DEVELOPMENT NO.:	21031474
APPLICANT:	14 JOHNSTON PTY LTD
ADDRESS:	14 JOHNSTON ST STIRLING SA 5152
NATURE OF DEVELOPMENT:	Construction of a three-level childcare centre (pre-school) with ancillary car parking, outdoor play areas and landscaping
ZONING INFORMATION:	**Zones:** • Suburban Main Street **Overlays:** • Hazards (Bushfire - Medium Risk) • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Regulated and Significant Tree • Traffic Generating Development **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) - 10 Metres • Maximum Building Height (Levels) - 2 Levels
LODGEMENT DATE:	12 Oct 2021
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	Operative Version 2021.14 - (23 September to 13 October 2021)
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Melanie Scott/Aaron Wilksch
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Council Engineering Council Arboriculture

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the re-development of 14 Johnston Street, Stirling, including the demolition of the existing dwelling, a circa 1960's-70's single storey, brick building and associated outbuildings.

- The proposed re-development is to comprise a three-storey pre-school facility including children's pre-school services within the building and undercroft car parking arrangements for up to 23 car spaces and 6 bicycle parking spaces.
- The proposed building's overall dimensions are to be 18.0 metres wide at its frontage to Johnston Street and 45.5 metres in depth (inclusive of first storey platform deck). The overall building height is approximately 9.1 metres above natural ground level for the second storey roofline at the Johnston Street frontage and approximately 9.6 metres maximum height at the rear of the second storey roofline (lift-housing). The façade of the building is a maximum of 6.3 metres to the top of the first storey roof at the Johnston Street frontage noting the upper level is further set back from Johnston Street.
- The proposed building establishes a building line setback of 8.0 metres from Johnston Street (excluding dedicated play area fencing and stairway access, and exhibits zero side boundary setback, building-to-boundary line on both the north-eastern and south-western side property boundaries. There is a minimum setback of 5.6 metres to the north-west (rear) property boundary. The lower ground level (undercroft parking and rooms 1 and 2) has retaining on the boundaries for the entire length of the proposed building (approximately 45metres, generally less than 1 metre in height below ground level. There is retaining up to 2 metres in height adjacent the rear boundary with 12 Johnston Street created by correction of the cross fall on the site and the plan to create a level outdoor play area.
- Rear 'yard' areas are to be set out as dedicated children's activity / play spaces and the site frontage is proposed to include new landscaping either side of the vehicle access ramp to the undercroft parking area, with the northwest corner of the frontage accommodating the necessary firefighting booster box infrastructure.
- The proposed building incorporates a composite of materials including natural limestone face masonry (rough finish in natural material / and render finishes), ADBRI 'oatmeal' retaining block walling, vertically expressed profile (Lysaght longline or similar) metal and fibre cement wall cladding in Colorbond 'windspray' (light grey), with roofing material for the first and second storey roof and lift-plant housing being Lysaght longline or similar in Colorbond 'windspray'. First storey roofing is predominantly formed as green roof areas for use as children's activity / play spaces.

BACKGROUND:

The proposal was lodged in October 2021 with the application proceeding to public notification phase in early November 2021, receiving considerable representation as detailed below. The applicant sought to place the application on-hold in December 2021 whilst considering and responding to the public representations. The response was received in February 2022.

The land has been formerly developed with a single storey, brick dwelling, established circa 1960's-70's which has been previously approved for demolition in 2018 (473/760/18) as part of a previous redevelopment proposal.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF THE PROPSAL
12/04/2021	21/365/473	Demolition of existing dwelling & construction of two storey childcare centre, including undercroft car parking, deck, retaining walls, fencing & associated earthworks (non-complying) WITHDRAWN

10/04/2019 (Planning Consent only)	18/760/473	Two storey mixed use development incorporating shop, office, residential flat building (8 dwellings), undercroft car parking, retaining walls (maximum height 1.2m), fence (maximum height 3.4m), associated landscaping & earthworks, & demolition of existing dwelling & outbuildings LAPSED 10 April 2021
8/02/2011	11/62/473	Carport
3/01/2003	02/1283/473	Addition to detached dwelling - verandah
31/07/2002	02/571/473	Domestic Outbuilding - garage

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 14 JOHNSTON ST STIRLING SA 5152
Title ref.: CT 5350/901 **Plan Parcel:** F158259 AL13 **Council:** ADELAIDE HILLS COUNCIL

The site is a relatively rectangular shaped allotment of approximately 1054m² with frontage of 19.6 metres and depth of 60.1 metres on the low side of Johnston Street. The site has moderate slope away from Johnston Street with a variation of approximately 4.0 to 4.5 metres maximum fall diagonally across the site from front (south-west) to rear (north-east) of the site or a grade of approximately 1:10.

The land contains the previously mentioned dwelling and two domestic outbuildings, all of which are to be demolished to make way for the proposed development.

Locality

The locality exhibits a similarly sloping landscape, and typically large (600 to 1000m²) allotments. The streetscape and locality exhibits a high degree of existing vegetation and landscaping amongst residential and commercial land uses (including retail, service and office land uses) within the subject Suburban Main Street Zone and the adjacent Suburban Neighbourhood Zone.

The locality is serviced with reticulated mains water and sewer services and well-established roads, footpaths and stormwater drainage infrastructure. Johnston Street is a minor scale local road which connects to the State maintained, Mount Barker Road which is the main thoroughfare through Stirling.

The locality is considered to have a strong mixed-use / urban character, influenced by the diversity of land uses such as small-scale retail shops, supermarket and service / office orientated businesses amongst residential land uses.

CONSENT TYPE REQUIRED:

Planning Consent sought with subsequent Building Rules Consent required.

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

  Pre-school: Code Assessed - Performance Assessed – All Other Code Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed – All Other Code Assessed

- **REASON**
  P&D Code does not define any prescribed assessment pathway for the proposed form of development.

PUBLIC NOTIFICATION

- **REASON**
  Exemption from notification is available in Township Main Street Zone Table 5, (refer Item 3 (m) in Column A). However the proposal is not considered a minor variance to DPF 3.1 with regards to height and building levels (*2 levels and 10 metres prescribed*) referenced in the corresponding exceptions in Column B, and accordingly is determined to require Public Notification.

  References in Table 5 Item 3, in Column B to DPF 3.2 and 3.3 are not relevant to the assessment of the proposal.

  Public Notification period: 15 November 2021 - 3 December 2021

- **LIST OF REPRESENTATIONS**
  During the prescribed public notification period, a total of thirteen (13) representations were received.

  Of the thirteen representations, three (3) represented support (with some concerns raised) for the proposed development and ten (10) representations were made in opposition to the proposal.

Rep. No.	Name / Address	Property Address	Opposes / Supports	Desires to be heard?
1	R. Meyers	8 Cunningham Street Reid 5118	Opposes	No
2	P. Varga	12 Oakbank Street Stirling 5152	Opposes	No
3	S. Dwyer	12 Oakbank Street Stirling 5152	Opposes	Yes
4	N. Kassebaum	4 Oakbank Street Stirling 5152	Opposes	Yes
5	E. Boland	10 Oakbank Street Stirling 5152	Supports – With some concerns	Yes
6	B. Baldwin	2 Oakbank Street Stirling 5152	Opposes	Yes
7	G. Baldwin	2 Oakbank Street Stirling 5152	Opposes	Yes
8	M. French	PO Box 291 Crafers 5152	Opposes	Yes
9	V. Sands Kwong	12 Paratoo Road Aldgate 5154	Opposes	Yes
10	R & J Sands	16 Johnston Street & 31 Milan Tce Stirling 5152	Supports – With some concerns	Yes
11	E. Ansell	12 Johnston Street & 28 Mount Barker Road Stirling 5152	Supports – With some concerns	Yes
12	D. Wallis	PO Box 95 Stirling 5152	Opposes	Yes
13	B. French	PO Box 16 Aldgate 5154	Opposes	No

- **SUMMARY**
  The matters raised in the representations reflects the matters summarised in the following table. Where shown in italics the response is a direct quote from the response to representations prepared by the applicant.

Summary of Representations	
Representation Issue	**Applicant's Response**
Traffic Congestion on Johnston Street:	
Multiple representations contend that the existing traffic arrangements on Johnston Street create unreasonable congestion, safety and generally undesirable traffic impacts.	*Traffic Assessment by Phil Weaver & Associates – provided as **Attachment B**. - In summary, the advice finds that the amended design:* *Provides an appropriate quantity of on-site car parking spaces, which would address the anticipated peak parking demands associated with the subject development based upon application of car parking rates typically applied for developments operated by the applicant.* *Addresses the design concerns raised by the representors,* *Will not result in adverse traffic impacts on the adjacent road network, and* *Provides a design standard which is appropriate and meets the requirements of the relevant Australian / New Zealand Standards for off-street car parking areas inclusive of appropriately designed accessible (disability) car parking for use by clients and staff. The design of the on-site car parking area will provide appropriate car parking for use by parents / carers conforming to the requirements for a User Class 3a development.* The applicant response also provides clarification that: • *the proposal has no reliance on on-street car parking and therefore should not contribute to street congestion.* • *the proposal has no reliance on the open lot car park at 12 Johnston Street, and* • *The proposed car stackers are not "pit-style" **(reference also to impacts to 'Tree 5)**.*

Existing Businesses in Locality (proliferation / demand):	
Representations suggest that there are enough businesses in Johnston Street already and another cites that there are already 3 existing childcare services in and proximate to Stirling.	*Responded to directly by the childcare operator in* ***Attachment A*** *- identifies that there is demand for childcare in Stirling and that a shortage presently exists.* The statement regarding there being *enough existing businesses in Johnston Street* is not directly addressed. The relationship to other existing development in the area, is limited to character and consistency with the planning policies, and is not considered to be relevant in the assessment of the proposal against the performance values of the Code.
Operational Noise / Plant Noise:	
Representations identify potential for noise impacts both from operation of the pre-school / children's services development and from the operation of plant.	The Applicant response provides that: *Desired Outcome 1 of the General Policies for Interface between land uses and PO 1.2 provides guidance on the acoustic interface between non-residential and residential uses:* *DO 1: Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.* *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.* *The Zone envisages the coexistence of residential and non-residential land uses. These include preschools, consulting rooms, places of worship, tourist accommodation, indoor recreation facility (gyms) and hotels – all of which have the ability to create potential impact if not designed and managed correctly at the residential interface.* *In response to the items raised regarding noise from the facility, the following is noted:* *• The proposed development has been designed to direct the childcare centre outdoor play areas away from the residential interface. This reduces potential for noise.* *• The operating hours of the childcare are Monday to Friday (6:30am to 6:30pm). After hours and weekends noise will not occur at this site given its hours of operation.*

	• A 1.8m high solid boundary fence at the residential interface, providing noise attenuation will be erected at the boundary in locations where solid boundary wall is not proposed – refer drawing TP.08. This is common practice in childcare facilities adjacent to residential properties. *• Plant equipment - Service equipment is currently being sized by Meinhardt Group based on the final proposal. An acoustic engineer will confirm acceptable noise levels of plant and provide recommendations for any shrouding or noise mitigation where required.* *• The location of services is proposed to be on the green roof near the Staff Room area away from the residential interface.* *• DPF 4.1 of the Code, Interface between land uses General Development Policies seeks that Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. The Applicant will accept a condition of consent which includes reference to this policy in its operation.*
Overshadowing / Overlooking:	
Neighbouring land at 16 Johnston Street & 31 Milan Terrace is considered to be subject to overshadowing with overlooking potential to its private open space	Shadow diagrams for winter solistice arc conditions and detail of neighbouring land are provided in the Applicant response in respect of the overshadowing concerns. *The Code's Interface between Land Use provisions provide some quantitative criteria to mitigate overshadowing of residential land uses in a neighbourhood type zone. In this case, the adjacent properties to the west/south-west are not located in a neighbourhood zone and are within the same Suburban Main Street Zone. Where adjacent land uses are not in a neighbourhood zone, development need only to be designed to enable access to direct winter sunlight to north facing windows.* *The proposed development will provide for almost 3 hours of direct sunlight to north-facing windows of adjacent properties (the requirement if they were in a neighbourhood zone) and therefore the proposed development clearly satisfies the Interface between Land Uses Principle 3.1. Similarly, the proposed development will provide for more than 2 hours of direct sunlight to adjacent properties' private open*

	space and therefore will satisfy Interface between Land Uses Principle 3.2. In respect of Overlooking: *The extent of overlooking is considered minimal given that:* *• the rear yards of adjacent properties at 16 Johnston Street and 29 Milan Terrace are heavily vegetated by tall trees (refer Image 3 and Image 4); and* *• the design incorporates a 1.8m high Aluminium fencing with perforated metal with maximum 25% open area to the outdoor play area which restricts overlooking from the site into the private open space of adjacent properties. The Code seeks screening of balconies to a maximum of 1.7m above ground level (and allows for a 25% openings/transparency).* *For these reasons, the proposed development satisfies Design in Urban Areas Performance Outcome 10.2.*
Light spill:	
Neighbouring land at 16 Johnston Street & 31 Milan Terrace is considered to be subject to impacts from light spill	*The following response is provided to address the concerns raised about potential for light spill by adjacent owners:* *• The proposed lighting will be consistent with AS4289: Obtrusive Effects of Outdoor Lighting - and the Applicant will accept a condition of consent which requires this compliance.* *• All lighting will be connected to a timer and will be switched off in the evening.* *• The lighting layout will be designed to ensure that no external light fittings impact neighbouring properties through use of honeycomb diffusers to direct light and reduce glare while retaining adequate lighting levels.*
Stormwater:	
Neighbouring land at 16 Johnston Street & 31 Milan Terrace raised concern regarding management of stormwater from the building and its surfaced areas.	Stormwater management is not discussed in the Applicant response, however it is noted that the prospect of any stormwater run-off entering the adjoining land is unlikely, given the contour of the land, with the representors' allotments being elevated above the level of the site of the proposed development.

