crown. This was not picked up in the initial site visit as the tree the tree was within its autumnal phase as a deciduous species. Therefore, the useful life expectancy of this tree is 5-10 years. Removal of this tree is recommended as it is unlikely to recover.

A tree risk assessment was conducted on each tree assessed at the site, in accordance with the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) framework. This process has demonstrated that all trees represent a low risk to public and private safety. Some tree related risks may be elevated where the frequency of target occupancy is increased below trees as a result of changes in land use and appropriate risk mitigation should be applied during development in cases where risks are noted to elevate as a result of changes in their environment.

It should be noted Tree 14 situated on the adjacent property was assessed throughout the arboricultural assessment as future development plans appeared to indicate that developmental impacts may have an effect on the tree's health and vitality. Tree 14 however, has been excluded from this report as construction works are not proposed to occur within its vicinity.

Arboricultural Impact Assessment

To ensure suitable trees are retained and protected from potentially damaging activities during the development of the site, a Tree Protection Zone (TPZ) is required. The TPZ aims to protect a sufficient proportion of the root zone, as well as protecting the above ground parts of the tree to ensure the tree remains a viable asset at the site. An Arboricultural Impact Assessment is necessary at the design stage to ensure any potential tree impacts are identified and resolved before finalising the plans.

Tree #	Species	NRZ radius (m)	NRZ area (m²)	Current NRZ encroachment /occupation	New NRZ encroachment from proposal	Level of encroachment
1	*Grevillea robusta* - Silky Oak	9.72	296.8	Road and foot path 83.31m² (28%) Dwelling 7.26m² (2%)	Carpark - 12.79m² (4%) Within SRZ – No Total Encroachment – 12.79m² (4%)	Minor
15	*Gleditsia triacanthos* - Honey Locust	6.81	145.69	Building and pavement 67.08m² (46%)	Dwelling - 28.39m² (19%) Pavement - 9.06m² (6%) Within SRZ – Yes Total Encroachment – 37.45m² (26%)	Major
16	*Gleditsia triacanthos* - Honey Locust	4.93	76.35	Building 14.67m² (19%) Paving 6.87m² (9%) Total Existing Encroachment – 21.54m² (28%)	Dwelling – 9.17m² (12%) Pavement – 2.39m² (3%) Within SRZ – Yes Total Encroachment – 11.56m² (15%)	Major
17	*Gleditsia triacanthos* - Honey Locust	5.16	83.64	Building 33.73m² (40%)	Pavement - 30.37m² (36%) Within SRZ – Yes Total Encroachment – 30.37m² (36%)	Major
20	*Prunus cerasifera* 'Nigra' - Purple Cherry Plum	3.17	31.57	Paving 6.06m² (19%)	Driveway - 9.05m² (29%) Within SRZ – Yes Total Encroachment – 9.05m² (29%)	Major
21	*Prunus cerasifera* 'Nigra' - Purple Cherry Plum	3.31	34.42	Paving 16.03m² (47%)	Pavement - 8.38m² (24%) Within SRZ – No Total Encroachment – 8.38m² (24%)	Major (Existing with reduction in total encroachment)
22	*Prunus cerasifera* 'Nigra' - Purple Cherry Plum	3.06	29.42	Paving 8.40m² (29%)	Pavement - 1.56m² (5%) Within SRZ –No Total Encroachment – 1.56m² (5%)	Minor (Existing)
23	*Cinnamomum camphora* - Camphor Laurel	10.34	335.88	Road 96.78m² (29%) Dwelling and pavement 67.77m² (20%) Car park 21.28m² (6%) Total Existing Encroachment – 185.82m² (55%)	Footpath upgrade - 96.78m² (29%) Pavement - 43.88m² (13%) Within SRZ – No Total Encroachment – 140.66m² (42%)	Major

Removal Required due to Health Decline

Tree 20

The proposed development constitutes Major encroachment as it results in a 29% encroachment which includes an encroachment into the structural root zone. The fair health and likelihood of further health decline suggests the tree has a reduced useful life expectancy (5-10 years). Therefore, it should not restrict development at this site and is recommended for removal.

Removal Required due to Stem Conflict (100% encroachment)

Trees 5 - 13, 18 and 19

The proposed development will result in 100% stem conflict with Trees 5-13, 18 and 19. The retention value of these trees is low, despite Tree 13 being regulated trees, mostly relating to the small size (lack of visual contribution to the local area), origin of the species (introduced native and exotic species), historical management and/or lack of provision of habitat for native fauna. Trees 5-12 are located on the edge of the proposed footpath and are not suitable for retention. Unfortunately, transplanting these trees is not feasible due to their size as it would be expensive and require ongoing maintenance. Therefore, these trees are recommended for removal and should not limit the development of this site. There are excellent opportunities to replace these removed trees throughout the site in the new garden beds being created.

No New Encroachment (Existing Encroachment)

Trees 2, 3, 4 and 21

There is no new proposed encroachment into the NRZ of Trees 2, 3 and 4 which are Local Government Assets. Therefore, these trees should be sustainable at the site without a significant reduction in their useful life expectancy.

The encroachment proposed for Tree 21 will result in a 23% reduction (from 47% to 24%) in the existing encroachment into the NRZ of Tree 21. This will occur through the creation of additional garden bed within the NRZ. Therefore, this tree will be sustainable at the site without a significant reduction in its useful life expectancy.

Minor Encroachment

Trees 1, and 22

As the total level of NRZ encroachment for these trees is minor (<10% of the NRZ area) and can be sufficiently compensated for by the remaining area around the tree which will remain undeveloped, or in the case of Tree 22 be returned to garden bed, the NRZ area will remain intact with a modified shape.

The proposed development is not likely to have an adverse impact on Trees 1 and 22. Tree protection measures are recommended for each tree to be retained and are specified further within this report.

Major Encroachment

Trees 15, 16, and 17

The total level of NRZ encroachment for the above trees is major (>10% of the NRZ area and within the SRZ). For Trees 15-17, the total encroachment into the NRZ decreases after development has been completed. However, the new building will encroach into the SRZ of Trees 15 and 16 and the new carpark footpath will encroach into the SRZ of Tree 18.

When determining the potential impacts of encroachment into the NRZ, the project arborist[2] should consider the following, as outlined in Section 3.3.4 NRZ encroachment considerations of Australian Standard AS 4970:2025 *Protection of trees on development sites*.

Each of the trees subject to a major encroachment has been assessed against these criteria below for consistency:

a) Location and distribution of the roots.

Root mapping was not conducted on these trees. It is expected that root colonisation will have occurred radially from the centre of the trunks of these trees with reduced densities of roots under the building footprint. The trees were likely planted after the buildings were constructed and will have colonised all suitable soil within the limits of the courtyard.

b) *The potential loss of root mass resulting from the encroachment: number and size of roots*.

Demolition of facility

The demolition of the buildings will primarily impact surface roots under the outer edge of the NRZs of the three trees. The SRZ of Tree 17 will be impacted by the removal of the corner post of the veranda which currently encroaches into the SRZ.

Construction of the new development

The construction of the new building will likely impact a moderate number of small to medium diameter roots in the southern and southeastern NRZ of Trees 15 and 16. A small proportion of surface roots will also be impacted by the installation of the footpath around the perimeter of the building. The new carpark and adjacent footpath will impact a moderate number of roots within the top 400mm of soil within the western NRZ of Tree 17 as well as small number of surface roots within the SRZ of Tree 15.

c) Tree species and tolerance to root disturbance.

All three trees are *Gleditsia triacanthos* - Honey Locust which is an exotic species with good tolerance to root disturbance. The encroachments proposed for these trees are below grade and likely result in moderate number of severed roots. This species is commercially propagated from root cuttings. The cuttings of roots during excavation will result in the formation of unintentional propagules (root cuttings) that will likely form suckers.

d) *If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil volume.*

The current proposal will result in a long-term net increase in soil volume as a result of the proposed development. This will occur as a result of the conversion of area, which was occupied by the previous building, into new open garden.

e) *Age, health, current size and projected size of the tree.*

All of the trees subject to a major encroachment from the proposed works are of mature age, with health condition ranging from good to fair. These trees have a circumference greater than 1m, a height of 8-13m and a spread of 8-20m. The crown of the trees has been lifted to provide clearance of the surrounding building.

f) *Presence of other trees with overlapping NRZ or grafted roots.*

The three trees are in close proximity to each other and have the potential to have formed grafted roots as a result of their overlapping NRZ. It is most likely to have occurred between Tree 15 and Tree 16 as they are in closer proximity compared to Tree 17.

g) *Proposed staging and timing of excavation or root cutting.*

The development proposal aims to commence construction activities in a structured, ongoing and sequential timeline. The excavation will likely occur in the early stages (demolition and foundation construction) as well as in the latter stage (pavement instillation and landscaping).

h) *Proposed tree maintenance and tree care activities.*

The trees are located within a shared courtyard and are subject to regular maintenance. This management regime has been conducive to tree growth as all three trees are in fair to good health and fair structure.

i) *Lean and stability of the tree.*

***NOTE**: Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.*

The trees are upright with minimal lean and considered to have good ground attachment. These trees are stable within their growing environment.

j) *Soil characteristics and volume, topography, and drainage.*

The trees are growing in a courtyard between buildings. Although the pH and soil texture were not tested, it is likely consistent with the local area. There are areas of lawn and garden beds where organic matter has collected. There is likely a moderate restriction in soil volume because of the construction of the buildings surrounding the courtyard. However, the trees were likely planted after the buildings were erected so have adapted to the current growing conditions.

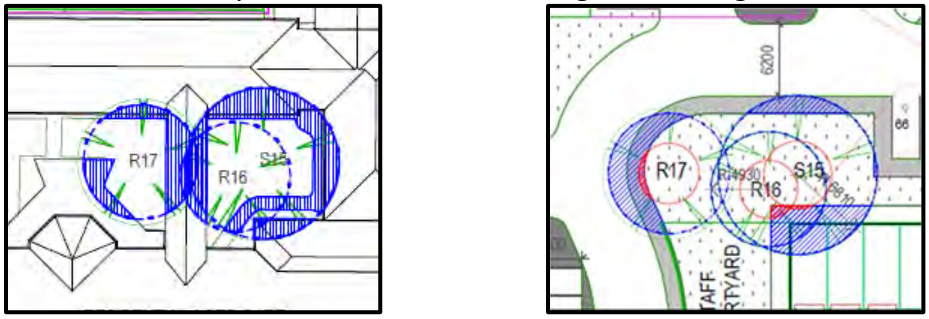
k) The presence of existing or past structures or obstacles affecting root growth or recent encroachments.

The current buildings pose the greatest obstacles to root growth. The compaction, impermeable surfaces and foundations provide obstacles for root growth, and it is expected that root density is significantly lower in areas under the built environment compared to the open garden or lawn.

l) Proposed construction measures that reduce the impact on trees.

Building and access path - The current proposal for the building has moderate encroachment into the NRZ of Tree 15 and minor encroachment into the NRZ of Tree 16. However, the encroachment is raised to major as the footpath that borders the building encroaches into the SRZ of both trees. The footpath around the perimeter of the building will need to be constructed above the original grade to prevent root damage to the trees within the structural roots zone. As the roots of the tree are likely to be cut and form suckers along the building edge, permeable or impervious paving materials are likely to be disrupted by the suckers. Therefore, it is recommended that the path can be constructed out of concrete, which may require reinforcement, and is installed above the natural soil grade to prevent further root damage. The adjacent soil level can be raised provided the material used is courser than the current soil and it does bury the trunk collar (further information can be found in the Tree Protection Guidelines – Earthworks and Trenching).

Carpark and footpath– The current plans propose major encroachment (36%) into the NRZ as well as being within the SRZ of Tree 17 for the carpark and adjacent footpath. In total the driveway comprises 15% of the total encroachment with the footpath representing the remaining 11%. The footpath also contributes to the major encroachment into the NRZ of Tree 15 (6% of the total 26% encroachment). For Tree 17, the footpath should be constructed above the current soil grade to minimise damage to roots within the SRZ. To reduce hazards caused by the raising of the foot path above current soil level, the surrounding area can be raised provided the material used is courser than the current soil and it does bury the trunk collar (further information can be found in the Tree Protection Guidelines – Earthworks and Trenching). The footpath along the carpark within the NRZ of Tree 15 and 17 will be constructed within areas that were under the footprint of the previous building. Therefore, the footpath construction should not excavate deeper than the soil disturbance caused by the demolition of the original building.



- Image above: Section of the existing encroachment (left) and proposed development (right) plans showing the areas that will be impacted by both the demolition and construction phases.

Garden area – The area around the trees allocated to new garden area should be top-dressed/soil level reinstated as soon as possible after demolition is completed to prevent damage to root system of these trees during construction. The trees should be mulched during construction and mulch halos retained after construction to protect the trunk from damage from lawn maintenance equipment.

m) *Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and where needed to address geospatial issues; a root map should be prepared.*

Root mapping was not completed to enable assessment of actual root mass disturbances or loss. All assessment outcomes have been based upon expected root growth, NRZ encroachment calculations, and construction methodology impacts which have demonstrated that there is a low likelihood of ongoing tree health decline as a result of the proposals construction.

After considering these factors, the proposed development design in its current form is not likely to have an adverse impact on trees subjected to moderate and major encroachments. No further design modifications are required for proposed works around the aforementioned trees. However, for Trees 15, 16 and 17 tree sensitive construction methods are required as outlined in the response to AS4970:2025, 3.3.2.l in regard to the instillation of footpaths within the SRZ of these trees.

Tree Removal

Approved tree removal and pruning should be carried out before the installation of tree protection measures.

The trees recommended for removal and retention are outlined on the attached Tree Survey Plan (TPP-Demo 1).

The subject trees are recommended to be removed for the following reasons:

- Tree 5 - *Prunus cerasifera 'Nigra'* - Purple Cherry Plum, uncontrolled, incompatibility with the proposed design.
- Tree 6-12 - Pyrus *calleryana* - Callery Pear, uncontrolled, incompatibility with the proposed design.
- Tree 13 – *Photinia sp.* – Photinia, regulated tree, incompatibility with the proposed design and lack of appropriate alternative solutions for tree retention.
- Trees 18 and 19 - *Syagrus romanzoffiana* - Queen Palm, uncontrolled, incompatibility with the proposed design.
- Tree 20 - *Prunus cerasifera* 'Nigra' - Purple Cherry Plum, regulated, reduced health with a short useful life expectancy as well as incompatibility with the proposed design.

Trees 13 and 20 are protected under the *Planning Development and Infrastructure Act 2016* as regulated trees. The removal of these regulated trees cannot occur without development approval. Failure to do so may constitute tree damaging activity[3]. Approved tree removal should be carried out before the installation of tree protection measures.

The trees recommended for removal and retention are outlined on the attached Tree Retention and Removal Plan (TPP-Demo 1).

Tree Planting

To offset the removal of the regulated trees, at least four new trees will be required as specified under the *Planning Development and Infrastructure Act 2016*. The required removal of Trees 5-12 near the northern carpark due to conflict with the new footpath provides an opportunity for new plantings. Trees suitable for this environment may include:

- *Pistacia chinensis* - Chinese Pistachio
- *Fraxinus angustifolia* 'Raywood' – Claret Ash
- *Lagerstroemia indica* – Crepe-myrtle
- *Pyrus salicifolia* – Willow-leaved Pear
- *Quercus suber* – Cork Oak

Tree Pruning

The following pruning recommendations are provided to enable the sustainable retention of Tree 15 and 16:

- Pruning management may be required to provide suitable clearance between trees and building structures during demolition and construction processes.
- All pruning must conform to the Australian Standard AS 4373 – 2007 *Pruning of amenity trees*.
- All pruning should be carried out or supervised by qualified arborists[4].
- The minimum amount of pruning should occur to meet site/building clearance requirements and risk management objectives.
- Tree management priority – prior to construction of the new building.

Mulching and Irrigation

In addition to pruning works, the following is also recommended to improve growing conditions at the site.

- **Irrigation**

  Provide supplementary irrigation during the development process. Drip irrigation systems are an effective way of applying water to the root zone of trees. Install in-line dripper hose that emits ~3L of water per drip emitter per hour. Connect the system to a reliable water source, preferably using a battery-operated programmable timer. A parallel row pattern or a spiral pattern are simple installation methods to use with lines installed at 0.5m – 1.0m spacing. Use pressure reducers and relief valves as required. Irrigation should be applied during hotter months by providing one good soaking per week. Less water can be applied during cooler and wetter months. Alternative irrigation systems may be used to suit the site in consultation with the project arborist.

- **Mulching**

  Apply mulch around the trees to be retained wherever possible. Mulches should be organic in origin, semi composted and contain a mixture of coarse and fine particles. Mulches should be 75-100mm thick and applied out to the Tree Protection Zone fencing (or further if possible), without coming into contact with the trunk.

Site specific tree protection plan

The following outlines the tree protection measures to be installed prior to demolition and construction commencing. Please refer to the attached tree protection plans for further detail (TPP-Demo-1 and TTP-Const-1).

- Trees Removal
    - Tree 5 - *Prunus cerasifera 'Nigra'* - Purple Cherry Plum, uncontrolled.
    - Tree 6-12 - Pyrus *calleryana* - Callery Pear, uncontrolled.
    - Tree 13 – *Photinia sp.* – Photinia, regulated tree.
    - Trees 18 and 19 - *Syagrus romanzoffiana* - Queen Palm.
    - Tree 20 - *Prunus cerasifera 'Nigra'* - Purple Cherry Plum, regulated.
- Tree Protection Zone Establishment - Demolition and Clearing Activities
    - Install tree protection fencing around Tree 1 prior to the demolition of the dwelling at the site.
    - Install tree protection fencing within the site around Trees 15 – 17 for the duration of the demolition.
    - Install tree protection fencing around Tree 21 for the duration of the demolition.
    - Install tree protection fencing around Tree 22 for the duration of the demolition.
    - Install tree protection fencing around Tree 23 for the duration of the demolition.
    - Details for the location of the tree protection fencing required during the demolition of the site can be found on TPP-Demo-1 within the Tree Protection Plan.
- Tree Protection Zone Establishment – Construction Activities
    - Modify tree protection fencing around Tree 1 prior to the construction of the new carpark occurring.
    - Modify tree protection fencing around Trees 15 – 17 to incorporate the expanded TPZ area.
    - Modify the individual tree protection fencing around Trees 21 and 22 to incorporate the expanded TPZ as a result of the demolition of the adjacent areas and creation of additional garden bed.
    - Modify the tree protection fencing around Tree 23 to reflect the revised property boundary and required access to for construction of the MCN Sensory courtyard paths.
    - Details for the location of the tree protection fencing required during the demolition of the site can be found on TPP-Const-1 within the Tree Protection Plan.

- Tree Pruning
    - To occur to the crown of Trees 15 and 16 where necessary to provide to meet site/building clearance requirements and risk management objectives. This should occur after demolition of the site and before construction (in accordance with the recommendations within the *Tree Pruning* section of this report).
- Demolition and Clearing Activities
    - Recommended tree removals to occur during the demolition phase.
    - For Trees 15-17, 21 and 22, the natural soil level within the NRZ will require reinstation after the buildings and surrounding carparks are demolished. Ideally this will utilise good quality topsoil from site that is free of building rubble and other contaminants related to the demolition of the site. Alternatively, good quality sandy loam should be imported for use. The soil level should be returned to the natural soil level. Finalisation of the soil level can be achieved during the landscaping provided the material utilised is courser than the underlying material. Further details are provided within the *Tree protection guidelines - Earthworks and trenching.*
- Paving within Tree Protection Zones
    - For Trees 15, 16 and 17 tree sensitive construction methods are required as outlined in the response to AS4970 – 2025, 3.3.2.l (*Findings Assessment – Major Encroachment*) regarding the instillation of footpaths within the SRZ of these trees.
    - Further details are provided within the *Tree protection guidelines - Paving within a Tree Protection Zone*.
- Landscaping within Tree Protection Zones
    - Any landscaping around trees and the construction zones should follow the guidelines outlined in the *Tree protection Guidelines - Landscaping within Tree Protection Zones*.
- Certification of Tree Protection Compliance
    - Various stages of the project construction require arboricultural certification from the project arborist. These are listed within the guidelines outlined in the Tree Protection Guidelines.

Tree Protection Plan

General

To protect suitable trees during the development process, a range of tree protection features and measures are required. The tree protection zone is usually a restricted area delineated by fencing.

The following activities are restricted within the specified TPZ. Some of these works may be permitted by the determining authority and must be supervised by the project arborist.

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.

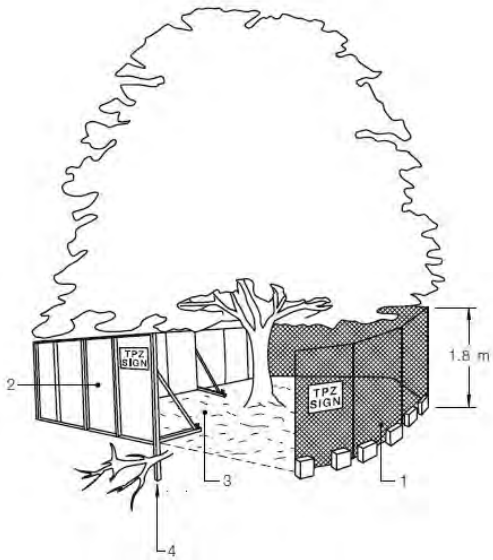
Prior to any site works commencing, the site/project manager and relevant sub-contractors should meet on site with the project arborist to review work procedures, access routes, storage areas, parking areas and tree protection measures.

Tree Protection Guidelines

Tree Protection Zone establishment

Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works, including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access. The Tree Protection Zone should be established and managed as follows. Please refer to the attached Tree Protection Plan.

- Identify the trees within the subject allotment that are to be retained and protected during the development process. This may include trees on adjoining land and Council owned street trees and reserve trees.
- The Tree Protection Zone radius is to be equivalent to that calculated and noted in the Tree Observations and the attached Tree Protection Plan.
- Identify and mark the alignment of protective fencing as indicated on the Tree Protection Plan. This may vary from the actual TPZ radius after considering areas of acceptable encroachment (determined in consultation with the project arborist) and site access requirements. Fencing is only required within the subject allotment (provided boundary fencing is in place).
- Erect/construct protective fencing as indicated in the image below. AS 4687 *Temporary fencing and hoardings* specifies applicable fencing requirements. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter, and liquids into the protected area.



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 3 PROTECTIVE FENCING

- Right: Australian Standard AS 4970-2009 *Protection of trees on development sites*, p16.

- All visible faces of the Tree Protection Zones to the construction area must be signed with appropriate Tree Protection Zone signage as shown below. A copy of such is attached as an addendum to this report and may be duplicated as required without permission. No alterations to the Tree Protection Zone sign are permitted without written consent from the author.



- Where fencing has been reduced from the full TPZ radius to facilitate low impact construction works, ground protection suitable for construction personnel and scaffolding will be required as follows. This is required to minimise soil compaction and to capture any building material spills/waste that may contaminate soils.
    - Install ground protection as indicated on the Tree Protection Plan.
    - Install a layer of geotextile fabric on top of the natural ground.
    - Cover the geotextile with a 100mm thick layer of mulch or coarse gravel/ballast.
    - Install ground protection mats on top of the mulch to make walking/wheelbarrowing easier if required.

- Where fencing has been reduced from the full TPZ radius to facilitate vehicle/machinery access, heavy-duty ground protection will be required. This heavy-duty ground protection will be required for essential vehicle access, excavator access, crane access, pier drilling machinery access, hydro-excavation trucks etc.
    - Install vehicle access ground protection as indicated on the Tree Protection Plan.
    - Install a layer of geotextile fabric on top of the natural ground.
    - Cover the geotextile with a 100mm thick layer of organic mulch.
    - Install ground protection mats (e.g., BogMat https://www.bogmat.com.au/).

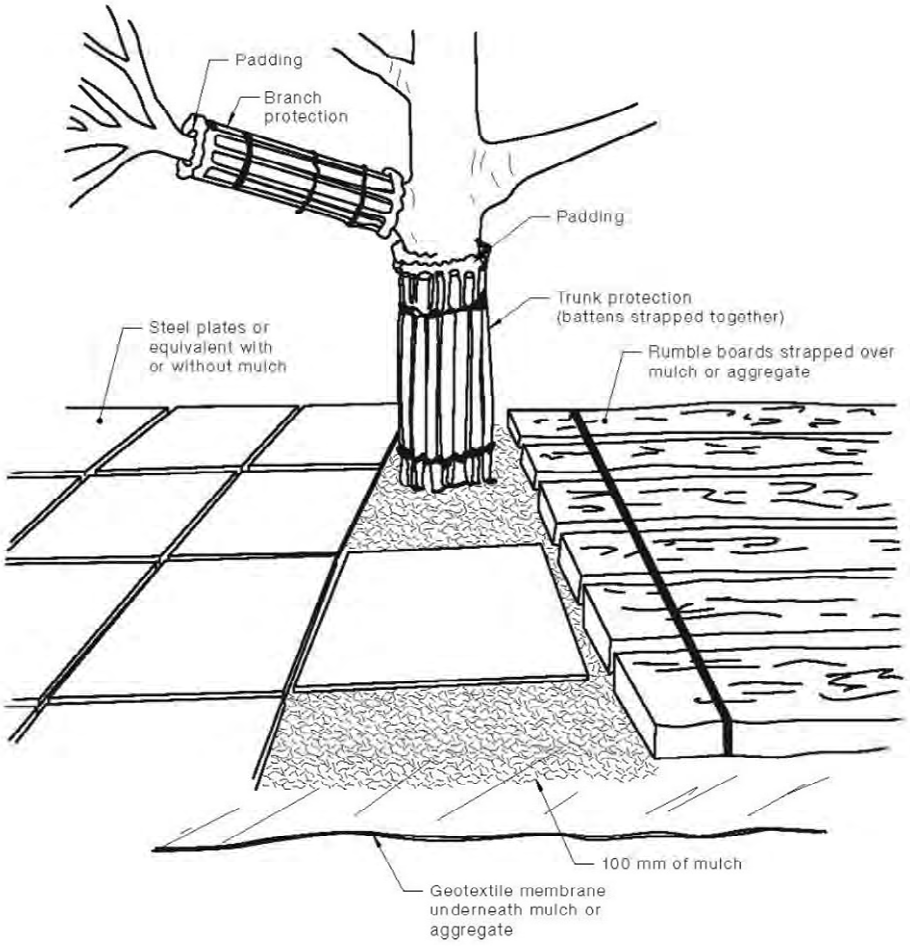


    - Excavations for piers are to be conducted through the mulch. Excavate by hand, or drill the holes using machinery that stands off the TPZ or an area with suitable ground protection.
    - Alternative ground protection for heavy machinery can include coarse rock ballast set into a cellular webbing system such as Geoweb.



Geoweb Tree Root Protection (image www.greenfix.co.uk)

- Where construction activities or vehicle access is in close proximity to any tree, install protection to the trunk and branches of trees as shown in the figure below. A minimum height of 2m is recommended. Ground protection (as described above) will also be required in this situation.
    - Install breathable padding or hessian around the trunk of the tree.
    - Install closely spaced timber battens around the trunk, with the top edge protecting the trunk/bark by the padding/hessian. Secure with strapping.



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 4 EXAMPLES OF TRUNK, BRANCH AND GROUND PROTECTION

Site establishment

The establishment of the site should occur in conjunction with the establishment of the Tree Protection Zone structures and features. This may include site access, storage areas, construction huts, waste management areas etc.

1. Refer to the previous section on Tree Protection Zone establishment which outlines some of the essential Tree Protection Zone requirements.
2. All ancillary zones required for construction purposes should be located outside the Tree Protection Zone. This includes, but is not limited to:
    - Site access routes for various vehicles and machinery.
    - Areas to receive and store construction materials.
    - Areas for skip bins and waste management.
    - Wash out areas.
    - Site huts and toilets.
    - Storage of chemicals.
    - Car parking areas.
3. Where site constraints prevent this, and any of these activities are necessary within a Tree Protection Zone, suitable ground protection measures are required set out in the previous section on Tree Protection Zone establishment.

Demolition and site clearing activities

The demolition of existing structures, surfaces and vegetation will require heavy machinery to move about on the site. If these works occur within any TPZ area, they can potentially compact the soil and damage tree roots, trunks, and branches. The Tree Protection Zone for trees to be retained on site must be established prior to demolition and site work activities commencing as outlined in the previous sections. Demolition and site clearing works should follow these guidelines.

1. Ensure Tree Protection Zone fencing and other tree protection measures are in place prior to demolition works commencing.
2. All vegetation proposed to be removed within or adjacent to a Tree Protection Zone must be removed using suitable tools in a manner that will not cause harm to remaining trees or disturbing their root zone.
    - Herbicides can be used to remove unwanted turf, weeds, or groundcovers at the site. Herbicides should be applied by appropriately experienced contractors according to the manufacturer's product label recommendations. Apply herbicides with care to avoid accidental applications to surrounding vegetation.
3. The project arborist should be on site during demolition activities within a Tree Protection Zone.
4. No stockpiling of building rubble, demolition material, soil, or any other material within the Tree Protection Zone. These materials must be removed from site immediately, or stockpiled piled outside of the Tree Protection Zone area for later disposal.
5. No Grade Changes within the TPZ. Lowering or raising of the grade (cut and fill) within the TPZ is not acceptable without specific Council approvals.
6. The demolition of structures within a Tree Protection Zone shall be carried out by machinery as carefully as possible to avoid damage to surrounding trees.
    - Demolition machinery should stand outside the Tree Protection Zone wherever possible to avoid soil compaction.
    - Demolition machinery can work on existing hard surfaces where present (e.g., existing driveways), or be placed inside the building/structure to pull material in and down, away from the trees.
    - Where machinery must work within a Tree Protection Zone, suitable ground protection measures must be put in place as outlined in the section on Tree Protection Zone establishment.
7. Existing underground services should not be removed within a Tree Protection Zone as there is a risk of damage to a tree's root system. These services should be de-commissioned and left in place where possible. If they must be removed, please consult with the project arborist.

8. Existing hard surfaces (concrete/paving/bitumen/compacted gravel etc.) should be retained where possible to act as ground protection from demolition machinery where possible. These surfaces can be removed after demolition works as required.
9. When removing hard surfaces (concrete/paving/bitumen/compacted gravel etc.) within a Tree Protection Zone, it is expected that there will be some root growth below the hard surface being removed.
    - Hand tools should be used to remove these hard surfaces adjacent to the trunk (within the structural root zone).
    - Demolition machinery should be used to carefully pull these surfaces up and away from the tree. The wheels of the machinery should be standing outside the Tree Protection Zone, or on any existing hard surfaces, or on established ground protection areas away from the tree. The works should proceed in a retreating manner, away from the tree.
    - Any roots that are exposed below the hard surfaces shall be wet down by hand and covered with a 50-100mm layer of mulch as soon as possible after being exposed.
    - Alternatively, exposed roots could be protected from desiccation by placing Hessian cloth (or similar) on top that is kept moist by periodic wetting. This must remain in place until the new surfaces are put into place.

Earthworks and trenching

Earthworks required to establish the new structure may include, excavation, cut and fill, levelling, footing preparation, batter formation and trenching activities. These activities have the potential to damage to tree trunks, branches, and the root zone. To minimise the impacts of these activities on the trees to be retained on site, the following precautions are required.

1. Ensure Tree Protection Zone fencing, and other tree protection measures are in place prior to earthworks commencing.
2. Excavation works can only proceed as approved by Council.
3. The project arborist should be on site during any earthworks works within a Tree Protection Zone.
4. All excavation machinery must be kept outside the Tree Protection Zone to avoid soil compaction, or suitable ground protection measures must be in place as outlined in the section on Tree Protection Zone establishment.
5. Excavation machinery must not come into contact with the trunk, branches, or roots within the Tree Protection Zone. Consider using a spotter to supervise, and/or use a smaller machine.
6. No earthworks are permitted within the Structural Root Zone without approvals. Seek direction from the project arborist.
7. No stockpiling of soil, debris, or any other material within the Tree Protection Zone. These materials are to be removed from the site immediately or stockpiled outside the area for later disposal.
8. Cut and fill.
    - No lowering of grade (cut) within a Tree Protection Zone. The soil surface can be skimmed by removing loose organic matter, turf or old gravel surfaces carefully using hand tools or with a trimming bucket of an excavator standing outside the Tree Protection Zone (or on suitable ground protection). Skimming of the surface should cease when fine tree roots are encountered and should not exceed 50-80mm below the original level.
    - Deep excavations adjacent to or within a Tree Protection Zone may require a batter or terraced levels. These may encroach further into the TPZ and may require approval. If this is required, please consult with the project arborist before proceeding.
    - There shall be no placement of additional material (fill) within a Tree Protection Zone without approval.
    - In some cases, fill material within a Tree Protection Zone may be permitted. If approved, the fill must consist of graded material that allows air and moisture movement. Suitable materials include single graded, no-fines gravel, washed single grade aggregate or similar. An aeration system may also be required that may consist of a system of vertical and horizontal slotted pipes wrapped in a suitable breathable material.

9. Footing preparation.
    - Excavations for footings must not occur within a Tree Protection Zone unless approved by Council and the project arborist.
    - Excavation machinery should stand outside the Tree Protection Zone to avoid soil compaction, or suitable ground protection measures must be in place as outlined in the section on Tree Protection Zone establishment.
10. Piers/screw piles
    - When installing footing systems consisting of piers or screw piles within a TPZ, the following precautions are required.
    - The smallest possible diameter hole should be used.
    - Mini drilling rigs should be used in these areas to avoid damage to tree branches.
    - Suitable vehicle ground protection is required where piling vehicles enter a TPZ.
    - The project arborist should be on site to supervise these activities within any TPZ.
11. Root pruning
    - Woody tree roots are not to be pulled out by excavation machinery.
    - Roots smaller than 50mmØ may be pruned back (preferably to a side branching root) using sharp pruning tools (such as secateurs or tree pruning handsaws).
    - Roots larger than 50mmØ should only be pruned after consultation with the project arborist.

Construction activities

Construction activities may include (but are not limited to); installation of building footings, concrete slabs, frame construction, installing brickwork or other wall cladding materials, crane lifting operations, scaffolding, roofing, interior fitting, waste disposal etc. If these activities are not appropriately managed within a tree protection zone, there may be adverse impacts for the trees and their growing environment. Construction activities must be well supervised and adhere to the following guidelines.

1. Ensure Tree Protection Zone fencing, and other tree protection measures are in place prior to construction works commencing.
2. Tree Protection Fencing shall not be removed or repositioned to facilitate construction activities. Consult with the project arborist if access to a Tree Protection Zone is required.
3. Ensure the ancillary construction zones are established prior to construction works commencing. This may include site access, storage areas, parking areas, construction huts, waste management areas etc. Refer to the previous section on Site Establishment.
4. Scaffolding for construction activities and crane operations should not interfere with trees to be retained on site.
    - Minor pruning may be permitted to facilitate the installation of scaffolding and crane operations.
    - Any required pruning works should be confirmed with the project arborist and performed by qualified arborists, not construction staff.
5. Parking areas for building staff and sub-contractor vehicles must be clearly defined, well away from tree protection zones.
6. A defined delivery and storage area for building materials and hazardous chemicals should be marked out well away from any TPZ as required. If a storage area is to be set up within a TPZ (due to site limitations), then ground protection measures are required. Refer to the previous section on Tree Protection Zone establishment.
7. Areas for waste disposal and skip bins must be clearly defined, well away from the tree protection zone. If skips are to be set up within a TPZ (due to site limitations), then ground protection measures are required.
8. A wash out area should be defined well away from any TPZ and waste appropriately managed. These should be outside of the TPZ and/or 10m from the trunk of any tree, whichever is greater. Contaminated water must not be allowed to drain into the TPZ area.

Installation of underground services

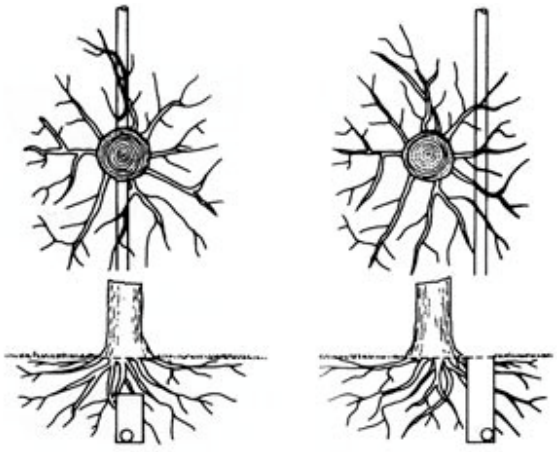
A range of underground services may be required to service a new development. These may include but are not limited to:

- Gas supply
- Electricity supply
- Water supply
- Sewer drainage
- Septic tank connections
- Stormwater drainage
- Irrigation pipes
- Fire mains
- Telephone and communication cables

Open trenching to install these services within a Tree Protection Zone has the potential to sever roots which can adversely affect tree health and stability. Unless otherwise approved, underground services should be installed according to the following guidelines.