	Stormwater is addressed within the assessment relevant to the performance provisions.
Security (of accessible car park area) after operating hours:	
One representation has raised concern regarding the security of the un-secured car parking area attracting loitering and anti-social behaviour outside the hour of operation of facilities and especially during night-time periods	*Amendments to the design have arisen following feedback from the community -* *The car park will incorporate a gate which will be closed outside of the opening hours of the proposed childcare centre. This gateway will be set back approximately 6.5 m from the property boundary and would provide for sufficient distance between the gate and the property boundary to* <contain> *a vehicle entering the car park in after-hours periods without this vehicle encroaching onto the Council Road verge or footpath area.*
Amenity (appearance) of south-west wall on boundary & impact to tree 5:	
Neighbouring land at 16 Johnston Street & 31 Milan Terrace raised concern regarding the proposed building's boundary wall along the entire length of the adjoining allotment boundary and its open space area. And Tree Number 5, identified as a regulated tree. Within the arborist reports, it is noted that to reduce possible damage to this tree the proposed footings are being designed to avoid the Structural Root Zone. However, it is also noted that there will be a pit/s associated with the car stackers.	A 1.8 metre high solid timber paling acoustic fence has been nominated for the rear 'yard space' and along the access ramp to the proposed building where is adjoins 16 Johnston Street and 31 Milan Terrace. Other portions of the boundary are addressed by a by an oatmeal smith block work wall. 1.8 metre high aluminium post & perforated metal balustrading has been applied to the first storey balcony to the rear of the centre adjacent the level 1 outdoor play area to mitigate overlooking. The Applicant response has indicated that: *The proposed car stackers are not "pit-style*", and accordingly is not considered to be of any greater significance to the retention and health of 'Tree 5', beyond the concerns addressed in respect of footing design. Council has had an independent arborist review the design, provided arborist report and proposed construction method and is satisfied 'Tree 5' is reasonably protected.
Does Not Accord Dept. Edu. Design Standards:	
One representation identifies that the operation of the facility will present a significant and foreseeable risk of contravention of the Department of Education mandated design standards and guidelines for early childhood facilities.	*Compliance with childcare operational standards has been responded to directly by the childcare operator in* ***Attachment A****. Its response identifies that:* *• The proposed childcare centre will comply with the all relevant standards for the design and operation of childcare centres as required by legislation and Department of Education mandated design*

	standards and guidelines for early childhood facilities. *• The Building Code will deal with fire risk and evacuation procedures/requirements. State fire authorities will have involvement in the outcome of fire and evacuation design requirements. A fire consultant which has been engaged by the operator has already been engaged and has provided advice on the preliminary design and will continue to provide advice through the detailed design phase.*
Emergency Evacuation & Staffing Ratio – Reference to Education and Care Services National Regulations (2011):	
One representation identifies that the operation of the facility will fail to accord staffing and emergency requirements for children's services facilities and presents *very real high risk of accident and incident involving the young children*.	As above. Additional 'industry standards' outside of the operation of the Planning and Design Code and the Building Rules & National Construction Code are not applicable to the assessment of this proposal against the Code Performance values. Staffing Ratio: *With regard to confirmation of overall children and staff numbers, a typical daily capacity of children would rarely ever reach 100%. Most childcare centres operate with the a "steady state' rate of 85-90% capacity. For this facility, the number is around 86 of the 95 children. Staff numbers would be up to 17 staff for the care of children and 2 further staff (centre director and chef). Staff numbers are directly linked to the age of children i.e. babies require a greater number of staff than the pre-school age children.*
Car Parking Ratio:	
Representations contend that the car parking ratio is inadequate for the anticipated intensity of use, staffing level and demand for car parking, including failing to accord the prescribed parking ratio requirements.	*An increase in off-street car parking from 21 car parks to 23 car parks (equivalent to 1 parking space per 4.13 children).*
Does not accord Building Height:	
One representation presents objection on the basis that the proposed building exceeds the prescribed maximum height limit of the Zone.	The Applicant response provides that: *The Architects have confirmed that the building height above the finished car park level to the top of the roof is 10.3 metres (basement level 506.28, roof level 516.58). The lift overrun is 800mm above this level.*

	The prescribed Building Heights of 2 Levels and 10 metres for the site / Zone are assessed further within the Assessment section of this report in respect of the height departure.
Does not accord Setbacks:	
One representation presents objection on the basis that with no building exists on one side of the proposed building and the proposal does not meet minimum 10m Primary Street setback requirement.	The representation made in respect of the building's setback to Johnston Street has not been responded within the response document, however is assessed further in the Assessment section of this report.
Interface with adjacent land uses:	
One representation contends that the proposal does not adequately consider the interface with 12 Johnston Street, which is currently 'undeveloped' car parking land, and that the proposal neglects to consider that at any point in the future may be developed into a suitable use in the zone (and be impacted by overlooking or overshadowing implied).	Interface with 12 Johnston Street: *A representative of the owner of 12 Johnston Street, the open lot car park to the east of the land provided a representation which supports "the principle of the proposed use and redevelopment of the land". They did however query:* *• interface conditions with their site; and* *• how this proposal may impact the future development potential of their land.* *Proposed Interface* *The proposed development builds to the eastern boundary (the western boundary of 12 Johnston Street) and has taken into account the considerable level change between the land and its neighbour through the use of boundary retaining walls. The proposed material at this interface is "Adbri masonry versation or similar blockwork wall" in oatmeal with a smooth finish – refer Image 5.* *The applicant would consider altering the material should the adjacent landowner seek its amendment.* *Future development potential* *Any future development of 12 Johnston Street would form the subject of a Development Application to Council for assessment, consideration of the proposed built form would need to have regard to site context and impact on its neighbours regardless of what is being proposed on the land.*

The Applicant's response recognises most issues raised by the representations providing further information and responses to clarify the matters raised and for the purposes of the assessment. The response also proposed design amendments, most notably the creation of 2 additional carparks, a decrease in the gradient into the carpark, gates to lock the carpark after-hours and 1.8m high perforated metal screening to prevent

overlooking to the west. With regards to the impact on future development on 12 Johnston Street the zone supports a range of non- sensitive uses and should a sensitive use be proposed there are design tools to mitigate adverse impacts.

It is considered that the many and various matters have been responded to adequately and with relevant legislative references to the extent that the elements such as 'industry standards' which lie beyond the scope of the South Australian Planning System and the National Construction Code are clearly excluded from consideration in this assessment.

The visual impacts of retaining walls have been addressed to a degree that technical compliance with the Planning and Design Code provisions can be suitably demonstrated, noting there is currently a 2metre cut on the boundary with 12 Johnston Street. Arguably the proposed retaining may create a better outcome, noting the proposed retaining is 3.1m above natural ground level at its most extreme with regards to 12 Johnston Street. The natural form of the land in this area has resulted in both substantial and informal level differences. Overlooking can be mitigated and the applicant has offered to alter materials should this be desirable.

It is also acknowledged that the proposed development fundamentally accords with the intent of the zone in terms of the form of development and its context to the Suburban Main Street Zone. Whilst the Zone has substantial existing residential forms of development it has been zoned to accommodate a degree of commercial activity. In this respect, the 'future development' of 12 Johnston Street, may or may not encounter interface or sensitive receptor type issues if, and when it is developed in the future.

A copy of the representations are included as ***Attachment 4 – Representations*** and the applicant's full response *(including the additional Applicant statements and Traffic Assessment) as* ***Attachment 5 – Response to Representations***.

AGENCY REFERRALS

No referrals to external agencies were required.

INTERNAL REFERRALS

COUNCIL ARBORICULTURE

Report from Gary Moran of Adelaide ARB Consultants which covers Council trees impacted by the proposal and commentary on trees 5 and 2 which are on neighbouring land.

> *...There were deliberations surrounding the legislative control status of Tree 5. I looked at the layers of relevant tree legislation and I have spoken with other industry professionals to determine Tree 5 is a Regulated Tree and tree-damaging activity cannot be undertaken despite the fact it is located within 20m of an existing dwelling in a bushfire risk area.*
>
> *To be clear, trees in these circumstances are only exempt from removal, not from tree-damaging activity.*
>
> *…conforms with Australian Standard AS 4970-2009 Protection of trees on development sites.* Further advice from review of the development :
> • *The development consists of the demolition of the existing dwelling and infrastructure and the construction of a three storey child care centre and associated infrastructure.*

• Tree 2 is identified as Eucalyptus viminalis - Manna Gum. Aerial imagery indicates it is located more than 20m from existing dwellings and therefore it is protected under the Native Vegetation Act 1991.
• Tree 5 is a Regulated Tree and it is not exempt from tree-damaging activity (as discussed above).
• The two (2) arboricultural reports provided by the applicant's arborist conform with Australian Standard AS 4970-2009 Protection of trees on development sites.
• The root investigation conducted by the applicant's arborist conforms with AS 4970-2009. This has identified root sizes and locations. This information has been used to assist in a design aimed at avoiding/reducing impacts to the trees.
• The tree-sensitive design solutions (pier and beam footings) are expected to minimise impacts to the trees.
• The tree protection plan provided by the applicant's arborist effectively demonstrates inadvertent impacts to the trees will be avoided/minimised during development activities…[and]

The proposed works are considered to be consistent with the principles of preserving the Regulated and protected trees, which contribute to the landscape and natural aesthetics of the streetscape and locality.

Conditions should be applied for the protection of the trees and the RPZ during construction (refer recommended condition 9).

COUNCIL ENGINEERING

Reviewed the documentation provided for this development specifically considering the following:

1) Proposed access to the property.

2) Stormwater requirements with no objection to the proposed development with the following conditions:

    1. Access is acceptable. Existing crossover is to be decommissioned. New crossover and kerbing to be installed for the width of the property to Council Standards SD13, kerbing to marry into the existing.

    2. Stormwater discharge to the street to Council Standard SD25 a. Stormwater discharge to the street at 10L/s is acceptable b. Please demonstrate pump chamber capacity and that pump chamber won't over flow.

    3. Please note there is an existing stormwater 150mm pipe that crosses the front of the property, no alterations are to be made to this. If damaged please report to the Council immediately.

The proposed development provides technical detail as to the requirements of an underground detention and pumping system to the required maximum discharge specifications to match Council's stormwater infrastructure capacity, which will cater for surface stormwater run-off (and any other captured stormwater which cannot be discharged directly to the street water table from the building / roofline areas).

The engineering solutions for this system are contained in the Drew Rudd Engineers' Stormwater Management Plan Report dated 3 March 2021. A reserved matter is proposed to address the final design of both the cross over and the stormwater sump.

PLANNING ASSESSMENT

Desired outcomes
Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes
Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

Designated performance features
In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a *designated performance feature* or DPF).

A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily 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 the need to assess development on its merits against all relevant policies.

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in ***Attachment 6 – Relevant P&D Code Policies***.

Zone & Sub Zone:

<u>Suburban Main Street Zone</u>

Desired Outcomes	
DO1	A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.
DO2	A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities
DO3	An intimate public realm with active streets created by integrated mixed use buildings.
Performance Outcomes/Designated Performance Feature (DPF) criteria	
PO/DPF 1.1 (l), 1.2, 1.3, 2.1, 2.4, 2.5, 2.7, 3.1, 3.4, 3.5, 3.7, 3.8, 4.1, 4.2, 5.1,	

The proposal is for a form of development which falls within the ambit of DO 1, as a commercial/community development envisaged in PO/DPF 1.1, supporting the local area's children's services needs of the community.

The proposal pursues a higher degree of pedestrian activity within Johnston Street in respect of DO 2, DO 3 and PO/DPF 1.2 with respect to the foreseeable outcome that people using the services of the proposed development also conveniently utilise other services or conveniences within the suburban main street area (including the various retail, food and beverage, grocery shopping and nearby library, or professional & commercial services) all of which are in close walkable distance of the proposed development and resultantly increase active pedestrian interaction within the zone, also according with Zone PO 2.7.

In respect of the above, the proposal may also reflect in a degree of distributed parking in the locality (which is reflected more so later in the *General Provisions – Transport, Access and Parking* section of this report) - not in the context of street parking in Johnston Street, but appurtenant to other services in the main street locality, such as at the Council offices & library, at the supermarkets or at the local shopping complex.

In respect of PO 1.3, the frontage of the site and the building is engaging, with a small area for outside recreation and landscaped access to the building, however could arguably be improved with a greater degree of activity at the front of the building's first or second storey, notwithstanding the 'green roof' feature occupying this area adds to a pleasant street appeal.

In terms of Built Form and Character PO/DPF 2.1, the building design responds well to challenging topography of the site. It utilises the undercroft area for requisite parking and ease of service such as laundry as well as lift access, whilst producing a built form with substance at the first storey level, reminiscent of a low-podium design and exhibits 'lighter weight' reduced built form and bulk at the second storey. The building has an interesting form, which whilst not consistent with the majority of the surrounding residential development, is not at odds with the intention of the Zone to develop as a vital and *visually engaging* environment.

PO 2.4 is accorded well given the broadly open plan layout of the building and its open balcony / deck areas and is considered to be a design which would readily adapt in the future to many of the other envisaged forms of development identified in PO/DPF 1.1.

In respect of PO/DPF 2.5 less than half of the area of the front projection of the first storey is permeable / open and glazed, however the building is set back from the street frontage and the street presentation is augmented with landscaping at the site frontage which further 'softens' the building appearance from the street.

Building Height and Setbacks:
The building height and setbacks have been raised within the representations received through the Public Notification process and it is acknowledged that the building height departs from the maximum prescribed both in terms of rise in storeys and maximum building height.

The departure in terms of storeys is not insubstantial given the proposed building is three levels. However it is considered the lower ground level with undercroft carpark as mentioned above in respect of *design*, responds well to challenging topography. Much of the lower carparking level is concealed from view by the topography of the site and contributes little to the building's height and bulk when observed from the front of the site. However when compared to the height of the first storey floor level at the north-eastern side boundary to 12 Johnston Street (the car parking land) it presents as three storeys. As already mentioned the topography of the area is challenging and there are significant level differences in this location already existing. This is a side property boundary and it is contemplated that the adjacent land may at some future time, itself support substantial built form including high-walls of two-storey development to 10 metres height as envisaged.

The departure in terms of overall height, being only 300mm over the prescribed height (at the top of the second storey roofline), with the lift-overrun housing and solar panels within a further 800mm over the roofline, is considered to closely accord with the height provisions and be reasonably acceptable. The lift overrun and solar panels in their own right are small elements in the scheme of the building and realistically will contribute little to the buildings overall form or perceptible height, when viewed from the street.

The building is not inconsistent in height and visual bulk with the building at the intersection of Johnston Street and Milan Terrace, which has a lesser setback to Johnston Street at approximately 6.0 metres.

The proposed building's setback was also contended within the representations received, citing that in the absence of a building on 12 Johnston St, the proposed development did not comply with the setback provisions. PO/DPF's 3.4 and 3.5 provide that *Buildings with no setbacks from road boundaries achieve a continuity of street façade to the main street (PO 3.4 & 3.5).* DTS 3.5 specifically provides the acceptable performance feature is *Except where contrary to DTS/DPF 3.2 or 3.3* (which do not apply/have no effect as the subject land is not adjoining land used for residential purposes in a neighbourhood type zone)*, building walls located on the site's side boundaries, with the front wall set back in line with neighbouring buildings.*

In this respect the neighbouring buildings to the west of the proposed development on Johnston Street, these have minimum setbacks from building to site frontage of between 6 and 7metres (16 and 18 Johnston Street) and 6 metres (31 Milan Terrace) and therefore an average of approximately 6.6 metres. Considering the setbacks of those buildings' opposite within the Suburban Neighbourhood Zone (zero setback, 7 metres setback and 3 metres setback respectively) there is an average of 5.0 metres in the locality. The proposed building setback of 8 metres is therefore considered to satisfy PO/DPF's 3.4 & 3.5 in respect of continuity of streetscape and consistency of streetscape and is not considered prejudicial to the Suburban Neighbourhood Zone opposite, as described in PO/DPF 3.8.