1. All services should be routed outside the Tree Protection Zone where possible. If underground services must pass through a Tree Protection Zone, consult with the project arborist. These services should be installed by directional drilling or in manually excavated trenches.
2. Directional drilling.
    - The directional drilling bore should be at least 600mm deep (below the tree's root plate). The project arborist should assess the likely impacts of boring and bore pits on retained trees.
    - Entry, exit points, connection points and inspection points should be located outside the Tree Protection Zone where possible.
3. Manual excavation
    - For manual excavation of trenches, the project arborist should advise on roots to be retained and should monitor the works. Manual excavation may include the use of pneumatic and hydraulic tools.
    - Excavate the soil using hand tools and hydro excavation down to the required depth for the entire length of the service required within the TPZ.
    - Use the lowest pressure possible to carry out the excavations whilst avoiding damage to the outer bark on tree roots.
    - When tree roots are encountered, the operator should avoid damaging the protective layer by directing high pressure water away from tree roots.
    - Smaller tree roots (<20mm in diameter) may be damaged by the process, as this is generally unavoidable.
    - Tree roots greater than 30mm in diameter shall left intact and undamaged.

4. Root pruning:
    - Retain as many roots as possible extending across the trench.
    - Any root pruning should be carried out in consultation with the project arborist.
    - Roots smaller than 50mmØ may be pruned back (preferably to a side branching root) using sharp pruning tools (such as secateurs or tree pruning handsaws).
    - Roots larger than 50mmØ should only be pruned after consultation with the project arborist.
5. Insert the underground service into the trench by weaving between exposed tree roots.
6. Backfill the trench as soon as possible after the service is installed to avoid root desiccation. If a trench is to remain exposed for more than 2 hours, the exposed roots and surrounding soil must be kept moist by hand irrigation and/or use of shading materials (hessian or boards). These roots must not be allowed to dry out.



Less damage is done to tree roots if utilities are tunneled under a tree (left, top and bottom) rather than across the roots (right, top and bottom).



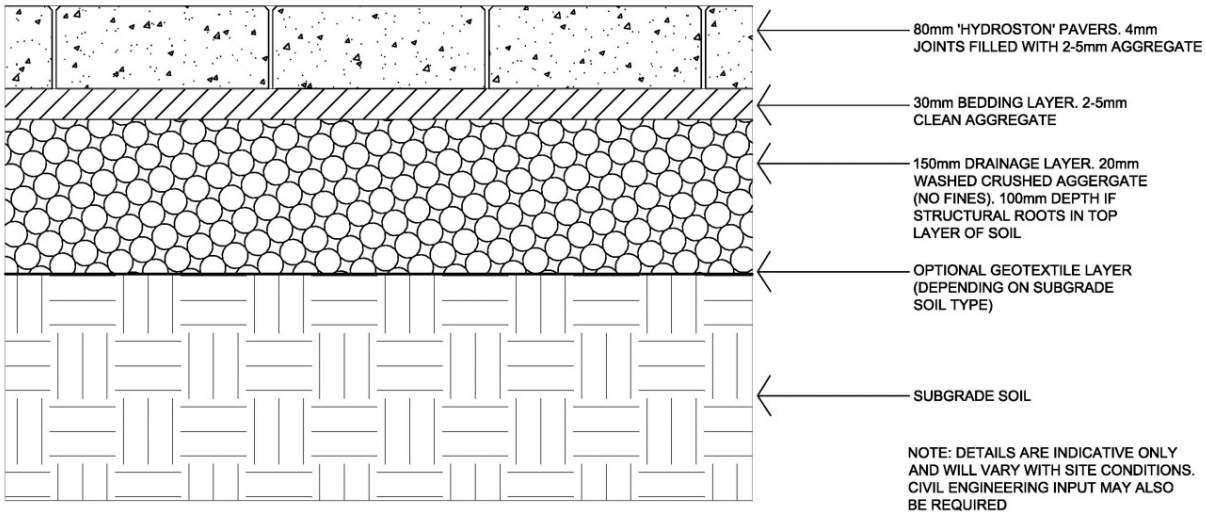
- Above: Examples of directional drilling (left) and manual excavation with hydro-excavation (right).

Paving within a Tree Protection Zone

Paving treatments and other hard surfaces include concrete paths and driveways, unit pavers, bitumen etc. Paving within a Tree Protection Zone can create an impervious surface, limiting gas exchange and water infiltration into the root zone, and may adversely affecting tree health. In addition, compaction works can increase soil density, impairing root development and growth. There is also a risk of root damage from grade changes (cut) when preparing for paving works. To ensure paving works do not adversely affect trees to be retained on site, the following guidelines should be followed.

1. The following guidelines are indicative only and may require consultation with permeable paving specialists and civil engineers.
2. Paving and surface sealing should be excluded from the Tree Protection Zone where possible. Surface sealing of the root zone should not exceed 20% of the Tree Protection Zone area[5].
3. If hard surfaces are required within a Tree Protection Zone, paving materials and methods should aim to avoid damage to the root system and use permeable materials.
4. Consider the finished paving levels in relation to the levels of surrounding structures in the design phase of the project. Adjust finished floor levels to ensure paving works do not lower grade by more than 50-80mm.
5. Tree root investigations may be required prior to designing and installing paver systems.
6. Consider future growth of tree roots and how they may impact on the paved surface. Paving works should remain outside the Structural Root Zone to reduce the likelihood of surface disruption in the future.
7. The project arborist should supervise any pavement installation work within a Tree Protection Zone.
8. Grade changes
    - No lowering of grade (cut) within a Tree Protection Zone for paving works without approval. The soil surface can be skimmed by removing loose organic matter, turf or old gravel surfaces carefully using hand tools or with a straight edge trimming bucket of an excavator standing outside the Tree Protection Zone (or on suitable ground protection). Skimming of the surface should cease when fine tree roots are encountered and should not exceed 50-80mm below the original level.
    - Any increase in grade (fill) must use permeable base layers that allow air and water to infiltrate.
9. Root damage
    - Damage to woody tree roots is not permitted. If woody tree roots are encountered, consult with the project arborist.

10. The natural soil structure and density within the Tree Protection Zone should be maintained when installing hard surfaces. The natural soils below paved surfaces should not be compacted unless absolutely necessary (e.g., trafficable loads). Compaction of natural soils should not be necessary for pedestrian or light traffic paving applications.
11. Base layer
    - The depth of the base layer will vary depending on the intended load. Trafficable areas will require a deeper preparation while pedestrian areas can be shallower.
    - Base layer materials should allow air and water to infiltrate and consist of a graded material with no fines, such as 2-5mm graded particle size (or larger).
    - Sand should not be used in the paving system due to its high clogging potential.
    - A geotextile layer can be used between the base layer and subgrade to prevent fine particles migrating up from below.
    - A three-dimensional cellular confinement system (such as 'EcoCell' or 'Geoweb') can be used for the base layer where required. This is a system of cells into which the base material is placed.
    - The base layer material can then be compacted. Compaction should be to the minimum level required to support the intended load.
12. Bedding layer
    - The bedding layer should be applied directly on top of the base layer.
    - The bedding layer should use a single-graded material to provide good porosity and permeability.
    - Regular paving sand is not recommended for this application.
13. Surface treatments
    - Final surface treatments should allow air and water to infiltrate into the root zone. There are two main types of permeable surface treatments:
    - Systems in which the unit pavers are impervious but contain permeable joins where air and water can pass between pavers (e.g., Ecotrihex, Hydrapave).
    - Systems in which the paver material is porous, and air and water can pass through the paver (e.g., HydroSTONE).
    - The unit pavers should have a single-graded aggregate swept in to fill in the gaps between pavers to allow air and water to infiltrate. Regular paving sand is not suitable for this application.



- Above: An example of a permeable paving system (Dr Martin Ely)

Landscaping around established trees

Care is required when landscaping around established trees. Damage can occur from a range of activities, including soil compaction, soil contamination, physical damage to the tree during landscaping works, damage to the root system from trenching and level changes, root disturbance from paving works, planting works and lawn installation etc. The following guidelines should be followed when landscaping around established trees.

To minimise the possible adverse impacts from these activities during landscaping activities, a tree protection zone (TPZ) is required. The TPZ roughly equates to the drip line of the tree, but is accurately calculated in the body of the tree report. All potentially adverse activities must not occur within this zone or must be modified to minimise the impacts.

Landscaping guidelines

1. The landscape design should be reviewed by the project arborist prior to being finalised.
2. Landscaping contractors should observe the guidelines set out in the previous sections on Tree Protection Zone establishment and Site Establishment.
3. The growing environment for mature trees should be optimised with the use of mulches. Mulches should be organic in origin, semi composted and contain a mixture of coarse and fine particles. Mulches should be 75-100mm thick and applied out to the drip line of trees or further, if possible, without coming into contact with the trunk. Mulches should be topped up every 1-2 years as required.
4. Irrigation systems around established trees should be set up as follows.
    - Drip irrigation systems are an effective way of applying water to the root zone of trees.
    - Connect the system to a reliable water source, preferably using a battery-operated programmable timer.
    - Use pressure reducers and relief valves as required.
    - Irrigation main lines should be radially arranged in relation to the root system rather than traversing the root system. Deep trenching across the drip line of trees must be avoided.
    - Install in-line dripper hose that emits ~3L of water per drip emitter per hour.
    - A parallel row pattern or a spiral pattern are simple installation methods to use with lines installed at 0.5m – 1.0m apart.
    - Irrigation should be applied during hotter months by providing one good soaking per week (2-3 hours at a time). Less water can be applied during cooler and wetter months.
    - Irrigate in the early morning. Avoid watering during the middle of the day.
    - Irrigation requirements should be adjusted according to species, soil type and climatic conditions.

5. Paving works should be kept to a minimum within a Tree Protection Zone. If paving must occur, it must utilize a no dig method, use permeable base preparations to minimum soil compaction requirements and utilise permeable unit pavers or permeable concrete. Refer to the previous section on paving within a Tree Protection Zone.
6. Use caution when applying herbicides in the vicinity of established trees. Target the unwanted plants carefully and follow manufacturer's recommendations.
7. Pruning of established trees should be carried out by qualified arborists (Certificate III in Arboriculture).
8. Retaining walls should not be installed within the Tree Protection Zone. If required, consult with the project arborist.
9. Fences on the boundaries of the property must be installed without damaging the root system of established trees.
    - Fencing must not use continuous strip footings.
    - Lightweight fencing panels attached to concrete pads and posts are recommended.
    - Concrete pads should be located outside the Structural Root Zone.
    - Grade changes (cut and fill) must be avoided during fence installation.

Other planting considerations

- Care is required when planting new vegetation within the drip line of established trees. Cultivation of the area under the tree should be kept to a minimum and undertaken with hand tools.
- Grade changes (cut or fill) within the drip line of established trees should be avoided. Do not build up soil levels by more than 100mm.
- The use of competitive plants should be kept to a minimum. Minimise the use of turf, and dense groundcovers etc.
- The mature size of larger plants and trees should be considered. Plants should be well spaced to allow them to reach their mature size.
- Select the largest trees for the size available. Larger trees provide greater benefits than smaller trees.
- Provide adequate growing area for the trees to grow in. Small openings in paved areas are usually inadequate for healthy tree growth.
- Species diversity is important in a sustainable garden (and urban forest). While monoculture plantings may provide a desired aesthetic, they are generally more vulnerable to pest and disease outbreaks.
- Consider when to use shade trees or deciduous trees in relation to building orientation, private open space, the movement of the sun and the placement of windows.
- The use of locally indigenous vegetation should be considered for their habitat, biodiversity, and wildlife corridor value.

Development Monitoring and Certification

Through various stages of development, compliance certification provided in writing by a suitably qualified AQF Level 5 Arboriculturist is required.

These are outlined as follows with compliance recommended to be supplied to council as a condition of Development Approval:

Indicative Stages in Development and the Tree Management Process

Stage in development	Tree management process	
	Matters for consideration	**Actions and certification**
Planning (AS 4970-2009 Section 2 and 3)		
Site acquisition	Legal constraints	
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees accurately plotted on survey plan
Preliminary tree assessment	Hazards/risks Tree retention value	Evaluate trees suitable for retention and mark on plan Provide preliminary arboricultural report and indicative TPZs to guide development layout
Preliminary development design	Condition of trees Proximity to buildings Location of services Roads Level changes Building operations space Long-term management	Planning selection of trees for retention Design review by proponent Design modifications to minimise impact to trees
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

Preconstruction (AS 4970-2009 Section 4 and 5)		
Initial site preparation	State based OHS requirements for tree work Approved retention/removal Refer to AS 4373 for the requirements on the pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delineate TPZ Install protective measures Certification of tree protection measures
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 (AS 4970-2009 Section 5)		
Defects liability / maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Conclusions

- Adelaide Arb Consultants assessed 23 trees at, and adjacent to, Opal Everard Park on the 14th of May 2025 in relation to a proposed redevelopment of the site.
- There are two sets of legislation relating to the assessed tree population including the *Planning Development and Infrastructure Act 2016* and the *Local Government Act 1999.*
- The tree population displays fair to good health and structure attributes. There is one tree (Tree 20) that has been recommended for removal due to a short useful life expectancy.
- The ISA – TRAQ risk assessment process has demonstrated that all trees represent a low risk to public and private safety.
- An Arboricultural Impact Assessment was conducted for each tree assessed as part of the project, with the following outcomes determined:
    - 12 trees were determined to have significant conflict with the proposal and require removal as a result of their conflict. This includes three regulated trees under the *PDI Act 2016*.
    - Four trees were determined to have no new encroachment or a significant decrease in encroachment as a result of the proposed development. These trees are expected to remain sustainable at the site.
    - Two trees were determined to have minor encroachment as a result of the proposed development. These trees are to be retained and are likely to remain viable at the site beyond the completion of the development.
    - Three trees are subject to a major encroachment from the proposed development. This is related to the high proportion of pavement within the NRZ and SRZ of Trees 15-17. Overall, the proposed encroachment is less than the encroachment of the current buildings. Tree sensitive construction methodology has been recommended for these trees to enable the sustainable retention of the trees while also maintaining access to the building. No further design modifications are required.
    - One tree (Tree 14) falls outside of the development zone and will not be subjected to developmental impacts should the proposal be constructed.
- A Tree Protection Plan is attached to provide guidelines to the various construction teams to ensure trees are adequately protected during the construction phase.
- Two trees that require removal are protected the *Planning Development and Infrastructure Act 2016*. Approvals under the relevant legislation are to be sought prior to removal being undertaken.

Planning and Design Code – (Regulated and Significant Tree Overlay)

Desired Outcomes (DO)

DO 1. Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

Regulated Trees 13 and 20

These trees provide moderate aesthetic benefit to the immediate area around the trees but provide insignificant aesthetic value to the local area. The declining health of tree 20 detracts from the aesthetic benefits to the local area. As introduced native or exotic species that are segmented from wildlife corridors, they have reduced environmental value.

Regulated Trees 16, 17, 21 and 22

These trees provide moderate aesthetic benefit to the immediate area around the trees but currently provide insignificant aesthetic value to the local area due to their sheltered location within the property. However, the proposed development will increase the accessibility and importance of these trees. As exotic species that are segmented from wildlife corridors, they have reduced environmental value.

Significant Tree 15

This tree provides moderate aesthetic benefit to the immediate area around it but currently provides insignificant aesthetic value to the local area due to its sheltered location within the property. However, the proposed development will increase the accessibility and importance of this tree. As an exotic species that is segmented from wildlife corridors, it has reduced environmental value. This tree provides an important contribution to the species diversity of the urban canopy and its retention will help mitigate tree loss.

Performance Outcomes (PO) – Tree Retention and Health

There are seven trees controlled as regulated trees under the *Planning Development and Infrastructure Act 2016.*

PO 1.1 Regulated trees are retained where they [achieve any of the following attributes]:

a) make an important visual contribution to local character and amenity.

- No – Tree 13 is a small tree maintained as a hedge within the Everard Park Care Community. It offers limited contribution to the local character and amenity of the area.
- No - Trees 16 and 17 are located within a central courtyard of the Everard Park Care Community. A small proportion of the crown is visible from the frontage of Ross Street so these trees offer limited contribution to the local character and amenity of the area.
- No – Trees 20, 21 and 22 do not contribute significantly to local character or amenity of the area. They are small sized trees with limited visual contribution. Tree 20 is showing signs of health decline, and has a reduced useful life expectancy, which detracts from the local character and amenity of the area.

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

No – These regulated trees are exotic tree species (Trees 13, 20-22)

c) provide an important habitat for native fauna.

No – These trees do not provide important habitat for native fauna.

PO 1.2 Significant trees are retained where they [achieve any of the following attributes]:

There is one tree controlled as a significant tree under the *Planning Development and Infrastructure Act 2016.*

a) make an important contribution to the character or amenity of the local area.

No – Tree 15 is located within a central courtyard of the Everard Park Care Community. A small proportion of the crown is visible from the frontage of Ross Street so offers limited contribution to the local character and amenity of the area. However, with the development of the site it will become a more notably visual element due to the increase in accessibility within the site.

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

No – Tree 15 is an exotic species.

c) represent an important habitat for native fauna.

No – Tree 15 does not provide important habitat for native fauna as it is isolated from surrounding vegetation and surrounded by buildings.

d) are part of a wildlife corridor of a remnant area of native vegetation.

No – The site is not park of a wildlife corridor of a remnant area of native vegetation.

e) are important to the maintenance of biodiversity in the local environment.

Yes – This tree provides an important contribution to the species diversity of the urban canopy of the local environment.

f) form a notable visual element to the landscape of the local area.

No – Tree 15 is located within a central courtyard of the Everard Park Care Community. A small proportion of the crown is visible from the frontage of Ross Street so offers limited contribution to the local character and amenity of the area. However, with the development of the site it will become a more notably visual element due to the increase in accessibility within the site.

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

(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible.
Yes – The trees that are encroached by the proposed works and supported for removal are so to allow the redevelopment of the site into updated age care facilities. Without this, the development would not be 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.
Yes – the project design team and project arborists have undertaken multiple reviews of the development design in order to consider all reasonable design solutions to prevent substantial tree damaging activity, i.e. increased size of garden beds around regulated trees.

Performance Outcomes (PO) – Groundwork affecting trees

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.

No – several reiterations of designs have been undertaken to incorporate tree sensitive design and construction methods into the plans in order to minimise impacts to tree root systems, especially to that of regulated and significant trees. Paving (to be built at, or above, existing grade) has been selected for the majority of hard surfaces minimise soil and root disturbance for existing trees. The proposed development is not likely to unduly compromise regulated or significant trees through excavation, fill or sealing of surfaces.

Endnotes

[1] **ISA TRAQ – Levels of Assessment** - Tree and risk assessments can be conducted at different levels of detail, each employing varying methods and providing the client with varied options for reporting and recommendations. The level selected should be appropriate for the assignment.

Level 1 - Limited Visual Assessment

- Visual assessment of an individual tree or population of trees near specified targets
- Conducted from a specified perspective.
- To identify certain obvious defects or specified conditions.
- Typically focusses on identifying trees with imminent and/or probable likelihood of failure.
- Typically, one or two of the three factors is/are considered as a constant.
- This is the fastest, but least thorough, means of assessment and are intended primarily for managing large populations of trees when time and resources are limited.
- This can be carried out as a walkover, drive-by or fly-over inspection.

Level 2 – Basic Assessment

- A level 2 or basic assessment is a detailed visual inspection of a tree and its surrounding site.
- This is the level of assessment that is commonly performed by arborists in response to client's requests for individual tree risk assessments.
- It is ground based and requires the arborist to inspect completely around the tree – looking at the site and visible buttress roots, trunk, and branches.
- The use of simple tools may be required (measuring tools, Binoculars, magnifying glass, mallet, probe, hand digging tools, compass, camera)
- Often a basic assessment is adequate for assessing risk and making recommendations, but it sometimes reveals the need for more advanced assessment measures.
- The primary limitation of a basic assessment is that it only includes conditions that can be detected from a ground based visual inspection. Internal, below-ground, and upper-crown factors may be impossible to see or difficult to assess.

Level 3 - Advanced Assessment

- Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets or site conditions.
- An advanced assessment may be conducted in conjunction with or after a basic assessment if additional information is needed and the client approves the additional service.
- Specialised equipment, data collection and analysis and/or expertise are usually required for advanced assessments.
- The assessments are generally more time intensive and expensive.
- There are many types of advanced assessments that can be conducted (aerial inspection, detailed target analysis, detailed site evaluation, decay testing, health evaluation, root inspection, tree stability monitoring and load testing).

(Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois, pp. 15-34.)

[2] **Project arborist** - The person responsible for carrying out the tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The project arborist will be suitably experienced and competent in arboriculture, having acquired through training, qualification (minimum Australian Qualification Framework (AQF) 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.

(AS 4970 – 2009 *Protection of trees on development sites)*

[3] **Tree damaging activity meaning**

Planning, Development and Infrastructure Act 2016

Part 1 – Preliminary

Section 3 – Interpretation

tree-damaging activity means

(a)the killing or destruction of a tree; or

(b)the removal of a tree; or

(c)the severing of branches, limbs, stems or trunk of a tree; or

(d)the ringbarking, topping or lopping of a tree; or

(e)any other substantial damage to a tree,

and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree or that is excluded by regulation from the ambit of this definition.

Planning, Development and Infrastructure (General) Regulations 2017

Section 3F (6)

For the purposes of the definition of ***tree damaging activity*** in section 3(1) of the Act, pruning—

(a) that does not remove more than 30% of the crown of the tree; and

(b) that is required to remove—

(i) dead or diseased wood; or

(ii) branches that pose a material risk to a building; or

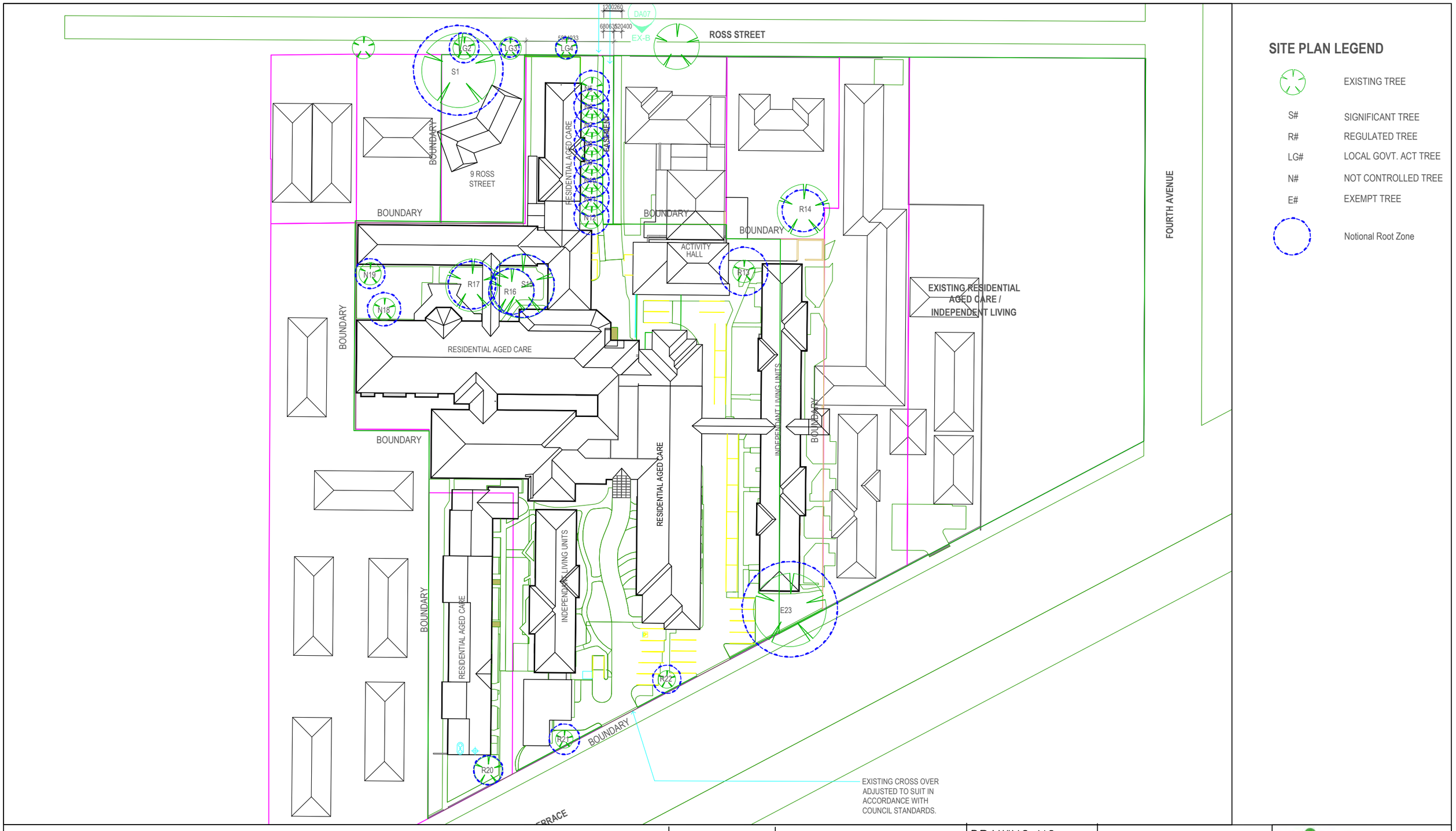
(iii) branches to a tree that is located in an area frequently used by people and the branches pose a material risk to such people,

is excluded from the ambit of that definition.

[4] **Certificate Level 3 in Arboriculture** The person with training to AQF Level 3 in Arboriculture, or above, or equivalent recognized and relevant experience that enables the person to perform the tasks required by AS 4373 – 2007 *Pruning of amenity trees*.

Certificate Level 5 (Diploma of Arboriculture) The person responsible for carrying out the tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The project arborist will be suitably experienced and competent in arboriculture, having acquired through training, qualification (minimum Australian Qualification Framework (AQF) Level 5, Diploma of Horticulture (Arboriculture)) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by AS 4970-2009 *Protection of trees on development sites*.

[5] British Standards – BS 5837 – 2005 *Trees in Relation to Construction – Recommendations*



SITE PLAN LEGEND

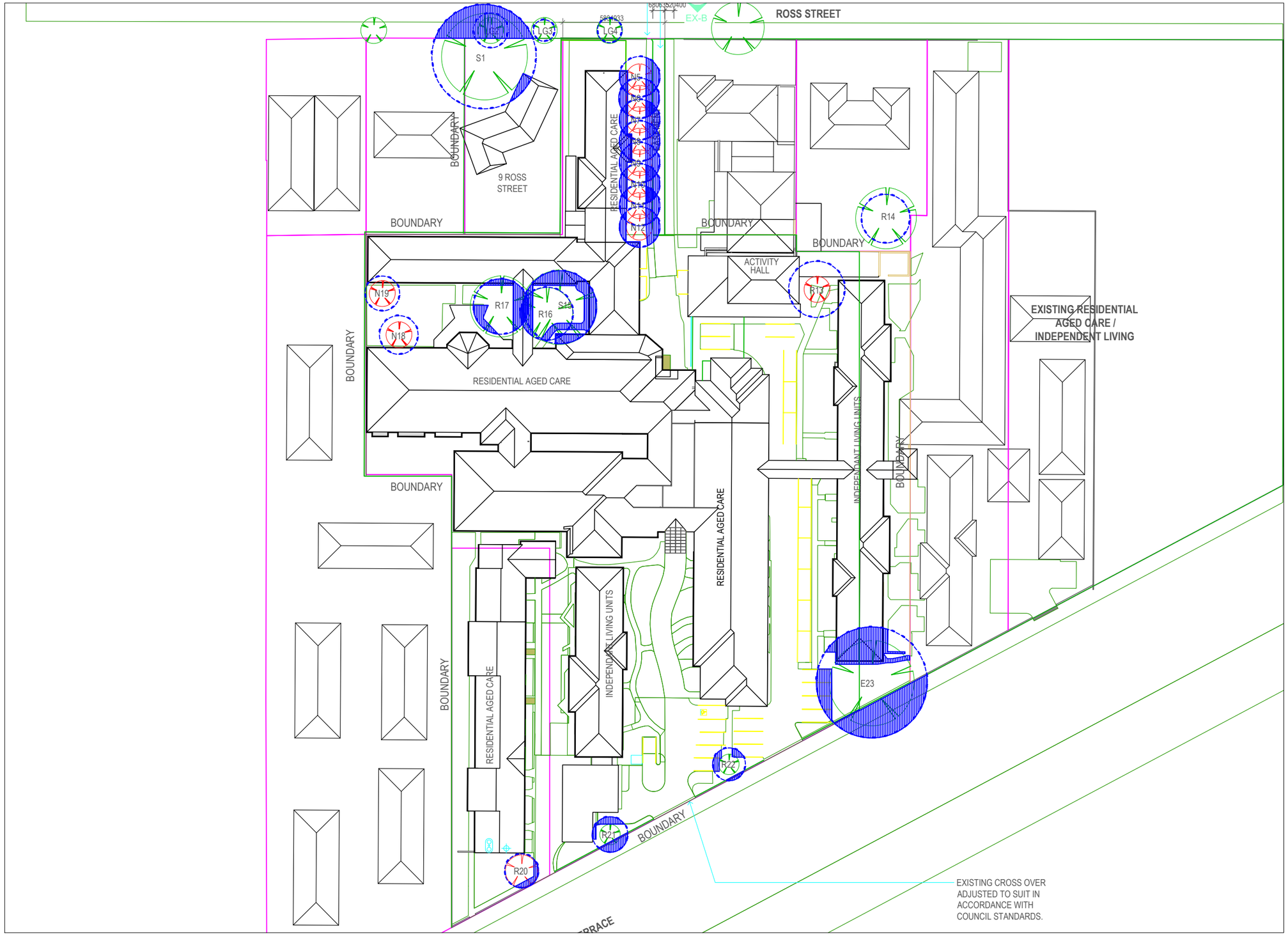
	EXISTING TREE
S#	SIGNIFICANT TREE
R#	REGULATED TREE
LG#	LOCAL GOVT. ACT TREE
N#	NOT CONTROLLED TREE
E#	EXEMPT TREE
	Notional Root Zone

Tree Survey Plan
Opal Everard Park Development
Brown Falconer
Base drawing by (Brown Falconer / April 2025 / DA03 Rev. 5)

DATE	15/07/2025
DRAWING NO	TS01
SCALE	NTS
DRAWN BY	SS & TH

15/15 Fullarton Road
Kent Town SA 5067
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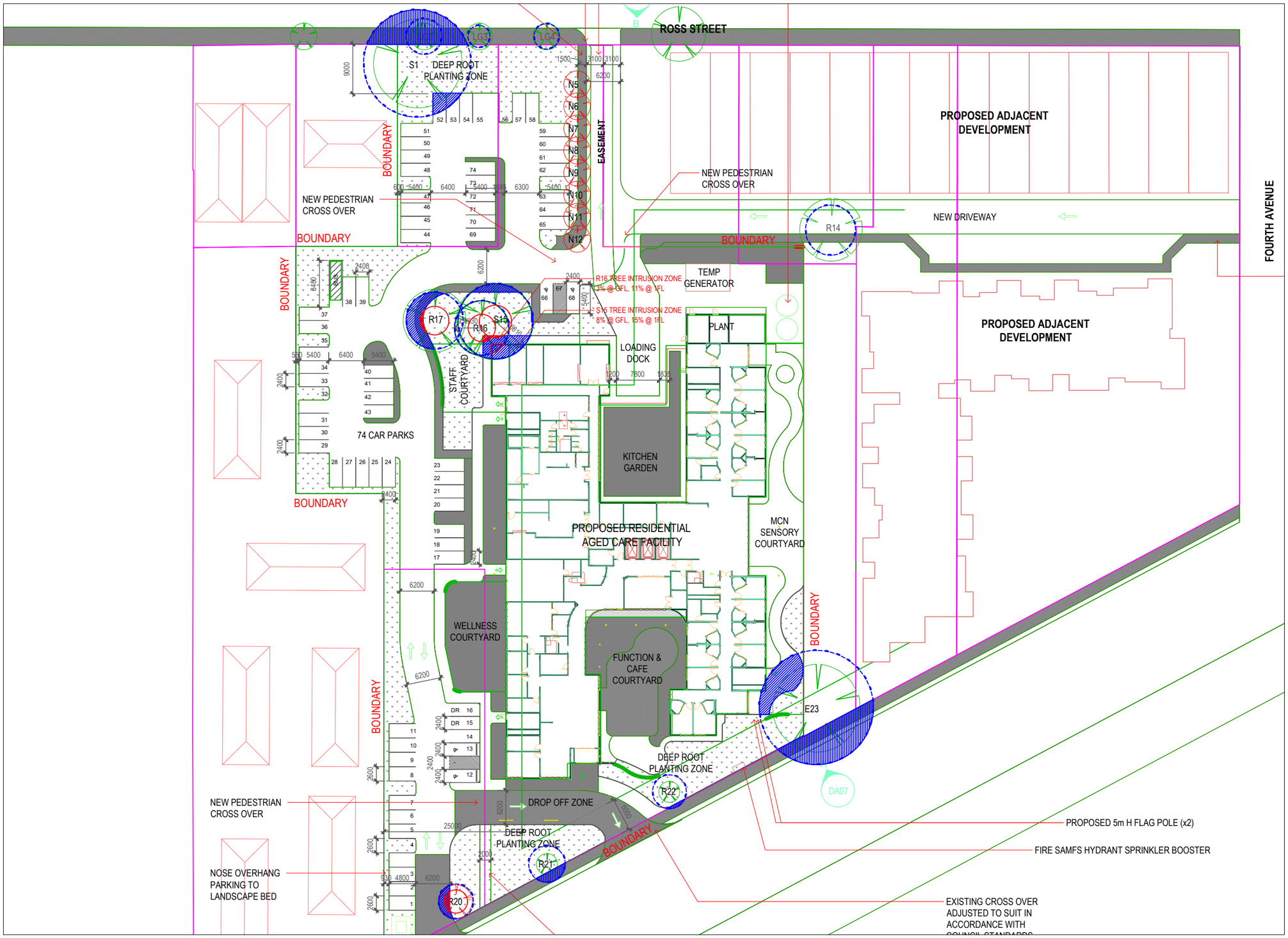


TREE LEGEND

- Tree Crown
- NRZ
- SRZ
- T1 Tree no.
- NRZ Encroachment
- SRZ Encroachment

Arboricultural Impact Assessment - Existing Encroachment
Opal Everard Park Development
Brown Falconer
Base drawing by (Brown Falconer / April 2025 / DA03 Rev. 5)

DATE 15/07/2025	DRAWING NO Arb Impact -1	15/15 Fullarton Road Kent Town SA 5067 (p) (08) 8351 4849 www.adelaidearb.com.au	ADELAIDE ARB CONSULTANTS
SCALE NTS	DRAWN BY SS & TH		



Arboricultural Impact Assessment - Proposed Encroachment
Opal Everard Park Development
Brown Falconer
Base drawing by (Brown Falconer / April 2025 / DA03 Rev. 5)

DATE	15/07/2025
SCALE	NTS
DRAWING NO	Arb Impact -2
DRAWN BY	SS & TH

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SHARED ACCESS

EXISTING CROSSOVER ADJUSTED TO SUIT
IN ACCORDANCE WITH COUNCIL
STANDARDS. NEW FOOTPATH.

NEW FOOTPATH PEDESTRIAN ACCESS.