The composition of car parking is considered to accord with PO/DPF's 4.1 and 4.2 in respect of the access point not being at interface with the 'main street' areas. The inclusion of gating for the undercroft car park and its positioning to permit the length of a vehicle within the site without interfering with the operation of the footpath is considered satisfactory. The proposal, having no reliance on street car parking should minimise traffic impact to a degree (permitting turn-in and turn-out traffic interactions) which remain consistent with the envisaged forms of development to be established in the zone. Car parking ratios are discussed in the *General section*.

Overlays:

Hazards (Bushfire – Medium Risk) Overlay

Desired Outcomes	
DO2	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.1, 2.1, 5.3	

In respect of POs 1.1 and 2.1, the proposed development, being of a commercial nature, is likely to be subject to a high degree of maintenance and up-keep, including the management of any debris which could occasionally accumulate within the balcony deck area, plant and equipment enclosures or generally about the building's walls and roof. The design of the building is relatively simple in its form and open with much of the roof-deck spaces being highly accessible.

The paradox is the green roof area, which is highly desirable from aesthetic and energy efficiency viewpoints, but is without substantial direction from a bushfire risk perspective. It is considered appropriate in this regard that the green roof component of the development be conditioned to incorporate suitably fire-resistant species (such as succulents or other species which do not develop dry, spent foliage as a fuel load) and that the rooftop garden areas are to be irrigated and therefore wet-down to minimise potential of ember attack initiating a fire in this area of the building.

The building does not rely upon fire tracks for access of fire appliances or evacuation, with the site having appropriate direct frontage to the formed local road network, which is considered satisfactory in respect of PO 5.3.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Desired Outcomes	
DO1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.1, 2.1, 3.1, 3.2,	

Wastewater management is via existing sewer scheme and will not impact upon the health of the Mount Lofty Ranges Catchments, according PO/DPF 2.1.

Stormwater is to be discharged to the local street water table. The proposal utilises an underground capture and detention system with pumping apparatus to deliver detained water back to the street water table at the appropriate rate determined by Council Engineering, and resultantly will detain pollutants and sediment captured or mobilised in the stormwater, so reducing the potential for pollutants to enter the municipal stormwater system according DO 1 and PO 1.1, 3.1 & 3.2. The proposed development also has a moderate composition of permeable surfaces which will assist in stormwater drainage.

The proposed development has reasonable prospect of re use of captured / detained stormwater for landscape irrigation.

Native Vegetation Overlay

Desired Outcomes	
DO1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystems services, carbon storage and amenity values.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.1	

The proposal is considered to observe appropriate requirements for the preservation of the adjacent Eucalyptus viminalis *(Manna Gum)*, which is identified within the arboriculture report as being unlikely to be subjected to any adverse impact from the proposed development, notwithstanding, the tree should be appropriately protected during the construction phase. Refer recommended condition 9.

The other substantive trees on the site are Cupresses macrocarpa (Monterey Cypress) which are non-native species and a species that are expressly excluded from being regulated trees.

The tree of concern is a *Liquidambar styraciflua* (Liquidambar), which is non-native, but is a Regulated tree (discussed in the appropriate overlay section below) on 16 Johnston Street.

Prescribed Water Resources Area Overlay

Desired Outcomes	
DO1	Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of watercourses.

This overlay is not considered to be directly relevant to the proposal as the PO/DPF criteria relate to activities that require water allocation licences from Landscape South Australia such as horticulture, forestry and new dams or alterations to existing dams.

Regulated and Significant Trees Overlay

Desired Outcomes	
DO1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.1	

The proposal is considered to observe appropriate requirements for the preservation of the adjacent Eucalyptus viminalis *(Manna Gum)*, identified as a protected species under the Native Vegetation Act 1997 and addressed above, and *Liquidambar styraciflua* (Liquidambar), which is non-native, but is Regulated. Considerable redesign and arboricultural consultation was undertaken prior to lodgement of this application to ensure minimal impacts on the Liquidambar on the neighbouring allotment. Proposed Condition 9 is proposed to preserve tree 5, the adjacent Liquidambar.

The remaining *Cupresses macrocarpa* (Monterey Cypress) are specifically excluded from the definition of a 'Regulated Tree'.

The intent of the Regulated and Significant Tree Overlay is considered to be satisfied by the proposed development and a reasonably high degree of landscape amenity is to be preserved and augmented with additional landscaping.

Traffic Generating Development Overlay

Desired Outcomes	
DO1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.1, 1.2	

This overlay is not considered to be substantively relevant to the proposal as the PO/DPF criteria as they are generally relative to the interface with the State Maintained road network, notwithstanding that, the following points have been considered:

Access will be via a new access point from Johnston Street. The access point and crossover are designed for simultaneous two-way vehicle movements and allows entry to, and exit from the site in a forward direction. Noting the inclusion of gating for the undercroft car park, the positioning of the gates which would permit a vehicle to pull-up to the gates (if not opened i.e. staff arriving at the beginning of the day) within the site and without interfering with the operation of the footpath. This is considered satisfactory.

The proposal, having no reliance on street car parking should relieve parking pressure and traffic impact to a degree (permitting turn-in and turn-out traffic interactions) and therefore is considered to satisfactorily accord with DO1,

and DO 2 and PO/DPF 1.1 & 1.2, being well beneath the thresholds in the DPF. Some representors raised concerns regarding the capacity of the local street network. The applicant addressed the capacity in both the original application (SIDRA intersection software analysis) and in their traffic engineer's response to the representation. The traffic engineer's response has also made some suggestions regarding the potential for the proposal to ease some perceived congestion on Johnston Street.

General Development Policies:
The following are considered to be the most relevant of the Assessment Provisions (AP) from the General Development Policies of the Code

Advertisements

Desired Outcomes	
DO1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF1.1, 1.2	

The proposed development incorporates subtle signage exhibiting 'Paisley Park Early Learning Centre', in the corporate style of the business, for the reasonable identification of the building on the façade of the building. The signage is considered to reasonably accord with DO 1 and PO/DPF values, in particular:

DPF 1.1
(a) is not within a neighbourhood type zone,
(b) is flush with the wall and is not above canopy level,
(h) (where attached to a two-storey building) - has no part located above the finished floor level of the second storey of the building, and
(I) do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.

PO 1.2 - do not disfigure the appearance of the land upon which they are situated or the character of the locality.

PO 1.5 - are of a scale and size appropriate to the character of the locality.

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

The signage is considered to suitably avoid any risk of nuisance (non-illuminated) or distraction to road or hazard to footpath users, particularly due to being subtle in appearance and set-back on the building's façade.

Clearance from Overhead Powerlines

Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcomes & Designated Performance Feature (DPF) criteria
PO/DPF1.1

The applicant has signed the building safety near powerlines declaration, which complies with DTS/DPF1.1.

Overhead powerlines exist on the opposite side of Johnston Street with no direct interface with the proposed development.

Design

Desired Outcomes	
DO1	Development is: (a) contextual – by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable – fit for purpose, adaptable and long lasting (c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable – by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.3, 1.4, 1.5, 2.3, 2.4, 2.5, 3.1, 3.2, 4.1, 4.2, 5.1, 7.1, 7.2, 7.3, 7.6, 8.1, 8.2, 9.1, 10.1, 10.2, 31.1	

The proposed development presents a building design which is unlikely to be mistaken for residential development and in this respect is considered to purposefully present and distinguish itself as a commercial building. Its style and detailing is tasteful and does not (for instance) exhibit bold primary colours or geometric shapes which could be considered to be at odds with the pleasant mixed-use environment in which it will exist. Its appearance and finishes are considered to be non-prejudicial to the continuance of the residential land uses in the adjacent Suburban Neighbourhood Zone on the south side of Johnston Street satisfying PO 1.3.

Plant and equipment on the second storey roof are contained and concealed from view by physical screening and the green roof, which is considered to reasonably accord with PO/DPF 1.4. The incursion of the lift-overrun housing and solar panels are not considered to be of great substance in terms of the satisfaction of DPF 1.4, being only 800mm above the proposed upper roofline.

There is a screened and mechanically vented bin storage area at the southern front boundary in the lower ground floor of the proposal. The bin storage is under the pedestrian access ramp. A condition is proposed to ensure no amenity impacts (refer Recommended Condition 9).

In respect of PO/ DPF 3.1, 3.2, 4.2 and 4.3, the proposed development necessarily has parameters in which landscaping is designed and species selected, including those which are 'friendly' to children, including at the arrival and departure areas and in this respect need not necessarily incorporate native species (PO 3.2). As highlighted under the Hazards (*Bushfire – Medium Risk) Overlay*, the green roof will require conscientious selection of plants to minimise fire risks.

The proposed landscaping however is considered to appropriately satisfy PO 3.1, 4.2 and 4.3 in respect of appearance, shading and particularly the incorporation of the green roof for its aesthetic and energy efficiency properties. The open spaces, and linking of the various rooms directly to outdoor spaces enables the design to utilise large doorways and connect the inside areas to the outside play and recreation spaces and provide a high degree of ventilation and solar access whilst necessarily being able to be closed off in the event of inclement weather or in colder / wetter months.

PO/DPF 7.1, 7.2, 7.3, and 7.6 relative to car-parking appearance are considered reasonably well accorded, notwithstanding within the undercroft, there are few opportunities for permeable areas and other features. The proposed parking layout and building design affords a suitably configured and well concealed car parking area which has minimal impact upon sensitive receptors to the west and south. The building design, responding to the natural contours of the land also minimises the extent of landform modification which to a degree yields the car-parking design and produces driveway gradients at 1:8 (maximum) down to 1:20 (minimum) in accordance with PO/DPF 8.1 and 8.2.

PO/DPF 9.1, 10.1 and 10.2 are relevant to privacy, overlooking and screening, which were raised within the representations received in the Public Notification phase. The addition of 1.8 metre screen type balustrades to the second storey balcony deck areas which face west towards adjoining residences and private open spaces is considered to suitably accord PO 9.1 and PO/DPF 10.2, noting that the screening balustrades have been specified as meeting the minimum standards of DPF 10.2 (b).(*condition 10* requires installation prior to occupancy)

PO 31.1 is appropriately addressed in the *Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay* in respect of utilisation of the underground capture and detention system which will detain pollutants and sediment captured or mobilised in the stormwater, reducing the potential for pollutants to enter the municipal stormwater system.

The proposal is consistent with the Design policies.

Infrastructure and Renewable Energy Facilities

Desired Outcomes	
DO1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.1, 11.1, 12.1,	

The subject land is connected to reticulated mains water, and sewer services which is compliant with, and satisfies PO/DPF 11.1 and 12.2.

Interface Between Land Uses

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.2, 2.1, 3.1, 3.2, 3.3, 4.1, 4.2 (c) & (d), 4.6, 6.1, 6.2	

A number of the matters contained within the Interface Between Land Uses provisions were raised in representations received during the Public Notification process including overshadowing, operational and plant noise, light spill.

PO/DPF 2.1 seeks for non-residential development to not unreasonably impact the amenity of sensitive receivers through its hours of operation, and unlike the operation of a hotel bar, all hours gymnasium or the like, the likely effects of noise and vibration outfall from the proposed development are unlikely to be severe or sustained in duration.

There is a likelihood that the intended children's activities will involve music and energetic activity such as singing, dancing and active play at times, however it is unlikely to be at a level that would cause any severe or unreasonable noise nuisance however it is noted childcare services are specifically precluded in Schedule 1 of the Environmental Protection (Noise) Policy referred to in PO/DPF 4.1. In any event, hours of operation are not considered to be unreasonable or create impact on nearby residences beyond normal business hours. The proposed services are to operate for twelve hours per day from 6:30am to 6:30pm, Monday to Friday and will be closed weekends and public holidays.

In respect of plant noise, as provided in the Applicant's response to representations, plant requirements are currently being designed based on the final proposal and it is intended that an acoustic engineer will confirm acceptable noise levels of plant and provide recommendations for any shrouding or noise mitigation where required. This aspect of noise management is considered a building code matter and is governed by EPA controls.

It is noted that the location of services is proposed to be on the green roof near the Staff Room and is away from direct interface with the neighbouring dwellings and associated private open spaces, with only the electrical switchboard and hot water service located in the void on the south-western side boundary and themselves are unlikely to have any impact upon the adjoining residences.

The Applicant has indicated a willingness to accept a condition of consent regarding noise in PO/DPF 4.1 to assure appropriate levels are achieved, additionally and consistent with the confirmation on behalf of the applicant, it is considered acceptable to condition the containment of all plant and equipment to the rooftop plant enclosure to ensure that items such as air conditioner compressor units and the like are not added to the south-western or north-eastern side walls of the building.

Noise emission from the 'yard' areas at the rear, ground level portion of the property is enclosed with a 1.8 metre tall solid timber fence, which will have a degree of sound-dampening quality, however there is no acoustic assessment for the proposal or its impacts to validate the potential impacts or mitigation. The applicant has contended an acoustic report is not required because of the site's location in the Suburban Main Street Zone. The Zone is an active commercial type zone where a range of uses and operating hours are envisaged. It is not within a residential zone (or indeed residential locality) where the amenity of the locality may be quite different. It is considered the noise generating activity is focussed to the rear of the site and will not impact on the adjacent residential properties on the southern side of Johnston Street in the Suburban Neighbourhood zone. Additionally, the site can use administrative controls to ensure compliance with noise concerns such as not using outdoor areas prior to 7am. Refer recommended condition

PO 6.1 & 6.2 seeks to control external lighting to ensure it does not cause unreasonable light spill or interface issues including road user safety. The Applicant's response to representations indicated, supplementary to the application plans that:

- The proposed lighting will be consistent with AS4289: Obtrusive Effects of Outdoor Lighting and the Applicant will accept a condition of consent which requires this compliance.
- All lighting will be connected to a timer and will be switched off in the evening.

- The lighting layout will be designed to ensure that no external light fittings impact neighbouring properties through use of honeycomb diffusers to direct light and reduce glare while retaining adequate lighting levels.

And it is considered that conditions securing this level of light-spill and attenuation of nuisance resulting from external lighting can reasonably be applied (refer recommended condition 2).

The representations also raised concern regarding possible negative impacts of loitering or unlawful behaviours propagated by the open and accessible undercroft parking which has been addressed by addition of gates to secure the undercroft.

The proposal is considered carefully, with regard to the additional detail provided by the applicant following the public notification phase, to be reasonably consistent with the Interface Between Land Uses policies.

Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes & Designated Performance Feature (DPF) criteria	
PO/DPF 1.1, 1.2, 2.1, 3.1, 3.2, 3.3, 4.1, 5.1, 6.1, 6.2, 6.3, 7.1, 9.1, Table 1	

In respect of PO1.1 and 1.2, the proposal reasonably caters for its intended nature and volume of traffic in accord with the Table 1 requirements. The proposal is accessible from the main thoroughfare of Mount Barker Road, such that it does not encourage a high volume of traffic movement through the residential streets, with the consequential potential exclusion of local traffic. Access and parking is set out in accordance with relevant transport and access standards as provided for in the Phil Weaver & Associates Traffic Consultants advice, which suitably satisfies PO/DPF 2.1, 3.1, 3.2 and 3.3, which are considered relevant.