STORM
2 x 30kl

DA07
B

ROSS STREET

LG2 LG3 LG4

S1 DEEP ROOT
PLANTING ZONE

9000

1500 3100 3100
6200

N5 N6 N7 N8 N9 N10 N11 N12

52 53 54 55 56 57 58

51 50 49 48 47 46 45 44

59 60 61 62 63 64 65

74 73 72 71 70 69

600 5400 6400 5400 1645 6300 5400

EASEMENT

BOUNDARY

NEW PEDESTRIAN
CROSS OVER

NEW PEDESTRIAN
CROSS OVER

BOUNDARY

BOUNDARY

R14

BOUNDARY

2400
8480
BUS
38 39
37 36 35
34 33
550 5400 6400 5400
2400

6200

2400
67
66 68
5400

R16 TREE INTRUSION ZONE
3% @ GFL, 11% @ 1FL

S15 TREE INTRUSION ZONE
8% @ GFL, 15% @ 1FL

TEMP
GENERATOR

R17 R14930 R16 S15 5810

PLANT

LOADING
DOCK

1200 7800 1835

STAFF
COURTYARD

40
41

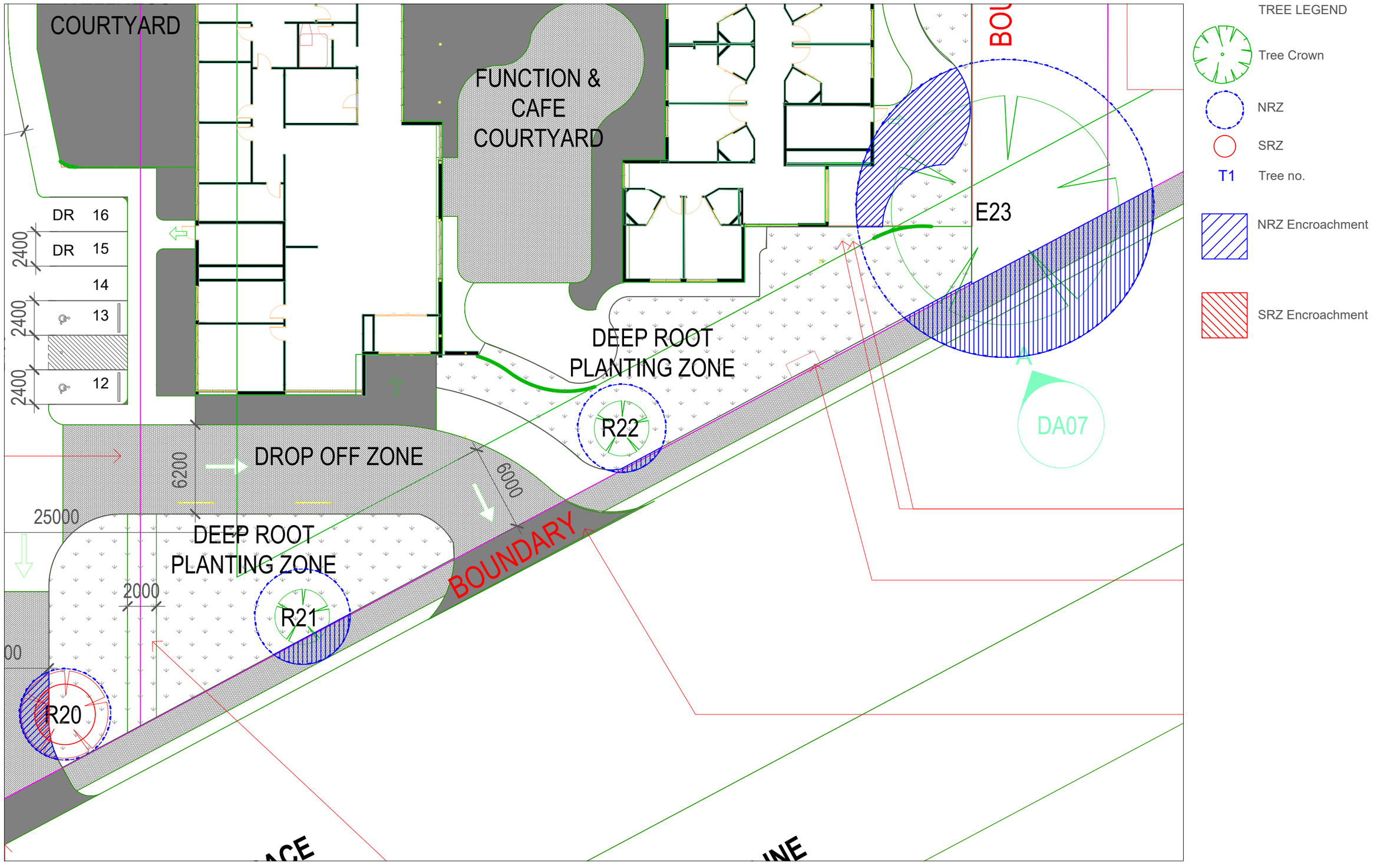
TREE LEGEND

- Tree Crown
- NRZ
- SRZ
- T1 Tree no.
- NRZ Encroachment
- SRZ Encroachment

Arboricultural Impact Assessment - Proposed Encroachment
Opal Everard Park Development
Brown Falconer
Base drawing by (Brown Falconer / April 2025 / DA03 Rev. 5)

DATE 15/07/2025	DRAWING NO Arb Impact - 2a	15/15 Fullarton Road Kent Town SA 5067 (p) (08) 8351 4849 www.adelaidearb.com.au
SCALE NTS	DRAWN BY SS & TH	

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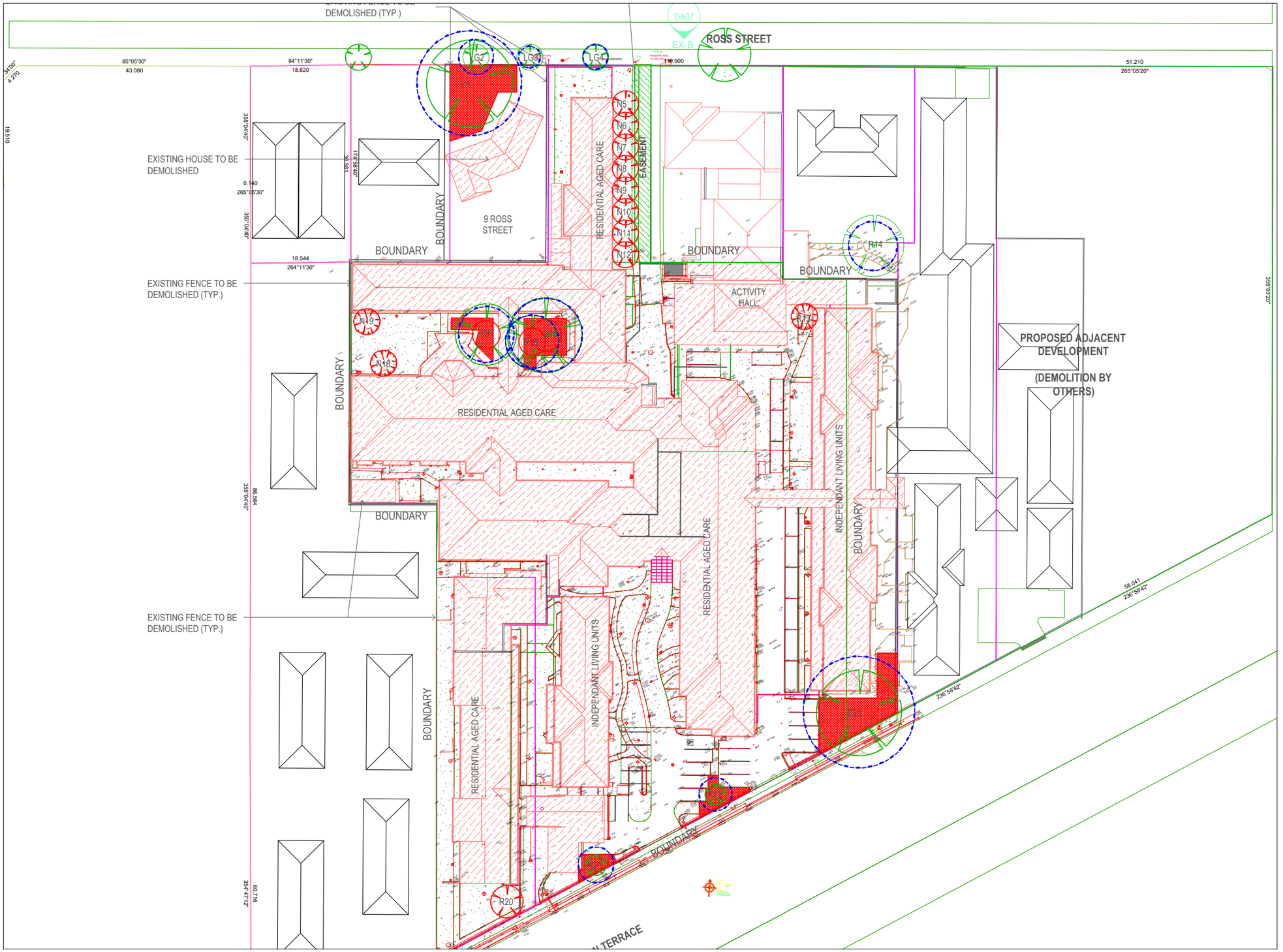


Arboricultural Impact Assessment - Proposed Encroachment
Opal Everard Park Development
Brown Falconer
Base drawing by (Brown Falconer / April 2025 / DA03 Rev. 5)

DATE 15/07/2025	DRAWING NO Arb Impact -2b	
SCALE NTS	DRAWN BY SS & TH	

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SITE PLAN LEGEND

- EXISTING TREE (RETAIN)
- EXISTING TREE (REMOVE)
- S# SIGNIFICANT TREE
- R# REGULATED TREE
- LG# LOCAL GOVT. ACT TREE
- N# NOT CONTROLLED TREE
- E# EXEMPT TREE
- NOTIONAL ROOT ZONE
- TREE PROTECTION FENCING DURING DEMOLITION

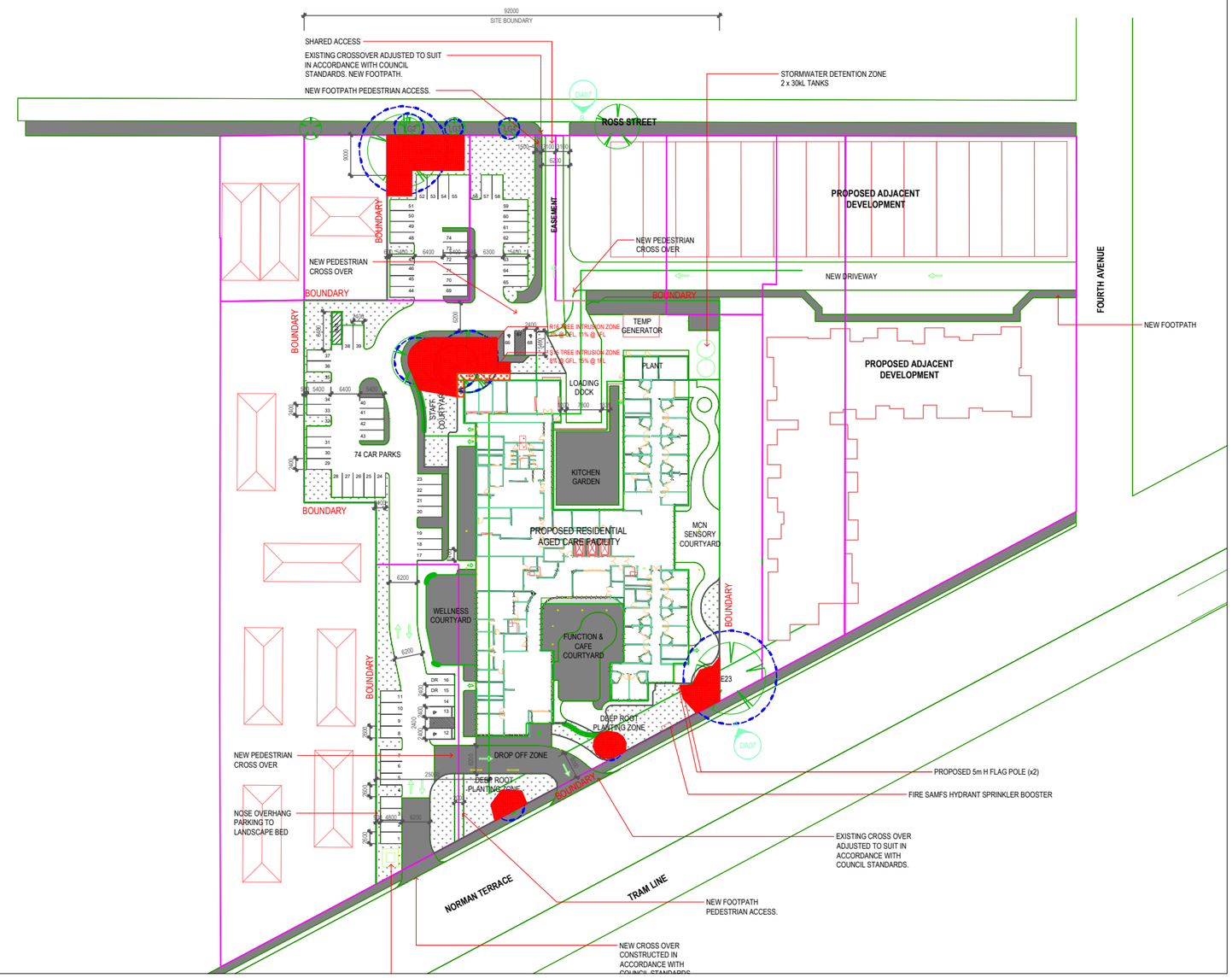
Tree Protection Plan - Demolition
Opal Everard Park Development
Brown Falconer
Base drawing by (Brown Falconer / April 2025 / DA04 Rev. 5)

DATE	15/07/2025
SCALE	NTS
DRAWING NO	TPP-Demo-1
DRAWN BY	SS & TH

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CONSTRUCTION TPP



TREE LEGEND

Tree Crown

NRZ

SRZ

T1 Tree no.

TREE PROTECTION LEGEND

Protective fencing

Ground protection

Vehicle access

Permeable paving

Tree Protection Plan - Construction
Opal Everard Park Development
Brown Falconer
Base drawing by (Brown Falconer / April 2025 / DA03 Rev. 5)

DATE	15/07/2025
SCALE	NTS
DRAWING NO	TPP-Const.-1
DRAWN BY	SS & TH

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Tree Protection Zone (TPZ) guidelines
All trees to be retained on site to be protected in accordance with Australian Standard AS 4970-2009 *Protection of trees on development sites* and relevant council conditions of approval.
Refer to Tree Report by Adelaide Arb Consultants dated xxxx for detailed tree protection measures.

Tree Protection Zone Fencing (TPZ)
Sturdy 1.8m high chainmesh fence to be erected as indicated on the plans prior to any works.
Protective fencing and other protective measures to remain in place till completion of project.
TPZ signage to be attached to fencing.
Area within TPZ to be mulched - 75-100mm deep.
The fenced area shall not be used for storage of machinery or construction materials.
The fenced area shall not be used for parking or vehicle access.
No entry to TPZ without consulting project arborist.
Fencing can be removed to facilitate final soft landscaping.

Trunk and branch protection
Where works are in close proximity to trees, trunk and branch protection is required.
Soft padding and timber battens to be installed around trunk and branches.

Site Access
Site access should be directed around tree protection zones.
Vehicle access through TPZ requires ground protection.
Ground protection – pedestrians
Ground protection required between TPZ and construction zone.
Install geotextile base layer, then 100mm mulch then walking boards.

Demolition
Protective fencing shall be established prior to demolition works.
Fencing may be modified to facilitate demolition works in consultation with the project arborist.
Demolition works must proceed with caution in and adjacent to the TPZ.
Demolition machinery must work with caution by standing on hard surfaces and/or outside the TPZ, removing material in a retreating fashion away from the tree.
Demolition of any structures, hard surfaces and/or underground services within the TPZ must be undertaken under supervision from the project arborist.
No stockpiling of debris, soil or any other material within any TPZ.
Any trees and vegetation to be removed must be done without affecting trees to be retained.

Site earthworks
All earthworks and trenching must stay outside of the TPZ unless approved by council and project arborist.
Any approved earthworks within the TPZ must be carried out with caution under the supervision of the project arborist.
No grade changes (cut or fill) within any TPZ without approval.
Excavation machinery should stand in a position away from the TPZ to avoid soil compaction and conflict with the trunk and branches.
No stockpiling of soil within any TPZ.
Fill material within any TPZ must use coarse, single graded materials with no fines.
No continuous trenching for underground services within the TPZ without approval.

Construction
The tree must be well protected with fencing and ground protection during all phases of the construction process.
Areas for parking, storage, waste disposal, mixing and wash out areas must be clearly defined, well away from the tree protection zone.
Scaffolding in or adjacent to the TPZ requires ground protection below (geotextile and 100mm mulch layers).
Any pruning of regulated/significant trees to be done by Level 3 qualified arborists with council approval.

Underground services
No underground services to be installed within any TPZ without council approval and approval from project arborist.
Underground services to be routed around tree protection zones.
If underground services must pass through any TPZ, they must be installed win consultation with the project arborist. This may require directional drilling or hydro excavation.

Permeable Paving
Paving works at the site within any TPZ must be kept to a minimum.
Preparation for paving works within the TPZ must not lower the grade.
Soil compaction must be kept to the minimum level to meet the intended load.
Paving materials must use permeable base preparations and permeable paving materials.

Landscaping guidelines
TPZ fencing can be removed to facilitate final soft landscaping.
The landscape design should provide the tree with suitable growing conditions.
Landscaping activities must avoid disturbance to the root system.
Existing natural levels must be retained within the TPZ.
Retaining walls should be located outside the TPZ.
Paving works should be kept to a minimum within the TPZ.
Any trees/vegetation to be removed must be done without affecting trees to be retained.
Any pruning of regulated/significant trees to be done by Level 3 qualified arborists with council approval.
The root zone of trees should have a 75-100mm layer mulch applied.
Cultivation of the area under the tree should be kept to a minimum and undertaken with hand tools.
The TPZ area shall not be used for storage, parking or vehicle access.

Tree Protection Plan - Specification notes
Opal Everard Park Development
Brown Falconer

DATE 15/07/2025
DRAWING NO TPP-Specs-1
SCALE NTS
DRAWN BY SS & TH

15/15 Fullarton Road
Kent Town SA 5067
(p) (08) 8351 4849
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ADELAIDE ARB CONSULTANTS

Tree Protection Zone



NO ACCESS

Project Arborist - Adelaide Arb Consultants

ADELAIDE ARB CONSULTANTS

Contact Details:

m. 0428 827 007

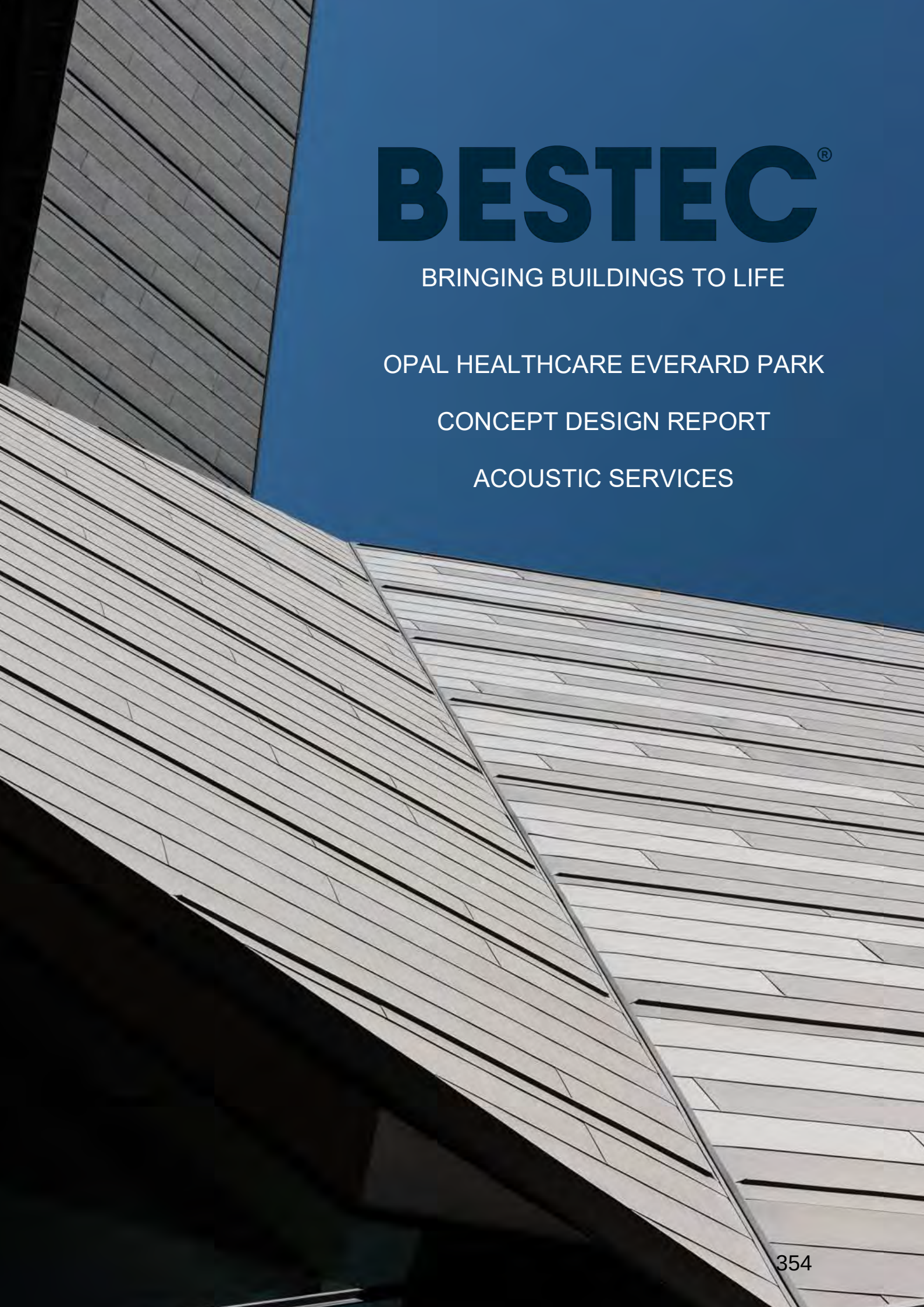
e. info@adelaidearb.com.au

The following activities are restricted within the TPZ.

Some of these works may be permitted by the determining authority and must be supervised by the project arborist.

a) machine excavation including trenching;
b) excavaton for silt fencing;
c) cultivation;
d) storage;
e) preparation of chemicals, including cement products;
f) parking of vehicles and plant;
g) refueling;
h) dumping of waste;
i) washdown and cleaning of equipment;
j) placement of fill;
k) lighting of fires;
l) soil level changes;
m) temporary or permanent installations of utilities and signs, and
n) physical damage to the tree.

ATTACHMENT 6



BESTEC®

BRINGING BUILDINGS TO LIFE

OPAL HEALTHCARE EVERARD PARK

CONCEPT DESIGN REPORT

ACOUSTIC SERVICES

BESTEC

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LYH:OZH
57770/6/1
16 June 2025

Brown Falconer
28 Chesser Street
ADELAIDE, SA 5000

Attention: Ms C Cummins

Dear Sir

OPAL HEALTHCARE - EVERARD PARK CARE COMMUNITY
CONCEPT DESIGN REPORT
ACOUSTIC SERVICES

As requested, we enclose a copy of our design report on the Acoustic Services for the above project.

We trust that the report provides sufficient information for your immediate purpose, and we would be most pleased to further discuss any aspect upon your request.

Yours faithfully
BESTEC PTY LTD

[redacted]

WANG YUEN HUI (LOUIS)
ACOUSTIC SERVICES ENGINEER

REPORT ISSUE REGISTER

REVISION	DATE	REVISION DESCRIPTION
00	26.05.2025	Initial Issue
01	12.06.2025	Revised Issue
02	16.06.2025	Revised Issue

CONTENTS

Introduction 2
Executive Summary 2
Acoustic Analysis 3
References 3
Site Description 3
Proposed Development 4
Conditions 4
Design Criteria 5
Environmental Noise 5
Building Acoustics 6
Assessment and Recommendations 9
General 9
Building Envelope 9
Sound Insulation 9
Room Acoustics 12
Environmental Noise 12
Appendix A 14
Appendix B 17
Appendix C 19

Introduction

BESTEC Pty Ltd has been engaged to provide acoustic engineering services for the proposed Opal Healthcare development at 34 Norman Terrace, Everard Park 5035. This document presents the proposed acoustic design criteria and acoustic recommendation to achieve the selected design criteria.

Executive Summary

In summary:

- Appropriate acoustic design criteria have been nominated, including environmental and building acoustics.
- The preliminary architectural drawings of the proposed development have been reviewed against the design criteria, and acoustic concept design recommendations have been provided where necessary, including:
  - Appropriate constructions of the building façade, external glazing and roof in order to provide sufficient attenuation for noise intrusion due to traffic spaces;
  - Appropriate construction of the internal partition, glazing and doors in order to provide sufficient level of sound insulation between the adjacent spaces;
  - Preliminary room recommendations for reverberation control in the critical spaces have been provided.
- The noise impact to the nearest residential developments associated with the waste collection activities and deliveries have been assessed.

For explanation of acoustic terms, please refer to the Glossary of Acoustic Terminology attached to this document (Appendix B).

Acoustic Analysis

References

The following documents have been referenced within the preparation of this acoustic report.

[1] SA Environment Protection (Commercial and Industrial Noise) Policy 2023.

[2] SA Planning and Design Code, Version 2025.8 dated 1 May 2025.

[3] World Health Organisation (1999) “Guidelines for Community Noise”.

[4] AS/NZS 2107:2016 “Acoustics – Recommended design sound levels and reverberation times for building interiors”.

[5] Architectural Drawings provided by Brown Falconer, dated June 2025.

[6] AS ISO 140.4–2006 “Acoustics – Measurement of sound insulation in buildings and of building elements. Part 4: Field measurements of airborne sound insulation between rooms”.

[7] ISO 140-5:1998 “Acoustics – Measurement of sound insulation in buildings and building elements. Part 5: Field measurements of airborne sound insulation of façade elements and facades”.

[8] Laurence Nicol and Paul Johnson “Prediction of parking area noise in Australian conditions” Report, Proceedings of Acoustics, Australia, 2011.

[9] National Construction Code Series 2022, Building Code of Australia, Class 2 to Class 9 Buildings.

[10] Local Nuisance and Litter Control Act 2016.

[11] Ministerial Building Standard MBS 010 May 2023, “Construction requirements for the control of external sound”.

Site Description

The proposed development is located in land zone Urban Renewal Neighbourhood (URN) in the SA Planning and Design Code [2] with the following boundaries (refer Figure 1 below for boundaries):

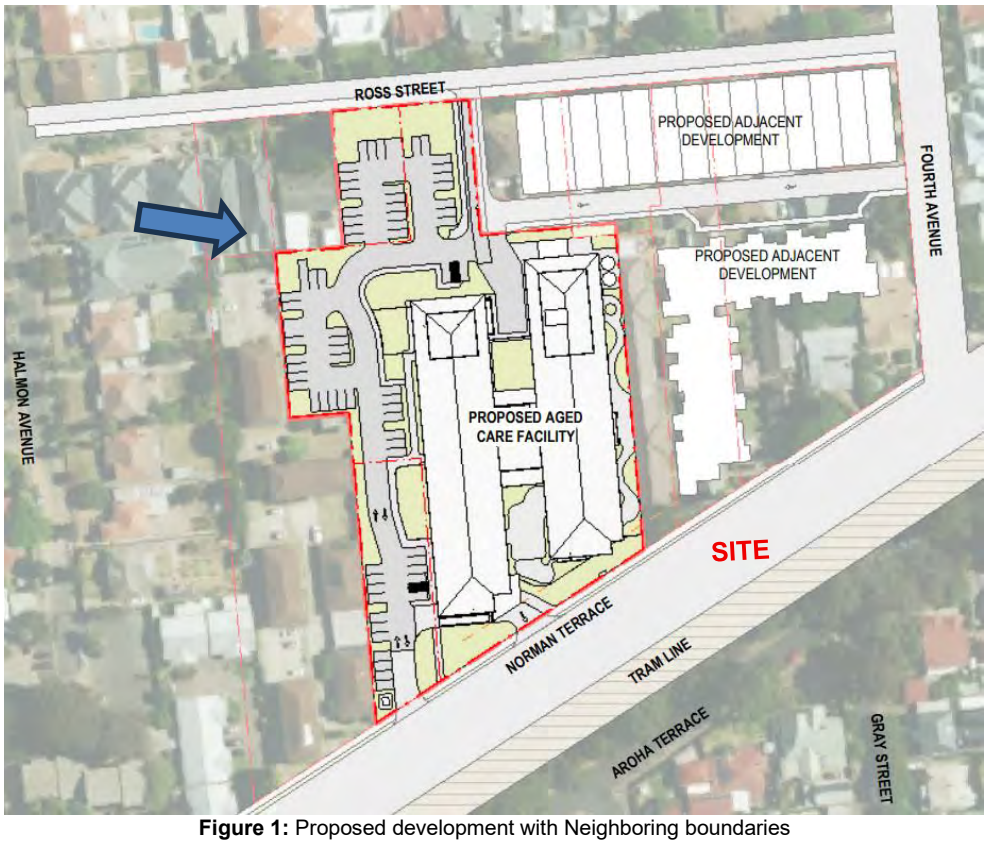


Figure 1: Proposed development with Neighboring boundaries

- North – Ross Street separates the proposed development from residential properties on land zoned General Neighbourhood Zone (GN).

- East – Proposed adjacent residential development on the same land zone.
- South – Norman Terrace separates the proposed development from the tramway on land zoned Suburban Neighbourhood Zone (SN).
- West – Adjacent residential properties on General Neighbourhood Zone (GN).

Proposed Development

It is proposed for the new residential development to be constructed on the site with the following components:

- Ground Floor: Store, loading, staff, kitchen, laundry, wellness, health consult, amenities, hair salon, function/ training, meeting waiting, reception, circulation, lounge, dining, quiet, nurse, medication and ensuites
- L1-3: Store, lounge, dining, medication, nurse, amenities and ensuites
- Roof: Roof plant area.

Conditions

The SA Planning and Design Code [2] sets the Desired Outcome (DO) for developments, which might affect sensitive receivers in adjacent areas as follows:

> *DO 1 Development is located and designed to mitigate adverse effects on or from neighbouring and proximate uses.*

The following requirements (performance outcomes) of the SA Planning and Design Code [9] are relevant to the design and siting of the proposed developments (Section Interface Between Land Uses):

> *PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*
>
> *PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*
>
> *PO 2.1 Non-residential development does not unreasonably impact on 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.*

A non-residential development is deemed to satisfy the above requirement if the noise emissions that affect the noise sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria (DTS/DPF 4.1).

> *PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved) sensitive receivers.*

A non-residential development is deemed to satisfy the above requirement if its operating hours are within 7am to 9pm (Mon to Fri) and 8am to 5pm (Sat and Sun) (DTS/DPF 2.1)

> *PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor workspaces (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.*

Design Criteria

Environmental Noise

Continuous Noise

This criterion will be relevant to noise emitted from the proposed development resulting from operation of engineering services plant, car park, deliveries, rubbish collections etc.

As the Deemed-to-Satisfy/Designed Performance Feature (DTS/DPF 4.1) refers to compliance with relevant Environment Protection (Commercial and Industrial Noise) Policy criteria, the environmental noise assessment has been conducted against the criteria set by the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1].

The Environment Protection (Commercial and Industrial Noise) Policy 2023 [1], sets out the maximum allowable continuous noise in terms of A-weighted Equivalent Continuous Noise Level (L_{Aeq}) based on the time of day and zoning / use of land in which the noise source and receiver are located. With reference to the SA planning and Design Code [2], we note that the proposed development is located within a land zoned designated land zone Urban Renewal Neighbourhood (URN) with nearest noise sensitive receiver located in the General Neighbourhood (GN). Based on the Indicative noise factor guidelines set out for the EPA 2023 the criteria derived in accordance with the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1] should be based on the average of the indicative noise levels for different land zone categories. Table 1 details the indicative noise factors based on time of day and land-use as stipulated in indicative noise factor guidelines for the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1].

Land Zone	Land Use Category	Day Time (7:00 – 22:00)	Night Time (22:00-7:00)
Urban Renewal Neighbourhood	Residential	52	45
General Neighbourhood	Residential	52	45

Table 1: Indicative noise factors based on time of day and land use.

We note that for planning purposes, the predicted noise level (continuous) for a new development (in this case the proposed Residential Aged Care Facility) should not exceed the relevant indicative noise level, minus 5dBA. Therefore, the environmental noise criteria for assessment of the noise impact from the proposed development become:

- Day time (7:00 am to 10:00 pm): 47dBA
- Night time (10:00 pm to 7:00 am): 40dBA

Note that if noise emitted by the proposed development contains any tones, modulation, impulsive, or low frequency characteristics, the continuous noise level of the noise source must be adjusted as follows:

- Noise containing 1 characteristic – 5dBA penalty added to source continuous noise level.
- Noise containing 2 characteristics – 8dBA penalty added to source continuous noise level.
- Noise containing 3 or 4 characteristics – 10dBA penalty added to source continuous noise level.

Intermittent Noise

This criterion will be relevant to noise emitted from the proposed development resulting from short term or transient noise events including car doors slam, rubbish collection, etc.

The criteria provided in the above section relate to continuous noise sources and do not cater for intermittent noise events, such as impacts during loading/unloading, car horns sounding, etc. We recommend the use of the World Health Organisation (WHO) Guidelines [3], which recommends a maximum A-weighted noise level L_{Amax}, of 45dBA in a bedroom, which is equivalent to approximately 55dBA to 60dBA at the façade of the residential building with windows partially open.

In addition, the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [1] provides assessment criterion of L_{Amax} of 60dBA for night-time for the proposed development (for application for development authorisation), which agrees with the criterion stipulated by the WHO [3].

Building Acoustics

The level of background and transient/intermittent noise, the speech privacy rating and the room acoustics define the quality of the acoustics within a building. The recommended criteria for each space are shown in Table 2 below. Please refer to each individual section below for interpretation of the criteria.

Type of occupancy/activity	Background Noise dBA	Reverberation Time Secs	Weighted Sound Reduction Index R_W	Speech Privacy D_W
Bedrooms	30 – 40		45	
Store/ Dirty utility	< 55	N/A		N/A
Maintenance Workshop/ Plant	< 55	Minimise as practical		45[1]
Staff room	40 – 45	0.6 – 0.8		35
Kitchen	< 55	Minimise as practical		35
Laundry	< 55	Minimise as practical		35
Wellness	45 – 50	0.4 – 0.6		40
GM/ Wellness Manager Room	40 – 45	0.4 – 0.6		40
Health Consult	40 – 45	0.4 – 0.6		40
Amenities	< 55	N/A		40
Hair Salon	40 – 45	Minimise as practical		35
Function/ Training	40 – 45	0.6 – 0.8		40
Meeting	40 – 45	0.4 – 0.6		40
Reception/ Waiting	40 – 45	Minimise as practical		N/A
Café	45 – 50	Minimise as practical		N/A
Circulation/ Corridor	< 50	Minimise as practical		N/A
Lounge/ Dining	40 – 45	Minimise as practical		N/A
Quiet	40 – 45	Minimise as practical		40
Nurse	40 – 45	0.4 – 0.7		40
Staff hub/ breakout	45 – 50	Minimise as practical		35
Medication	40 – 45	Minimise as practical		35

Table 2 Proposed building acoustic design criteria for the Proposed Development.

Background Noise

These criteria will be relevant to the assessment of continuous noise from sources such as traffic, engineering services etc.

AS/NZS 2107-2016 [4] sets the criteria for background noise in terms of A-weighted equivalent continuous sound pressure level over the measurement interval ($L_{Aeq,\ T}$) in accordance with the use of the spaces and the location of the buildings. Recommendations for each space are provided in Table 2 in terms of an averaged A-weighted sound pressure level (L_{Aeq}) with Table 3 detailing the subjective response of individuals to the proposed sound levels for interpretation of the recommendations.

Average Sound Pressure Levels (dBA)	Subjective Rating
35 – 40	Audible but unobtrusive
40 – 45	Moderate but unobtrusive
45 – 50	Unobtrusive with low levels of surrounding activities
50 – 55	Unobtrusive with high levels of surrounding activities

Table 3: Subjective ratings for various average sound pressure levels

[1] To the adjacent Bedroom and Sitting.

Ministerial Building Standard MBS 010

In addition, the Ministerial Building Standard MBS 010 [11] stipulates that the attenuation provided by the building envelope must be sufficient to provide sufficient attenuation of traffic noise, so the internal sound levels do not exceed the internal sound criteria values stated in Table of the Standard [11] as follows:

Type of room	Sound Source	Internal sound criteria	
		Building design target averaged over the total number of such rooms in the building	Maximum allowable for individual rooms in the building
Bedroom	Road and rail	30dBA $L_{eq, night}$	35dBA $L_{eq, night}$
Other habitable rooms	Road and rail	35dBA $L_{eq, night}$	40dBA $L_{eq, night}$

Table 4: Ministerial Building Standard MBS 010 criteria for noise intrusion (Table 3.1 of Ministerial Building Standard MBS 010 reproduced)

The Standard also nominates the traffic noise levels to be used in the assessment (Ministerial Building Standard MBS 010, Table A1.2: Sound source levels for Road and rail) in accordance with the road type, determined in by the relevant Development Plan. The SAPPA identifies tram way where the proposed development is located. We note that the Standard [11] provided assessment tram noise levels is 58dBA at 10m ($L_{Aeq, 9h}$).

Room Acoustics

AS 2107-2016 [4] sets out the design criteria for reverberation times within occupied spaces. The reverberation time defines the time taken for sound to decay within a space and thus the degree of intelligibility of both unassisted speech and sound reinforcement systems. The criterion for a given space depends on the volume of the space, with Table 5 outlining the subjective impression for spaces with varying volume. Criteria considered appropriate for the various spaces involved within the project scope are listed in [4] above.

Reverberation Time (sec)			Subjective Rating
Small ($100m^3$)	Medium ($1,000\ m^3$)	Large ($10,000m^3$)	
< 0.3	0.3 - 0.5	0.6 - 0.8	Dead
0.3 - 0.5	0.5 - 0.7	0.8 - 1.0	Medium dead
0.5 - 0.7	0.7 - 1.0	1.0 - 1.5	Average
0.7 - 1.0	1.0 - 1.5	1.5 - 2.5	Medium live
1.0 - 2.0	1.5 - 2.5	2.5 - 4.5	Live

Table 5: Subjective response to various reverberation times and room volumes

Sound Insulation

For enclosed spaces, the noise from activities in the adjacent rooms transmitted through walls, floors, ceilings etc. increase the background noise level similarly to the noise intrusion from any outside sources. The level of noise transmitted from the adjacent rooms, and the level of sound insulation/speech privacy is controlled by the design of building elements and providing adequate level of sound attenuation through specifying appropriate construction types for walls, floors, doors, ceilings etc.

Aged Care Facility

The minimum requirements for sound insulation for aged care facilities (Buildings Class 9c) are set by the National Construction Code Series 2022, Building Code of Australia [9] in terms of Weighted Sound Reduction Index (R_W) of building elements between floors and walls separating sole occupancy units from adjacent spaces as follows.

"F7.D4 (2) (b) A wall in a Class 9c building required to have an impact sound insulation rating, must –

(i) For other than masonry, be two or more separate leaves without a rigid mechanical connection except at the periphery; or

(ii) Be identical with a prototype that is no less resistant to transmission of impact sound when tested in accordance with Specification 29 than a wall listed in S28C4 to S28C7."

"F7D5 (1) A floor in a Class 9c building separating sole occupancy units must have an R_W not less than 45"

"F7D6 (3) A wall in Class 9c building must have an R_W not less than 45 if it separates

(a) Sole occupancy units; or

(b) A sole occupancy unit from a kitchen, bathroom, sanitary compartment (not being an associated ensuite), laundry, plant room or utilities room."

(4) In addition to (3), a wall separating a sole occupancy unit in a Class 9c aged care building from a kitchen or laundry must comply with F7D4 (2)."

F7D7 (1) If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, servers or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than:

(a) 40 if the adjacent room is a habitable room (other than a kitchen); or

(b) 25 if the adjacent room is a kitchen or non-habitable room

(2) If a storm water pipe passes through a sole-occupancy unit it must be separated in accordance with (1)(a) and (b)

Administration/ Communal Component

There are no Australian or International Standards giving recommendations for sound insulation ratings for adjoining spaces in commercial tenancies or administration offices. Instead recommendations are based on experience from previous projects, with these recommendations reflecting budget constraints and user expectations. The privacy rating is dependent on the sound absorption and background noise level in the adjoining space as well as the area and acoustic performance of the dividing partition.

The proposed criteria for speech privacy between the spaces separated by partitions (extending either to the ceiling level or to the roof structure above) are presented in terms of Weighted Sound Level Difference (D_W) as defined by AS ISO 140.4–2006 [6], which is related to the sound level difference between two spaces and are detailed in Table 2. The criteria are based on our experience in the acoustic design of similar facilities. Table 6 details the subjective response of individuals to the proposed privacy ratings for interpretation of the recommendations.

The Weighted Sound Level Difference (D_W) represents the sound insulation properties of the entire system separating two adjacent spaces (e.g., a partition, incorporating door and glazing as well as a common ceiling) while the Weighted Sound Reduction Index (R_W) represents the sound insulation properties of a single building element measured under laboratory conditions. Ther5efore, to achieve certain Weighted Sound Level Difference D_W, the system separating the rooms should be constructed of elements with Weighted Sound Reduction Index (R_W) higher than the required Weighted Sound Level Difference Dw. The required R_W is generally accepted to minimum 5 points higher than the required Dw, i.e., $R_W \geq Dw + 5$, however, this should be used as a guide only.

Weighted Sound Level Difference, D_W	Weighted Sound Reduction Index, R_W	Subjective Rating
50	55	Confidential privacy
45	50	Very good privacy. Speech inaudible unless raised
40	45	Good privacy. Speech audible but unintelligible
35	40	Normal privacy. Neighbouring conversations are audible and may be understood
< 35	< 40	Privacy not required

Table 6: Subjective perceptions for various privacy ratings

Assessment and Recommendations

General

Acoustic Sealants

We note that for the acoustic integrity of building elements to be maintained, all gaps and interfaces along the junctions and joints of linings must be sealed with an appropriate acoustic grade sealant. Penetrations for mechanical or electrical services must be properly caulked and sealed around the ductwork and cabling to ensure the intended acoustic rating of the partition is retained.

Appropriate acoustic caulking products include:

- Bostik Firemastic.
- Bostik Seal-n-flex 2637.
- Pyropanel Multiflex.
- Boral Fyreflex.
- Dow-Corning 790 Silicone.
- Dow-Corning 795 Silicone.
- Sika Sikaflex-11 FC.
- Fosroc Flamex 3.

Cavity Infill

Where a cavity infill is recommended, equivalent alternatives are:

- Fibreglass – 50mm, 12kg/m^3.
- Rockwool – 50mm, 38kg/m^3.
- Polyester – 900gsm.

Ceiling Overlay

Where a ceiling overlay is recommended, equivalent alternatives are:

- Glasswool – 100mm, 12kg/m^3.
- Rockwool – 100mm, 38kg/m^3.
- Polyester – 100mm, 32kg/m^3.

Building Envelope

Based on the architectural drawings [5] and the results of our assessment, we make the following preliminary recommendations for construction of the building envelope.

- Façade
  - Brick – 110mm brick with 1 layer of 13mm plasterboard on 92mm steel studs with cavity infill of 75mm, 14kg/m^3 glasswool; or
  - Metal cladding – 0.48mm BMT metal cladding on 35mm furring channel over 13mm plasterboard to the external side of 92mm steel studs and 1 layer of 13mm plasterboard to the internal side with cavity infill of 75mm, 14 kg/m^3 glasswool.
- External glazing - Minimum 6.38mm laminated glass or as required structurally.

  Where glazing is operable it should be fitted with acoustic seals (Raven or Schlegel ranges).
- Roof structure – the architectural drawings indicate profiled metal cladding, and we recommend Conventional metal roof cladding (0.48mm BMT) over minimum R2.5 thermal insulation blanket with minimum density 16kg/m^3 (e.g., ANTICON 145HP or equivalent) and ceiling of 13mm flush plasterboard with ceiling overlay as specified in the Section General Recommendation.

The above preliminary recommendations will be revised once building elevations and engineering plant selections are available.

Sound Insulation

Communal Component

For extend of the proposed levels of speech privacy/sound insulation, refer Appendix A

- Normal Privacy, D_w 35 (highlighted in yellow colour)
  - Partitions – 1 layer of 13mm plasterboard to each side of 92mm steel studs extending 100mm above ceiling level with ceiling overlay and cavity infill as specified. Please note that the ceiling overlay shall extend minimum 1,200mm each side of the partition.
  - Glazing – minimum 10.38mm laminated glass or as required structurally.

- Doors – 40mm thick solid core doors or hinged aluminium framed glass doors with 10.38mm laminated glass.

- Good Privacy, D_w 40 (highlighted in green colour)
  - Partitions – 1 layer of 13mm plasterboard to one side of 92mm steel studs and 2 layers of 13mm plasterboard to the other side with 1 layer of plasterboard extending to the structure above and cavity infill as specified.
  - Glazing – 12.5mm VLam Hush glass;
  - Doors:
    - Hinged doors – either 45mm thick solid core doors with (minimum core density of 750kg/m^3) or 12.5mm VLam Hush glass in aluminium frame. In either case the doors should be fitted with compressible acoustic seals (Raven RP8, RP10, RP16 or equivalent).
    - Sliding doors - The architectural drawings indicate sliding doors; we note that where sliding doors are indicated only Normal speech privacy will be achieved. If achieving good speech privacy is required, proprietary acoustic cavity sliders with minimum Weighted Sound Reduction Index of R_W 40 should be used or the sliding door be replaced with hinged door (refer above).
- Very Good Privacy, D_w 45 (highlighted in red colour)
  - Partitions – 2 layers of 13mm fire rated plasterboard on each side of minimum 64mm steel studs with all the layers of plasterboard on each side extending to the structure above and cavity infill as specified.

Residential Component

To achieve the NCC 2022 requirements, we make the following recommendation:

- Partitions:
  - Partitions separating sole-occupancy units – we recommend 1 layer of 13mm plasterboard to one side of 76mm, 0.55BMT steel studs and 2 layers of 13mm plasterboard to the other side with all layers extending to the structure above with cavity infill of 75mm, 14kg/m^3 glasswool.
  - Where units adjoin service spaces (clean, dry utilities, equipment stores, maintenance or plant areas), lounges and dining areas, we recommend 64mm staggered studs in 92mm track be used in order to prevent impact noise and vibration being transferred into the residential rooms.
- Floor separating sole-occupancy units – we recommend that 150mm concrete on steel pan with ceiling of 13mm flush plasterboard will be sufficient from acoustic point of view.
- Room entry doors – we recommend 45mm solid core doors (minimum density of 700kg/m^3) be used to the residential rooms.

Hydraulic Services

The following stipulates the recommended design in order to reach NCC compliance with hydraulic systems. Where a wall separates a room of a sole-occupancy unit from a duct, soil, waste or water pipe serving or passing through more than one sole-occupancy unit, we recommend the following constructions:

- Where the adjacent room is a habitable room (i.e. bedroom, open plan living room, etc.) or any room in the serviced apartments, the pipes should be lagged with Soundlag 4525C or equivalent and enclosed with 1 layer of 13mm fire-rated plasterboard with cavity infill as specified in the General Recommendations.

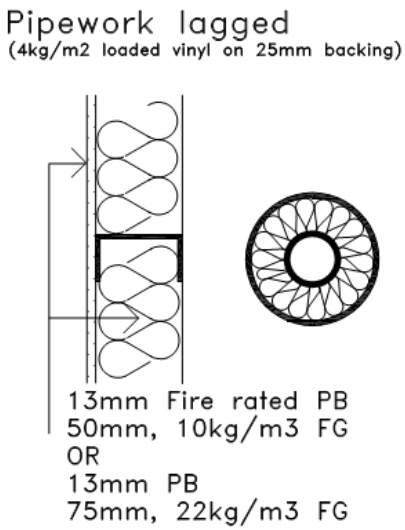


Figure 2: Construction to achieve R_w+C_{tr} 40, for pipes running adjoining habitable spaces (Bedroom, Living)

Where a wastewater pipe is running within the ceiling space of a habitable room or the wastewater pipe is running within the ceiling space next to a habitable room, the pipes should be lagged with Soundlag 4525C or equivalent with ceiling overlay of 100mm, 32kg/m^3 polyester extending minimum 1,200mm each side of the pipe. Please note that down lights should be avoided in these areas.

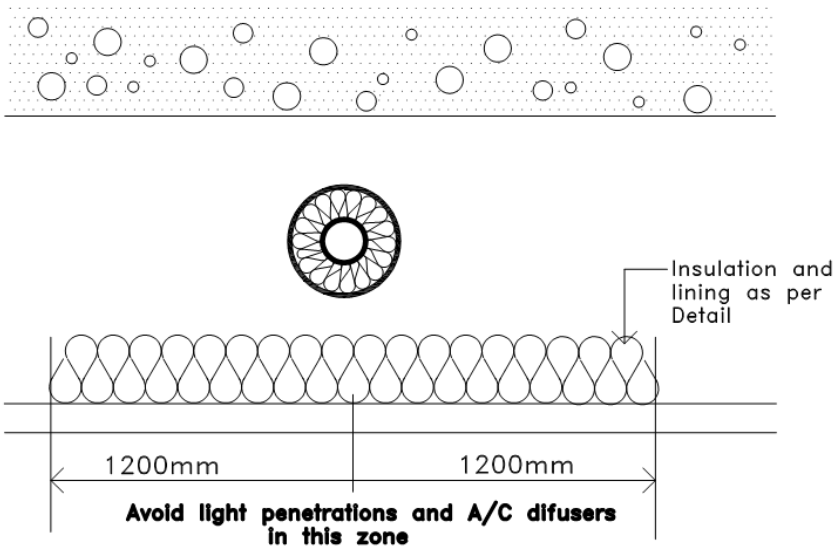


Figure 3: Construction for pipes running through ceiling of habitable spaces.

We note that the specified constructions above will achieve a rating of R_W + C_{tr} 40 and will meet the NCC requirements for a services riser adjoining a habitable space in all apartments.

- Where the room is a non-habitable room in the non-serviced apartments figure 5:
  - The pipes should be lagged with Soundlag 4525C or equivalent, and the wall construction would be as per architectural requirements, or
  - The pipes left unlagged and enclosed with 1 layer of 13mm fire-rated plasterboard with cavity infill as specified.

We note that both the constructions specified will achieve a rating of R_W + C_{tr} 25 and will meet the NCC requirements for services riser adjoining a kitchen or non-habitable room.

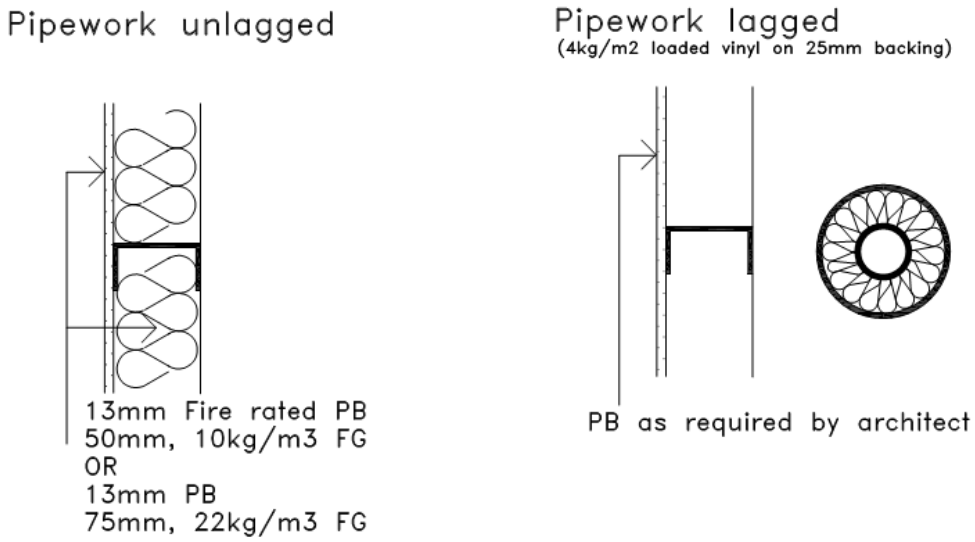


Figure 4: Construction for pipes running in risers adjoining non-habitable spaces.

If acoustically rated pipes (Geberit RAUPIANO, Valsir TriPlus or Silere, SKOLAN etc.) are used, acoustic lagging is not required to comply with NCC 2022, however, ceiling overlay of 75mm, 14kg/m^3 glasswool extending minimum 1,200mm each side of the pipe will be required provided the ceiling is constructed of 13mm flush plasterboard.

Please also note the following recommendations in regard to acoustic treatment of hydraulic services infrastructure:

- Drainage pipes reticulated into ceiling spaces or risers have to be supported resiliently to the brackets to prevent transmission of flow induced vibration into the building structure, which is re-radiated as structure borne noise. Applying appropriately sized neoprene sleeves between the pipes and the brackets is sufficient in that regard.
- Where either copper pipe reticulation or drainage pipes are proposed to run within partitions separating adjoining spaces, the installation should ensure there is no physical contact between the pipes and the partition leaves and where the pipes are supported to the stud work, neoprene isolation pads are used.
- The above applies to all the areas of the building including bedrooms, corridors, riser ducts and all other associated areas.
- A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump, in order to avoid vibration from pump operation be transmitted into the building structure, which could lead to structure borne noise.

Room Acoustics

Detailed recommendations about control of the reverberation time within the critical spaces will be provided once detailed reflected ceiling plan, internal elevations and architectural finishes schedule are available, however, we make the following preliminary recommendations based on the preliminary architectural drawings [5]:

- Meeting room, quiet room, GM/ manager room and private office – we recommend the ceiling with minimum Noise Reduction Coefficient of NRC 0.7 (acoustic ceiling tiles, perforated plasterboard etc.).
- Reception/Waiting, Café, Sitting, Lounges, Dining and waiting – we consider ceiling constructed of perforated plasterboard with Noise Reduction Coefficient of NRC 0.75 will be sufficient from acoustic point of view.

Environmental Noise

Continuous Noise

Noise Associated with Mechanical Plant

Details of the engineering plant that will be serving the development are not available yet, however, we note that the airborne noise associated with engineering services will be controlled by design of appropriate attenuators, duct lagging and acoustic enclosures. The vibration and structure borne noise will be controlled by design of appropriate vibration isolators (double deflection mounts, spring isolators etc.).

Noise Associated with Waste Collection

The Local Nuisance and Litter Control Act 2016 addresses the noise generated from waste collection activities by way of limiting the house for the activity such that it does not affect the amenity of the nearby noise sensitive receivers. To ensure that the waste collection activity is not a potential nuisance under the LNLC Act, waste collection from the site should occur only during the following times:

- Between 7am and 7pm on Monday to Saturday; and,
- Between 9am and 7pm on any Sunday or public holiday.

Noise Associated with Car Park

We have investigated the potential environmental noise impact on the surrounding noise sensitive receivers due to the operation of carpark. We used a time-weighted average approach to estimate an average A-weighted equivalent continuous noise level ($L_{Aeq,15min}$), considering the following:

- Vehicle movement through car parking spaces
- Vehicle Ignition
- Vehicle door slamming
- Vehicle idle and take off from car parking and drop off zones

A time weighted averaged approach was implemented, based on the above breakdown of noise generating activities. To calculate the noise levels from the carpark operation over a typical 15-minute period, we assumed 10 vehicles entering and/or exiting the carpark during this period. Therefore, the noise level ($L_{Aeq,15min}$) used in this assessment was 68dBA at 1m. The assessment is based on the proposed 2,100mm timber lap and cap boundary fence on Western boundaries.

Our assessment reveals that the predicted noise levels at the boundary of the nearest noise sensitive receivers will achieve the criteria for continuous environmental noise.

Noise Associated with Delivery Vehicles

The architecture drawings indicate that loading and unloading activities will occur at the loading area of the building. We assume that the delivery truck will access through the car park entry from Norman Terrace to the carpark. We calculated the A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,15min}$) assuming the following activity durations and measured noise levels from similar activities on previous projects:

- Delivery vehicle accessing the loading dock (including reverse alarm) – 30 seconds, 70dBA at 5m.
- Loading/unloading activities including noise from refrigeration unit on the delivery vehicle – 10 minutes, 76dBA at 5m.
- Delivery vehicle departing – 30 seconds, 73dBA at 5m.
- The balance of a 15-minute interval – 4 minutes, 51dBA (ambient noise level).

The calculated A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,\ 15min}$) resulting from delivery vehicle activities, which we used in the assessment was 65dBA at 5m.

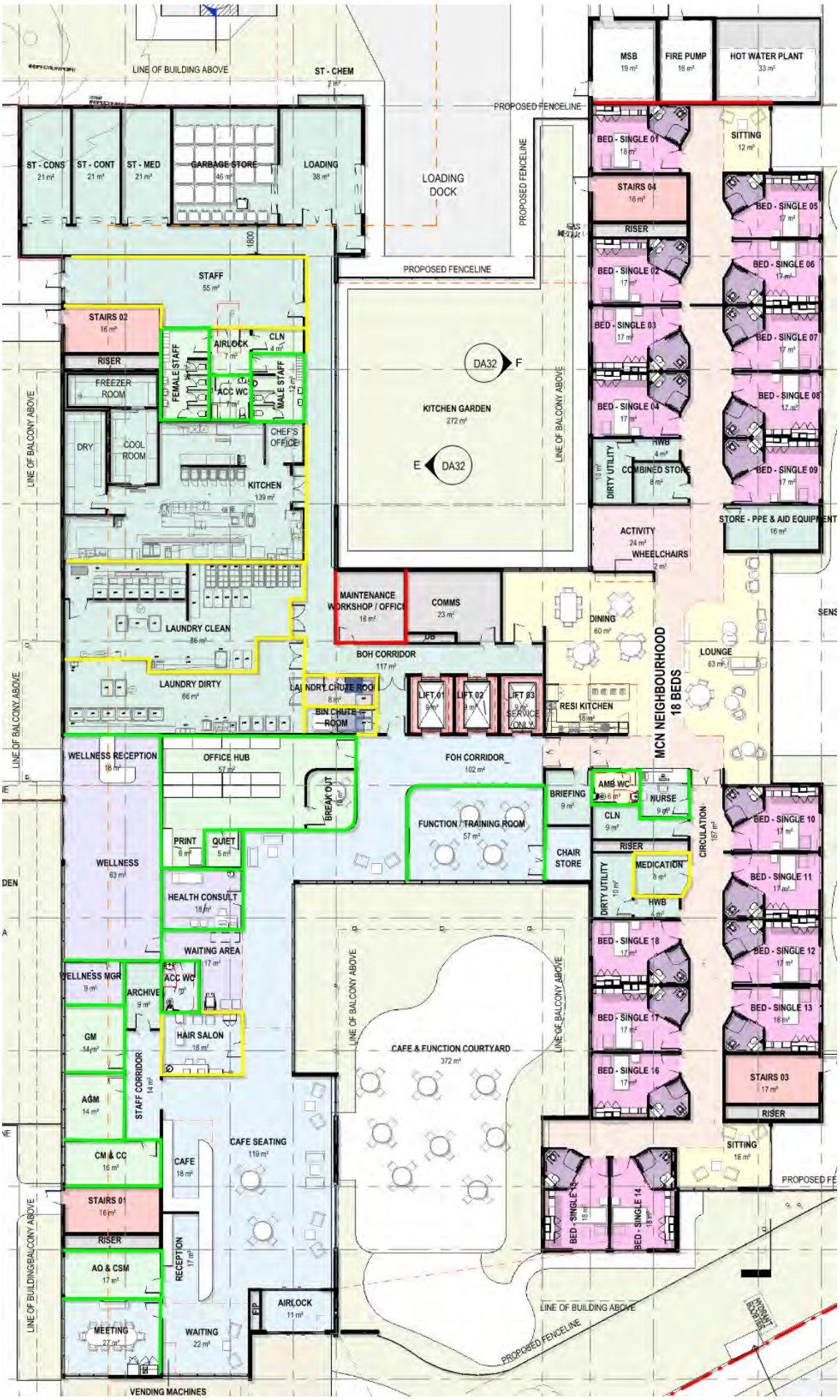
We note that the nearest residential sensitive receiver will be the proposed adjacent development (5-storey apartment building) on the land 1-5 Ross Street (approx. 33m). Based on the above, we note the noise level on the nearest residential receiver will be 45dBA with the proposed 2,100mm timber lap and cap boundary fence and achieve the nominated day time environment noise criteria.

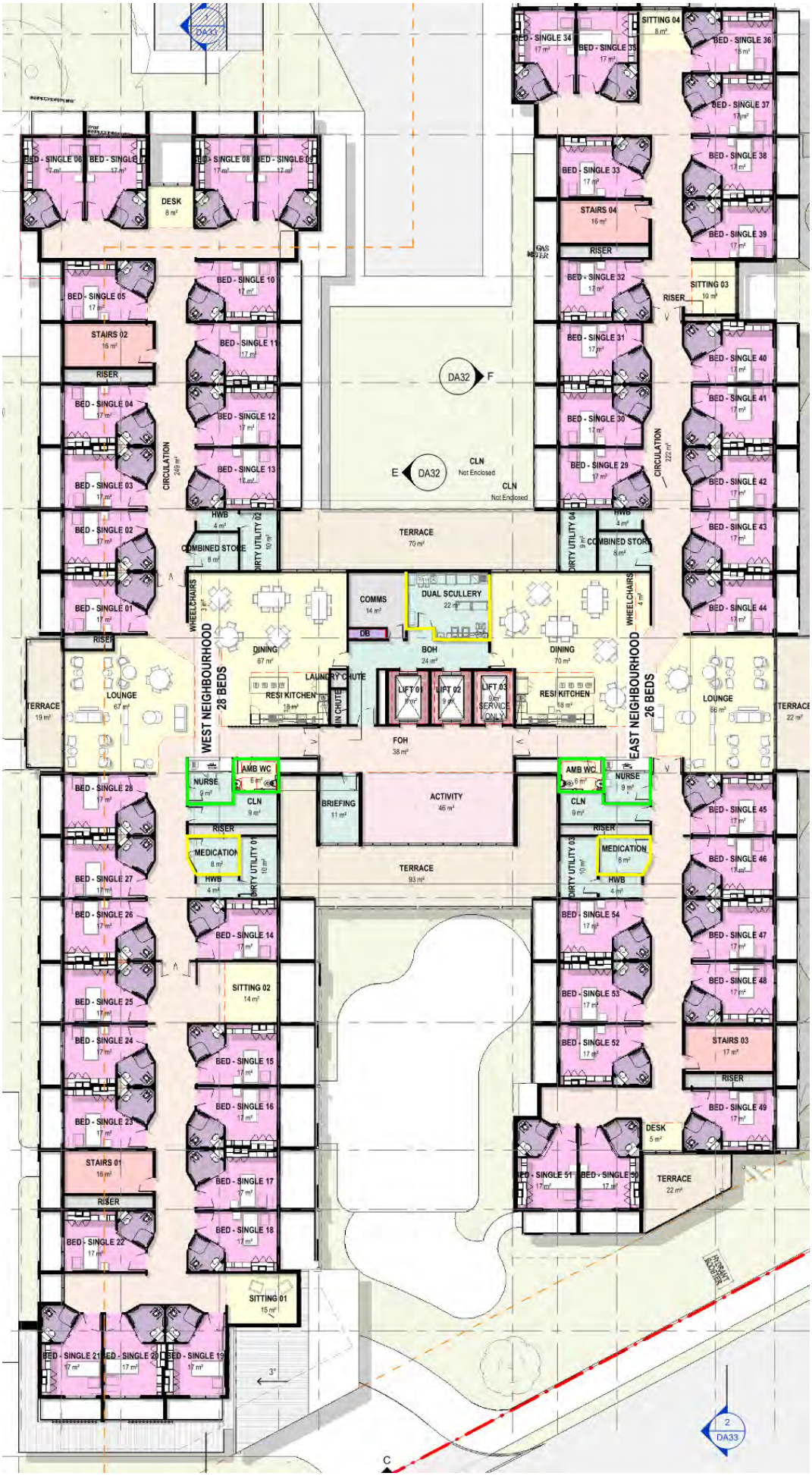
We note that the noise emissions due to the delivery vehicle activities will achieve the environmental noise criteria and would not affect the amenity of the nearest residential noise sensitive receiver. It is recommended that delivery be restricted to the EPA stipulated day time only (i.e., after 7:00 am and before 10:00pm) Monday to Friday and after 9:00 am on Saturday and Sunday (if applicable).

Appendix A

Partition Mark-Up

Speech Privacy	D_w	Mark-up Colour
Normal Speech Privacy	35	
Good Speech Privacy	40	
Very Good Speech Privacy	45	

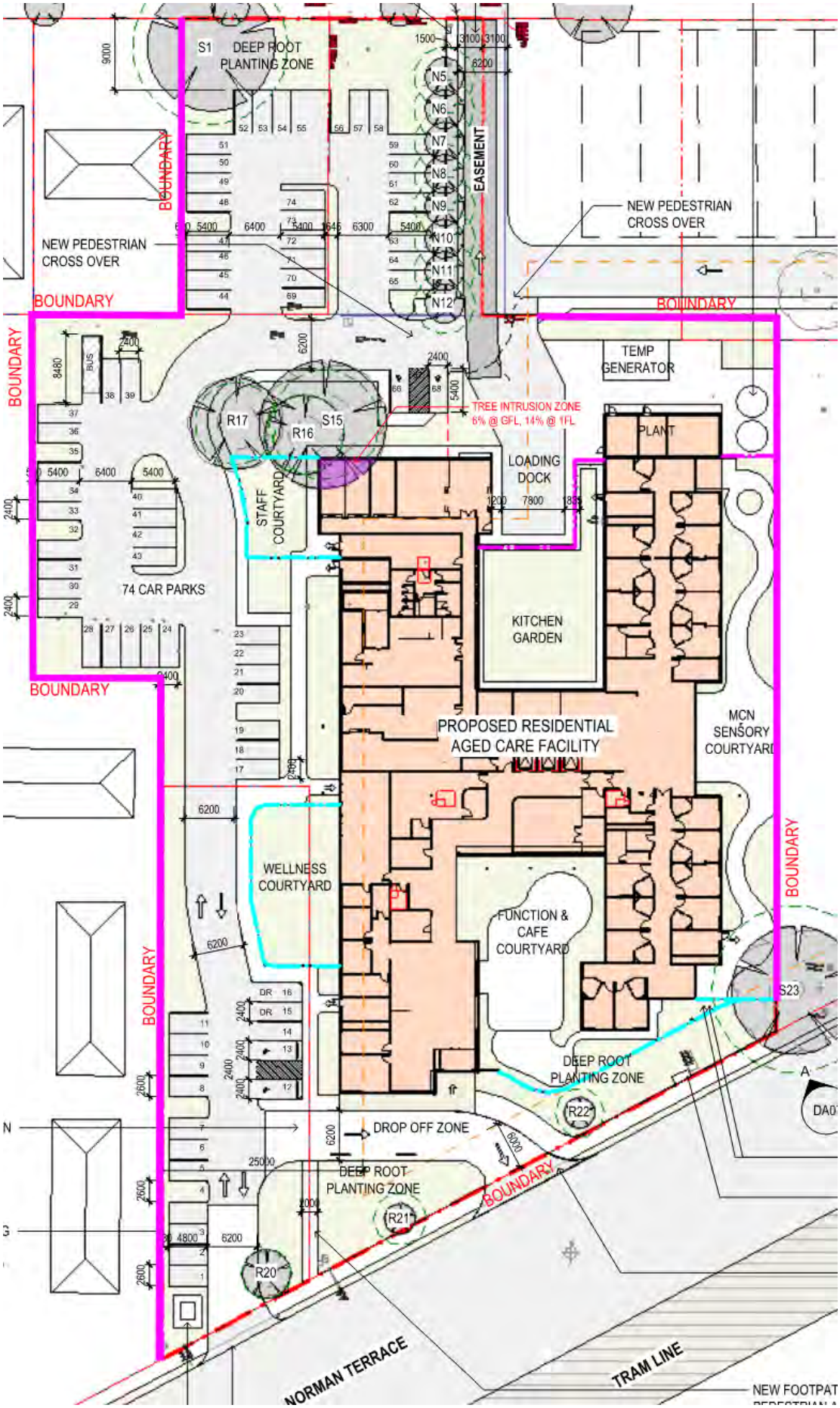

LINE OF BUILDING ABOVE
ST - CHEM
PROPOSED FENCELINE
MSB
FIRE PUMP
HOT WATER PLANT
ST - CONS
ST - CONT
ST - MED
GARBAGE STORE
LOADING
LOADING DOCK
BED - SINGLE 01
SITTING
STAIRS 04
RISER
BED - SINGLE 05
BED - SINGLE 02
BED - SINGLE 06
BED - SINGLE 03
BED - SINGLE 07
BED - SINGLE 04
BED - SINGLE 08
BED - SINGLE 09
STAFF
STAIRS 02
AIRLOCK
CLN
FEMALE STAFF
MALE STAFF
ACC WC
FREEZER ROOM
DRY
COOL ROOM
CHEF'S OFFICE
KITCHEN
KITCHEN GARDEN
DA32
LINE OF BALCONY ABOVE
HWB
DIRTY UTILITY
COMBINED STORE
STORE - PPE & AID EQUIPMENT
ACTIVITY
WHEELCHAIRS
MAINTENANCE WORKSHOP / OFFICE
COMMS
DINING
LAUNDRY CLEAN
BOH CORRIDOR
LOUNGE
MCN NEIGHBOURHOOD
18 BEDS
LAUNDRY DIRTY
LAUNDRY CHUTE ROOM
BIN CHUTE ROOM
LIFT 01
LIFT 02
LIFT 03
SERVICE ONLY
RESI KITCHEN
WELLNESS RECEPTION
OFFICE HUB
FOH CORRIDOR
BREAK OUT
BRIEFING
AMB WC
NURSE
CLN
FUNCTION / TRAINING ROOM
CHAIR STORE
CIRCULATION
PRINT
QUIET
WELLNESS
MEDICATION
HEALTH CONSULT
BED - SINGLE 10
BED - SINGLE 11
BED - SINGLE 18
BED - SINGLE 12
WAITING AREA
WELLNESS MGR
ARCHIVE
ACC WC
HAIR SALON
BED - SINGLE 17
BED - SINGLE 13
GM
AGM
STAFF CORRIDOR
CAFE & FUNCTION COURTYARD
BED - SINGLE 16
STAIRS 03
CM & CC
CAFE
CAFE SEATING
SITTING
STAIRS 01
BED - SINGLE 15
BED - SINGLE 14
RECEPTION
AO & CSM
AIRLOCK
MEETING
WAITING
VENDING MACHINES
LINE OF BUILDING/BALCONY ABOVE
PROPOSED FE


WEST NEIGHBOURHOOD
28 BEDS
EAST NEIGHBOURHOOD
26 BEDS
TERRACE
LOUNGE
DINING
RESI KITCHEN
DUAL SCULLERY
COMMS
DB
BOH
FOH
LIFT 01
LIFT 02
LIFT 03
SERVICE ONLY
LAUNDRY CHUTE
ACTIVITY
BRIEFING
NURSE
CLN
AMB WC
MEDICATION
HWB
DIRTY UTILITY 01
DIRTY UTILITY 02
DIRTY UTILITY 03
DIRTY UTILITY 04
COMBINED STORE
WHEELCHAIRS
CIRCULATION
RISER
DESK
SITTING 01
SITTING 02
SITTING 03
SITTING 04
STAIRS 01
STAIRS 02
STAIRS 03
STAIRS 04
DA32
DA33
CLN
Not Enclosed

Appendix B

Barrier Mark-Up

Barrier	Height	Mark-up Colour
Fence	2,100 mm	


S1
DEEP ROOT PLANTING ZONE
EASEMENT
NEW PEDESTRIAN CROSS OVER
BOUNDARY
TEMP GENERATOR
TREE INTRUSION ZONE
6% @ GFL, 14% @ 1FL
LOADING DOCK
PLANT
STAFF COURTYARD
74 CAR PARKS
KITCHEN GARDEN
PROPOSED RESIDENTIAL AGED CARE FACILITY
MCN SENSORY COURTYARD
WELLNESS COURTYARD
FUNCTION & CAFE COURTYARD
DEEP ROOT PLANTING ZONE
DROP OFF ZONE
NORMAN TERRACE
TRAM LINE
NEW FOOTPAT

Appendix C

Glossary of Acoustic Terminology

dB(A) Also referred to as dBA. A unit of measurement, decibels(A), of sound pressure level which has its frequency characteristics modified by a filter ("A-weighted") so as to more closely approximate human ear response at a loudness level of 40 phons. The table below outlines the subjective rating of different sound pressure levels.