PO/DPF5.1 relates to the on-site vehicle parking rate requirements. Table 1 – General Off-Street Car Parking Requirements provides a parking ratio of 0.25 car parking spaces per child (1 car park per 4 children).

The proposed development provides for 23 car parks within the dedicated undercroft parking area including 5 car stackers (counted in the overall 23 parking spaces) and 6 bike parking spaces. There is no available on-street parking proposed by this development. The frontage area is utilised for turn-in and turn-out from the undercroft car park, with physical and visual clearances required it is considered necessary that *all* parking be provided on-site.

The proposed development is identified as being capable of a maximum capacity of 95 children (URPS Lodgement Statement dated 7 October 2021) at 100% occupancy, however the further information provided by the applicant in response to Public Notification representation further qualifies their reasonable expectation of the occupancy of the facility at approximately 85% to 90%, and supports the variable occupancy rates by way of the industry requirements for children-to-staff rates for given age categories.

In respect of the Table 1 parking ratio requirements:

- at 100% occupancy (95 children), the ratio will call for 23.75 car parking spaces,whereas, in comparison:
- At the applicants rationalised **lower** anticipated occupancy 85% (81 children), the ratio will call for 20.25 car parking spaces, or
- At the applicants rationalised **higher** anticipated occupancy 90% (86 children), the ratio will call for 21.5 car parking spaces.

From these figures the proposed 23 car parking spaces will largely satisfy the operation of the facility in accordance with the Planning and Design Code. Note to the degree that if the applicant expressed a maximum occupancy of 92 children, the car parking ration would be explicitly compliant. 92 children represents approximately 96% of the proposed maximum occupancy. The variance to full occupancy of 95 children and the .75 parking discrepancy that would facilitate is considered tolerable.

The applicant has also provided detail of the high-level management of children's arrival and pick-up times to assist with local traffic congestion. The applicant acknowledges there are exceptions to these arrangements regardless of how extensive the protocols are, and in some instances, parents will run early or late dependant on external factors.

Reflecting on the abovementioned factors, it is necessary to determine on the balance of fact and degree whether the car parking ratio is reasonably compliant or departs from the Code's expectations. In this respect at full 100% occupancy and the required ratio of 23.75 car parks (approaching 1 car park deficiency), is not considered a significant departure, particularly in light of the averages and percentile occupancy which would be satisfied by the 23 car parking spaces.

Also foreshadowed earlier within the Suburban Main Street Zone section assessment, the prospect of people using the services of the proposed development whilst conveniently utilising other services or conveniences within the suburban main street area (retail, food and beverage, grocery shopping community, professional & commercial services) and parking at any of those other locations within close proximity to enable waling to the proposed development, is a likely scenario. This synergy is envisaged by the Zone provisions and is recognised by Traffic Access and Parking PO 6.3, which states that *Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.*

The applicant's traffic engineer conducted a survey at another of the proponents sites to peak parking demands for both staff and customers and used this information to form an opinion the proposal is sufficient with regards to parking. One representation sourced many alternate parking studies with regards to parking requirements for childcare settings. In response to the representations the applicant sourced additional traffic professional advice. Amongst the proposed changes to the proposal are two additional car spaces have been provided and there is a shortfall of .75 spaces identified. The shortfall is considered acceptable given the proposed centre drop off and pick up regime. The entry and exit point to the carpark has been redesigned to clearly delineated entry and exit lanes, a reduction in the gradient of entry to the car park and increased setback to the entry with gates for after hours' security.

In light of the above elements assessed in accord with the relevant provisions, whilst the proposed 23 space car-park does not absolutely accord the Table 1 guidelines (with a 0.75 car park departure) it is considered to be satisfactory and suitable for the operation of the facility.

A universal access parking space is provided with direct access to the lower-level foyer and lifts to the first and second floors, providing a high degree of accessibility which complies with PO 4.1. Should the car park be full, the design provides for a dedicated turn-around bay to enable vehicles to manoeuvre to exit the car park.

As discussed previously, the car park is considered to be satisfactorily concealed and contained to attenuate adverse impacts (of a visual and operational nature) from sensitive receivers nearby and adjacent to the site and has been designed according to the appropriate Australian Standards for safe operation and connectivity to the local road network (PO 6.2 & 7.1).

The proposal is considered to be consistent with the Transport, Access and Parking principles.

CONCLUSION

The proposal to demolish an existing dwelling and outbuildings and to re-develop the subject land within the Suburban Main Street Zone for a new preschool and children's services facility, comprising a three-storey building and undercroft car parking and associated landscaping is a form of commercial development which is encouraged in the Zone.

The proposal exhibits some small departures from the Code provisions in terms of height, which are not considered to be excessive or fatal to the assessment of the application. Contextual matters raised in the public notification representations such as setback consistency from the site frontage have been considered closely against the relevant Code Performance Outcome (PO) values and amenity impacts have been considered closely in respect of their potential for impact to the sensitive receivers which share the locality and are considered to be addressed and managed to acceptable levels.

On-site car-parking very closely accords the Code provisions at maximum occupancy and is considered to reasonably satisfy the actual operational requirements of the facility. When considered in concert with the applicant's detail of the operational protocols of the facility there is an added dimension to the assessment of parking requirements. The operational considerations do not in their own right overrule the parking provisions, which are considered to be satisfactory on its own merits, that is to say the departure of 0.75 car parks at maximum capacity does not compromise the proposal.

Stormwater and wastewater management arrangements are all considered to be adequate and appropriately attenuate any realistic prospect of environmental or water resource impacts within the Mount Lofty Ranges catchment areas.

Representors concerns have been given considerable regard in this assessment and are considered to be appropriately addressed by the proposal including where additional information has been provided or amendment to the plans has resulted.

Accordingly the proposal is considered to be appropriately in accord with the Planning and Design Code to warrant Planning Consent being granted by the Panel.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1) **Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**

2) **The Council Assessment Panel authorises the Assessment Manager to GRANT Planning Consent to Development Application Number 21031474, by 14 JOHNSTON PTY LTD for construction of a three-level childcare centre (pre-school) with ancillary car parking, outdoor play areas and landscaping at 14 Johnston Street Stirling subject to the following conditions and reserved matters:**

RESERVED MATTERS

1) **The Council requires the following matters which are reserved pursuant to Section 102(3) of the Planning, Development and Infrastructure Act 2016 to be addressed prior to Development Approval being granted to the reasonable satisfaction of the Assessment Manager:**

   a) **A detailed Landscaping plan shall be prepared and submitted for the site addressing plant species, number of plants and in relation to the green roof, also addressing potential bushfire risk. The Landscape Plan shall be prepared by a suitably qualified professional.**

   b) **A detailed fence design for the lower ground level paling fence in consultation with an acoustic engineer.**

   NOTE: Council reserves the right to attach further conditions to this reserved matter.

CONDITIONS

Planning Consent

1) **Development In Accordance with Approved Plans**
   The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

2) **External Lighting**
   a) **External lighting shall in designed to conform with *AS4289: - Obtrusive Effects of Outdoor Lighting* and be restricted to that necessary for safe access & egress and security purposes only and shall be directed and shielded and fitted with honeycomb diffusers in such a manner to reduced glare and direct light so as to not cause nuisance to adjacent properties.**

   b) **All lighting shall be connected to a timer and be switched on no earlier than 06:00 hours and off by no later than 19:00hrs.**

   The lighting layout will be designed to ensure that no external light fittings impact neighbouring properties through use of honeycomb diffusers to direct light and reduce glare while retaining adequate lighting levels.

3) **Construction & Maintenance of Car-Parking**
   All car parking spaces, driveways and manoeuvring areas shall be constructed and line-marked in accordance with AS 2890.1:2004. Line marking and directional arrows shall be clearly visible and maintained in good condition at all times. Excluded parking areas such as the disabled access car parking and turn around bay shall be marked with diagonal yellow bars in accordance with Part 11 of *AS 1742 Manual of uniform traffic control devices*.

4) **Access**
   The existing crossover shall be decommissioned and a new crossover and kerbing shall be installed for the width of the property to Council Standards SD13, with kerbing to match existing kerbing.

5) **Unloading and Storage of Materials and Goods**
   All materials and goods shall at all times be loaded and unloaded within the confines of the subject land. Materials and goods shall not be stored on the land in areas delineated for use as car parking.

6) **Opening Hours**
   The opening hours of the facility shall be 6:30am to 6:30pm Monday to Friday, and the premises shall remain closed on Saturdays, Sundays and Public Holidays.

7) **Noise & Amplified Music**

Noise and amplified music shall not exceed 8dB(A) above ambient noise levels during operating hours of the facility.

8) **Stormwater Roof Runoff & Car-Park Runoff to be Dealt with On-Site**

a) **All roof runoff and runoff from the car-park shall be managed on-site in accordance with the approved Stormwater Management Plan Report prepared by Drew Rudd Engineers' dated 3 March 2021. to the satisfaction of Council.**

b) **Stormwater discharge to the street to Council Standard SD25 a. Stormwater discharge to the street at 10L/s is acceptable b. Please demonstrate pump chamber capacity and that pump chamber won't over flow.**

c) **Note: There is an existing stormwater 150mm pipe that crosses the front of the property, no alterations are to be made to this. If damaged report to the Council immediately.**

9) **Removal & Storage of Solid Waste**

All solid waste of any kind shall be stored in closed containers having a close-fitting lid with containers stored in a concealed location and in a manner which mitigates the occurrence of offensive odours emanating from the site or attraction of animals or insects to the stored waste. Waste shall not be stored on the land in areas delineated for use as car parking.

10) **Protection of Regulated Trees**

The development herein approved shall be carried out in accordance with the detail contained in the Tertiary Tree Consulting Pty Ltd Addendum Report dated 26 August 2021 (the report) for the purposes of protection of the regulated trees, for and during the construction phase. Note the tree is on neighbouring land, the following applies to those parts of the TPZ on the subject land. In particular:

1. **Site Meeting: A site meeting must occur between the minimum AQF level 5 Project Arborist and the builder addressing the tree protection plan before site works commence inclusive of demolition works (AS4970-2009).**
2. **Tree Watering: The TPZ is to be irrigated and kept moist for 4 weeks before site works commence and is to continue throughout the length of the project (AS4970-2009).**
3. **Tree Nutrition: Before site works commence and to enhance and facilitate new tree root growth, the TPZ is to be inoculated with QuadShot organic biological stimulant and Trichoderma harzianum. These measures will increase tree health and new fine feeder root growth. This must be undertaken by the minimum AQF level 5 Project Arborist. This must be certified by the Project Arborist with the certification submitted to the local council (Handreck and Black 2010).**
4. **Mulching The TPZ: Before site works commence and to enhance and facilitate tree health through nutrient cycling, within the TPZ area, the TPZ must have a layer of properly composted mulch complying with AS4454 covering it to a depth of between 50-100 mm only. Mulch choices include but are not limited to Jeffreys Biomatt and Jeffreys Recover. No machinery is permitted within the TPZ to complete this task. The minimum AQF level 5 Project Arborist must certify the choice of mulch. The minimum AQF level 5 Project Arborist must certify the mulch is correctly installed with the certification submitted to the local council (AS4970-2009).**
5. **TPZ Fencing: A two-metre-tall temporary chain mesh tree protection fence must be installed in the location as drawn in appendix 5 complying with AS4687 and AS4970-2009. This will protect the TPZ/SRZ and vascular tissue while allowing the works to proceed. Signage identifying the TPZ must be attached to the TPZ fencing complying with AS4970-2009 and AS1319. The tree protection fencing must be installed prior to the commencement of any site works including demolition works. This fence must not be moved**

without consulting the minimum AQF level 5 Project Arborist (Refer the Tree Protection Plan appendix 5 in this report for further information). The minimum AQF level 5 Project Arborist must certify in writing the tree protection measures are correctly installed with certification documents submitted to the local council. This fence can be moved in consultation with the minimum AQF level 5 Project Arborist at the point of footing construction. (AS4970-2009).

6. **Machinery Access: Machinery access is only permitted within the tree protection zone including the building and carpark footing footprint area under the direct supervision of the minimum AQF level 5 Project Arborist. Suitable ground protection such as rumble boards must first be laid to spread the load and stop soil compaction. The rumble boards must be approved in writing by the Project Arborist. The works within the TPZ must be directly supervised by the Project Arborist with certification documentation submitted to the local council (AS4970-2009). This may be required for works such as digging the elevator shaft and the bored piers.**
7. **Grade Changes (Footing): Except for the pier and elevator shaft locations. Within the area for the building and carpark footing, the soil within the TPZ must remain undisturbed with no grade change.**
8. **Elevator Shaft: Refer the machinery access section 6 above for further instructions. These works must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council.**
9. **Bored Pier Footings: Within the TPZ the footings must be pier and beam. The beam sections must be installed above the existing grade with an air gap. This means the only impact for the footing will be the footprint of each pier only keeping the impact low and acceptable. All pier trench works must be bored. Refer the machinery access section above for further instructions. This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council (AS4970-2009). Some fine feeder roots will be lost during these works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.**
10. **Supplementary Irrigation: A supplementary irrigation system must be installed under the proposed footing within the TPZ to ensure water continues to be delivered to the roots within this part of the TPZ. This must be a dripper system laid on the existing grade, so no excavation is required. (Roberts et al., 2018).**
11. **Service Installation: Services must either be hung/fixed to the underside of the beam sections of the footing, or service trenches must be excavated with a hydrovac to ensure tree roots >40mm diameter are not damaged. Exposed tree roots are to be kept moist and the trench must be backfilled in a timeframe specified by the minimum AQF level 5 Project Arborist which will be determined by the weather at the time of works and the roots found during this process. This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council (Roberts et al., 2018; AS4970-2009). Some fine feeder roots will be lost during hydrovac works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.**
12. **Further Tree Protections: Unless specifically specified within section 4 of the report, the following activities a-n inclusive are not permissible within any Tree Protection Zone and form part of the tree protection plan for the nominated trees to be retained.**
    a. **Machine excavation including trenching.**
    b. **Excavation for silt fencing**
    c. **Cultivation**
    d. **Storage of materials.**
    e. **Preparation of chemicals including cement products.**
    f. **Parking of vehicles or plant.**
    g. **Refueling.**

h. **Dumping of waste.**
i. **Washing and cleaning of equipment.**
j. **Placement/storage of fill.**
k. **Lighting of fires.**
l. **Soil level alterations**
m. **Temporary or permanent installation of utilities and signs.**
n. **Physical damage to the tree including attaching anything to the tree. (AS4970-2009)**

11) **Fencing and Screening**
All fencing and proposed screening in the herein approved plans shall be installed prior to occupation of the building.

ADVISORY NOTES

General Notes

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.**

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.**

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.**

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).**

5) **A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—**
   a. **until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or**
   b. **if an appeal is commenced—**
      i. **until the appeal is dismissed, struck out or withdrawn; or**
      ii. **until the questions raised by the appeal have been finally determined (other than any question as to costs).**
6) **A separate development application is required for any additional signs or advertisements (including flags and bunting) associated with the development herein approved.**

7) **This approval does not in any way imply compliance with the Food Act SA 2001 and/or Food Safety Standards. It is the responsibility of the owner or other person operating the food business from the building to ensure compliance with the relevant legislation before opening the food business on the site.**

OFFICER MAKING RECOMMENDATION

Name: Aaron Wilksch (consultant Planner) for Melanie Scott
Title: Statutory Planner

STIRLING CHILDCARE CENTRE

14 JOHNSTON STREET, STIRLING

PROJECT DETAILS:

TOTAL SITE AREA **1069 SQ.M**

CHILDCARE CENTRE OPERATION

CHILDREN **95**
STAFF **15**
HOURS **MONDAY TO FRIDAY 6:30AM TO 6:30PM**

CHILDCARE CENTRE YIELD

INDOOR ACTIVITY SPACE

ACTIVITY 1	12 PLACES	39 SQ.M
ACTIVITY 2	16 PLACES	52 SQ.M
ACTIVITY 3	22 PLACES	71.5 SQ.M
ACTIVITY 4	30 PLACES	97.5 SQ.M
ACTIVITY 5	5 PLACES	19.5 SQ.M
MULTIPURPOSE	10 PLACES	32.5 SQ.M
TOTAL	**95 PLACES**	**312 SQ.M**

OUTDOOR PLAY SPACE

REQUIRED (95 PLACES X 7) = 665 SQ.M CLEAR

ACTUAL GROUND = 190 SQ.M CLEAR
ACTUAL FIRST = 396 SQ.M CLEAR
ACTUAL SECOND = 79 SQ.M CLEAR

ACTUAL TOTAL **= 665 SQ.M CLEAR (95 CHILDREN)**

BUILDING AREAS

CARPARK	= 549 SQ.M
LV GR	= 197 SQ.M
LV 1	= 374 SQ.M
LV 2	= 108 SQ.M
TOTAL	**= 679 SQ.M (EXC. CARPARK)**

CARPARKING

REQUIRED SPACE (95 PLACES X 0.25) = 24

ACTUAL SPACES PROVIDED **= 21**

3 X BICYCLE PARKING SPACES PROVIDED

SITE COVERAGE

BUILDING AREA	= 547 SQ M
SITE AREA	= 1069 SQ M
SITE COVERAGE	= 51.2%

NEIGHBOURING PROPERTY (CARPARK)
12 JOHNSTON ST, STIRLING

SUBJECT SITE
14 JOHNSTON ST, STIRLING

ADJACENT PROPERTY (COMMERCIAL)
5 JOHNSTON ST, STIRLING

NEIGHBOURING PROPERTY (RESIDENTIAL)
16 JOHNSTON ST, STIRLING

ADJACENT PROPERTY (RESIDENTIAL)
13 JOHNSTON ST, STIRLING

Drawing List			
Sheet	Sheet Name	Scale	Rev
TP.00	COVER SHEET + SITE CONTEXT	NTS	B
TP.01	SITE SURVEY + AERIAL CONTEXT	1:500	A
TP.02	EXISTING CONDITIONS	1:200	0
TP.03	PROPOSED - SITE PLAN	1:200	A
TP.04	PROPOSED - LOWER G / UNDERCROFT	1:200	A
TP.05	PROPOSED - LEVEL 1 PLAN	1:200	A
TP.06	PROPOSED - LEVEL 2 PLAN	1:200	A
TP.07	PROPOSED - ROOF PLAN	1:200	A
TP.08	PROPOSED - ELEVATIONS	1:200	A
TP.09	PROPOSED - ELEVATIONS	1:200	A
TP.10	PROPOSED - SECTIONS	1:200	A
TP.11	PROPOSED - SECTIONS	1:200	A
TP.12	PROPOSED - LANDSCAPE LOWER G	1:200	0
TP.13	PROPOSED - LANDSCAPE LEVEL 1	1:200	0
TP.14	PROPOSED - LANDSCAPE LEVEL 2	1:200	0
TP.15	PROPOSED - TREE 5 ASSESSMENT	1:200	0
TP.16	PROPOSED - OVERSHADOW DIAGRAM	1:500	A
TP.17	PROPOSED - OVERSHADOW DIAGRAM	1:500	A

1 3D PERSPECITVE
NTS

DESIGN DEVELOPMENT - 07/02/22

ISSUE	DATE	REVISION
B	25/1/2022	REVISED CARPARK
A	21/9/21	UPDATED DRAWING LIST

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph:(03)94864092
E:info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

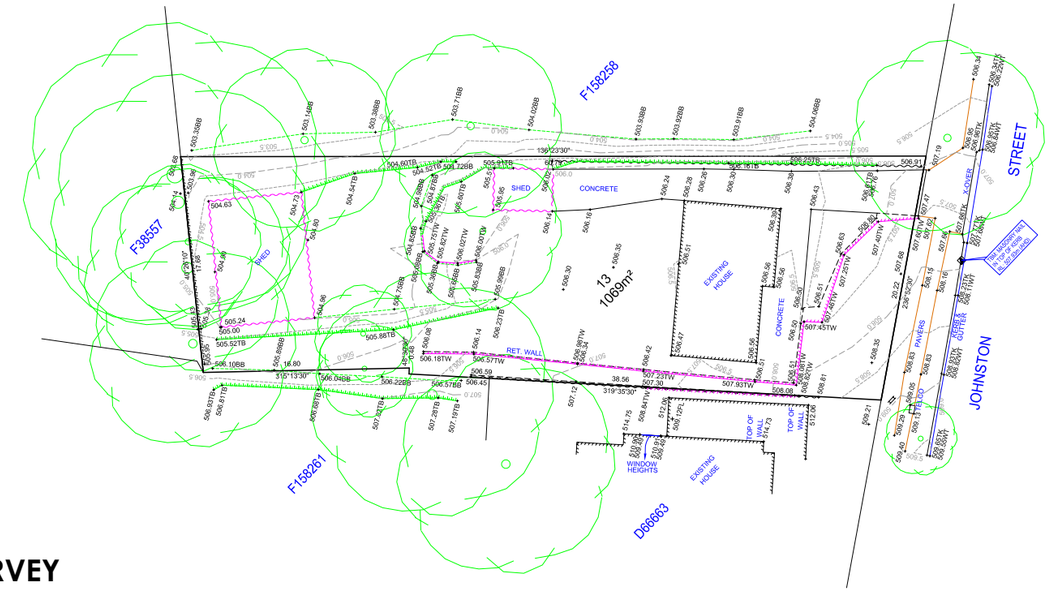
TITLE: COVER SHEET + SITE CONTEXT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

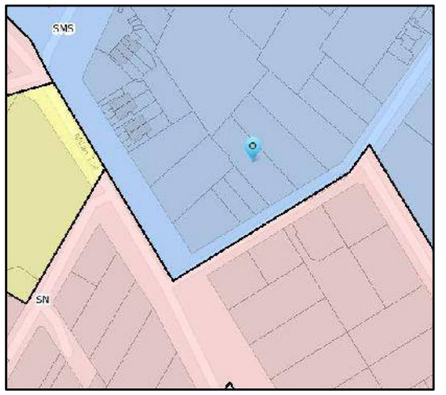
DRAWING NO: TP.00

REV: B

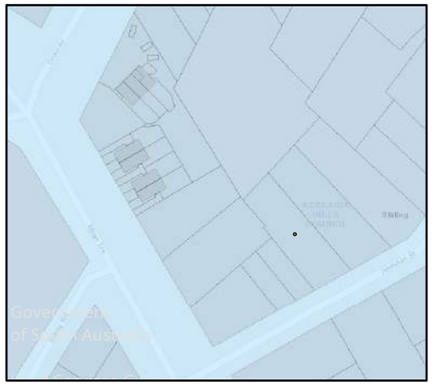


SITE SURVEY
SCALE 1:500

AERIAL CONTEXT IMAGE
1:500



ZONE: DISTRICT CENTRE ZONE
POLICY: STIRLING CORE POLICY AREA



ZONE: MEDIUM BUSHFIRE

SITE INFO:

ALLOTMENT 13 IN FP 158259
HUNDRED OF NOARLUNGA
CT 5350/901

ISSUE	DATE	REVISION
A	21/9/21	UPDATED ZONING

Gardiner Architects
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: SITE SURVEY + AERIAL CONTEXT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.01

REV: A

DESIGN DEVELOPMENT - 07/02/22

12 JOHNSTON ST
CARPARK

EXISTING SHED TOTALLY DEMOLISHED

EXISTING HOUSE TOTALLY DEMOLISHED

T1

T2

T3

T4

T5

SHED

CONCRETE

DRIVEWAY

EXISTING CROSSOVER TO BE MODIFIED

SUBJECT PROPERTY
14 JOHNSTON ST
SITE AREA
1069 SQ.M
EXISTING SINGLE STOREY BRICK DWELLING

INSIGNIFICANT LOW GROWTH TO BE CLEARED FROM SITE

RET. WALL

6000 SETBACK

KERB & GUTTER

PAVERS

JOHNSTON STREET

PRIVATE OPEN SPACE

16 JOHNSTON ST
TWO STOREY DWELLING

16 JOHNSTON STREET CROSSOVER

18 JOHNSTON ST
TWO STOREY DWELLING

18 JOHNSTON STREET CROSSOVER

29 MILLAN TR
SINGLE STOREY COMMERCIAL

TOP OF WALL

WINDOW HEIGH

TELCO

ELECTRICITY CABLES (OVER)

A EXISTING CONDITIONS - DEMOLITION PLAN
SCALE: 1:200

DESIGN DEVELOPMENT - 07/02/22

DEMOLITION LEGEND:

- DEMOLISHED WALLS
- AREA REMOVED TOTALLY
- EXISTING TREE (RETAINED)
- EXISTING TREE (DEMOLISHED)
- T1 ARBORIST TREE NUMBERS

ISSUE	DATE	REVISION

Gardiner Architects
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

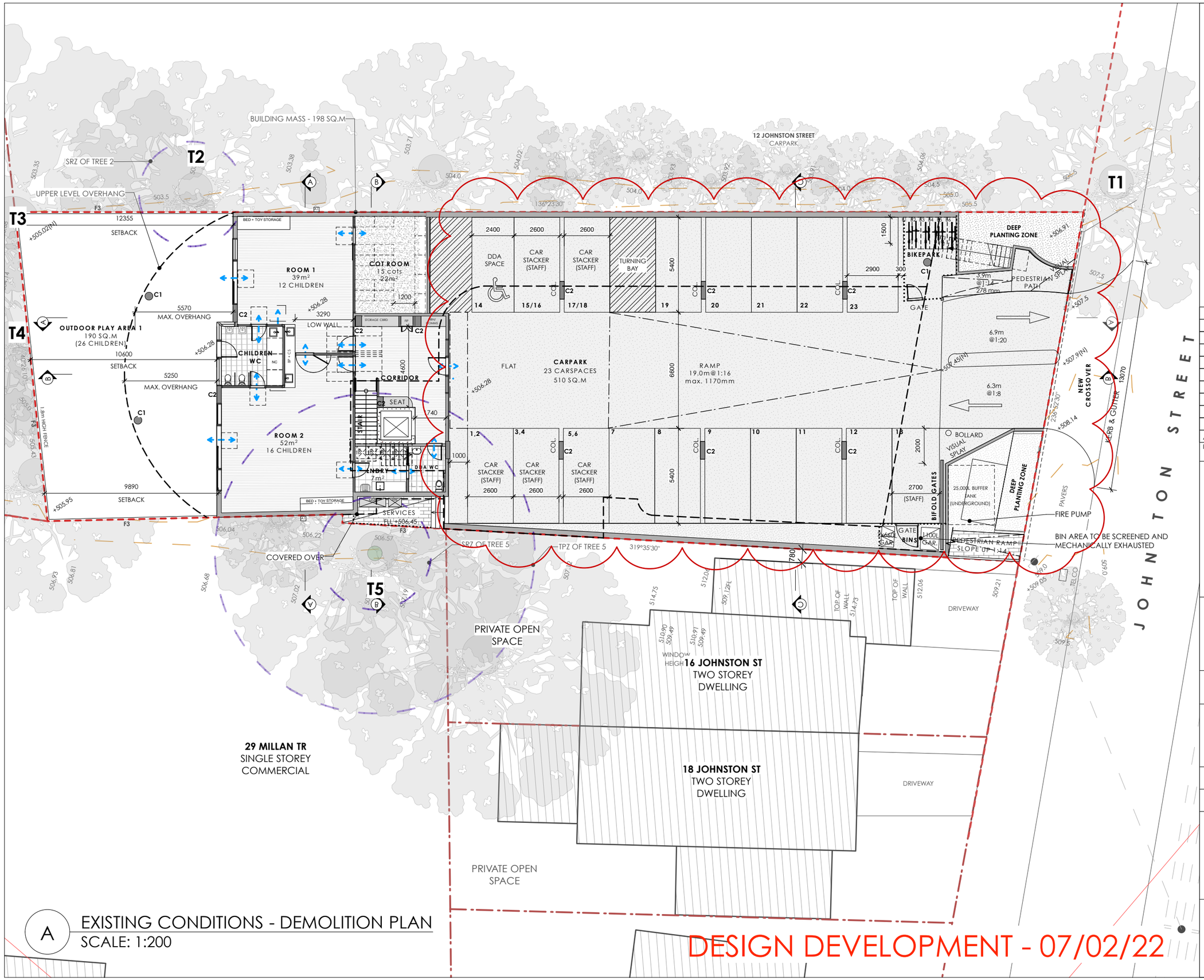
TITLE: EXISTING CONDITIONS + DEMOLITION PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.02

REV:



A EXISTING CONDITIONS - DEMOLITION PLAN
SCALE: 1:200

DESIGN DEVELOPMENT - 07/02/22

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE

ISSUE	DATE	REVISION
A	25/1/2022	REVISED CARPARK

Gardiner Architects
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SITE PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.03

REV: A

FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

F4 **FENCE TYPE 4 (OVERLOOKING)**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH PERFORATED
METAL WITH MAX. 25% OPEN AREA

GENERAL LEGEND:

- WALLS
- DOOR
- WINDOW/SLIDING DOOR
- EXISTING TREE (RETAINED)
- NEW PLANTING (SHOWN NOM. REFER LANDSCAPE PLAN)
- ACCESS

FBC	FIRE BOOSTER CBRDS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DR	DATA RACK
SWB	SWITCHBOARD
SL	SKYLIGHT

ISSUE	DATE	REVISION
A	25/1/2022	REVISED CARPARK

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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LOWER G / UNDERCROFT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.04

REV: A

A PROPOSED - LOWER G / UNDERCROFT
SCALE: 1:200

DESIGN DEVELOPMENT - 07/02/22

FENCING LEGEND

F1 — **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 — **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 — **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

F4 — **FENCE TYPE 4 (OVERLOOKING)**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH PERFORATED
METAL WITH MAX. 25% OPEN AREA