Noise Level (dBA)	Subjective Rating
25-30	Barely audible and very unobtrusive.
30-35	Audible but very unobtrusive.
35-40	Audible but unobtrusive.
40-45	Moderate but unobtrusive.
45-50	Unobtrusive with low levels of surrounding activity.
50-55	Unobtrusive with high levels of surrounding activity.

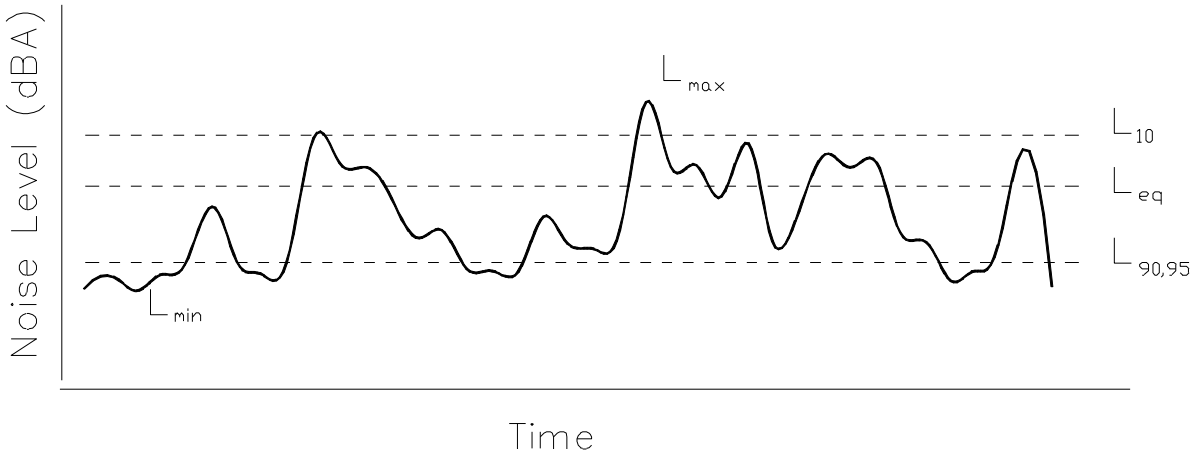
L_1 The noise level which is equalled or exceeded for 1% of the measurement period. L_1 is an indicator of the impulse noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{10} The noise level which is equalled or exceeded for 10% of the measurement period. L_{10} is an indicator of the mean maximum noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{90}, L_{95} The noise level which is equalled or exceeded for 90% of the measurement period. L_{90} or L95 is an indicator of the mean minimum noise level, and is used in Australia as the descriptor for background or ambient noise (usually in dBA).

L_{eq} The equivalent continuous noise level for the measurement period. L_{eq} is an indicator of the average noise level (usually in dBA).

L_{max} The maximum noise level for the measurement period (usually in dBA).



Note: The subjective reaction or response to changes in noise levels can be summarised as follows: A 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.

STC/R_W Sound Transmission Class or Weighted Sound Reduction Index. Provides a single number rating (from the sound transmission loss or sound reduction index for each frequency band) of the sound insulation performance of a partition. The higher the value, the better the performance of the partition. The subjective impression of different ratings is shown in the table below.

Type of noise source	STC/Rw Rating				
	40	45	50	55	60
Normal Speech	Audible	Just Audible	Not Audible		
Raised speech	Clearly Audible	Audible	Just Audible	Not Audible	
Shouting	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Small television/small entertainment system	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Large television/large hi-fi music system	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Just Audible
DVD with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible
Digital television with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible

FSTC/R_W' The equivalent of STC/R_W, unit for sound insulation performance of a building element measured in the field.

C_I, C_{tr} The ratings (R_W, D_{nTw}, L_{nTw}) are weighted in accordance to a spectrum suited to speech. This term modifies the overall rating to account for noise with different spectra, such as traffic (C_{tr}) or footfalls (C_I). The ratings may be written as R_W+C_{tr}, or $D_{nTw}/L_{nTw}+C_I$.

NNIC/D_{nTw} Normalised Noise Isolation Class, or Weighted Standardised Sound Level Difference. Provides a single number rating of the sound level difference between two spaces, and incorporates the effects of flanking noise between two spaces. This rating is generally accepted to be about 5 points less than the STC/R_W rating.

IIC/L_{nw} Impact Insulation Class, or Weighted Normalised Impact Sound Level. L_{nw}=110-IIC. The higher the IIC rating, or the lower the L_{nw} rating the better the performance of the building element at insulating impact noise. The table below gives the subjective impression of different ratings:

IIC	Lnw	Subjective Rating
40	70	Clearly Audible
45	65	Clearly Audible
50	60	Audible
55	55	Audible
60	50	Just Audible
65	45	Inaudible

FIIC/L_{nTw}' The equivalent of IIC/L_{nw}, but the performance is for the building element measured in the field.

ATTACHMENT 7

ROSS STREET

SEE SHEET 4

SEE SHEET 2

SEE SHEET 3

A76 in F6522

A77 in F6522

TERRACE

NORMAN

TBM
PM 6628/33221
RL 26.046

THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992.

THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERALS OFFICE.

FUTURE RE-SURVEY OF ADJOINING LANDS OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION HEREON

THE SUBSURFACE UTILITIES SHOWN HEREON ARE LOCATED IN ACCORDANCE WITH AS5488.1-2019 (CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION) QUALITY LEVEL D. A QUALITY LEVEL DESCRIBES THE AMOUNT AND ACCURACY OF INFORMATION THAT IS COLLECTED OR HELD ON A SUBSURFACE UTILITY. THERE ARE FOUR QUALITY LEVELS [QL] - D, C, B AND A. REFER TO THE BRIEF DESCRIPTION BELOW.

QL-A :
SUBSURFACE FEATURES:
- ABSOLUTE SPATIAL POSITION (HORIZONTAL AND VERTICAL) ±50mm
SUBSURFACE FEATURES (EXPOSED AND VISIBLE):
- ABSOLUTE SPATIAL POSITION (HORIZONTAL AND VERTICAL) ±50mm
QL-B :
SURFACE FEATURES:
- RELATIVE SPATIAL POSITION (HORIZONTAL) ± 300mm
SUBSURFACE FEATURES:
- RELATIVE SPATIAL POSITION (HORIZONTAL) ± 300mm
- RELATIVE SPATIAL POSITION (VERTICAL) ± 500mm
QL-C:
SURFACE FEATURES:
- RELATIVE SPATIAL POSITION (HORIZONTAL) ± 300mm
- LOCATED VISIBLY AND FROM EXISTING RECORDS
SUBSURFACE FEATURES:
- HORIZONTAL ALIGNMENT INTERPOLATED BETWEEN SURFACE FEATURES AND FROM EXISTING RECORDS
- ATTRIBUTES AND VERTICAL LOCATION UNCONFIRMED
QL-D:
SURFACE FEATURES:
- INDICATIVE LOCATION (HORIZONTAL) ONLY, BY REFERENCE TO EXISTING RECORDS AND/OR ANECDOTAL EVIDENCE
SUBSURFACE FEATURES:
- INDICATIVE LOCATION (HORIZONTAL) ONLY, BY REFERENCE TO EXISTING RECORDS AND/OR ANECDOTAL EVIDENCE

FOR MORE INFORMATION ON QUALITY LEVELS REFER TO AS5488.1-2019.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

SURVEY CONTROL (MGA2020 PLANE)				
STATION	EASTING	NORTHING	EVELATION	MARK TYPE
FS16	278587.941	6129217.439	25.178	NAIL
MN4	278632.132	6129091.183	26.197	NAIL
PM5	278615.057	6129066.075	26.046	PSM

LEGEND

These standard symbols will be found in the drawing.

- AIR CONDITIONER UNIT
- GRATING
- DRAINAGE GRATED SUMP
- DRAINAGE JUNCTION PIT
- COMMS JUNCTION BOX
- COMMUNICATION PIT
- LIGHT POLE
- STOBIE POLE
- SURVEY NAIL
- PERMANENT SURVEY MARK
- SEWER INSPECTION OPENING
- SEWER INSPECTION POINT
- SEWER MANHOLE
- STOP VALVE
- HYDRANT PILLAR
- TAP
- WATER METER
- IRRIGATION
- UNKNOWN INSPECTION OPENING
- TREE
- TREE (MULTI-TRUNK)
- GATE
- BUILDING HATCH
- SHED
- VERANDAH
- PERGOLA
- FENCE
- CONCRETE
- EDGE OF PAVERS
- RAMP
- ROOFLINE
- BOTTOM OF WALL
- KERB (STANDARD)
- EDGE OF BITUMEN
- GUTTER / CHANNEL
- LINE MARKING (SOLID)
- ELECTRICAL WIRE O/H
- ELECTRICAL CABLE UG
- COMMUNICATION CABLE UG (DEPTH)
- GAS PIPE UG (DEPTH)
- SEWER PIPE UG (DEPTH)
- WATER PIPE UG (DEPTH)
- DRAINAGE PIPE UG (PIPE SIZE)
- SPOON DRAIN

23.57TK INDICATES TOP OF KERB LEVEL
23.49EB INDICATES EDGE OF BITUMEN LEVEL
24.00INV INDICATES INVERT LEVEL
25.10WT INDICATES WATERTABLE LEVEL
23.73DR INDICATES DRIVEWAY LEVEL
23.29EC INDICATES EDGE OF CONCRETE LEVEL

ORIGINAL SIZE A1

FYFE
ADELAIDE
L2, 124 South Terrace
Adelaide SA 5000
GPO Box 2450
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T 61 8 8201 9600
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PLAN DETAILS
COUNCIL : CITY OF UNLEY
MAP SHEET : 6628/50/c,d
CT REFS : CT5729/732 & 5804/30

SCALE 0 4 8 12 16 20 24 28 32 36 40 METRES
SCALE 1: 400

LEVEL DATUM : AHD 3rd ORDER DATA FILE/S :
LEVEL AUTHORITY : PM 6628/33221 RL: 26.046 SURVEYOR: STS
CO-ORD DATUM : MGA2020 PLANAR BASED ON PM 6628/33221

NO.	REVISION	STAFF	CHECK	DATE
3	SURVEYED LOT 68 BOUNDARIES, ADDED	RK	SR	18/09/24
2	SEWER & STORMWATER UPDATED	BZS	STS	06/06/24
1	ADDITIONAL DETAIL ADDED	AB	SR	24/05/24
0	PREPARED FOR INFORMATION	BZS	STS	06/03/24

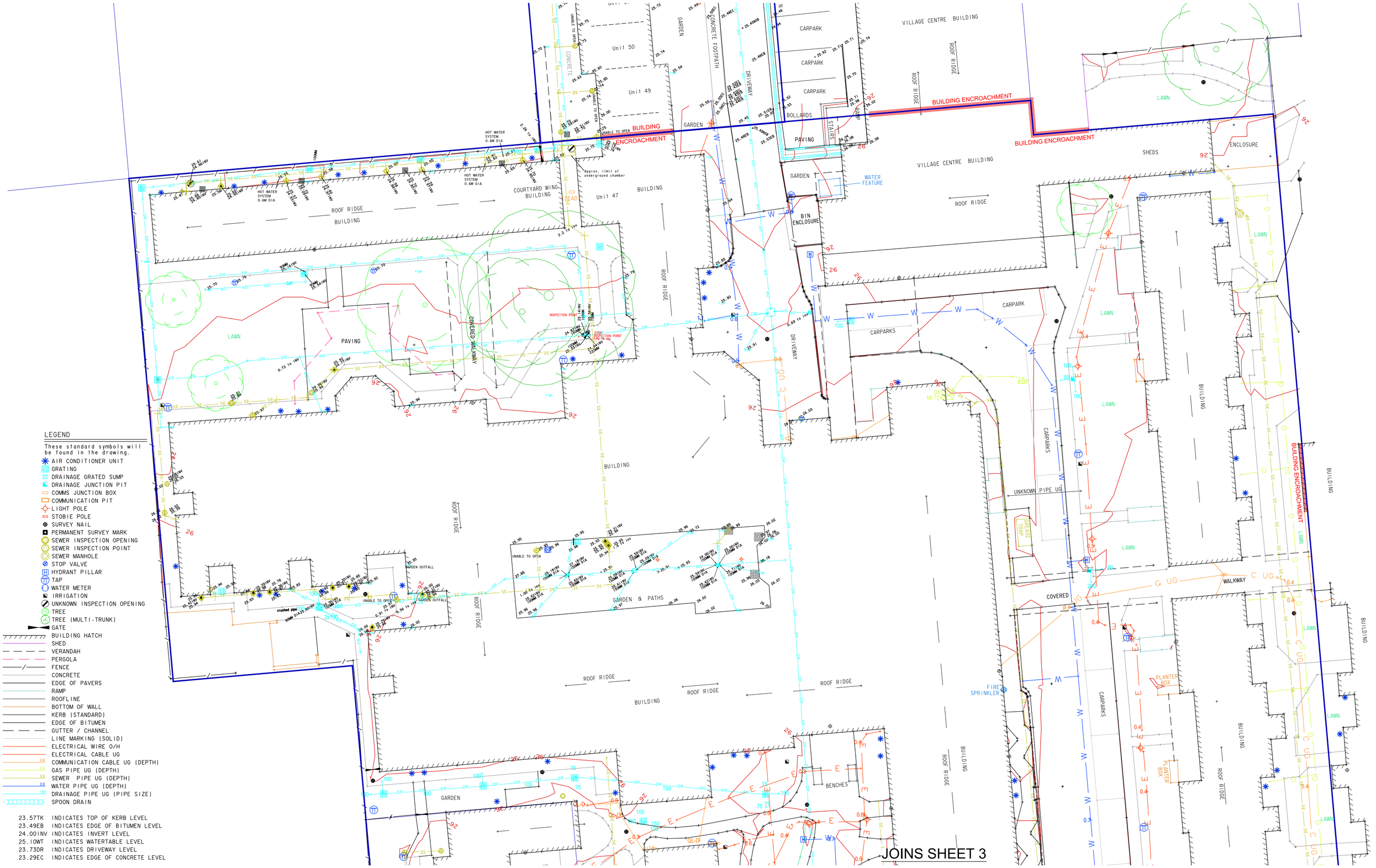
PRINCIPAL HEALTHCARE FINANCE PTY LIMITED

DETAIL AND LEVEL SURVEY
34-36 NORMAN TERRACE
LOTS 68, 76 & 77 IN F6522
EVERARD PARK

DRAWING 66866-4-3-SV-TO01-r3

INSTRUCTION : 66866-4-3
DATE 18/08/24
SHEET 1 OF 4
REV. 3

JOINS SHEET 4



LEGEND

These standard symbols will be found in the drawing.

- AIR CONDITIONER UNIT
- GRATING
- DRAINAGE GRATED SUMP
- DRAINAGE JUNCTION PIT
- COMMS JUNCTION BOX
- COMMUNICATION PIT
- LIGHT POLE
- STOBIE POLE
- SURVEY NAIL
- PERMANENT SURVEY MARK
- SEWER INSPECTION OPENING
- SEWER INSPECTION POINT
- SEWER MANHOLE
- STOP VALVE
- HYDRANT PILLAR
- TAP
- WATER METER
- IRRIGATION
- UNKNOWN INSPECTION OPENING
- TREE
- TREE (MULTI-TRUNK)
- GATE
- BUILDING HATCH
- SHED
- VERANDAH
- PERGOLA
- FENCE
- CONCRETE
- EDGE OF PAVERS
- RAMP
- ROOFLINE
- BOTTOM OF WALL
- KERB (STANDARD)
- EDGE OF BITUMEN
- GUTTER / CHANNEL
- LINE MARKING (SOLID)
- ELECTRICAL WIRE O/H
- ELECTRICAL CABLE UG
- COMMUNICATION CABLE UG (DEPTH)
- GAS PIPE UG (DEPTH)
- SEWER PIPE UG (DEPTH)
- WATER PIPE UG (DEPTH)
- DRAINAGE PIPE UG (PIPE SIZE)
- SPOON DRAIN

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23.29EC INDICATES EDGE OF CONCRETE LEVEL

JOINS SHEET 3

ORIGINAL SIZE A1

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PLAN DETAILS

COUNCIL : CITY OF UNLEY
MAP SHEET : 6628/50/c,d
CT REFS : CT5729/732 & 5804/30

2 0 2 4 6 8 metres
SCALE 1: 300

LEVEL DATUM : AHD 3rd ORDER
DATA FILE/S :
LEVEL AUTHORITY : PM 6628/33221 RL: 26.046
SURVEYOR: STS
CO-ORD DATUM : MGA2020 PLANAR BASED ON PM 6628/33221

NO.	REVISION	STAFF	CHECK	DATE
3	SURVEYED LOT 68 BOUNDARIES, ADDED	RK	SR	18/09/24
2	SEWER & STORMWATER UPDATED	BZS	STS	06/06/24
1	ADDITIONAL DETAIL ADDED	AB	SR	24/05/24
0	PREPARED FOR INFORMATION	BZS	STS	06/03/24

PRINCIPAL HEALTHCARE FINANCE PTY LIMITED

DETAIL AND LEVEL SURVEY
34-36 NORMAN TERRACE
LOTS 68, 76 & 77 IN F6522
EVERARD PARK

DRAWING 66866-4-3-SV-TO01-r3

INSTRUCTION : 66866-4-3
DATE 18/08/24
SHEET 2 OF 4
REV. 3

JOINS SHEET 2

TERRACE

NORMAN

TBM
PM 6628/33221
RL 26.046

MH4
RL 26.20

LEGEND

These standard symbols will be found in the drawing.

- AIR CONDITIONER UNIT
- GRATING
- DRAINAGE GRATED SUMP
- DRAINAGE JUNCTION PIT
- COMMS JUNCTION BOX
- COMMUNICATION PIT
- LIGHT POLE
- STOBIE POLE
- SURVEY NAIL
- PERMANENT SURVEY MARK
- SEWER INSPECTION OPENING
- SEWER INSPECTION POINT
- SEWER MANHOLE
- STOP VALVE
- HYDRANT PILLAR
- TAP
- WATER METER
- IRRIGATION
- UNKNOWN INSPECTION OPENING
- TREE
- TREE (MULTI-TRUNK)
- GATE
- BUILDING HATCH
- SHED
- VERANDAH
- PERGOLA
- FENCE
- CONCRETE
- EDGE OF PAVERS
- RAMP
- ROOFLINE
- BOTTOM OF WALL
- KERB (STANDARD)
- EDGE OF BITUMEN
- GUTTER / CHANNEL
- LINE MARKING (SOLID)
- ELECTRICAL WIRE O/H
- ELECTRICAL CABLE UG
- COMMUNICATION CABLE UG (DEPTH)
- GAS PIPE UG (DEPTH)
- SEWER PIPE UG (DEPTH)
- WATER PIPE UG (DEPTH)
- DRAINAGE PIPE UG (PIPE SIZE)
- SPOON DRAIN

23.57TK INDICATES TOP OF KERB LEVEL
23.49EB INDICATES EDGE OF BITUMEN LEVEL
24.00INV INDICATES INVERT LEVEL
25.10WT INDICATES WATERTABLE LEVEL
23.73DR INDICATES DRIVEWAY LEVEL
23.29EC INDICATES EDGE OF CONCRETE LEVEL

ORIGINAL SIZE A1

FYFE
ADELAIDE
L2, 124 South Terrace
Adelaide SA 5000
GPO Box 2450
Adelaide SA 5001
T 61 8 8201 9600
www.fyfe.com.au

PLAN DETAILS

COUNCIL : CITY OF UNLEY
MAP SHEET : 6628/50/c,d
CT REFS : CT5729/732 & 5804/30

2 0 2 4 6 8 metres
SCALE 1: 150

LEVEL DATUM : AHD 3rd ORDER
DATA FILE/S :
LEVEL AUTHORITY : PM 6628/33221 RL: 26.046
SURVEYOR: STS
CO-ORD DATUM : MGA2020 PLANAR BASED ON PM 6628/33221

NO.	REVISION	STAFF	CHECK	DATE
3	SURVEYED LOT 68 BOUNDARIES, ADDED	RK	SR	18/09/24
2	SEWER & STORMWATER UPDATED	BZS	STS	06/06/24
1	ADDITIONAL DETAIL ADDED	AB	SR	24/05/24
0	PREPARED FOR INFORMATION	BZS	STS	06/03/24

PRINCIPAL HEALTHCARE FINANCE PTY LIMITED

DETAIL AND LEVEL SURVEY
34-36 NORMAN TERRACE
LOTS 68, 76 & 77 IN F6522
EVERARD PARK

DRAWING 66866-4-3-SV-TO1-r3

INSTRUCTION : 66866-4-3
DATE 18/08/24
SHEET 3 OF 4
REV. 3

ROSS STREET

BITUMEN ROAD

PAVED FOOTPATH

MASONRY NAIL 1m ON LINE

MASONRY NAIL 1m ON LINE

WALL 0.11m INSIDE BOUNDARY

21.72m BOUNDARY

WALL 0.01m INSIDE LOT 68 BOUNDARY

FENCE 0.03m INSIDE BOUNDARY

LOT 68

Unit 55

Unit 54

GARDEN WING BUILDING

Unit 52

Unit 51

Unit 50

Unit 49

Unit 47

GARDEN

CONCRETE FOOTPATH

BITUMEN ROAD

GARDEN / HEDGE

LOW BRICK WALL

BROOKDALE BUILDING

CARPARK

CARPARK

CARPARK

CARPARK

SPOON DRAIN

DRIVEWAY

CONCRETE

VILLAGE CENTRE BUILDING

ROOF RIDGE

ROOF RIDGE

ROOF RIDGE

BUILDING ENCROACHMENT

BUILDING ENCROACHMENT

BUILDING ENCROACHMENT

BOLLARDS

STAIRS

RAMP

MASONRY NAIL

PAVING

GARDEN

WATER FEATURE

BIN ENCLOSURE

VILLAGE CENTRE BUILDING

SHEDS

ENCLOSURE

LAWN

LAWN

HOT WATER SYSTEM 0.6M DIA

HOT WATER SYSTEM 0.6M DIA

HOT WATER SYSTEM 0.6M DIA

Approx. limit of underground chamber

COURTYARD WING BUILDING

BUILDING

ROOF RIDGE

BUILDING

ROOF

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

UNABLE TO OPEN

JOINS SHEET 2

LEGEND

These standard symbols will be found in the drawing.

- AIR CONDITIONER UNIT
- GRATING
- DRAINAGE GRATED SUMP
- DRAINAGE JUNCTION PIT
- COMMS JUNCTION BOX
- COMMUNICATION PIT
- LIGHT POLE
- STOBIE POLE
- SURVEY NAIL
- PERMANENT SURVEY MARK
- SEWER INSPECTION OPENING
- SEWER INSPECTION POINT
- SEWER MANHOLE
- STOP VALVE
- HYDRANT PILLAR
- TAP
- WATER METER
- IRRIGATION
- UNKNOWN INSPECTION OPENING
- TREE
- TREE (MULTI-TRUNK)
- GATE
- BUILDING HATCH
- SHED
- VERANDAH
- PERGOLA
- FENCE
- CONCRETE
- EDGE OF PAVERS
- RAMP
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- BOTTOM OF WALL
- KERB (STANDARD)
- EDGE OF BITUMEN
- GUTTER / CHANNEL
- LINE MARKING (SOLID)
- ELECTRICAL WIRE O/H
- ELECTRICAL CABLE UG
- COMMUNICATION CABLE UG (DEPTH)
- GAS PIPE UG (DEPTH)
- SEWER PIPE UG (DEPTH)
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www.fyfe.com.au

PLAN DETAILS

COUNCIL : CITY OF UNLEY
MAP SHEET : 6628/50/c,d
CT REFS : CT5729/732 & 5804/30

2 0 2 4 6 8 metres

SCALE 1: 300

LEVEL DATUM : AHD 3rd ORDER
DATA FILE/S :
LEVEL AUTHORITY : PM 6628/33221 RL: 26.046
SURVEYOR: STS
CO-ORD DATUM : MGA2020 PLANAR BASED ON PM 6628/33221

NO.	REVISION	STAFF	CHECK	DATE
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PRINCIPAL HEALTHCARE FINANCE PTY LIMITED

DETAIL AND LEVEL SURVEY
34-36 NORMAN TERRACE
LOTS 68, 76 & 77 IN F6522
EVERARD PARK

DRAWING 66866-4-3-SV-TO01-r3

INSTRUCTION : 66866-4-3
DATE 18/08/24
SHEET 4 OF 4
REV. 3

ATTACHMENT 8

OPAL HEALTHCARE EVERARD PARK

LANDSCAPE CONCEPT DESIGN

Opal HealthCare
Brown Falconer

STATUS_ Preliminary
REV_ F
DATE_ 04.08.2025

GD | studia

LANDSCAPE VISION

PRECEDENTS FROM SIMILAR PROJECTS













LANDSCAPE STATEMENT

The objective of the open spaces at Opal HealthCare Facility at Everard Park is to focus on the lifestyle and wellness of residents with internal areas tailored to memory support, social and emotional wellbeing. Therefore, the landscape architecture should provide a range of activities of various intensity across the site to give residents the opportunity to be present in their outdoor environments.

These courtyard gardens engage design principles for a warm, inviting and familiar palette to create welcoming and comfortable spaces, encouraging joyous interactions to fulfil the mind, body and spirit. A range of activities will be integrated with the landscape design to provide opportunities for gentle/passive exercise, social interaction and sensory stimulation. The creation of a Village atmosphere and recognising that landscape and the journeys between places contribute to village life is at the forefront of the design. The design of courtyard gardens provide opportunities for meaningful interactions between residents, visitors and staff and the external spaces aim to provide site permeability with an appropriate balance of trees / greening and hardscape areas.

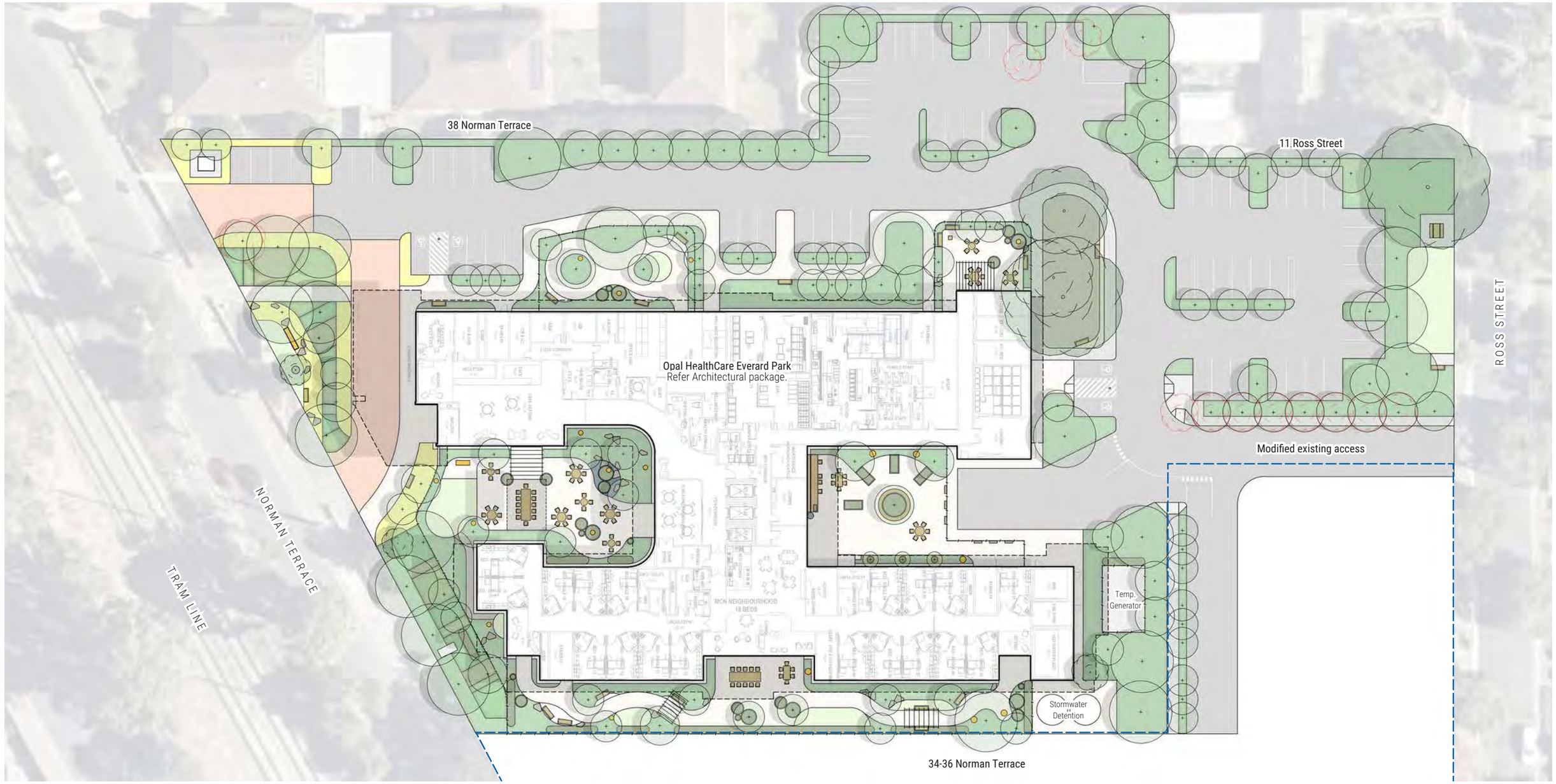
The opportunities identified for the publicly accessible site, street frontage and movement/ parking areas are as follows:

- *Respecting the existing landscape, especially trees, and the positive effect they contribute to a new landscape.*
- *Encouraging considerably increased canopy coverage and permeable surfaces across the site, with a design that's cognisant of the residential context in its selections and spatial layout.*
- *A focus on native planting for sustainability and biodiversity improvement, with a high amenity garden to Norman Tce.*
- *Softening of car parking areas and site boundaries with trees or hedging where spaces are more narrow for shade and amenity.*
- *Allowing pedestrian access from East to West through the site and beyond to adjacent green areas. These footpaths are safe and shaded.*
- *New colourful native planting with seating areas along the Norman Tce frontage for relaxation and community cohesion.*
- *Provision of passive picnic / relaxation garden to Ross St for use by residents, their family and the broader neighbourhood.*
- *Large trees selected and placed wherever practical with clear planting zones for their successful development, contributing to site canopy coverage.*

Spatial Landscape Deliverables (high level) are as follows:

Site Area = 10,430m²
Existing tree coverage = 690m² (7%)
Proposed retained existing canopy coverage = 580m² (6%)
Proposed new canopy coverage = 2,140m² (21%)
Total proposed site canopy coverage = 2720m² (26%)
Proposed permeable surface coverage = 2870m² (28%)
Proposed deep soil area (min. 6m wide) = 840m² (8%)
Proposed new large trees (>8m canopy diameter) = 22

CONTEXT PLAN

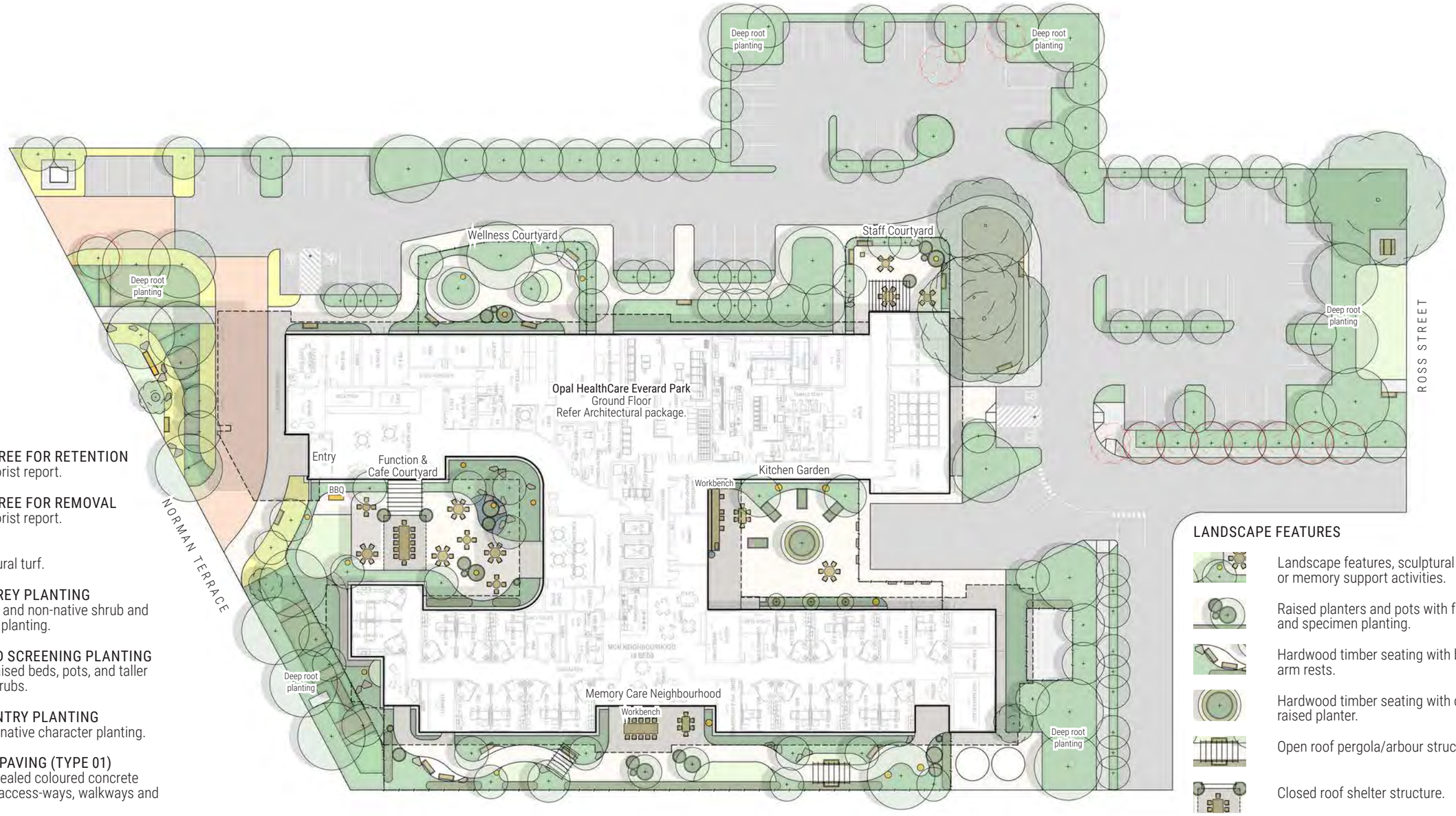


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SCALE_ 1:500 AT A3
STATUS_ FOR APPROVAL

PROJECT_ 25.3782 OPAL HEALTHCARE EVERARD PARK
REV/DATE_ F/04.08.2025

LANDSCAPE CONCEPT PLAN
GROUND FLOOR



NEW TREE

EXISTING TREE FOR RETENTION
Refer to Arborist report.

EXISTING TREE FOR REMOVAL
Refer to Arborist report.

TURF
Irrigated natural turf.

UNDERSTOREY PLANTING
Mix of native and non-native shrub and groundcover planting.

RAISED AND SCREENING PLANTING
Planting in raised beds, pots, and taller screening shrubs.

FEATURE ENTRY PLANTING
High quality, native character planting.

CONCRETE PAVING (TYPE 01)
All-weather sealed coloured concrete surfacing to access-ways, walkways and footpaths.

CONCRETE PAVING (TYPE 02)
Feature driveway pavement treatment.

LANDSCAPE FEATURES

Landscape features, sculptural elements or memory support activities.

Raised planters and pots with feature and specimen planting.

Hardwood timber seating with back and arm rests.

Hardwood timber seating with central raised planter.

Open roof pergola/arbour structure.

Closed roof shelter structure.

Landscaping rocks/ informal rock edge.