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE

SRZ OF TREE 2
SLAB FALLS 1m TO REDUCE HT DIFFERENCE AT REAR OF SITE. RAMPS TO BE INCORPORATED INTO DYNAMIC PLAY SPACES
CARPARK BELOW
LINE OF ROOF OVERHANG
BUILDING MASS - 374 SQ.M
OUTDOOR PLAY AREA 2
360m²
51 CHILDREN
6.5m@1:14
450mm
HYDRANT BOOSTER
DEEP PLANTING ZONE @ NGL
SETBACK
OUTDOOR PLAY AREA BELOW
23245
SETBACK
5265
SETBACK
17500
SETBACK
LINE OF STOREY BELOW
ROOM 3
71.5m²
22 CHILDREN
CHILD WC
ROOM 4
97.5m²
30 CHILDREN
MEETING
9m²
RAMP BELOW
OUTDOOR PLAY AREA 3
36m²
5 CHILDREN
MULTIPURPOSE
32.5m²
10 CHILDREN
KITCHEN
20m²
OFFICE
9.5m²
RECEPTION
10.5m²
DDA WC
ENTRY
SEAT
STORAGE
PLANTER
GATE
1:14 @ 477 mm RAMP
1:14 @ 643 mm RAMP
6680
9000
8000
SETBACK
DRIVEWAY
PAVERS
DEEP PLANTING ZONE @ NGL
PEDESTRIAN ACCESS
JOHNSTON STREET
OVERLOOKING INTO NEIGHBOURING PROPERTY FROM ALL SOUTH FACING WINDOWS RESTRICTED BY 1.8m HIGH BOUNDARY FENCE
PRIVATE OPEN SPACE
OVERLOOKING INTO NEIGHBOURING PRIVATE OPEN SPACE RESTRICTED BY BALUSTRADING WITH MAX. 25% OPEN AREA

A PROPOSED - LEVEL 1 FLOOR PLAN
SCALE: 1:200

DESIGN DEVELOPMENT - 07/02/22

ISSUE	DATE	REVISION
A	25/1/2022	REVISED CARPARK

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
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PROJECT: STIRLING CHILDCARE CENTRE
ADDRESS: 14 JOHNSTON STREET, STIRLING
JOB NO: 202015
TITLE: PROPOSED - LEVEL 1 PLAN
CLIENT: PAISLEY PARK ELC
DRAWN BY: GA
SCALE: 1:100
DRAWING NO: TP.05
REV: A

FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

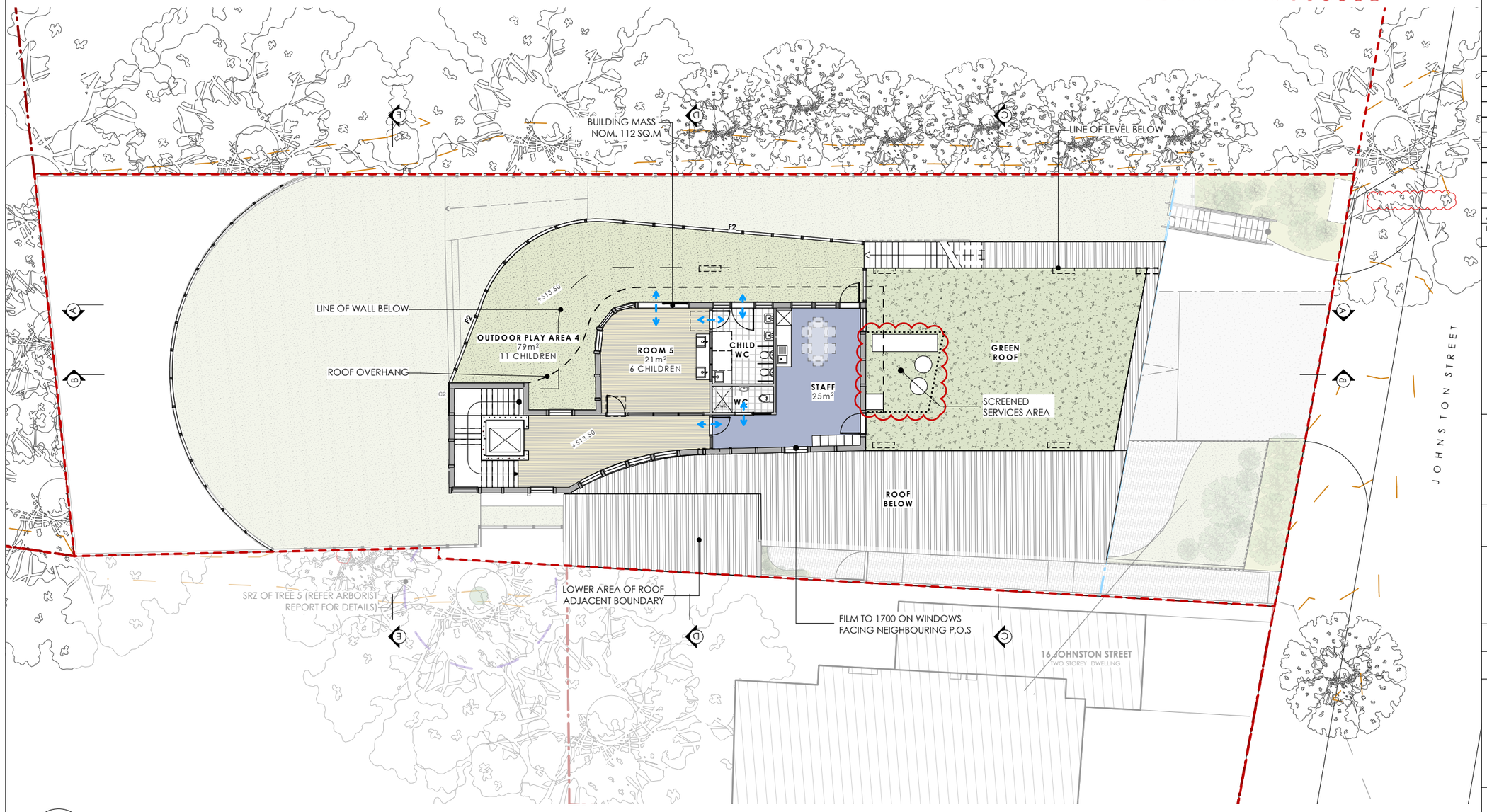
F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

F4 **FENCE TYPE 4 (OVERLOOKING)**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH PERFORATED
METAL WITH MAX. 25% OPEN AREA

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE



A PROPOSED - LEVEL 2 FLOOR PLAN
SCALE: 1:200

DESIGN DEVELOPMENT - 07/02/22

ISSUE	DATE	REVISION
A	25/1/2022	REVISED CARPARK

Gardiner Architects
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LEVEL 2 PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.06

REV: A

T1
T2
T3
T4
T5
5200 SETBACK
LINE OF WALL UNDER
OUTDOOR SPACE (BELOW)
PV CELLS
PV CELLS
PV CELLS
PV CELLS
GREEN ROOF (BELOW)
20100 SETBACK
LIFT OVERRUN
17500 SETBACK
3300 SETBACK
ROOF FALLS
ROOF (LOWER)
LOWER AREA OF ROOF ADJACENT BOUNDARY
780
8000 SETBACK
JOHNSTON STREET
16 JOHNSTON ST
TWO STOREY DWELLING
18 JOHNSTON ST
TWO STOREY DWELLING
29 MILLAN TR
SINGLE STOREY COMMERCIAL

A PROPOSED - ROOF PLAN
SCALE: 1:200

DESIGN DEVELOPMENT - 07/02/22

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE

ISSUE	DATE	REVISION
A	27/1/2022	CARPARK ADJUSTMENTS

Gardiner Architects
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - ROOF PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.07

REV: A

MATERIALS LEGEND

1 
MATERIAL:NATURAL FEATURE STONE WALL CLADDING
PRODUCT: SOUTH COAST LIMESTONE
COLOUR: SANDSTONE
FINISH: ROUGH

2 
MATERIAL:RETAINING BLOCKWORK WALL
PRODUCT: ADBRI MASONRY VERSATON OR SIMILAR
COLOUR: OATMEAL
FINISH: SMOOTH

3 
MATERIAL:PROFILE METAL SHEET CLADDING
PRODUCT: LYSAGHT LONGLINE (OR SIMILAR)
COLOUR: WINDSPRAY

4 
MATERIAL:SHEET CLADDING WITH STRUCTURAL FINS
PRODUCT: FLAT METAL/CEMENT SHEET
COLOUR: WINDSPRAY

FENCING LEGEND

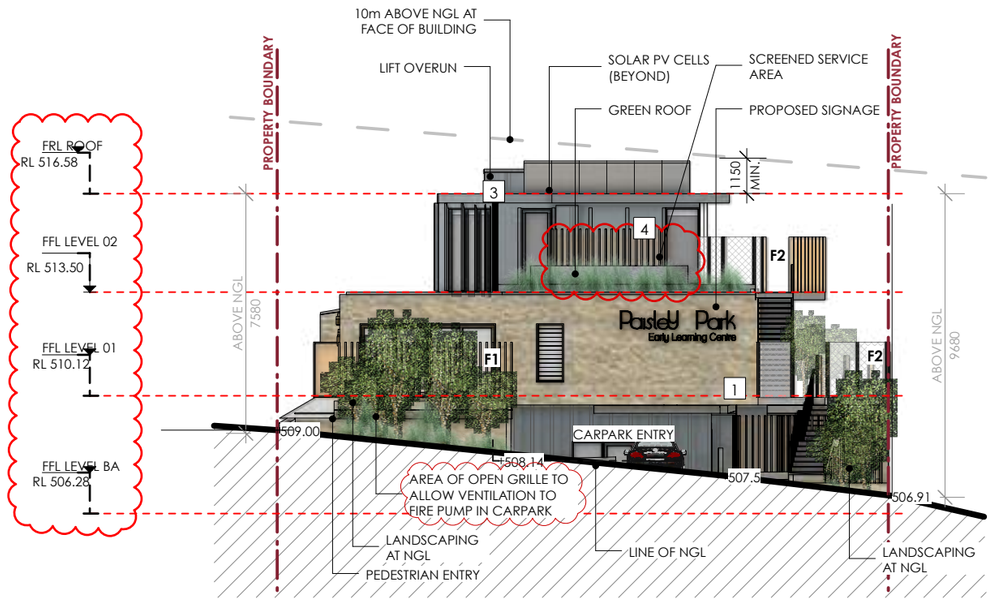
F1 

FENCE TYPE 1
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

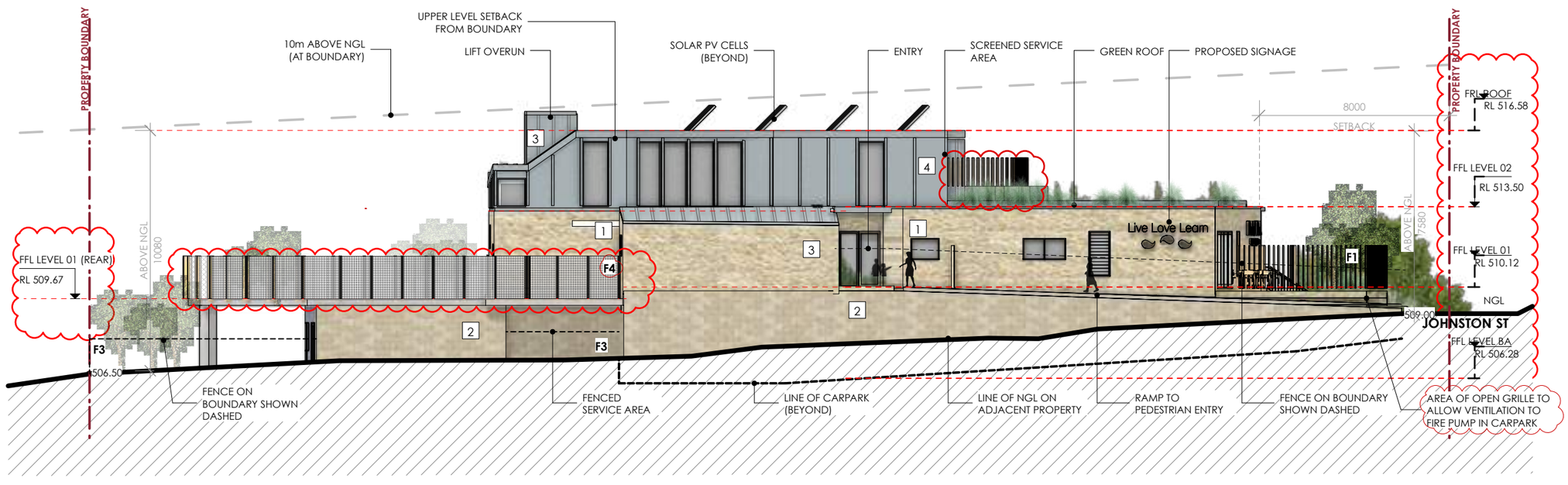
F2 
FENCE TYPE 2
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 
FENCE TYPE 3 (ACOUSTIC)
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

F4 
FENCE TYPE 4 (OVERLOOKING)
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH PERFORATED
METAL WITH MAX. 25% OPEN AREA



A PROPOSED - SOUTH-EAST ELEVATION
SCALE: 1:200



B PROPOSED - SOUTH-WEST ELEVATION
SCALE: 1:200

DESIGN DEVELOPMENT - 07/02/22

ISSUE	DATE	REVISION
A	25/1/2022	REVISED CARPARK

Gardiner Architects
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - ELEVATIONS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.08

REV: A

MATERIALS LEGEND

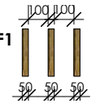
1 
MATERIAL:NATURAL FEATURE STONE WALL CLADDING
PRODUCT: SOUTH COAST LIMESTONE
COLOUR: SANDSTONE
FINISH: ROUGH

2 
MATERIAL:RETAINING BLOCKWORK WALL
PRODUCT: ADBRI MASONRY VERSATON OR SIMILAR
COLOUR: OATMEAL
FINISH: SMOOTH

3 
MATERIAL:PROFILE METAL SHEET CLADDING
PRODUCT: LYSAGHT LONGLINE (OR SIMILAR)
COLOUR: WINDSPRAY

4 
MATERIAL:SHEET CLADDING WITH STRUCTURAL FINS
PRODUCT: FLAT METAL/CEMENT SHEET
COLOUR: WINDSPRAY

FENCING LEGEND

F1 

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NOM. 50 x 50MM BATTEN AT 100MM SPACING

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FENCE TYPE 2
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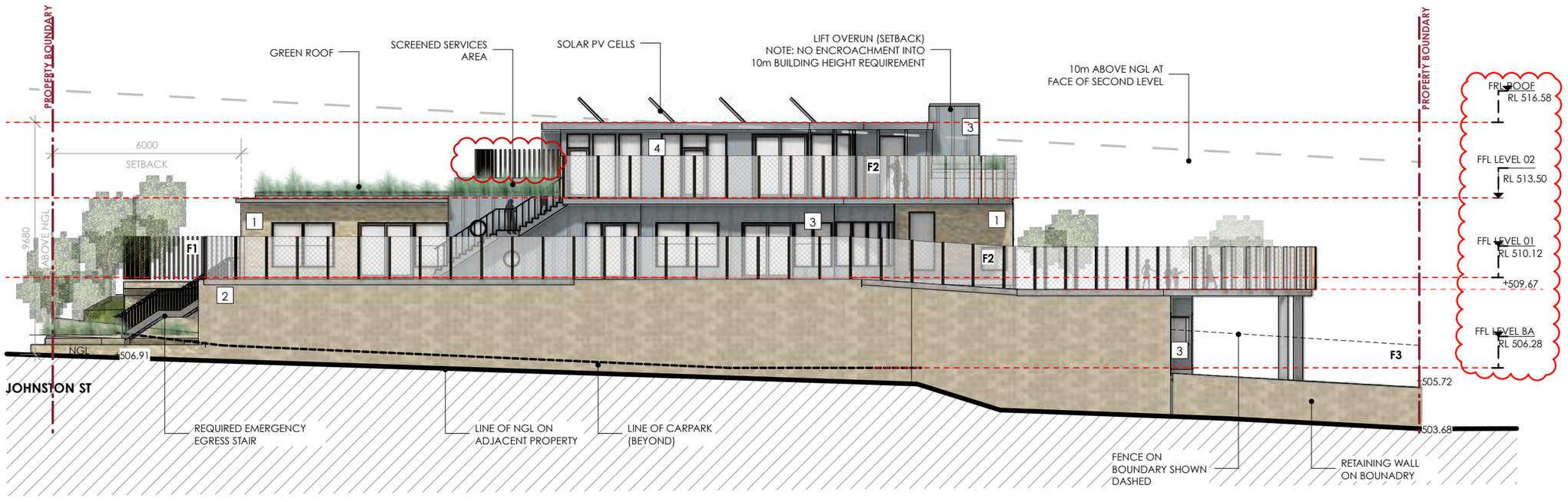
VERTICAL TIMBER PALING

F4 
FENCE TYPE 4 (OVERLOOKING)
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH PERFORATED
METAL WITH MAX. 25% OPEN AREA

A PROPOSED - NORTH-WEST ELEVATION
SCALE: 1:200



B PROPOSED - NORTH-EAST ELEVATION
SCALE: 1:200

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ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

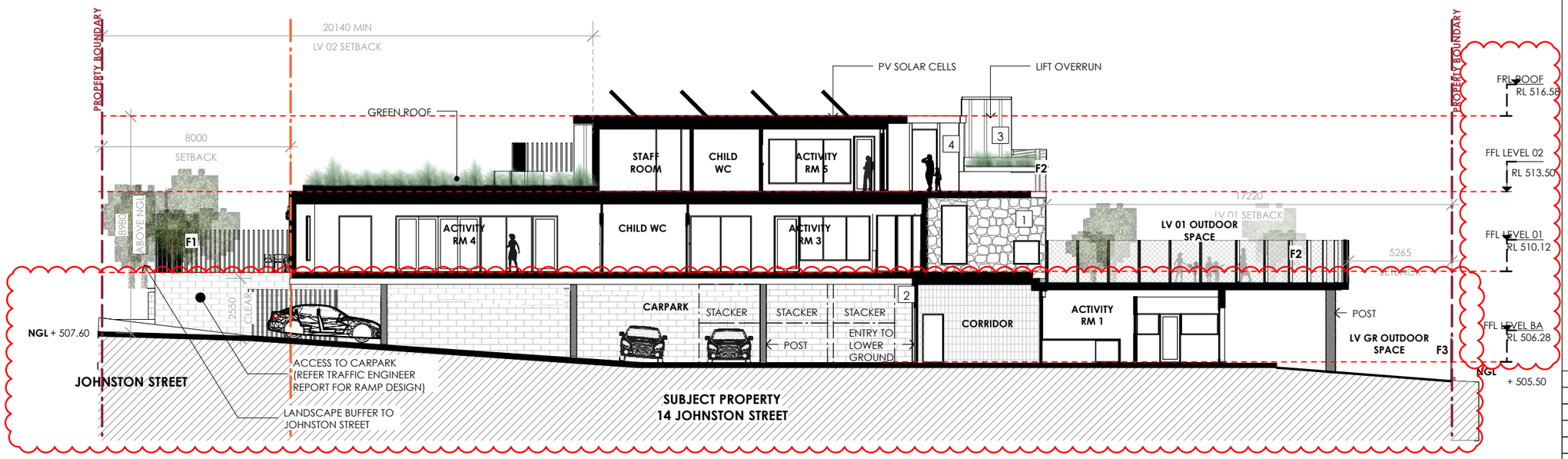
TITLE: PROPOSED - ELEVATIONS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.09

REV: A



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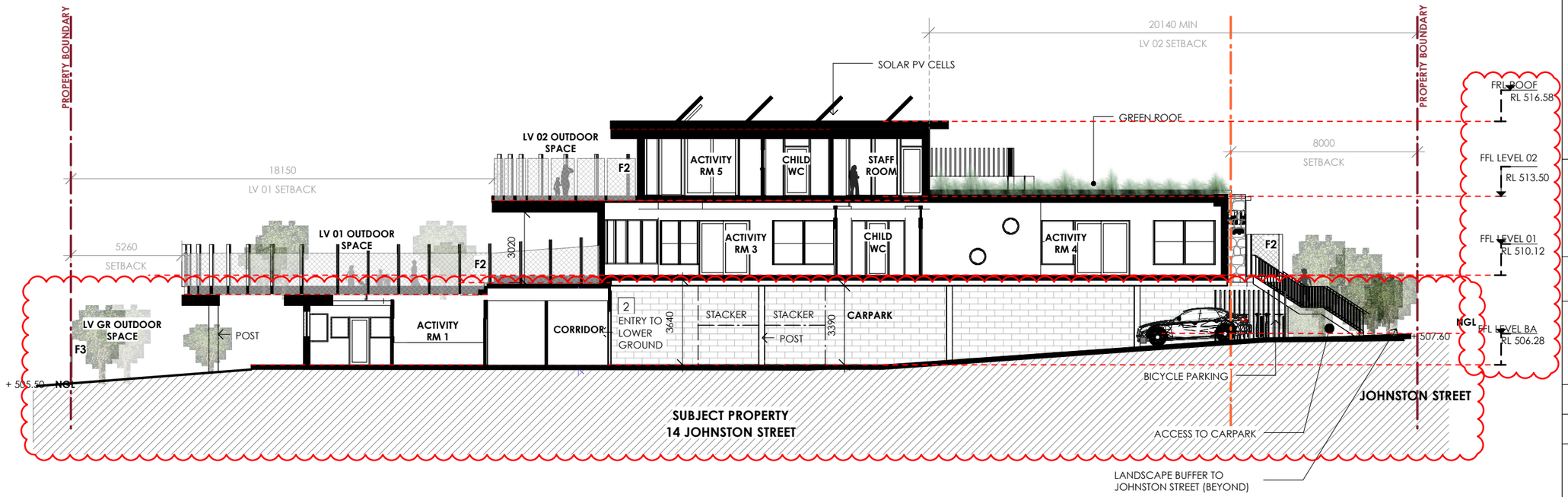
SCALE: 1:200



B PROPOSED - SECTION
SCALE: 1:200

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ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SECTIONS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.10

REV: A

MATERIALS LEGEND

1 
MATERIAL:NATURAL FEATURE STONE WALL CLADDING
PRODUCT: SOUTH COAST LIMESTONE
COLOUR: SANDSTONE
FINISH: ROUGH

2 
MATERIAL:RETAINING BLOCKWORK WALL
PRODUCT: ADBRI MASONRY VERSATON OR SIMILAR
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MATERIAL:PROFILE METAL SHEET CLADDING
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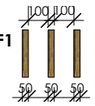
FENCING LEGEND

F1 

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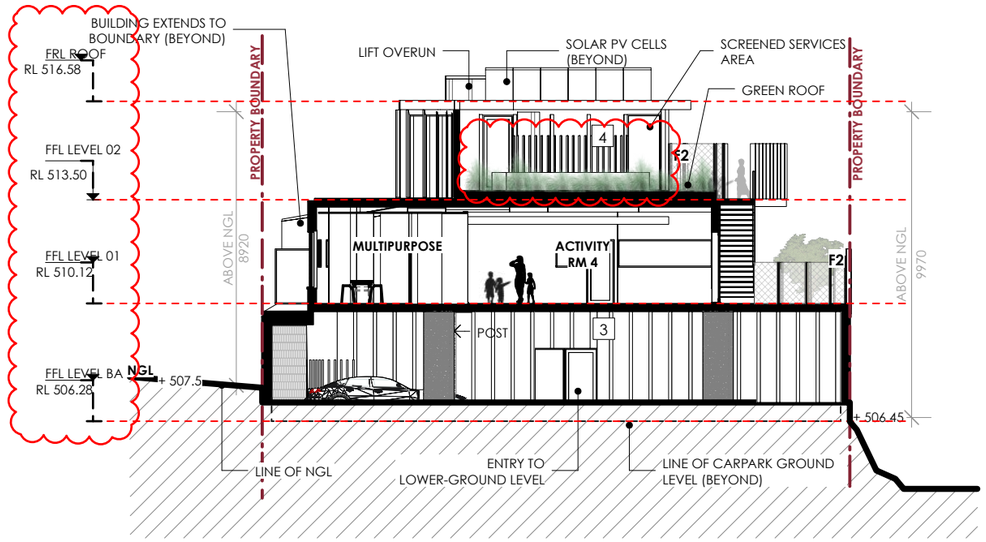

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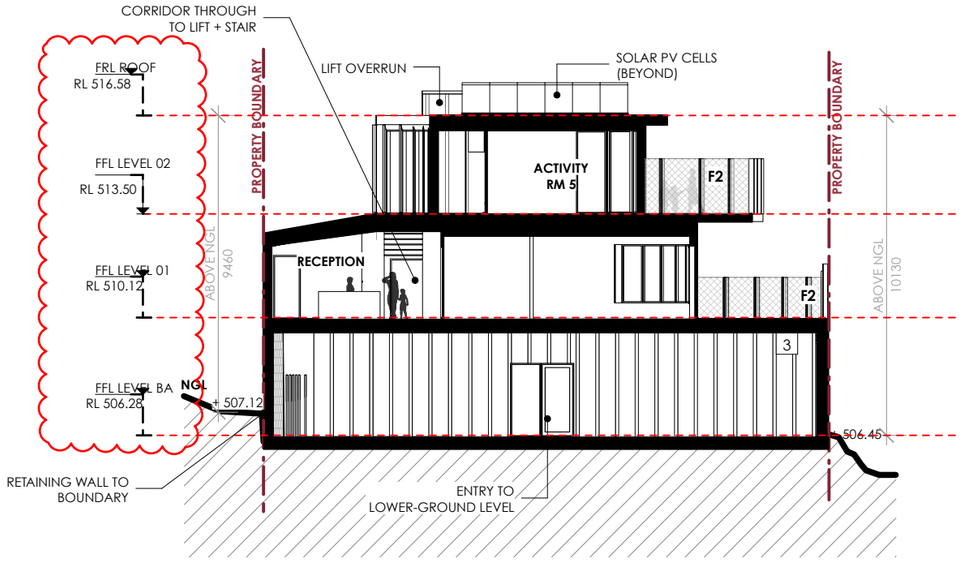
SCALE: 1:200



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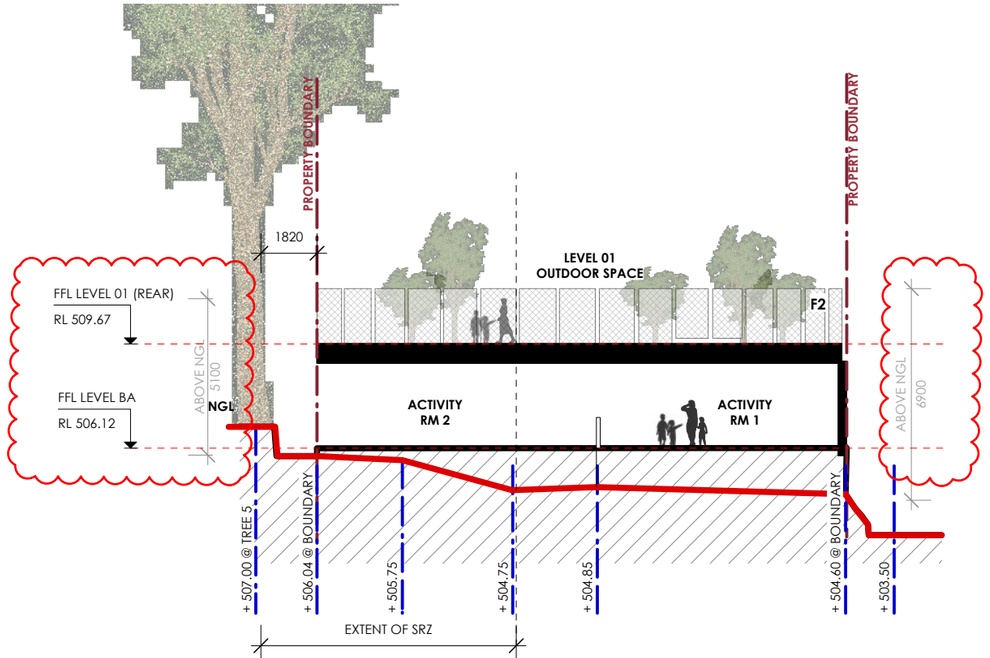
SCALE: 1:200



E PROPOSED - SECTION
SCALE: 1:200

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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SECTIONS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.11

REV: A

LEGEND:

ADDITIONAL AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIOD

EXISTING AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIODCAST BY BOUNDARY FENCE.