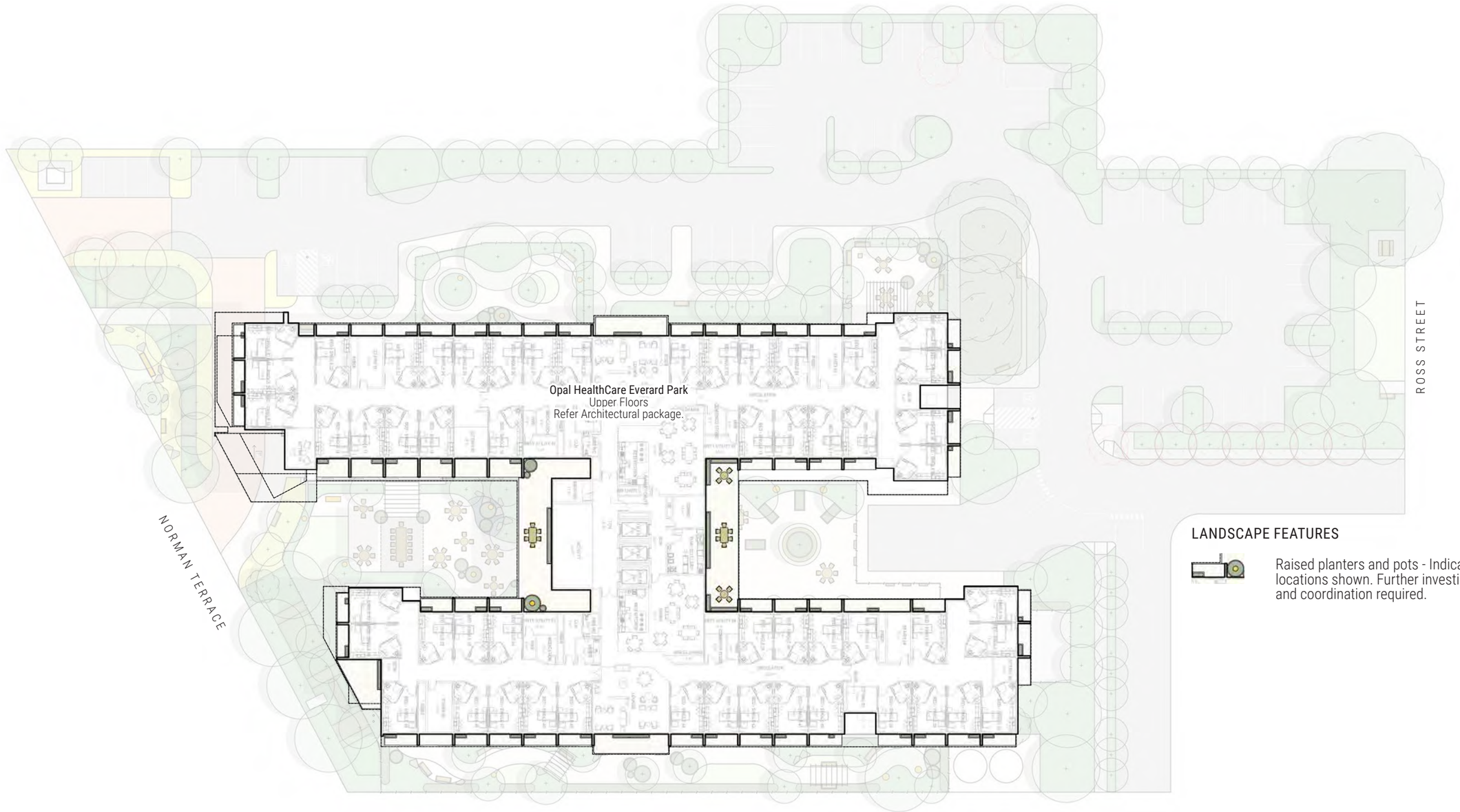
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SCALE_ 1:500 AT A3
STATUS_ FOR APPROVAL

PROJECT_ 25.3782 OPAL HEALTHCARE EVERARD PARK
REV/DATE_ F/04.08.2025

LANDSCAPE CONCEPT PLAN

UPPER FLOORS (TYPICAL)



LANDSCAPE FEATURES

Raised planters and pots - Indicative locations shown. Further investigation and coordination required.

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SCALE_ 1:500 AT A3
STATUS_ FOR APPROVAL

PROJECT_ 25.3782 OPAL HEALTHCARE EVERARD PARK
REV/DATE_ C/04.08.2025

PLANTING PALETTE

TREES

SUGGESTED PLANTING

INTERFACES

PRIVATE OPEN SPACE

LARGE



Gleditsia triacanthos 'Sunburst'
Golden Honey Locust
Mature size (H x W): 13 x 10m
Deciduous



Hymenosporum flavum
Native Frangipani
Mature size (H x W): 8 x 5m
Evergreen



Jacaranda mimosifolia
Jacaranda
Mature size (H x W): 10 x 8m
Deciduous



Acer buergerianum
Trident Maple
Mature size (H x W): 9 x 6m
Deciduous



Ginkgo biloba
Maidenhair Tree
Mature size (H x W): 12 x 5m
Deciduous

MEDIUM



Brachychiton populneus 'Bella Pink'
Bella Pink Brachychiton
Mature size (H x W): 8 x 4m
Evergreen



Corymbia eximia nana
Dwarf Yellow Bloodwood
Mature size (H x W): 6-8 x 4-6m
Evergreen



Tristaniopsis laurina 'Luscious'
Water Gum
Mature size (H x W): 8 x 4m
Evergreen



Cupaniopsis anacardioides
Tuckeroo
Mature size (H x W): 5-8 x 5-7m
Evergreen



Malus spp.
Assorted Crab Apple
Mature size (H x W): 5 x 5m
Deciduous



Zelkova serrata 'Musashino'
Japenese Zelkova
Mature size (H x W): 12 x 4m
Deciduous

SMALL



Banksia marginata
Silver Banksia
Mature size (H x W): 5 x 4m
Evergreen



Eucalyptus leucoxylon 'Euky Dwarf'
Dwarf Yellow Gum
Mature size (H x W): 7 x 4-5m
Evergreen



Pittosporum angustifolium
Weeping Pittosporum
Mature size (H x W): 6-10 x 1.5-5m
Evergreen



Citrus limon 'Lisbon'
Lisbon Lemon
Mature size (H x W): 8 x 4m
Deciduous



Lagerstroemia spp.
Assorted Crepe Myrtle
Mature size (H x W): 5-6 x 4m
Deciduous



Callistemon spp.
Assorted Bottlebrush
Mature size (H x W): 5-6 x 4m
Deciduous

PLANTING PALETTE
INTERFACES

SUGGESTED PLANTING

SHRUB, GRASSES AND GROUNDCOVER PLANTING



Banksia serrata 'Pygmy Possum'
Pygmy Possum Banksia
Mature size (H x W): 0.4 x 3m
Pot Size: 140mm



Chrysocephalum apiculatum
Common Everlasting
Mature size (H x W): 0.3-0.6 x 1m
Pot Size: 140mm



Correa alba
White Correa
Mature size (H x W): 1.5 x 1.5m
Pot Size: 140mm



Dianella revoluta 'Little Rev'
Native Flax
Mature size (H x W): 0.3-0.4 x 0.4m
Pot Size: 140mm



Eremophila glabra 'Silver Ball'
Emu Bush
Mature size (H x W): 1 x 1m
Pot Size: 140mm



Eremophila glabra prostrate 'Blue Horizon'
Emu Bush
Mature size (H x W): 0.25 x 1m
Pot Size: 140mm



Ficinia nodosa
Knobby Club Rush
Mature size (H x W): 0.5-1.5 x 2m
Pot Size: 140mm



Grevillea juniperina 'Gold Cluster'
Gold Cluster Grevillea
Mature size (H x W): 0.3 x 0.8-1m
Pot Size: 140mm



Grevillea lavandulacea
Lavender Grevillea
Mature size (H x W): 0.5-1 x 1m
Pot Size: 140mm



Hardenbergia violacea 'Mini Meema'
Mini Meema Hardenbergia
Mature size (H x W): 0.5 x 0.5m
Pot Size: 140mm



Leucophyta brownii
Cushion Bush
Mature size (H x W): 1.2 x 1.2m
Pot Size: 140mm



Lomandra longifolia 'Tanika'
Tanika Lomandra
Mature size (H x W): 0.5-0.6 x 0.6m
Pot Size: 140mm



Myoporum parvifolium
Creeping Boobiala (Broad Leaf)
Mature size (H x W): 0.3 x 2m
Pot Size: 140mm



Scaevola albida 'White Carpet'
Fan Flower
Mature size (H x W): 0.2 x 2m
Pot Size: 140mm



Scaevola aemula 'Mauve Clusters'
Fairy Fan-flower
Mature size (H x W): 0.2-0.3 x 1-1.5m
Pot Size: 140mm



Senecio serpens
Blue Chalk Sticks
Mature size (H x W): 0.1-0.3 x 0.6-1m
Pot Size: 140mm



Wahlenbergia stricta ssp. stricta
Common Bluebell
Mature size (H x W): 0.4-0.9 x 0.3-0.4m
Pot Size: 140mm



Westringia fruticosa 'Low Horizon'
Low Horizon Westringia
Mature size (H x W): 0.3 x 0.7m
Pot Size: 140mm

PLANTING PALETTE

PRIVATE OPEN SPACE

SUGGESTED PLANTING

SHRUB, GRASSES AND GROUNDCOVER PLANTING



Anigozanthos spp.
Assorted Kangaroo Paw
Mature size (H x W): 0.6-1.5 x 0.4-0.6m
Pot Size: 140mm



Arthropodium cirrhatum
New Zealand Rock Lily
Mature size (H x W): 0.8-1 x 0.8-1m
Pot Size: 140mm



Brachyscome multifida
Cut Leaf Daisy
Mature size (H x W): 0.3-0.4 x 0.5-0.6m
Pot Size: 140mm



Callistemon 'White Anzac'
White Anzac Bottlebrush
Mature size (H x W): 1.5 x 3m
Pot Size: 140mm



Carex brunnea 'Variegata'
Golden-Edged Sedge
Mature size (H x W): 0.3-0.6 x 0.3-0.6m
Pot Size: 140mm



Convolvulus cneorum 'Silvery Moon'
Silver Bush
Mature size (H x W): 0.4 x 0.6m
Pot Size: 140mm



Gaura lindheimeri
White Butterfly Bush
Mature size (H x W): 0.6-1 x 0.6-1m
Pot Size: 140mm



Hardenbergia violacea 'White out'
White Out Hardenbergia
Mature size (H x W): 0.1 x 2.5m
Pot Size: 140mm



Hebe buxifolia
Dwarf Nandina
Mature size (H x W): 0.6-1 x 0.6-1m
Pot Size: 140mm



Kennedia prostrata
Running Postman
Mature size (H x W): 0.1 x 1.5m
Pot Size: 140mm



Lavandula angustifolia
English Lavender
Mature size (H x W): 0.3-0.9 x 0.3-0.9m
Pot Size: 140mm



Pimelea glauca
Smooth Riceflower
Mature size (H x W): 0.6-1 x 0.6-1m
Pot Size: 140mm



Salvia spp.
Assorted Sage
Mature size (H x W): 0.4 x 0.5m
Pot Size: 140mm



Sedum spectabile spp.
Assorted Stonecrop
Mature size (H x W): 0.3-0.6 x 0.3-0.6m
Pot Size: 140mm



Stachys byzantina
Lamb's Ear
Mature size (H x W): 0.15-0.3 x 0.6-1m
Pot Size: 140mm



Trachelospermum jasminoides
Star Jasmine
Mature size (H x W): 0.5-1 x 4.5-6m
Pot Size: 140mm



Viola hederacea
Native Violet
Mature size (H x W): 0.2 x 1m
Pot Size: 140mm



Westringia fruticosa spp.
Assorted Coastal Rosemary
Mature size (H x W): 0.3-2 x 0.4-2m
Pot Size: 140mm

PLANTING PALETTE

RAISED PLANTERS, POTS AND SCREENING

SUGGESTED PLANTING

SHRUB, GRASSES AND GROUNDCOVER PLANTING



Dichondra argentea 'Silver Falls'
Silver Falls Dichondra
Mature size (H x W): 0.2 x 2m
Pot Size: 140mm



Liriope muscari 'Isabella'
Isabelle Liriope
Mature size (H x W): 0.3-0.4 x 0.4-0.5m
Pot Size: 140mm



Mentha spp.
Assorted Mint
Mature size (H x W): 0.3-0.7 x 1m
Pot Size: 140mm



Nandina domestica 'Gulfstream'
Dwarf Nandina
Mature size (H x W): 0.4-0.5 x 0.4-0.5m
Pot Size: 140mm



Nandina 'Magical Lemon Lime'
Magical Lemon Lime Nandina
Mature size (H x W): 0.7-0.9 x 0.7-0.9m
Pot Size: 140mm



Pelargonium spp.
Assorted Scented Geranium
Mature size (H x W): 0.3-0.6 x 0.3-0.6m
Pot Size: 140mm



Rhododendron spp.
Assorted Azalea
Mature size (H x W): 0.4-0.9 x 0.3-0.4m
Pot Size: 140mm



Salvia officinalis
Sage
Mature size (H x W): 0.3-0.6 x 0.6-0.9m
Pot Size: 140mm



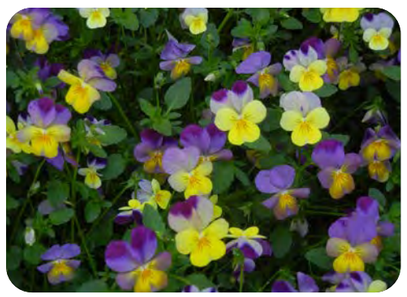
Sedum spectabile spp.
Assorted Stonecrop
Mature size (H x W): 0.3-0.6 x 0.3-0.6m
Pot Size: 140mm



Stachys byzantina
Lamb's Ear
Mature size (H x W): 0.15-0.3 x 0.6-1m
Pot Size: 140mm



Thymus vulgaris
Common Thyme
Mature size (H x W): 0.3-0.6 x 0.3-0.6m
Pot Size: 140mm



Viola spp.
Assorted Violet
Mature size (H x W):
Pot Size: 140mm

SCREENING AND PRIVACY SHRUB PLANTING



Adenanthos sericeus
Woolly Bush
Mature size (H x W): 2-5 x 3m
Pot Size: 300mm



Magnolia grandiflora 'Teddy Bear'
Teddy Bear Magnolia
Mature size (H x W): 4 x 3m
Pot Size: 300mm



Murraya paniculata
Orange Jessamine
Mature size (H x W): 2-4 x 2-4m
Pot Size: 140mm



Pittosporum tenuifolium 'Green Pillar'
Green Pillar Pittosporum
Mature size (H x W): 2-4 x 1.5m
Pot Size: 140mm



Rhaphiolepis indica spp.
Assorted Indian Hawthorn
Mature size (H x W): 1-1.5 x 1-1.5m
Pot Size: 140mm

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ATTACHMENT 9

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 76 651 171 630

August 6, 2025

Timothy Bourner
Assessment Manager
City of Unley Council

Via: PlanSA Portal

Dear Tim,

PLANNING STATEMENT FOR THE OPAL CARE COMMUNITY REDEVELOPMENT | NORMAN TERRACE, EVERARD PARK

Future Urban acts on behalf of Principal Healthcare Finance Pty Ltd (ACN 069 875 476) as trustee for Principal Healthcare Finance Trust (ABN 27 134 904 550) (the Applicant) with respect to redevelopment of the aged care facility at 34 Norman Terrace, Everard Park.

Everard Park Care Community is an existing aged care supported living environment occupying land at 34-36 Norman Terrace. The existing centre occupies six allotments, in full and in part (i.e. some of the existing building/s occupy only a small portion an allotment). Relevant allotments occupied by the existing centre have frontage to Norman Terrace and Ross Street formally described as:

- Allotment 68, Filed Plan 6522 in Certificate of Title Volume 5804, Folio 32 (Ross Street);
- Allotment 69, Filed Plan 6522 in Certificate of Title Volume 5675, Folio 381 (Ross Street);
- Allotment 70, Filed Plan 6522 in Certificate of Title Volume 5674, Folio 218 (Ross Street);
- Allotment 71, Filed Plan 6522 in Certificate of Title Volume 5922, Folio 144 (Ross Street);
- Allotment 76, Filed Plan 6522 in Certificate of Title Volume 5804, Folio 30 (Norman Terrace); and
- Allotment 77, Filed Plan 6522 in Certificate of Title Volume 5729, Folio 732 (Norman Terrace).

The proposed development site is formed over five allotments. It includes the abovementioned allotments, except for Allotments 70 and 71 fronting Ross Street, and includes an additional allotment at 9 Ross Street (Allotment 67, Filed Plan 6522 in Certificate of Title Volume 5087, Folio 296).

The proposed development site is formed over the entirety of relevant allotments, except for Allotment 69, which forms only a small part of the development site (approximately 3 metres wide along the western extent), for the purposes of maintaining access. Further, the development site is not formed over the eastern extent of Allotment 76 (9.4 metres wide), which is subject to an agreement with an adjoining developer. The image below seeks to illustrate the extent of the development site (red outline) relative to the existing allotments (blue outline).

Figure 1 *Development site in relation to formal allotment boundaries*



We understand a development application on adjoining land to the east of the development site, fronting Norman Terrace, Ross Street and Fourth Avenue will be submitted to Council.

This proposal has considered the concept on the adjoining land to ensure efficiencies in movement, however the proposed development site will function independently of the adjoining development.

The Applicant has actively engaged with Council during the pre-lodgement phase. During this time, Council expressed a strong desire for a landscaping design solution to increase the urban tree canopy, encourage pedestrian connectivity through the site, and create new publicly accessible green space. To this end, the proposal results in 26% tree canopy coverage, provision of pedestrian footpaths through the site, and provision of a pocket park along Ross Street which will be accessible to site users and the wider community.

It is widely acknowledged that South Australia has an ageing population. The State's active retiree cohort is expected to increase by 30% by 2051, and the proportion of the population aged 80+ is expected to increase by 146% within that same period[1]. The City of Unley has a slightly older age profile compared to Greater Adelaide and a slower growing population. It also has a larger proportion of seniors (70-84 years) and elderly aged 85 years and over (4.1% compared to 2.6%).

Brown Falconer have designed a replacement Care Community on the site, which generally conforms to the building envelope contemplated by the Planning Rules. It has been designed to a high design

[1] Per the details provided by the State Planning Commission in its Accommodation Diversity Code Amendment paper.

standard both internally and externally, to greatly improve the quality of the built form environment in the locality.

Figure 2 *Proposed new facility, view from Norman Terrace*



This planning statement includes an assessment of the proposal against the relevant Planning and Design Code (the Code) policies and should also be read in conjunction with the following documents:

- Certificate of Titles (**Appendix A**);
- Architectural Drawings prepared by Brown Falconer (**Appendix B**);
- Civil plans prepared by PT Design (**Appendix C**);
- Landscaping plan prepared by GD Studia (**Appendix D**);
- Access, traffic and parking report prepared by MFY (**Appendix E**);
- Waste management plan prepared by Universal Foodservice Designs (**Appendix F**);
- Acoustic report prepared by Bestec (**Appendix G**);
- External light spill plan prepared by Bestec/Brown Falconer (**Appendix H**);
- Arborist report prepared by Adelaide ARB Consulting (**Appendix I**); and
- Survey prepared by FYFE (**Appendix J**).

Nature of Development

The proposal is for a new, 180-bed residential aged care community. In planning terms this type of development is defined by the Code as "supported accommodation":

> ***Premises in which residential accommodation is provided to persons requiring/together with regular medical and/or personal care assistance, but does not include home care.***

This definition includes:

- Nursing home; and
- Residential care (which is further defined to have the same meaning as in the *Commonwealth Aged Care Act 1997*).

However, the definition excludes:

- Hospital; and
- Retirement facility (which is further defined as a facility operating under the regulatory framework of the *Retirement Villages Act 2016*).

The proposal includes ancillary function space, a café, hair salon and support services such as allied health (i.e. one consulting room with space for therapy) to encourage an integrated community outcome. These features contribute to the amenity and well-being of aged care residents. They are subordinate to the primary use and do not materially alter the class of the proposed development.

Opal HealthCare welcomes strong connection with the community, including site visitors, volunteers and community members. While proposed ancillary uses will be available to the public for use, these spaces are predominantly used by residents and their visitors.

Removal of two Regulated trees (*Photinia robusta*, Photinia and *Prunus cerasifera 'Nigra',* Purple Cherry Plum) is required to accommodate the new building or is in the interest of the tree.

Other ancillary building work in the form of water tanks, plant equipment and screening are also proposed. We confirm advertisement/signage is not proposed in this development application.

The proposal is best described as:

> *"Construction of a four-storey residential aged care building for the purposes of supported accommodation, including 73 on-site car parking spaces, water tanks (retention/detention), roof-mounted air-condition units including screening, and removal of two Regulated trees (Photinia robusta,* Photinia *and Prunus cerasifera 'Nigra',* Purple Cherry Plum*)".*

Procedural Matters

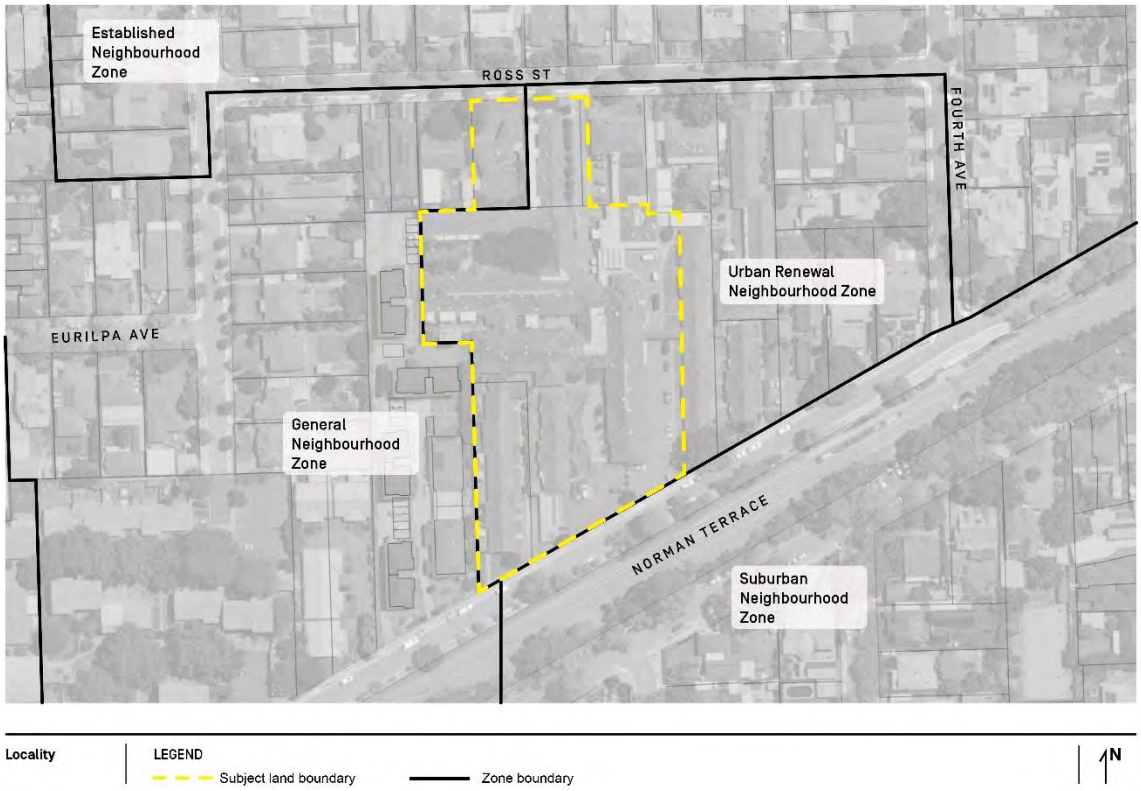
At the time of preparing this planning statement the relevant version of the Code was gazetted and subsequently consolidated on 29 May 2025 (Version 2025.10). The version of the Code used to prepare this statement may not be the relevant version at the time of lodgement of the application.

To the extent of any inconsistency, the version of the Code at the time of lodgement will be relevant for the processing and assessment of the application. We are confident the level of details submitted with this application exceed the expectations of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) with respect to mandatory documentation, and as such the application can be verified under the current version of the Code.

The site is located within the Landscape Transition Subzone (Subzone) of the Urban Renewal Neighbourhood Zone (the URN Zone). A small portion of the land, accommodating the car parking area and landscaped publicly accessible park on 9 Ross Street, is located within the General Neighbourhood Zone (the GN Zone).

The map below identifies the site in relation to the abovementioned Zones and the locality generally.

Figure 3 *Subject site and Zone boundaries*



Verification

For the purposes of Regulation 31(1)(A), (b) and (c) of the Regulations, the following applies:

Verification matter	Comment
Nature of Development	Construction of a four-storey residential aged care building for the purposes of supported accommodation, including 73 on-site car parking spaces including lighting, water tanks (retention/detention), roof-mounted air-condition units including screening, 2.4 metre high fencing and removal of two Regulated trees (*Photinia robusta*, Photinia and *Prunus cerasifera 'Nigra'*, Purple Cherry Plum).
Elements	• Supported accommodation including building work (i.e. main building and ancillary café/consulting room) • Tree-damaging activity (removal x2) • Water tanks • Air-conditioning units (roof mounted) • Fence • Other (screen/light poles)

Category of Development	Performance Assessed
Relevant Authority	Assessment Manager/Council Assessment Panel

Relevant Authority

Should the Council determine that the application does not require public notification, the Council Assessment Manager is to be the relevant authority for the assessment and determination of the application, pursuant to Section 93(2) of the *Planning, Development and Infrastructure Act 2016* (the Act) and Regulation 22(1)(a)(ii) of the Regulations.

Should the Council determine that the application requires public notification, the Council Assessment Panel (CAP) is the relevant authority.

Notification

Pursuant to section 107(6) of the Act, the Planning and Design Code may exclude specified classes of development from the requirement to undergo public consultation.

Furthermore, a relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Accordingly, Table 5 of the URN Zone provides the following:

Table 1.1 *Table 5 – Procedural Matters (excerpt)*

Class of Development (Column A)	**Exceptions (Column B)**
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	
3. Any development involving any of the following (or of any combination of any of the following) where not located in the Kilkenny Subzone: (g) supported accommodation	Except development that: 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a with a primary street or secondary street or an excluded boundary) and; (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or

	(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
7. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (q) tree-damaging activity (s) water tank	Nil.

With respect to development located on the portion of the site in the GN Zone, the exemptions to notification are much the same:

Table 1.2 *Table 5 – Procedural Matters (excerpt)*

Class of Development (Column A)	**Exceptions (Column B)**
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	
3. Any development involving any of the following (or of any combination of any of the following): (g) supported accommodation	Except development that: 1. exceeds the maximum building height specified in General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a with a primary street or secondary street or an excluded boundary) and; (c) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (d) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or

	structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (q) tree-damaging activity (s) water tank	Nil.

The extent of 'development' on the portion of the site in the GN Zone is limited to the change in land use from residential to supported accommodation for the purposes of accommodating associated car parking areas and landscaping (pocket park). The significant tree on that portion of the land is being retained and protected.

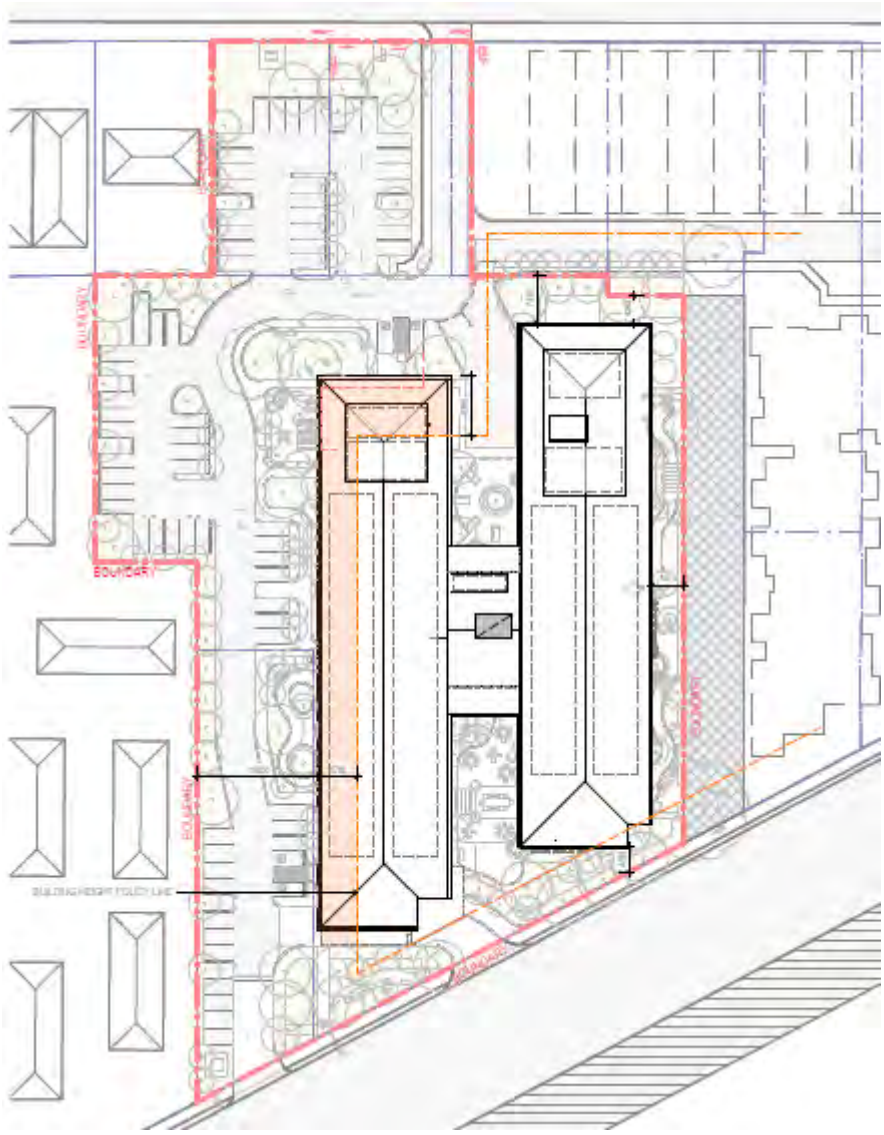
With respect to the new four-storey supported accommodation building, we note that:

- the building proper is 14.5 metres high, which represents a minor departure from the building height Technical Numeric Variation (TNV) given that the highest part of the building relates to the lift shaft which is internal to the site;
- only a very small portion of the building is located outside of the 4-storey/14 metre building height TNV (see shaded portion in Figure 4 below) where the closest part of the building is setback a significant 19.3 metres from adjoining western land in the GN Zone; and
- associated screens concealing roof-mounted air-conditioning equipment are minor structures where air-conditioning units are excluded from notification in any event. Further, the screens are minor structures in their own right and will only improve the appearance of the development, if visible, from adjoining residential properties.

We understand that a relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B could be considered minor in nature, and therefore, not require public notification.

For reasons we have outlined above, we have formed the opinion that the variation to the building height TNV is minor, and accordingly, the relevant authority should assess the application without public notification. Of course, it goes without saying that we respect the relevant authority has ultimate discretion in this determination.

Figure 4 *Portion of proposal outside of 4-level/14m high TNV*



Referrals

The site is subjected to various overlays that may require a referral, pursuant to Section 122(1) of the Act, in accordance with regulation 41(1) to a body prescribed in Schedule 9 of the Regulations. The table below outlines applicable considerations and referral bodies that may require referral.

Referral consideration	Y/N	Comment
Affordable Housing Overlay	N	• N/A
Airport Building Heights (Regulated) Overlay	Y	• Proposed lift shaft exceeds 15 metres
Building Near Airfields Overlay	N	• No referral trigger.

Prescribed Wells Area Overlay	N	• Proposal is not a listed class of development subject to referral.
Regulated and Significant Tree Overlay	N	• No referral trigger.
Stormwater Management Overlay	N	• No referral trigger.
Traffic Generating Development Overlay	N	• Proposed use is not a commercial development.
Urban Tree Canopy Overlay	N	• No referral trigger.
Environmental Protection Authority	N	• Proposal is not for a more sensitive use.

Subject Site and Locality

The site of the development is irregular shaped, has a frontage to Norman Terrace of 76.1 metres, a frontage to Ross Street of 40.4 meters and an overall area of 10,445m².

The site is occupied by the existing aged care community, which comprises of low-scale, single-storey buildings in an irregular format, and large areas of bitumen driveway and parking areas, low, red-brick fencing, with high-voltage powerlines along Norman Terrace.

Figure 5 *Norman Terrace image of site*



The Ross Street facing portion of the site is characterised by the existing aged care community, and a detached dwelling, as depicted below.

Figure 6 *Existing aged care center fronting Ross Street*



Figure 7 *Existing dwelling at 9 Ross Street*



The locality represents an eclectic character where buildings of varying eras exist of between one to three stories. The presence of the tramline forms a key feature with the Black Forest tram stop directly adjacent the Norman Terrace development site.

Dwelling stock along Norman Terrace is largely dated and has a higher density than those with frontage to Ross Street. Prominent, three-storey, red-brick, residential flat buildings are located at the entry of Norman Terrace from Aroha Terrace. These buildings comprise a large land holding and are managed by the South Australian Housing Trust.

Figure 8 *Nearby residential flat buildings*



Planning Assessment

Upon our inspection of the site and locality, and review of the proposal against the Code, we have formed the opinion that the key planning themes in the assessment of this application relate to:

- Land use;
- Built Form;
- Design;
- Landscaping;
- Traffic, Parking and Access;
- Waste;
- Interface Impacts;
- Stormwater Management; and
- Tree-damaging Activity.

Land use

Performance Outcome (PO) 1.1 of the URN Zone seeks:

PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood.

PO 1.3 Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

- ***a) small-scale commercial uses such as offices, shops and consulting rooms***
- ***b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services***
- ***c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities***
- ***d) open space and recreation facilities.***

The list of potential land uses detailed in the associated Designated Performance Feature (DPF) to PO 1.1 includes supported accommodation. Furthermore, PO 1.3 specifically contemplates non-residential development comprising supported accommodation/retirement facilities.

In addition to the fact the Zone specifically contemplates this land use, we note the land is currently used for this purpose.

With respect to 9 Ross Street located in the GN Zone, PO 1.1 and 1.2 of that zone includes the same land use policy detailed in the URN Zone, noted above. As such, the development site, in its entirety, is appropriate for supported accommodation and its ancillary uses, which includes associated parking areas and landscaping.

Built Form

Performance Outcomes (PO) of the Zone provide relevant policies for built form considerations. Designated Performance Features (DPF) provide a guide on way to achieve the PO. The key policies of the Zone regarding built form include:

PO 2.1 Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.

DPF 2.1 Building height (excluding garages, carports and outbuildings) is no greater than:

- ***a) the following:***
  - ***Maximum Building Height (Meters) is 8m***
  - ***Maximum Building Height (Meters) is 14m***
  - ***Maximum Building Height (Levels) is 2 levels***
  - ***Maximum Building Height (Levels) is 4 levels***
- ***b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):***
  - ***(i) 4 building levels and 15m where the site:***
    - ***A. is at least 1200m2 in area***
      and
    - ***B. has a frontage of 35 metres***
      or
  - ***(ii) 3 building levels and 12m in all other circumstances.***

PO 2.2 Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses.

PO 3.1 Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.

DPF 3.1 Buildings setback from the primary street boundary in accordance with the following table:

Development Context	*Minimum setback*
Where the allotment adjoins a public reserve greater than 2000m² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.	*1.5m*
In all other cases.	*3m*

PO 6.1 Buildings are set back from side boundaries to provide:

a) separation between buildings to minimise visual impact
b) access to natural light and ventilation for neighbours.

DPF 6.1 Building walls not sited on side boundaries are set back from side boundaries in accordance with the following:

a) where the wall height does not exceed 3m - at least 900mm

b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.

PO 7.1 Buildings are set back from rear boundaries to provide:

a) separation between buildings to minimise visual impact
b) access to natural light and ventilation for neighbours
c) open space recreational opportunities
d) space for landscaping and vegetation.

DPF 7.1 Building walls are set back from the rear boundary at least:

a) 3m for the first building level or 0m where the rear boundary abuts a laneway
b) 5m for any second building level
c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.

PO 9.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.

The overall height and siting of the proposed built form responds positively to the abovementioned Code policies and TNV. Figure 4 referred to previously identifies where the proposed development sits in respect to the varying building height TNV. We note that:

- the Zone anticipates a building height of 4-storeys and 14 metres for most of the development site;
- DPF 2.1(b)(i) supports the notion that taller buildings are appropriate on larger sites, such as the subject site, stating that where no TNV is provided, a building of 4-levels and 15m is anticipated on land that is 1,200m² with a 35 metre frontage;
- setbacks to the front boundary exceed the anticipated Zone setback of 3 metres, noting that the varying setbacks vary between 8.7 metres and 20 metres due to the angled nature of the front boundary;
- setbacks to the side boundaries vary between 6.7 meters (east) and 22.1 meters (west) which significantly exceed the anticipated Zone side setback of 4.5 metres (based on the proposed wall height);
- setbacks to rear boundaries vary between 12.1 metres and 17.5 meters at ground level, and 9.3 metres at upper levels. Ground level setbacks satisfy the guideline, and upper levels form a minor departure to the 11.5 metre rear setback guideline. Due to the rear elevation being south of adjoining land, it will have no impact on access to sunlight, and it is sufficiently articulated to break visual mass; and
- outcomes sought by the Concept Plan achieve the anticipated landscape buffers of at least 6 metres to the Norman Terrace site frontage and 5 metres to the Ross Street site frontage.

In addition to the above, we have formed the opinion that the size of the land is substantial, exceeding 10,000m², and as such, has capacity to support the scale of the proposed building, which is sited away from all site boundaries. The significant setbacks appropriately manage massing and visual impacts, as well as supporting access to natural light and ventilation, and opportunities for meaningful landscaping.

Design

Performance Outcomes (PO) of the Design in Urban Areas module includes many policies, which we have considered in our assessment. The key performance outcomes include:

PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

PO 1.3 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.

PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces
b) screening rooftop plant and equipment from view
c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.

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.

PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

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

PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.

PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.

PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.

12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.

12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.

12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.

The proposal positively responds to the key design policies, noting:

- the building reinforces corners by layering the building fabric and creating distinguished building edges through alternative materials and colours, and setbacks;
- the proud porte cochere and airlock entry creates a sense of address;
- service areas are located at the rear of the building, central to the site and therefore not visible to public space. Furthermore, these areas are integrated into the building design, ensuring they do not impact on resident amenity;
- passive surveillance and activation are maximised by designing common areas and entry points at the front of the ground level. We note the open, ancillary café/function space at the central and front area of the site promotes views towards the street, and tramline beyond, as well as views into the site;
- the front, porte cochere style entry supports safe and convenient access/movement for aged care residents and emergency service vehicles;
- significant landscaping softens the appearance of hard surfaces (i.e. driveways and parking areas);
- the porte cochere and associated canopies at the building entrance introduces a human scale element by breaking down the overall massing and providing a sheltered, pedestrian-friendly transition space;
- the building responds to the local context utilising a high proportion of soft, natural tones and traditional building materials including face brick in cream and sandstone and feature block stone;
- building mass is significantly reduced by the bifurcated layout, formed by a recessive central connecting core and two distinct wings;

- building mass is concentrated to the centre of the site, with a significant setback (19.3m) to the adjoining residential land in the GN Zone;
- balconies and windows provide visual interest, while breaking any perceived visual bulk;
- access to natural sunlight and a visual connection to the outdoor environment provides important general and mental health for residents, as well as connection to nature and outdoor stimulation;
- a rich and carefully selected material palette ensures both durability and high standard of visual and architectural quality;
- considered pedestrian footpaths throughout the site ensure aged persons and people with disabilities are supported by an accessible environment;
- convenient pedestrian access is provided through the site with direct connections to footpaths on Norman Terrace and Ross Street; and
- communal green spaces encourages outdoor activities and gentle/passive opportunities for exercise and stimulation while encouraging meaningful interaction between all site users.

Figure 9 *Southern façade of proposed facility*



The proposed building is contextually responsive and appropriately manages visual mass through setbacks and building design. It provides a high standard of living environment for residents, and mitigates visual mass as viewed from public space.

Landscaping

The site is located within the Landscape Transition Subzone which by in large envisages development in an open landscaped setting.

Existing tree canopy coverage represents 7% of the site. The landscape plan prepared by GD Studia increases tree canopy coverage to 26%, ensuring a significantly improved urban tree canopy outcome. We also note the proposal includes large garden bed and green space, increasing permeable surfaces to 28% of the site. This provides a substantial enhancement to the site generally and along the Norman Terrace and Ross Street streetscapes.

The proposed landscaping design also includes a publicly accessible pocket park fronting Ross Street. The depth of this park is 9 metres and retains an existing Significant tree. It provides additional open space in the locality, an attractive entrance into the site from Ross Street, green linkages through to Norman Terrace, and passive stormwater infiltration opportunities.

The proposal significantly improves soft landscaping and tree canopy on the development site, enhancing the overall character and amenity of the locality.

Traffic, Parking and Access

MFY was engaged to undertake a traffic, car parking and access assessment of the proposed development. Due to the many applicable Code policies we have not extracted them all in this section, however we have considered them in our assessment.

Vehicle access to the site will be via existing, albeit modified, access points on Norman Terrace and Ross Street. While the proposal may utilise a future driveway connected with the adjoining land to the east (should the adjoining land be developed as anticipated), it does not rely on this access arrangement and therefore can operate and function independently. Swept paths prepared by MFY supports this.

Access points will be designed in accordance with relevant Australian Standard.

Vehicle movement through the site has been reviewed by MFY who confirm that the proposal adequately caters for emergency vehicle and bus access through the porte cohere entry. Service vehicles can safely access the site via Norman Terrace and exit via Ross Street in a forward direction. MFY's assessment confirms this can safely be achieved.

On-site parking is provided for 73 cars, exceeding the Code requirement of 54 spaces. These spaces include sufficient space for staff and visitors, including four spaces designated for people with disabilities. Spaces will be designed in accordance with the relevant Australian Standard.

Proposed ancillary uses are not expected to generate surplus parking demand, noting these uses are predominantly used by residents and their visitors, of which the theoretic parking rate makes allowances for. Furthermore, we note that the draft Accommodation Diversity Code Amendment supports compatible subordinate non-residential uses such as a café or consulting rooms without the need to provide additional on-site parking.

While the exact policies of the Code Amendment have not yet been implemented, it acknowledges that subordinate uses, such as those proposed by this application, are commonplace in retirement and supported accommodation facilities. Moreover, the 19 surplus vehicles will cater for any perceived additional demand.

Existing vehicle movements were considered in determining the traffic impact on the road network. The actual volume of additional traffic expected on the road network was determined to be negligible by MFY, and as such, the proposal will not present any detrimental impact on the operation of the adjacent roads.

For the reasons outlined above, we have formed the opinion that the access arrangement, parking provision, on-site manoeuvrability and traffic volumes as a result of the development satisfy the policies of the Code.

Waste

Universal Foodservice Designs provided the Applicant with a waste management plan. This plan confirms that a private contractor will collect most waste, noting that medical waste will be collected by the centre's medical waste collection agency. Further, the waste collection storage area will include an exhaust air system constructed in accordance with AS1668.2-2012.

Based on the expected collection frequency, a storage area of 46m² is required for bin storage which is identified on the plans prepared by Brown Falconer.

Waste generation rates have been determined by a suitably qualified expert, with appropriate storage designed into the proposal. Given waste collection will be undertaken by a private contractor, collection times can be reduced or increased dependent on demand and in any event will occur within approved daytime hours.

Interface Impacts

The Interface Between Land Uses module in the General Development section of the Code provides guidelines for general land use compatibility and seeks to protect the amenity of sensitive receivers.

Sensitive receiver is a term defined by the Code, and it includes any use for residential purposes among other uses, including supported accommodation. Impacts from the proposed development are largely in the form of vehicle and plant noise, including waste collection services.

Specific provisions of the Code under the abovementioned module are detailed below.

PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.

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 3.1 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.***

PO 3.3 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.***

PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).

The Design in Urban Areas module also includes the following provisions, which relates to privacy:

PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:

- ***a) appropriate site layout and building orientation***
- ***b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight***
- ***c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms***
- ***d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.***

The term 'direct overlooking' is defined by the Code and means:

> ***In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of that wall containing the overlooking window.***
>
> ***In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace.***

We have formed the opinion that the proposed development satisfies the abovementioned policies relating to interface impacts in that:

- construction methods will ensure residents of the aged care centre will have appropriate acoustic insultation (i.e. depth of plasterboard, glazing thickness and door composition will assist in occupant amenity);
- noise associated with mechanical plant equipment will be controlled with vibration isolators when the specific equipment is selected, which will be designed to meet the relevant Noise Policy. As this detail is not typically selected prior to planning consent, the Applicant would be amenable to a condition of consent that the noise generated from plant equipment satisfies the relevant noise policy;
- waste collection is limited to 7 am and 7 pm (Monday to Friday) and 9 am and 7 pm (Sunday or public holidays);
- inclusion of a 2.1 metre high timber lap and cap boundary fence atop 400mm high retaining wall will ensure the noise from parking areas achieves the nominated day time environmental noise criteria;
- overshadowing diagrams confirm that overshading onto adjoining land, including solar panels, is minimal which can be attributed to the orientation of the site and location of the tram line and Norman Terrace to the south of the site;
- outdoor lighting has been designed to comply with Australian Standard 4282.2019 – Control of the obtrusive effects of outdoor lighting as documented in Appendix H;
- overlooking from upper levels is appropriately mitigated noting the resident cohort are older people who will often be lying in bed, such that views are from a much lower viewing point and therefore unlikely to be directed into adjoining land. Furthermore, and importantly:
  - » unobstructed, natural sunlight access supports resident's circadian rhythm and contributes to overall mental health;

» clear windows allow residents to remain visually connected to the external environment, seasonal changes, and life beyond the community care building, which can reduce feelings of be institutionalised; and

» views outside assist residents to experience sources of stimulation and enjoyment, recognising that some residents cannot easily spend time outdoors.

In addition, we also note:

- the extent of the proposed landscaping within the deep building setbacks assists in mitigating downward views;
- minimal windows are proposed on the north elevation of the building closest to adjoining land outside of the development site; and
- we understand that adjoining land to the north of the site is subject to a future development that will locate garaging along a private driveway, directing views onto roofing should aged care residents be upstanding.

For reasons explained above, we have formed the opinion that the proposed development does not present any detrimental interface impacts.

Stormwater Management

The Design in Urban Areas module in the General Development Section of the Code provides guidelines for water sensitive design. PO 42.2 and 42.3 are most relevant.

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.

PT Design have reviewed the proposal and prepared a civil concept layout design to deal with stormwater management (**Appendix C**).

We note the post development scenario has less impervious area than the pre-development scenario and will therefore result in less overall stormwater runoff.

Surface water runoff is reduced as a result of the development, as the proposal increases permeable surfaces. An Atlan stormwater filtration system is proposed, which meets the EPA requirements for stormwater quality. This ensures water discharged from the site is better than its predevelopment state.

PT Design have also considered Council's standards to inform detention and retention volumes. Two retention/detention tanks with a combined volume of 60kL are proposed to limit discharge to pre-development flows.

For these reasons POs 42.2 and 42.3 satisfy water sensitive design policies of the Code.

Tree-damaging Activity

The proposal requires the removal of two Regulated trees (*Photinia robusta* – *Photinia* and Prunus cerasifera, '*Nigra',* Purple Cherry Plum). These trees are identified in the report prepared by Adelaide Arb Consultants (**Appendix I**) as Tree 13 and Tree 20 respectively.

Planning assessments with respect to Regulated tree removals first require the relevant authority to consider whether the tree makes an important aesthetic or environmental benefit. The Courts have established that if the tree is not in the affirmative of these criteria, then tree retention is not warranted.

In this regard, Performance Outcomes 1.1 of the Overlay is relevant:

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.

In considering whether the tree has important visual or environmental benefit we have considered Savoy Developments Pty Ltd v Town of Gawler. The Commissioner observed that for a tree to be considered important it:

> ***"must be beyond the normal level that might be expected or that is so unique or special that it may be considered important".***

In that case the trees were tall, indigenous, mature, River Red gums. Notwithstanding these particular characteristics, the Court did not determine the trees to provide *important* habitat for native fauna.

To qualify as "important" the trees were required to have a greater value of biodiversity value than would be expected for the respective species of that stature and in its location.

In our opinion the same application of importance level should also be applied with respect to aesthetic attributes.

Upon our inspection of the relevant trees and having regard to the assessment undertaken by Adelaide Arb Consultants, as well as relevant case law in respect to tree retention attributes, Tree 13 and Tree 20 do not possess "important" aesthetic or environmental attributes, such that its retention is warranted.

PO 2.1 is relevant when considering groundwork that may impact on tree health, which states:

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.

The proposal seeks to retain and protect five Regulated trees (*Gleditsia triacanthos*, Honey Locust and *Prunus cerasifera 'nigra'*, Purple Cherry Plum) and two Significant trees (Grevillea robusta, Silky Oak and *Gleditsia triacanthos*, Honey Locust). The arborist report refers to the Regulated trees as Trees 16 and 17, and 20-22, and the Significant trees as Trees 1 and 15. It also seeks to retain and protect a tree that is not Regulated (Cinnamomum camphora, Camphor Laurel) identified as Tree 23.

In our opinion, these trees do not possess attributes worthy of retention. While Tree 1 is visible from Ross Street due to its prominent position on the site, its level of visual importance is not so special or unique as described by the Courts. Trees 21-22 are small trees and do not possess a level of importance such that they should be retained.

Trees 15-17 are not conspicuous from any streetscape, and while they have high internal amenity for residents, they do not pass the test outlined by the Courts.

Notwithstanding, the Applicant is retaining all of these trees, and the landscaping design accommodates their retention. The arborist notes that the development results in encroachments into some of the root zones. The arborist has provided rationale for the encroachment, including recommendations to protect

the root zones. Specific tree sensitive construction methods have been outlined for Trees 15, 16 and 17. While the planning rationale for protection is not strong given the trees do not satisfy the criteria set out in PO 1.1 for retention, the Applicant has sought advice to ensure proposed encroachments maintain tree health.

Tree 1 and Trees 21-22 along the Ross Street and Norman Terrace frontages are also being retained and can be comfortably accommodated by the proposal.

In consideration of all the above, we have formed the opinion that removal of only two Regulated trees is warranted.

SUMMARY

The proposal responds to the very real reality of South Australia's ageing population by increasing the accommodation provided from 47 rooms to 180 rooms. The proposed building has been appropriately sited to manage interface impacts, support safe movement throughout the site, and importantly, allow for significantly increased soft landscaping and tree canopy cover.

Upon our inspection of the site and locality, review of the relevant policies of the Code, we have concluded that the proposed development warrants planning consent for the following reasons:

- The relevant Zone/s specifically contemplates supported accommodation;
- The siting of the building footprint satisfies all Zone policies;
- The proposed development is designed to:
  - » be contextually responsive in terms of scale and materiality;
  - » provide a sense of address and human scale by incorporating a porte chocher entry;
  - » provide good opportunities for activation and passive surveillance;
  - » include significant amounts of soft landscaping and tree canopy cover, and
  - » reduce visual mass;
- The site will be developed with significant areas of green space including publicly accessible pocket park and permeable pedestrian linkages, which will benefit both residents and the wider public;
- Access to the site is safe and convenient;
- Surplus parking is provided, with sufficient parking areas designed for pick-up/set-down, emergency and service vehicles, and staff parking;
- Traffic can be readily accommodated on the road network;
- Waste areas are concealed and will not be visible from the public realm or residents of the centre, and will be of a suitable size to accommodate expected waste volumes;
- No detrimental overshadowing, light spill, visual, privacy, acoustic or traffic interface impacts will be presented upon the locality;
- The quality of stormwater will be improved;
- Only two Regulated trees require removal, which do not possess attributes of retention in any event, and
- Most established trees on the site will be retained, together with a significant increase in urban tree canopy cover to positively contribute to the character and amenity of the locality.

Please do not hesitate to contact me on 0433 830 153 should you require any further information or have any queries.

Yours sincerely,

[redacted]

Theresa James
Associate Director

ATTACHMENT 10

Details of Representations

Application Summary

Application ID	25018240
Proposal	Construction of a four-storey residential aged care building for the purposes of supported accommodation, including 73 on-site car parking spaces, water tanks (retention/detention), roof-mounted air-condition units including screening, and removal of two Regulated trees (Photinia robusta - Photinia & Prunus Cerasifera - Purple Cherry Plum)
Location	9 ROSS ST EVERARD PARK SA 5035, LOT 68 NORMAN TCE EVERARD PARK SA 5035

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	26/08/2025 06:09 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
The height of the buildings is not appropriate in this residential area, local residents will experience overshadowing and loss of privacy. There are not enough carparks to accomodate the staff and visitors. This means there will be more cars parked in the surrounding streets making it more difficult and dangerous for the local residents. As it is now our visitors often have trouble finding a park near our house because we live next to flats without adequate parking spaces. The surrounding streets are narrow and can't cope with the existing traffic from the current nursing home. With the proposed increase in size its going to be even more congested and dangerous in the local streets. Trucks servicing the nursing home currently cut the corner of Halmon ave, and Ross st all the time, its only a matter of time before there is a serious accident. Emergency ambulance and fire trucks will have trouble getting access because of the narrow streets and parked cars.

Attached Documents

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	01/09/2025 09:37 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I believe the planning consent should be refused due to the following concerns. The 4 storey building will over look my property and invade my privacy. The increase to traffic in a residential area, with already congested streets. Our home is about to have underpinning work done at my expense due to movement caused by reactive soil in the area. According to the insurance assessor. Given this assessment a development of this scale on Ross street is likely to cause significant damage to my home on [redacted] and all the houses in the vicinity. We purchased our property in 2021 with significant financial strain to move away from our previous location in Rose Tce Wayville due to the stress and mental health issues affecting my children from being overlooked by a 3 storey building and the constant noise from multiple commercial air-conditioners. I'm concerned about the impact this development will have on my family personally, financially and physically. A building of this magnitude's will also change the aesthetics and community of Everard Park, a suburb known for its quiet and leafy streets. I strongly oppose this application and expect The City of Unley to suggest to the developers seek a commercial / industrial precinct or current high rise city location due to the notified elements of the development application.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	01/09/2025 12:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
My main concern is the restricted, narrow streets in the area. Access from South Road will be via Eurilpa and Halmon avenues amongst others. These streets were designed to be quiet residential areas. Due to the nature of condensing populations I have noticed much more home sharing judging by the number of vehicles needing to be parked on the streets rather than in driveways or garages and carports. The flow of traffic in the local streets is already very difficult to navigate due to limited visibility and narrow road widths because of parked cars on both sides of most streets. Essentially they are down to one way road equivalency at best. The extra traffic flow from 70 plus carspaces with the development would make it much more difficult from the Ross St approaches. I think the development should have the Ross Street access removed completely. The focus should be on Norman Tce for the entry and exit access with suitable no parking zoning on the southern side of the road to keep access clear. Other concerns include the surrounding homes being inappropriately overlooked from a taller building resulting in loss of privacy. Any major construction in the area may impact the stability of nearby homes. My property at [redacted] already suffers from significant cracking which would likely be exacerbated by the development's construction.

Attached Documents

Representations

Representor 4 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	01/09/2025 09:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns

Reasons

Re: Application 25018240 in Everard Park. Thank you for the opportunity to provide a summary of our concerns regarding this proposal. We are located at [redacted], opposite the planned development. Our home is approximately 100 years old and we have lived here since 1990 (35 years). While we support progress and improvement we believe – appropriate development in appropriate places should be the major consideration. We truly love the character and community feel of the area but feel any development of this scale is out of context and will be of significant impact. In summary our concerns include: %Noting there is an additional large parcel of land planned for re-development (part of the original site layout), the development proposals of both portions/sites should be viewed together to properly assess the true impact of such high density and high volume on this small area. %High density and such large scale modern multi storey development is overpowering and out of context with the surrounding character homes and heritage. %Potential devaluation of properties, particularly for those living adjacent. %Loss of privacy by being overlooked and overpowered by multi storeys. %Obscuring of view of the sky and tree line. %Shadowing on adjacent gardens, houses and solar installations. %Removal of old growth substantial trees on the site and within our view. %While Norman Terrace may be deemed as a "Transport Corridor" the volume of traffic associated with the proposal will have significant impact on the surrounding area. %Norman Terrace and particularly Ross Street are very narrow and struggle with the current volume of traffic and parked cars. Rubbish trucks and emergency vehicles have difficulty moving through and frequently take off tree branches. It is a 40 KM/hour speed limited area and entry and exit to the area is hampered by the tram overpass and may be further restricted with the entry/exit points of the extensive South Road re-work. Pathway modifications/re-shaping for a tree (now removed but replanted) has made for a particular narrowing and difficult turn at the intersection of Norman Terrace and Fourth Avenue. %There appears to be access through the site (Norman Terrace – Ross Street) and this will also impact traffic in the small residential streets. %Pressure on current infrastructure – roads, power, sewerage etc %Night-time exterior and interior lighting would be invasive and see the premises lit up with light overspill (particularly from the higher floors), as 24/7 access and services are provided. %Noise and emissions would be present from plant (air con, commercial kitchen extractor fans, exhaust fumes from underground carparking etc). %Potential installation of invasive flashing warning lights/beacons if height exceeds into "Airport Building Height Restrictions". %Asbestos removal – safety concerns Other such large scale/multi story Life Care re-developments have brought much community concern and outcry for the same reasons and in some cases those plans reverted to lower scale more agreeable heights and some projects being changed, ceased or reviewed eg. Stage 2 Life Care "Gaynes Park Suites" at Joslin – proposed 7 storeys – built at 3 storeys. Our preference would be for a smaller scale and lowered height development to reduce the impacts of the above listed concerns. We would be more than happy to discuss any of the aspects presented here All comments submitted with respect. Many thanks, [redacted]

Attached Documents

Representations

Representor 5 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	02/09/2025 06:08 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
As a neighbour to this development I'm concerned with it blocking natural light to my home and garden. Also the noise of the air con units on the roof of the proposed building. And that the size of this development is going to take the areas resale value down.

Attached Documents

Representations

Representor 6 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	02/09/2025 08:35 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I represent my father [redacted] at [redacted] I have Power of Attorney for my father [redacted] and able to represent him in this matter. We have ownership interest in the property at [redacted].

We do not support the development. This non-support relates to the height of the development and the close vicinity it is to, and overlooking the houses on Ross Street/Fourth Avenue. For example the 4 storey building proposed (some 12-18 m high) is estimated to be only50 meters from the rear yard of 22 Fourth Avenue, and closer to other buildings on the street. This will invade the privacy of residents in the surrounding neighborhood to a degree that has never occurred before. These existing houses are in an established residential neighborhood zone and not allowed to be constructed above 6 metres in height because of overlays? What assurances do nearby residents have to privacy? Are there windows and balconies overlooking our properties? The height of the development should be capped at two stories. This increase in capacity at the Aged care facility will increase the on street vehicle parking and traffic in the nearby area. The 70+ car parks proposed will not cater for the staff and visitors.

Attached Documents

Representations

Representor 7 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 04:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

1. Incompatible with the existing neighbourhood character Everard Park is known for its quiet, leafy, low-rise residential fabric, defined by modest post-WWI homes, modern townhouses, and ample green spaces. A four storey building would significantly stand out, undermining the harmonious scale and aesthetic of the area. 2. Unacceptable traffic congestion and parking stress A facility of this size will surely generate increased vehicle movement: staff, visitors, deliveries, and service vehicles. Narrow residential streets will not withstand the additional traffic and parking load, raising local road safety concerns. Residents of Ross St already complain about the abuse of that street for trucks accessing the existing facility: this will surely be 4 times worse! 3. Strain on local infrastructure and services Heightened demand on utilities (water, sewage), waste collection, and potentially emergency services will exceed capacities designed for the current low-density usage. There is no proposal for the significant and expensive infrastructure upgrades in the application. 4. Loss of open space, overshadowing, and privacy impacts A four storey structure could overshadow adjacent properties, reduce sunlight and garden amenity, and compromise privacy: particularly in a suburb celebrated for its residential greenery and tranquil setting. 5. Inadequate consideration of heritage or design context This bare-bones application has no mention of local architectural styles, neighborhood heritage features, and landscaping, it callously dismises the importance of aesthetic consistency. 6. Visual intrusion and undermining of streetscape A tall, bulky building could dominate the streetscape and erode the suburb's visual appeal, disrupting the human scale environment residents currently enjoy. 7. Risk of insufficient community consultation I was alerted to this proposal by a neighbour; the lack of thorough public engagement will be perceived as disregarding local voices, particularly after the horrendous debacle of the previous rezoning process for this facility. 8. A terrible precedent for the area Clearly the owners intend to use any successful application to justify the construction of 4 storey townhouses on the remaining block which they own. This alone would be reason to oppose this proposal.

Attached Documents

Representations

Representor 8 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 04:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I have concern that our quiet suburb featuring early last century homes will be overshadowed by a four story building and is the infrastructure in place for the increase in the population on this site by four. Parking Currently Fourth Avenue and Norman Terrace are used for parking by tram commuters. I want to know how many staff will working on weekdays and how many residents will be living at this facility. Will 75 parks cover staff and visitors? The Victoria Street Goodwood aged care facility has underground parking will this be the case with this development? Delivery vehicle access The goods receivable area will need to be on the Norman Terrace side of the building and the T junction at the corner of Norman Terrace and Fourth Avenue either be blocked off or have limited access, to ensure the vehicles access the property by coming from South Road. The visitor and staff carpark should also be accessed from Norman Terrace. No vehicle access from Ross Street. It is very concerning that I am unable to make an informed decision regarding this application due to the very limited information provided.

Attached Documents

Representations

Representor 9 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached supporting document.	

Attached Documents

Representations

Representor 10 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached supporting document.	

Attached Documents

Representations

Representor 11 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached supporting document.	

Attached Documents

Representations

Representor 12 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached supporting document.	

Attached Documents

Representations

Representor 13 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached Supporting Document.	

Attached Documents

Representations

Representor 14 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached Supporting Document.	

Attached Documents

Representations

Representor 15 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached Supporting Document.	

Attached Documents

Representations

Representor 16 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	03/09/2025 08:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please refer to the attached Supporting Document.	

Attached Documents

Address:	68 Norman Terrace, Everard Park, SA 5035
Applicant:	Principal Healthcare Finance Pty Ltd as trustee for Principal Healthcare Finance Trust
Application ID:	25018240
Notified Elements:	Air handling unit, air conditioning system or exhaust fan, Advertisement, Fence, Other – Commercial/Industrial, Tree-damaging activity, Retaining wall, Supported accommodation & Water tank

Public Notification Representation

Prepared by:

[redacted]

1. CONCERNS

DRAWINGS INACCURACY

We note the drawings do not properly acknowledge the current situation of our house. We're unsure if this is deliberate, lack of attention to detail, or an oversight. Our long-completed extension is not shown, despite being clear on google maps (and other mapping tools). This is the private (internal and external) area of our house most impacted by overlooking, and yet it is not detailed on the drawings - so we assume has not being considered in the design and assessment process. This puts us at a considerable disadvantage and should be addressed prior to moving forward.

ENVELOPE + OVERLOOKING

Please see the appended illustrations showing the overlooking views both to and from [redacted].

The proposed western wing of the building is currently outside the envelope at points that allow for significant views into our back garden and house. The building looks directly into our bathroom high level windows, and the shower. Our windows were built at high level to give privacy. This is now no longer the case. The areas outside of the envelope include proposed balconies, meaning that there is an expectation that people will be out on the balconies, and glazed doors will be down to floor level, exacerbating the overlooking.

Both wings of the proposed development look into our house and rear garden. These issues will be magnified during construction, where we will have large numbers of construction workers looking directly into our bedroom, bathroom, living space, back deck and garden.

It is noted that the application Planning Statement (Page 21) acknowledges overlooking issues related to the properties to the north of the development, albeit the future development site to the eastern end of Ross Street, with total ignorance and disregard for our property. This brings in to question the impartiality of the Planning Statement.

Further, the Planning Statement makes erroneous claims that:

- 'minimal windows are proposed on the north elevation' where there are in fact 18 units and 6 common area/lobbies with north orientation. The units facing East and West also have oblique overlooking views to the north, as shown on the appended views.

We acknowledge and understand that the building will be the allowable four stories (plus plant -also directly in sight lines from our house), but request that it be pulled back to within the envelope, and proper consideration be given to the overlooking issues presented by the current design.

The development controls – heights and setbacks - were drafted to acknowledge the surrounding properties. The submitted design does not adhere to these setbacks.

An additional concern is light pollution from the common areas which are likely to be illuminated at all times.

NOISE

The air conditioning plant area has been located at the northern ends of the building. It is noted in the Acoustic report that the plant is to be surrounded by 'Acoustic Enclosures' however no detail is given.

The architectural drawings note these enclosures as 'Horizontal Louvre Plant Screens'. No additional detail is given.

These plant enclosures exceed the allowable 14m height envelope AND extend northward outside the 4 storey height envelope by approximately 5m. They are highly visible from the ground.

The air conditioning plant enclosures should be relocated to a central location such as above the lift core to reduce the visual and acoustic impact on surrounding properties.

The construction of the enclosures should be solid to direct noise upward.

Vibration isolators on air conditioning plant only mitigate acoustic intrusion to the interior of the building through conductance through the structure, not to the surrounding environment. This is described in the Acoustic Report prepared by Bestec – Page 12.

2. SOLUTIONS

Having reviewed the drawings we would like to see the building within its allowable envelope. Reducing the building to the scope of the envelope would reduce the amount of overlooking of our back garden, and the direct view into our living space (which is between the main bedroom and the kitchen, so definitely a private space).

Planting and screening proposed is currently not sufficiently dealing with the overlooking issues, and we request this also be reviewed to achieve a reduction in the current amount of overlooking.

We will attempt to mitigate some of the extensive overlooking through planting and screening on our own property - which will clearly be an expense to us. We request that any occupancy certificate be conditioned with the condition that mature planting and additional screening is established to provide some protection sooner, in addition to having the proposal confined to its envelope where its encroachment is leading to greater overlooking of our private open space.

3. ADDITIONAL COMMEMTARY

BUILDING AMENTIY

In terms of the amenity of the proposed development, the overall orientation of many of the units is significantly compromised. The large number of west facing single orientation rooms that do not receive any sun in the winter until afternoon but are absolutely hammered by harsh western afternoon sun and glare in the summer, significantly impact the quality of life of residents who may spend larger amounts of time in these spaces.

So whilst the current proposal is outside the allowable envelope we are concerned that this is not even being offset by significant amenity for occupants. Resident amenity does not appear to have been a major consideration, with the design clearly being driven by economy and efficiency.

A commercial decision was made to exceed the envelope on the Western edge of the site, however we note that this could have been avoided if the land to the east had not been divested and the building moved east to within the allowable envelope. The surrounding properties should not have to suffer the burden of the applicant's commercial decisions.

VEHICULAR ACCESS

Our understanding through previous (extremely difficult) consultation processes was that all access would be from Norman Terrace. This is what the Concept Plan 116 – Everard Park shows. This is not the case in the current application.

The current scheme proposes vehicle and refuse vehicles using Ross St as the primary access. The possible future right of way should not be taken into account as this may not eventuate.

The Traffic Report by MFY shows the swept path of a refuse vehicle entering from Norman Terrace. If the refuse vehicle can enter from Norman Terrace, it stands to reason that it can exit from Norman Terrace.

No staff, visitor or refuse vehicle access should be provided from Ross St.

Just to reiterate, this is ground that was covered at length in the drafting of the Urban Renewal Development Zone and should be set as a clear non-negotiable parameter.

FINANCIAL IMPLICATIONS

The proposed development will have a major adverse impact on the value of our house and land, an outcome we are expected to accept.

Our house now has a carpark on one side and to the rear, and views to and from a four storey (plus plant) institutional building from the private zones of our house.

CONCLUSION

It is the combined and compounded effect of the issues outlined above that the proposal as submitted should be amended to adhere with the planning controls.

SUPPORTING INFORMATION

Prepared by:

[redacted]

Following are views modelled from information contained in the Development Application.

The modelling was undertaken by [redacted]

The following conventions were used:

- Boundary fence has been drawn at 2.5m high – 400mm high concrete sleeper base with 2.1m high lap and cap timber fence as nominated on the application drawings.
- Existing significant & regulated trees (R17, R16 & S15) to be retained on the Opal site have been drawn at 10m high.
- Views have been taken from an eye height of 1.5m above the floor/ground surface.
- Views nominated as 'Winter' have existing trees removed as they are deciduous and do not provide visual screening in winter.
- No proposed trees or landscaping has been shown as this is often one of the first items to be value managed out of projects. The information provided in the planning application could only be considered a 'concept' which may be subject to change.
- The Model has been oriented to True north to accurately reflect shading and shadows.

The first set of views show the overlooking from Units 3.09, 3.06 and 3.04 from the upper most level of the Western wing of the proposed development.

The second set of views are taken from the interior rooms and private open spaces to the rear of [redacted]



View 1 -Aerial View of Proposed development in relation to [redacted].



View 2 – View from Unit 306 Balcony to [redacted]



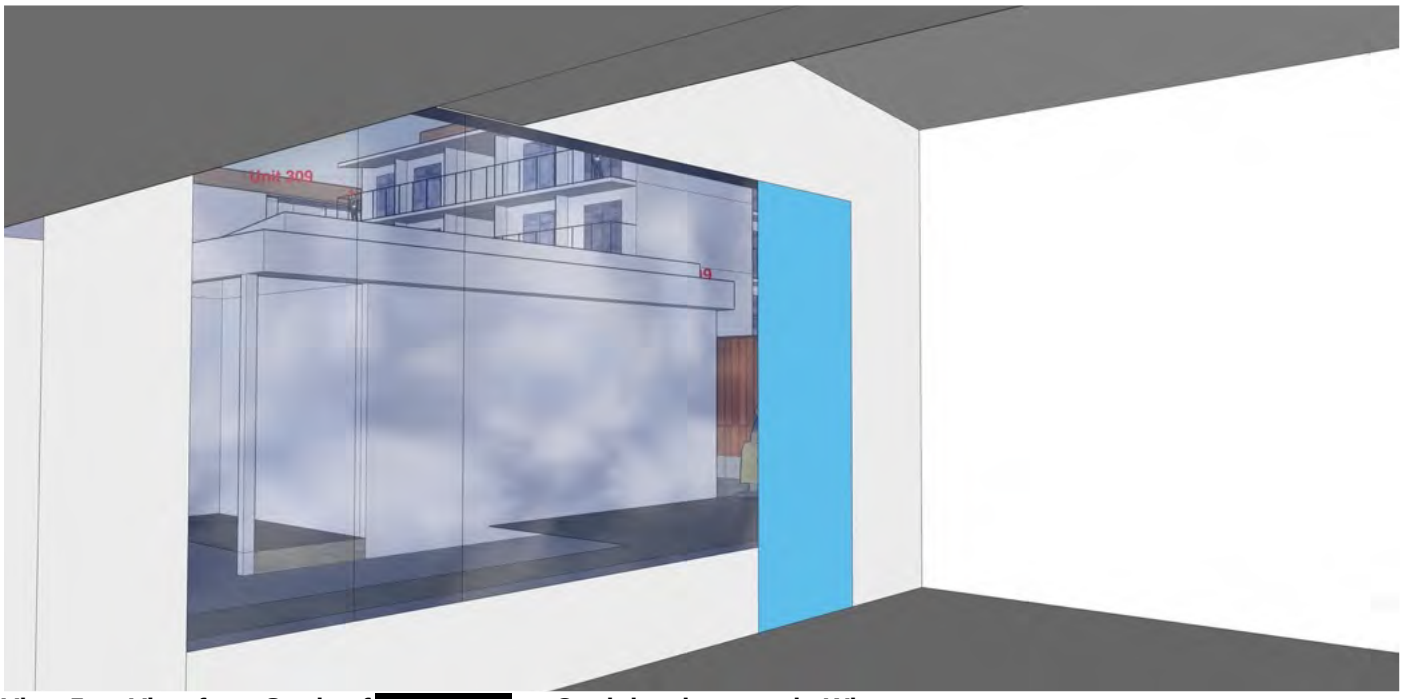
View 3 – View from Unit 309 Balcony to [redacted].



View 4 – View from Unit 304 Balcony to [redacted]



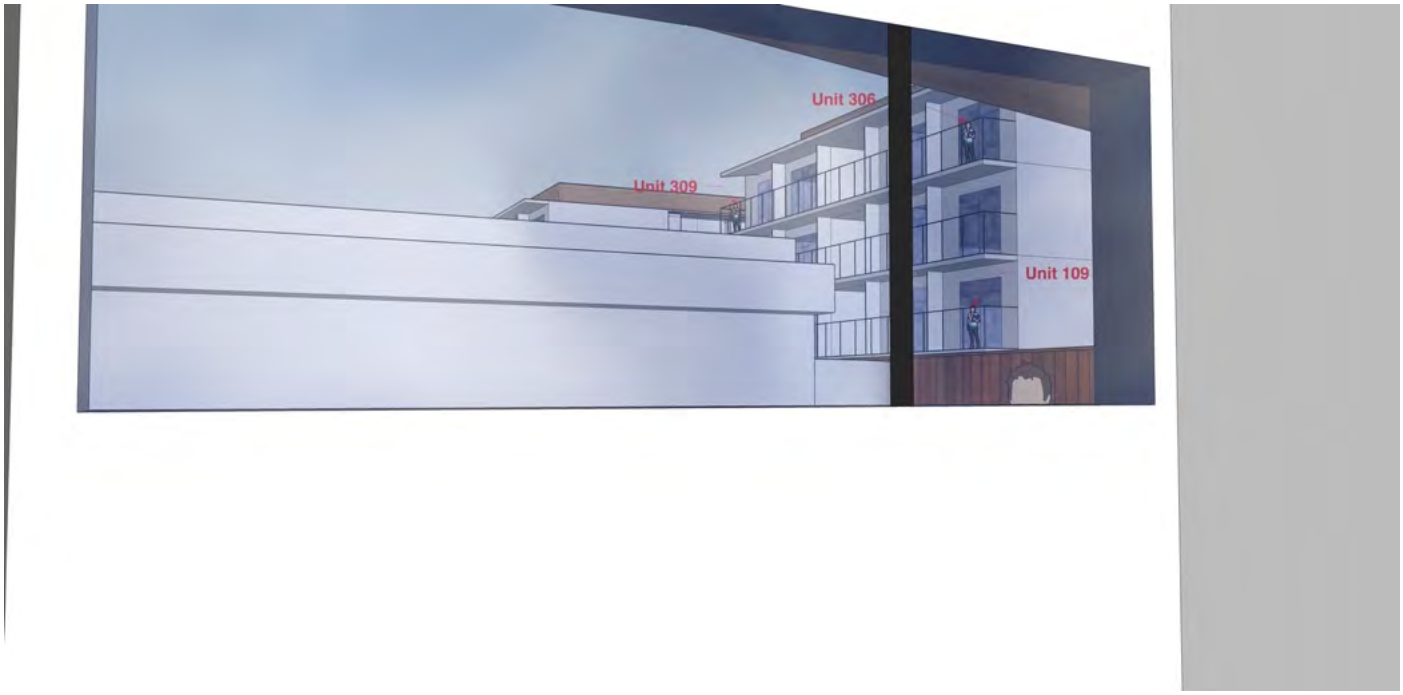
View 5 – View from Study of [redacted] to Opal development.



View 5a – View from Study of [redacted] to Opal development in Winter



View 6 – View from Bathroom of [redacted] to Opal development. (Standing in Shower)



View 6a – View from Bathroom of [redacted] to Opal development in Winter. (Standing in Shower)



View 7 – View from Deck of [redacted] to Opal development.



View 7a – View from Deck of [redacted] to Opal development in Winter.

ATTACHMENT 11

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September 22, 2025

Amelia De Ruvo
Senior Planning Officer
City of Unley

Via PlanSA Portal

To Amelia

APPLICATION ID 25018240 – RESPONSE TO REPRESENTATIONS

As you are aware Future Urban acts for Principal Healthcare Finance Pty Ltd as trustee for Principal Healthcare Finance Trust (the Applicant) in relation to the abovementioned development for a new residential aged care facility (supported accommodation) and ancillary works at the existing Everard Park Care Community operated by Opal HealthCare.

Opal HealthCare provides high quality care for older people and is one of Australia's most reputable providers of residential aged care. This proposal addresses the demand for aged care services and will also improve the quality of care for residents in a functional and high-quality living environment.

The proposed development has been carefully designed to locate the tallest part of the building on the portion of the land that anticipates a four-level building, and importantly it allows significant increases in landscaping and urban tree canopy, particularly at the site's interface with sensitive receivers.

Prior to submitting the development application Opal HealthCare commissioned voluntary community engagement, ensuring adjacent landowners and residents were informed of the intent to redevelop and improve the existing aged care facility.

Following formal lodgement of the proposal with the Council, the application was placed on public notification for a period of three weeks. Nine (9) representations were submitted during this period, of which three (3) indicated support for the development with some concerns, and six (6) which opposed the development.

This letter responds to the planning matters raised by the representors. We have grouped the matters under respective headings that are relevant to a planning assessment, as some themes are repeated in the various submissions.

Response

The key themes raised during public notification are summarised below:

- Building Height;
- Parking;
- Traffic;
- Overlooking; and
- Noise Impact.

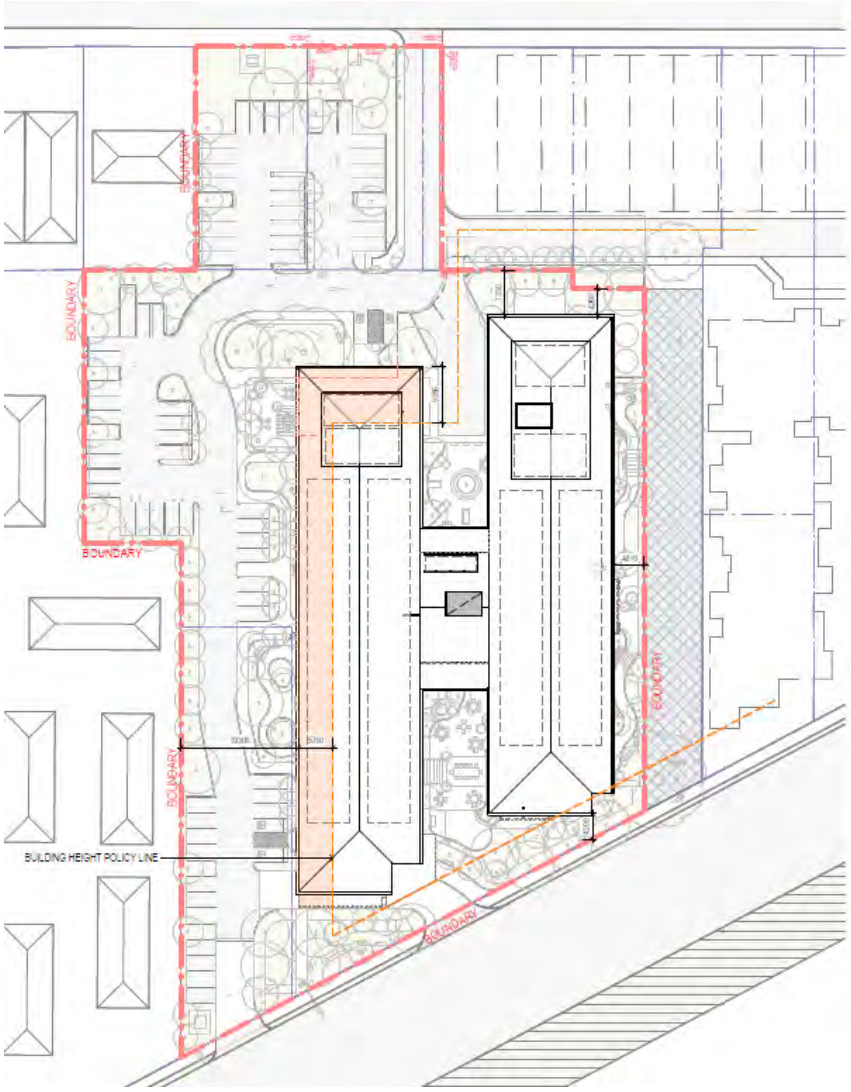
Additional, less frequent themes that were raised include input on property value, internal building design, drawing accuracy, asbestos removal, tree removal, light spill and adjoining development assessment. These will be addressed following the principal matters raised.

Building Height

Several representors raised concern with the proposed four-level building height. First, we note the Planning and Design Code (the Code) envisages a building of four-storeys on the majority of the site, and two-levels to a smaller portion of the site, along the western boundary.

As highlighted in our planning statement, and in the image below, a very small section of the four-level building sits within the two-level building height area. Furthermore, this part of the building has a significant setback of 22.1 metres from the western boundary.

Figure 1 *Portion of building on two-level building height area (shaded orange)*



As outlined in our planning statement submitted at lodgement, Performance Outcomes (PO) of the Zone provide relevant policies for built form considerations. Designated Performance Features (DPF) provide a guide on one way to achieve the PO, however a PO can be met in another way. The key policies of the Zone regarding height include:

PO 2.1 Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.

DPF 2.1 Building height (excluding garages, carports and outbuildings) is no greater than:

a) the following:

- ***Maximum Building Height (Meters) is 8m***
- ***Maximum Building Height (Meters) is 14m***
- ***Maximum Building Height (Levels) is 2 levels***
- ***Maximum Building Height (Levels) is 4 levels***

b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):

(i) 4 building levels and 15m where the site:

A. is at least 1200m2 in area
and
B. has a frontage of 35 metres
or

(ii) 3 building levels and 12m in all other circumstances.

The overall height of the building responds to the abovementioned Code building height Code policies. Figure 1 referenced above identifies where the proposed development sits in respect to the varying building height areas.

The proposal satisfies the height policy noting that:

- the Zone anticipates a building height of 4-storeys and 14 metres for most of the development site;
- DPF 2.1(b)(i) supports the notion that taller buildings are appropriate on larger sites, such as the subject site, stating that where no TNV is provided, a building of 4-levels and 15m is anticipated on land that is 1,200m² with a 35 metre frontage; and
- the size of the land is substantial, exceeding 10,000m², and as such has capacity to support the scale of the proposed building, which is sited away from all site boundaries

In our view, the proposed building's siting, being mostly located on the portion of the land that envisages four-levels, and with only a small portion on the two-level area, together with substantial building setbacks and the articulated design, ensures potential building height impacts are appropriately mitigated.

Parking

As outlined in our planning report, and the traffic report prepared by MFY which was also included in our planning submission, the Code applies a parking rate of 0.3 spaces per bed. This rate considers the likely demand generated by all site users, including staff and visitors.

At 180 beds the Code anticipates 54 parking spaces. The proposal provides 73 off-street parking spaces, 19 spaces more than anticipated by the Code.

For these reasons we expect the proposed development will improve existing circumstances given the surplus on-site parking provided.

Traffic

The original planning submission included a traffic impact report prepared by MFY which considered access points, parking and traffic matters.

Representors were concerned with the ability of the existing road network to deal with traffic generated by the proposed development, the ability of roads to accommodate emergency vehicles, access on Ross Street, including use by delivery vehicles, and concerns with existing unsafe driving practices from service vehicles.

MFY considered the specific traffic matters raised by representors and provided a letter of response (**Appendix A**). MFY's response confirms that:

- it is not a matter of capacity of the road network that is to be considered, rather what should be considered is whether the nature and function of the streets as residential streets is compromised;
  - » the proposal will have a negligible impact on the adjacent residential streets, and will not change the nature or function of the road network;
- the proposed development will generate low traffic volumes and will not impact the existing operation or functionality of the road network. Aged care facilities do not generate high traffic volumes as trips generally relate to staff, with visitor trips typically on weekends when traffic volumes on streets are lower;
- the existing road network is of adequate width to provide access to emergency vehicles. In accordance with Australian Road Rules drivers must maintain a 3m wide trafficable passage when parking on street, which can accommodate a fire appliance;
- access points on Ross Street and Norman Terrace has a holistic benefit of reducing traffic impact on the broader road network and minimising impact for all adjacent residents;
- the delivery area has been designed to ensure movements enter and exit the site in a forward direction, and given the low number of daily movements, deliveries will have minimal impact on the adjacent roads. Furthermore, adopting a holistic traffic distribution approach results in minimal traffic impact rather than expect the entire access route to be adjacent residents on one street only; and
- existing unsafe driving practices are not a matter for planning considerations of this application and could be raised with Council to consider potential traffic control solutions.

Overlooking

Seven of the representors raised overlooking concerns. The map in **Appendix B** assists with locating these representors in relation to the site. We note that one of these representors shares a boundary with the site [redacted]

Performance Outcome 16.1 in the Design in Urban Areas module of the Code provides the following relevant policy with respect to privacy from mid-rise buildings:

PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:

a) appropriate site layout and building orientation

b) ***off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight***

c) ***<u>building setbacks from boundaries</u> (including building boundary to boundary where appropriate) that interrupt views or <u>that provide a spatial separation</u> between balconies or windows of habitable rooms***

d) ***screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.***

(underlining added)

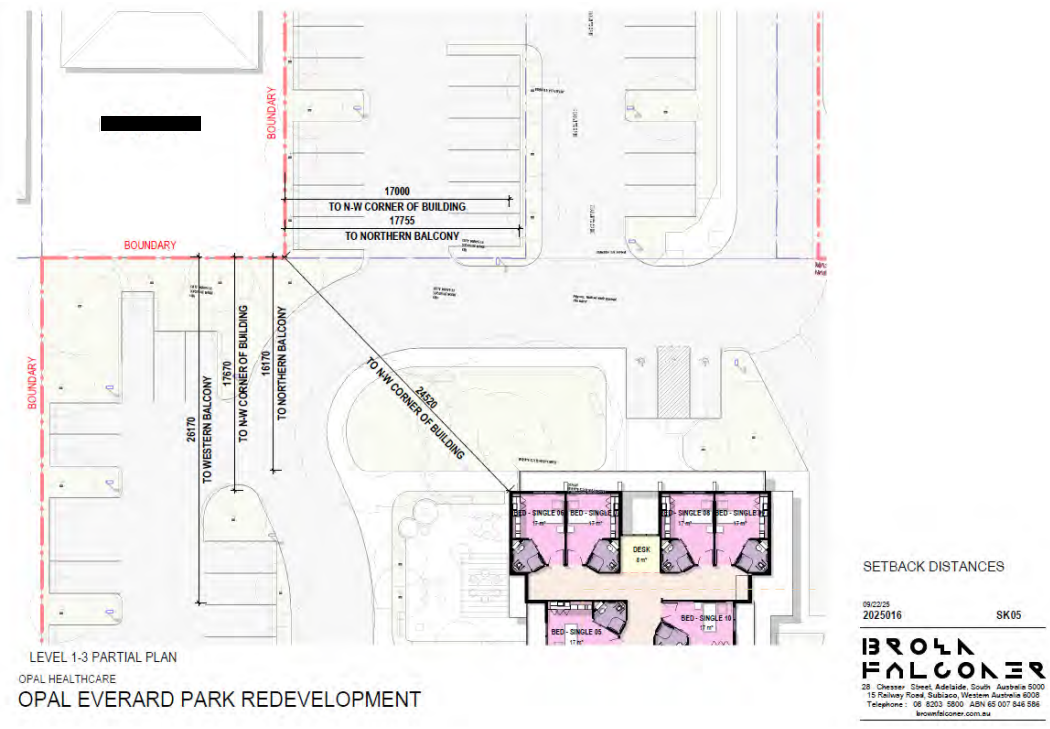
Further, the term 'direct overlooking' is defined by the Code:

> ***In relation to direct overlooking from a window, <u>is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window</u> and not less than 45 degree angle from the plane of that wall containing the overlooking window.***
>
> ***In relation to direct overlooking from a deck, balcony or terrace, <u>is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the</u> overlooking deck, balcony or terrace.***
>
> (underlining added)

On review of the plans, proposed windows and balconies are setback more than a horizontal distance of 15 metres from habitable rooms and private open space of representor's land.

By our measure, the centre line of the closest upper-level window is setback 27.3 metres from the private open space of the closest representor's land, and the closest balcony edge is setback 24.92 metres. As such, the proposal results in no direct overlooking of representor's land. Figure 2 below (also in **Appendix C**) quantifies the proposal's deep setback to the adjoining representor's land, noting the corner of the building is setback 24.5 metres to the corner of that land.

Figure 2 *Partial plan of building setbacks to adjoining representor's land*



While the setback standards are met to ensure no direct overlooking towards [redacted], the landscaping plan that was submitting in the original planning submission, prepared by GD Studia, includes deep soil zone areas at the interface of the adjoining land. In response to the comments made by this neighbour, the Applicant is nevertheless willing to provide mature evergreen trees in this area to ensure more rapid growth and additional privacy.

In addition to the above, it is important to acknowledge that the resident cohort comprises a population who require medical and/or personal care assistance, many of whom spend much of their day in reclined positions, and whereby distant views into adjoining land are difficult to achieve.

Unobstructed views of skylines and natural sunlight access is an important feature of aged care resident amenity and mental health. It ensures residents are visually connected to the outside world and represses feelings of being institutionalised.

The proposed building's deep setbacks to site boundaries ensures privacy of adjacent residents is achieved without compromising aged care resident amenity.

Noise Impact

We note that four of the representors are concerned with noise from air-conditioning units. As detailed in the Bestec report submitted with the original planning submission, it is common that specific engineering plant details are not confirmed prior to planning consent.

Notwithstanding, air-conditioning equipment is proposed to be located on roofing that is setback significantly from boundaries, and in any event is setback approximately 52 metres from the Representor's land at [redacted], 56 metres from the Representors land at [redacted], 65 metres from the Representor's land at [redacted], and more than 100m from the Representor's land at [redacted]

These setbacks, together with design of appropriate vibration isolators, will ensure that vibration and structure borne noise will be controlled.

It is common for planning authorities to include conditions of planning consent requiring mechanical plant equipment to meet the relevant *Environment Protection (Commercial and Industrial Noise) Policy*. We would expect the Council to include such a condition, or advisory note, on this application.

We also note the Bestec report required a 2.1 metre high timber lap fence along the western boundaries to ensure that car park noise and delivery noise achieves the criteria for continuous environmental noise, which was documented on the proposal plans.

Other Matters

Additional, though less common, matters were raised by representors. These include:

- External and internal light spill;
- Property value;
- Aged care resident amenity;
- Drawing accuracy;
- Asbestos removal;
- Tree removal;
- Adjoining development assessment; and

- Overshadowing.

In response to the above, we offer the following:

- With respect to external lighting we note:
  - » The Code limits planning assessment to external lighting only. The relevant policies are not quantifiable, that is, they simply seek for lighting to be positioned to not cause unreasonable light spill impact and are not hazardous to motorists or cyclists.
  - » For planning assessments it is accepted that the Australian Standard (AS 4282.2019) *Control of the obtrusive effects of outdoor lighting*, is relevant when measuring light spill impact; and
  - » On review of the light spill details that were submitted in the original planning submission, we confirm light spill at the site boundaries meets the Australian Standard and as such it is reasonable to conclude that external lighting has been appropriately positioned and designed with appropriate impacts;
- With respect to property value we note:
  - » It is established in South Australian planning case law that impact on property values is not a consideration for planning consent. Notwithstanding, the proposed building is architecturally designed and of a high quality and finish which will be an improvement compared to the existing development;
- With respect to internal building design and amenity for residents, we note:
  - » It is not possible to design a four-level building with 180 rooms to have advantageous northern sunlight access;
- With respect to drawing accuracy we note:
  - » Adjoining building envelopes were provided conceptually; and
  - » Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires plans to show the position of any existing buildings on the site, as such there is no statutory obligation to outline building elements on adjoining land;
- With respect to asbestos removal we note:
  - » The builder is required to adhere to the relevant SafeWork SA requirements; and
  - » It is accepted practice that advisory notes regarding asbestos removal are included on decision notification forms, reminding Applicants of their responsibilities;
- With respect to the two Regulated trees proposed for removal we note:
  - » All trees were assessed by an Arborist to inform their aesthetic and environmental qualities, which was outlined in our original planning submission;
  - » The trees are small trees, with limited canopy cover such that they were not considered important trees that warrant retention;
  - » The proposal retains and protects five Regulated trees and two Significant trees; and
  - » Overall landscaping and tree canopy cover is significantly increased by virtue of this application, with total permeable surfaces comprising 28% of the site and 21% additional canopy coverage compared to the existing canopy coverage;
- There are no planning grounds for development on adjoining land to be assessed in the proposed development application. Each application needs to be assessed against the Code; and
- With respect to overshadowing:

- » Solar study diagrams were included in the original planning submission, which clearly demonstrate the extent of overshadowing on adjoining land;
- » Land to the east and west are affected by overshadowing during only one part of the day, (i.e. either during the morning or the afternoon) rather than continuously throughout the day;
- » The extent of overshadowing onto adjoining land satisfies the Code guidelines, which requires north facing windows on adjoining land to receive 3 hours of sunlight during the day (9 am to 3 pm) and private open space on adjoining land receives 2 hours of sunlight to either half of the open space or 35m² of the open space;
- » No overshadowing is cast onto properties fronting Ross Street given they are north of the site; and
- » The land to the south comprises a road (Norman Terrace) and as such any overshadowing onto the road is entirely acceptable.

Summary

In our view the proposal is of a high-quality design, which satisfies the policies of the Code, presenting no detrimental interface impacts. For these, and other reasons, the application warrants planning consent.

We understand that the application we will be presented to the October CAP meeting. We request an opportunity to address the CAP in support of this proposal.

Feel free to contact me should you have any further queries.

Yours sincerely,

[redacted]

Theresa James
Associate Director

APPENDIX A

MFY traffic response letter

MLM/25-0094

19 September 2025

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F: +61 8 8338 8880
E: mfya@mfy.com.au
W: mfy.com.au
MFY Pty Ltd
ABN 79 102 630 759

Ms Theresa James
Future Urban Pty Ltd
Level 1
74 Pirie Street
Adelaide SA 5000
Australia

Dear Theresa,

APPLICATION ID: 25018240: OPAL HEALTHCARE CENTRE, 32-34 NORMAN TERRACE, EVERARD PARK

Dear Theresa,

I am in receipt of correspondence relating to the representations which have been received from residents responding to the proposal for the Opal Healthcare Centre at 32 – 34 Norman Terrace in Everard Park. You have requested that I review the matters raised that relate to traffic and parking with a view to providing additional advice to assist Council in its assessment of this matter.

I have summarised the matters which residents have raised in relation to traffic and parking below and provided a response to each concern.

- *""Surrounding streets are narrow and can't cope with the existing traffic from the current nursing home"*

  The "surrounding streets" range in width between 6.5m to 7.2m. Such widths are typical of residential streets and are adequate to cater for two-way traffic movements. Where on-street parking occurs there will be a need for passing movements to occur in a single direction at any one time. This is consistent with most residential areas and actually improves safety within the local road network as it substantially reduces the speed of traffic on the street.

  The capacity of the road network, even operating with parked cars is above 10,000 vpd which is much higher than would be expected on a residential street. Accordingly, it is not a matter of capacity that needs to be considered (the streets can easily 'cope' with the additional traffic) but rather a matter of whether the nature and function of the street as a residential street is potentially compromised.

  The streets clearly do accommodate the traffic movements associated with the existing facility as this facility has been located on the site for some time. The question then is to consider

whether the proposal will generate more traffic than the facility on the site and whether this additional traffic can be accommodated.

The subject proposal will result in no material change to the traffic volume generated, will have negligible impact on the adjacent residential streets and will not change the nature or function of the road network.

- *"Even more congested and dangerous in the local streets"*

  As detailed above, the proposal will not increase congestion within the local street network and will not contribute to a change in the safety environment. It is not clear what is considered 'dangerous' in these streets but if there is a specific existing safety concern it should be raised with Council.

- *"Trucks servicing the nursing home currently cut the corner of Halmon Ave, and Ross St all the time, it's only a matter of time before there is a serious accident."*

  Existing unsafe driving practices are not a matter for consideration within the development application process. The representor may wish to raise this issue with Council for consideration of a potential traffic control solution.

- *"Emergency ambulance and fire trucks will have trouble getting access because of the narrow streets and parked cars"*

  The proposal does not seek to implement restrictions on the existing road network. This road network is of adequate width to provide access for emergency vehicles, including fire appliances. In accordance with the Australian Road Rules drivers must maintain a trafficable passage of 3.0m when parking a vehicle which is adequate width to accommodate a fire appliance.

- *"My main concern is the restricted, narrow streets in the area. Access from South Road will be via Eurilpa and Halmon avenues amongst others. These streets were designed to be quiet residential areas"*

  The streets were designed to be within a quiet residential area. The proposal will not change the role of these streets and the nature of the development will result in traffic consistent with a "quiet residential area".

- *"The flow of traffic in the local streets is already very difficult to navigate due to limited visibility and narrow road widths because of parked cars on both sides of most streets."*

  The proposed development will generate low traffic volumes and will not impact the existing operation or functionality of the road network. Aged care facilities do not generate high traffic volumes as the trips primarily relate to staff. Visitor trips typically occur on weekends when volumes on adjacent streets are lower.

- *"I think the development should have the Ross Street access removed completely. The focus should be on Norman Tce for the entry and exit access with suitable no parking zoning on the southern side of the road to keep access clear."*

  The provision of distributed access for a development has a holistic benefit of reducing traffic impact on the broader road network and minimising impact for all adjacent residents.

- *"There appears to be access through the site (Norman Terrace – Ross Street) and this will also impact traffic in the small residential streets"*

  It is unclear why the respondent considers that the access through the site would impact the traffic in the residential streets. The nature of the residential area is such that access is only convenient if drivers have a destination within the area so there would be no benefit in external drivers using the internal driveway. Further the driveway is circuitous, only provides for low speed movements and will not have priority at the intersections. Accordingly, it will be fit for purpose as an access for the site and will not encourage additional movements.

- *The goods receivable area will need to be on the Norman Terrace side of the building and the T junction at the corner of Norman Terrace and Fourth Avenue either be blocked off or have limited access, to ensure the vehicles access the property by coming from South Road. The visitor and staff carpark should also be accessed from Norman Terrace."*

  It would not be a safe design solution to provide for truck manoeuvring adjacent the front door of the proposed facility. The delivery area has been designed to ensure movements enter and exit the site in a forward direction and given the low number of daily movements will have minimal impact on the adjacent roads.

  Further, these general access vehicles, together with all other traffic, should be distributed evenly on the adjacent road network. Adopting this holistic traffic distribution approach results in a minimal traffic impact for all residents rather than expect the entire access route to be adjacent residents on one street to the benefit of others.

In summary, it would appear that residents have an inflated view of the potential traffic generation associated with the proposal. It is for an aged care facility which will generate low volumes which will be readily accommodated on the adjacent road network with minimal impact. Further, there will be no change to the nature and function of the adjacent road network.

The distribution of traffic will minimise any impact to residents and the existing street functionality will not be compromised. Importantly, the relatively narrow streets and on-street parking create a desirable low speed traffic environment which should be fostered to maintain safety for road users.

Yours sincerely,
MFY PTY LTD

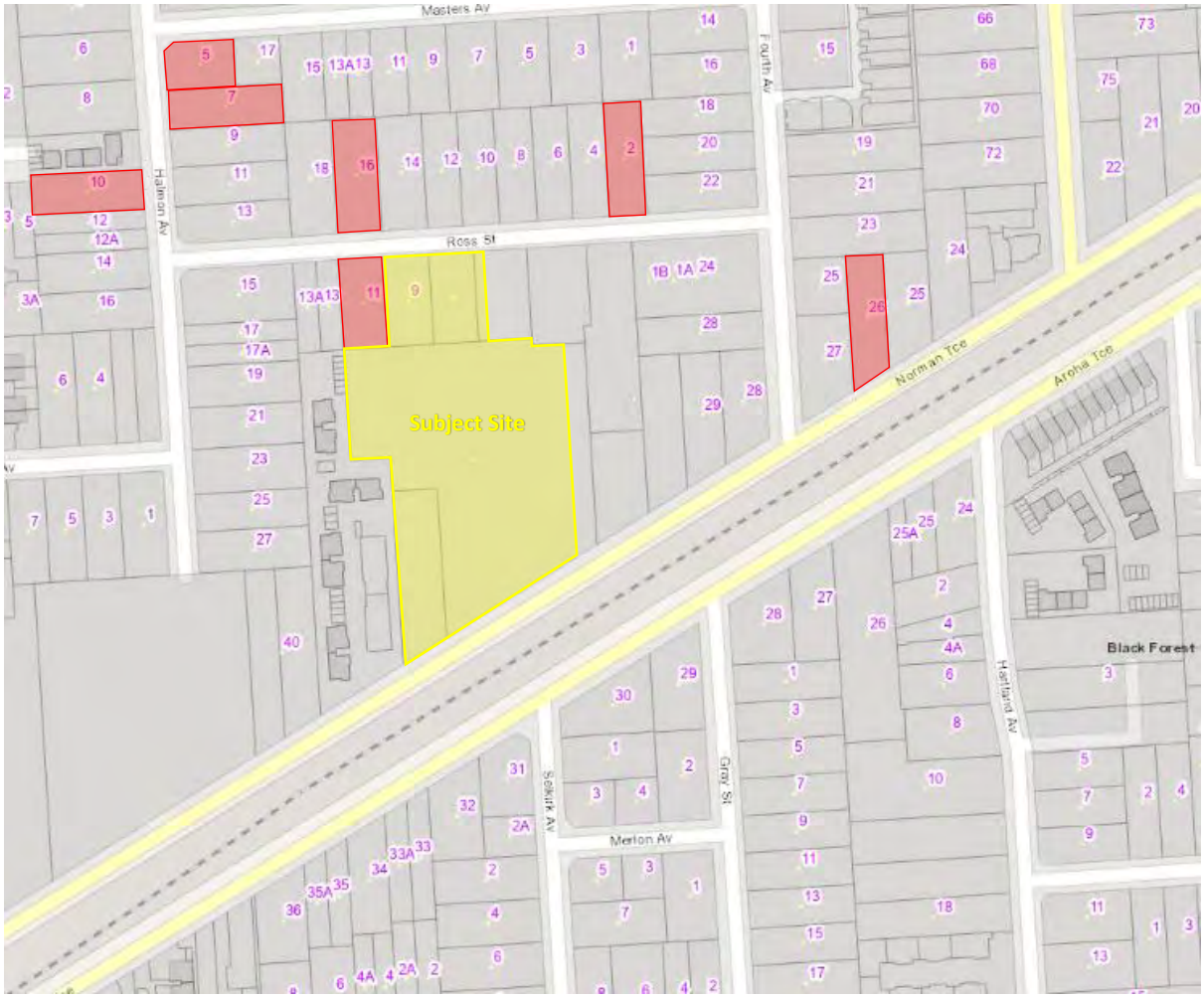
[redacted]

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR

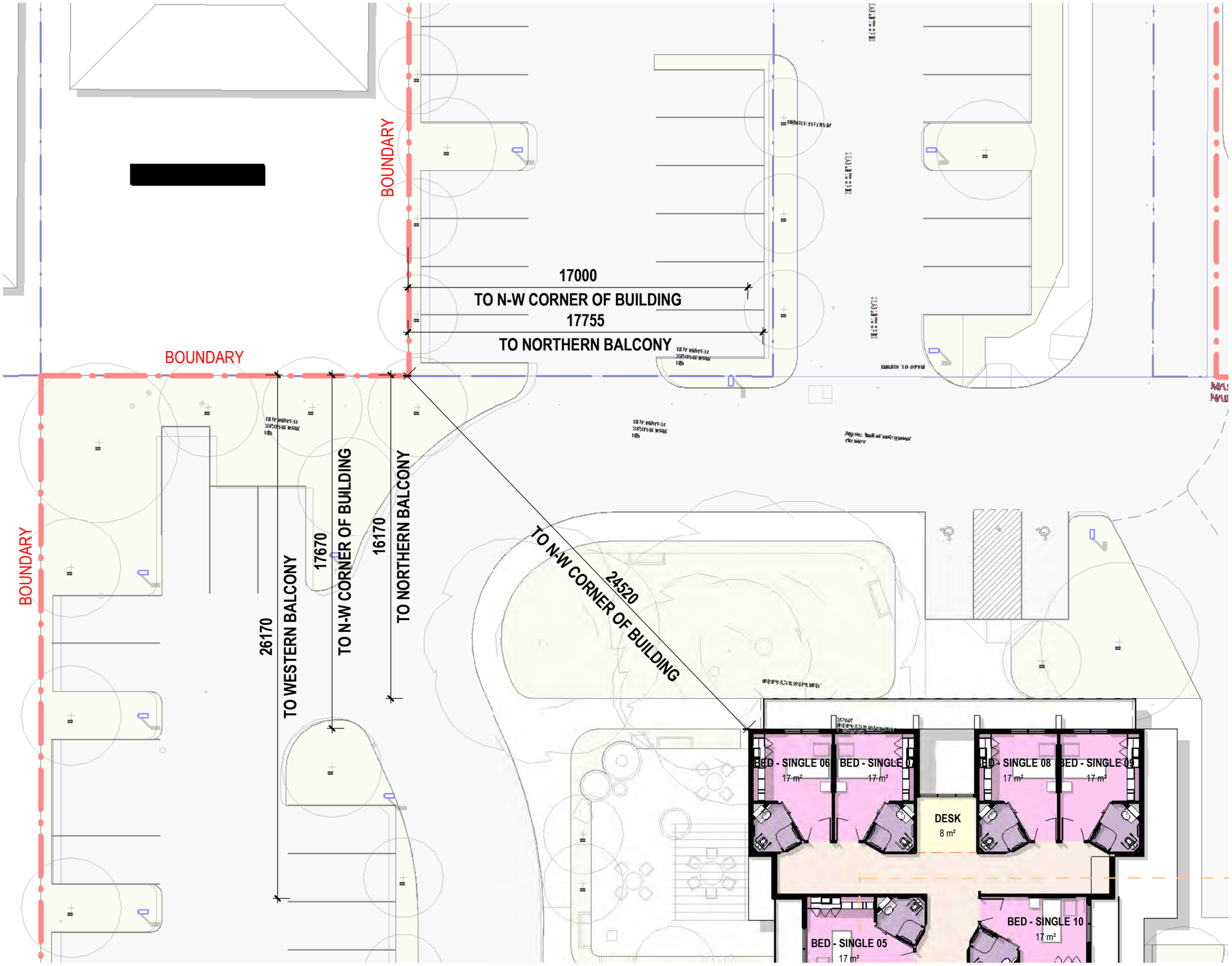
APPENDIX B

Representor's land concerned with overlooking (red)



APPENDIX C

Partial plan illustrating building setbacks to Representor's land at [redacted]



LEVEL 1-3 PARTIAL PLAN

OPAL HEALTHCARE

OPAL EVERARD PARK REDEVELOPMENT

SETBACK DISTANCES

09/22/25

2025016 **SK05**

BROWN FALCONER

28 Chesser Street, **Adelaide**, South Australia 5000
15 Railway Road, **Subiaco**, Western Australia 6008
Telephone : 08 8203 5800 ABN 65 007 846 586
brownfalconer.com.au

ITEM 6.1
APPLICATIONS BEFORE THE ERD COURT - SUMMARY OF ERD COURT APPEALS

TO: City of Unley Council Assessment Panel

FROM: Tim Bourner, Assessment Manager

SUBJECT: Summary of ERD Court Appeals

MEETING DATE: October 14th 2025

APPEALS - 3

Development Application / Subject Site	**Nature of Development**	**Decision authority and date**	**Current status**
DA25005852 – 169 Goodwood Road, Millswood	Removal of Significant Tree (River Red Gum)	Refused under delegation, April 14th 2025	Appealed to ERD, conference scheduled October 27th 2025.
DA23021294 – 3 Lynton Avenue, Millswood	Demolition of a Representative Building	Refused under delegation, May 12th 2025	Appealed to ERD, conference scheduled October 21st 2025
DA25007577 – 17 Birks Street, Parkside	Alterations to existing dwelling	Refused under delegation, May 1st 2025	Appealed to ERD, conference scheduled November 25th 2025

ITEM 9.1

CITY OF UNLEY COUNCIL ASSESSMENT PANEL – MEETING DATES FOR 2026

DECISION REPORT

REPORT TITLE:	City of Unley CAP - Meeting Dates for 2026
AUTHOR:	Sandy Beaton (Development Administration Officer)
MEETING DATE:	October 14th 2025

DISCUSSION

The meeting schedule for 2026 needs to be set. It is suggested that the Panel continue to meet on the third Tuesday of the month (subject to discussion below) which suits the meeting cycle of Council, has proven reasonable in terms of the number of applications placed before the Panel, and to-date, has generally been sufficient to adequately meet the demand for reporting and decision making under the Planning, Development, and Infrastructure Act.

The commencement time of 6pm would remain unchanged.

The meeting schedule of the third Tuesday of the month is recommended for all months besides January, where it is suggested that the Panel meet on the fourth Wednesday of the month. Pushing back the Panels meeting by one week to January 28th will allow sufficient time to meet reporting deadlines, which would otherwise fall during the Christmas/New Year period.

RECOMMENDATION:

That:

1. The report be received.

2. The meetings of the Unley Council Assessment Panel (The Panel) for 2026 be set as:
   - 28 January (Wednesday)
   - 17 February
   - 17 March
   - 21 April
   - 19 May
   - 16 June
   - 21 July
   - 18 August
   - 15 September
   - 20 October
   - 17 November
   - 15 December