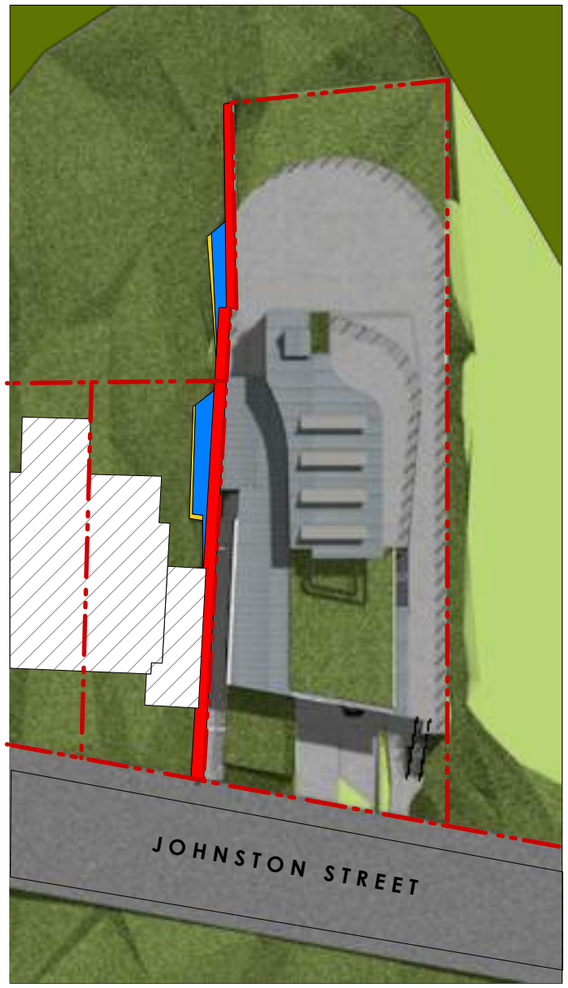
ADDITIONAL INCREASE TO SHADOW DUE TO SHIFT IN BIULDNG HEIGHT

NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING

SUBJECT SITE 14 JOHNSTON STREET STIRLING

NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED SEPTEMBER 9AM

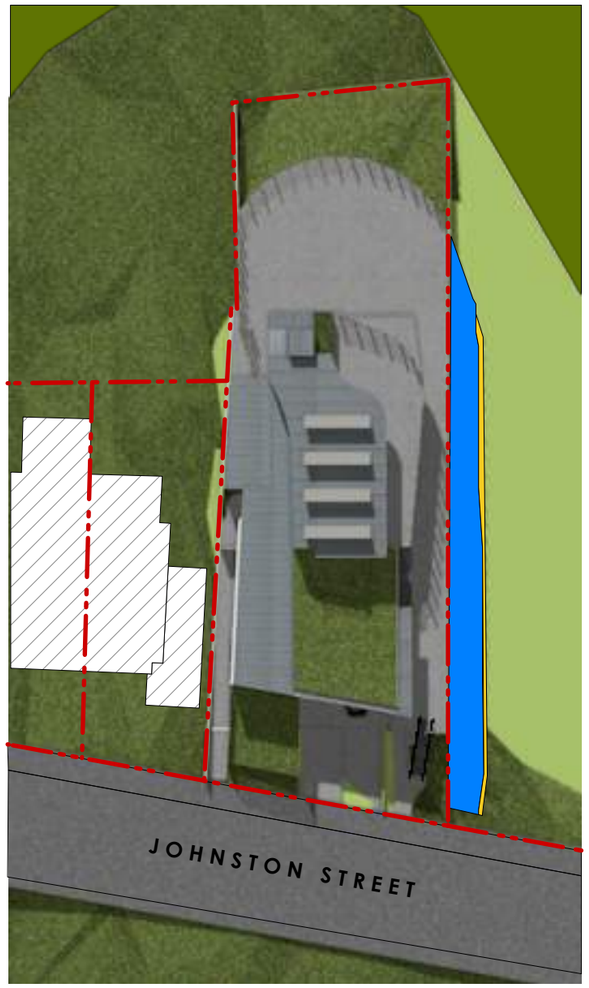


NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING

SUBJECT SITE 14 JOHNSTON STREET STIRLING

NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED SEPTEMBER 12 NOON



NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING

SUBJECT SITE 14 JOHNSTON STREET STIRLING

NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED SEPTEMBER 3 PM

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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SHADOW DIAGRAMS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.16

REV: A

LEGEND:

ADDITIONAL AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIOD

EXISTING AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIODCAST BY BOUNDARY FENCE.

ADDITIONAL INCREASE TO SHADOW DUE TO SHIFT IN BIULDNG HEIGHT

NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING

SUBJECT SITE 14 JOHNSTON STREET STIRLING

NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

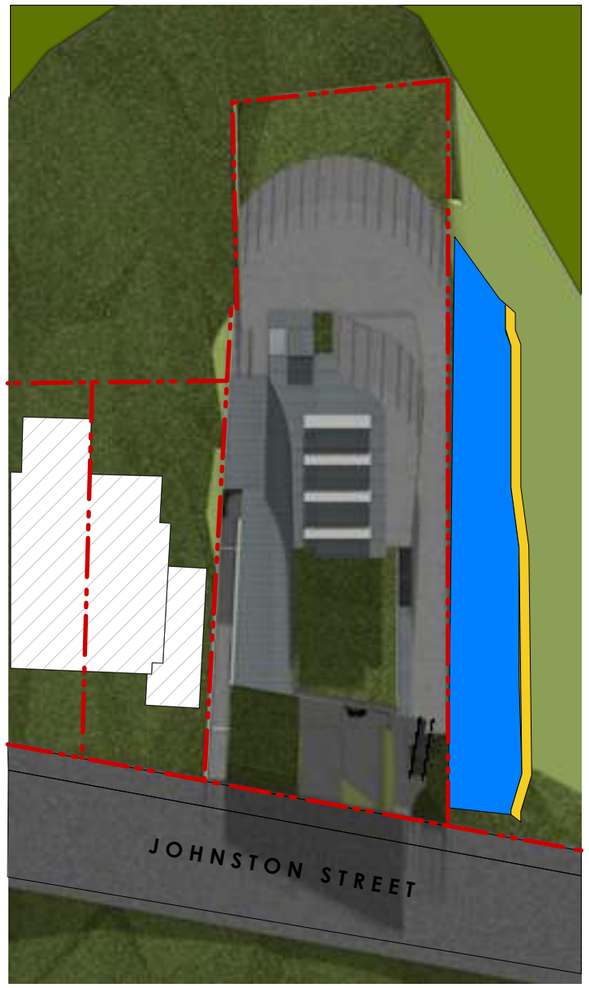
PROPOSED JUNE 9AM

NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING

SUBJECT SITE 14 JOHNSTON STREET STIRLING

NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED JUNE 12 NOON



NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING

SUBJECT SITE 14 JOHNSTON STREET STIRLING

NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED JUNE 3 PM

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ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SHADOW DIAGRAMS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

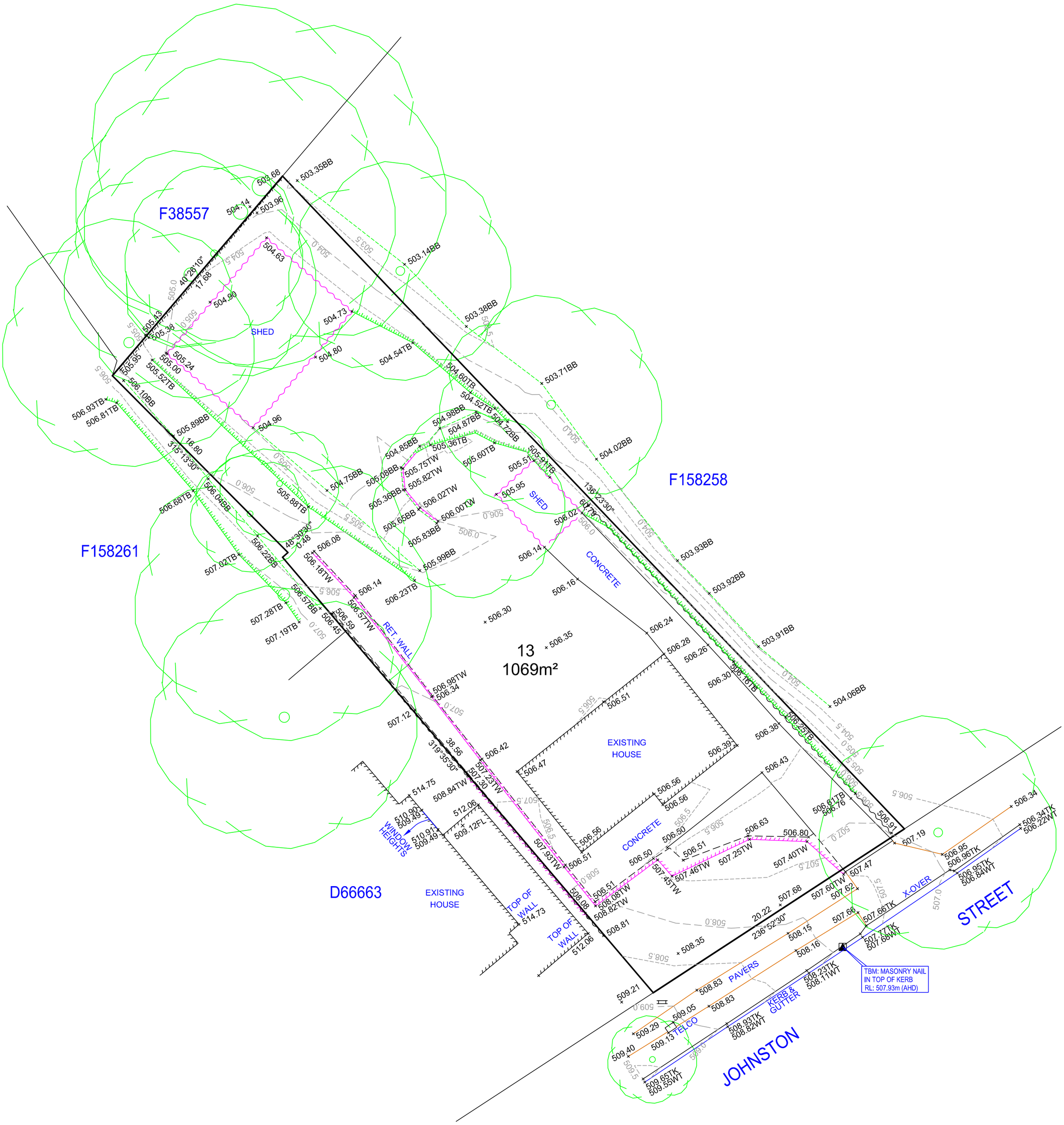
DRAWING NO: TP.17

REV: A

A2

ALLOTMENT 13 IN FP 158259
HUNDRED OF NOARLUNGA
CT 5350/901

N



0 5 10 15 20

SCALE 1:200

LEGEND

- SURVEY MARK
- GI NAIL
- SPIKE
- BOLLARD
- STOBIE
- ETSA CONN
- SIP
- SM/H
- SEWER
- FIRE HYDRANT
- FIRE PLUG / STOP VALVE
- GRATING
- BRICK PAVERS
- WALL
- BUILDING
- CENTRE OF CORNICE
- BANK TOP
- BANKBOT
- EDGE BITUMEN
- EDGE TRACK
- GRATING
- TREE
- SHRUB
- CABLE MARKER
- TELCO PIT
- ETSA METER
- GM GAS METER
- ICV IRRIGATION
- TAP
- BORE
- SHRUB
- EDGE TRACK
- EDGE CONC
- VERANDAH
- ROOF LINE
- WALL
- EDGE VEGETATION
- BUILDING GI
- EDGE GARDEN
- S SIGN POST
- WM WATER METER
- ROAD SIGN
- LP LIGHT POLE
- FP FUSE PIT
- SW IP
- DP DOWNPIPE
- FENCE (POST & WIRE)
- FENCE (GI)
- UNKNOWN
- STORMWATER PIPE
- SEWER
- WATER
- ELECTRICAL
- TELSTRA
- GAS
- COMMUNICATIONS

WT WATERTABLE
TK TOP OF KERB
EB EDGE OF BITUMEN
RL ROOF LEVEL
FL FLOOR LEVEL
GL GUTTER LEVEL
EL EAVE LEVEL
TW TOP OF WALL
BW BOTTOM OF WALL

PyperLeaker surveying services
p 08 8373 3880
a 65 Goodwood Road
Wayville SA 5034
e info@plsurvey.com.au

LEGEND

NOTES

PROPERTY BOUNDARIES PLOTTED HEREON HAVE BEEN SURVEYED.

INFO

SCALE:	1:200
SURVEY DATE:	13/06/2018
SURVEYED BY:	WC
COORDS BASED ON:	MGA94
PSM 6627/27122	RL:504.372m
HEIGHT DATUM:	AHD
CONTOUR INTERVAL:	0.50m

PROJECT

DETAIL & LEVELS SURVEY
14 JOHNSTON STREET
STIRLING

PROJECT REF: PL 8928 SHT: 1 OF 1 REV: 0

TERTIARY TREE CONSULTING PTY LTD
Forming Relationships - Delivering Solutions
ABN 48 629 289 078
PO Box 1234, Glenelg South, SA 5045
dylan@ttconsulting.net.au
www.ttconsulting.net.au
Phone 0400-259-505

DYLAN TEMPEST – ARBORICULTURAL CONSULTANT
AQF Level 8 Graduate Certificate of Arboriculture 1st class honours The University of Melbourne, Burnley Campus (Grad Cert Arb)
AQF Level 5 Diploma of Arboriculture (Dip Arb)
AQF Level 3 Certificate 3 of Arboriculture (Cert III Arb)
QTRA Advanced Quantified Tree Risk Assessor 5637
QTRA Quantified Tree Risk Assessor 5637
ISA TRAQ International Society of Arboriculture Tree Risk Assessment Qualification
Gold Australian Arborist Industry License No: AL2360
Continued Studies: MSc Master of Arboriculture and Urban Forestry, The University of Central Lancashire.

5 Million Professional Indemnity Insurance
20 Million Public Liability Insurance

Date 26 August 2021

Addendum Report

Tree 5 Revision A, Arboricultural Impact Assessment, and Tree Protection Plan

CLIENT
Trice Project and Development, Attention: Derek Royans
225 Fullarton Road
Eastwood
SA 5063
T: 08 8232 0655
M: 0420 942 322
E: derek.royans@trice.com.au

SITE ADDRESS
14 Johnston Street
Stirling
SA 5152

1. TABLE OF CONTENTS:

CONTENTS

2. INTRODUCTION:

2.1 On 11 August 2021, Derek Royans of Trice Project & Development Mangers for and on behalf of 14 Johnston Pty Ltd engaged Tertiary Tree Consulting to supervise a hydro vac nondestructive excavation and write an addendum report for tree 5 located within the rear yard of the site 29 Milan Terrace Stirling SA 5152. This tree is within a neighbouring yard to the proposed development site 14 Johnston Street Stirling SA 5152. This tree is known as tree 5 in previous reports and so is known as tree 5 herein this report.

2.2 The supervised hydro vac nondestructive excavation occurred on 23 August 2021 to assess the viability of a proposed pier and beam footing. This report will detail the condition of the nominated tree, specify the tree protection zones (TPZ) and structural root zones (SRZ) as a radius from the centre of the tree trunk at ground level. Further detailed will be the condition and legal status of the nominated tree. Recommendations for removal or retention will be based on the retention value, the tree hazard potential SULE Rating and its compatibility with the proposed development.

2.3 To achieve the objectives of the report, the tree will be assessed noting the species, size, and general condition. The tree will be assessed using the internationally recognised VTA assessment method for above ground parts and a hydrovac will be used for root mapping. Tree characteristics and eventual size will be taken into consideration as will the trees position in relation to structures and hardscapes. Recommendations will be outlined in section 5 of the report. A detailed list of the tree survey will be provided in Appendix 2 of the report. An existing numerical system has been used to identify the tree for this report and future reference on this job site.

3. METHODOLOGY:

3.1 The tree was assessed using the standard Visual Tree Assessment technique (VTA). The tree was assessed from the ground for this letter of assessment.

3.2 A Yamayo Million Diameter Tape was used to obtain the diameter at breast height (DBH) as recommended at 1.4 metres unless otherwise stated due to variations in the trees form. This aforementioned measuring device was used to measure the circumference at 1 metre above ground level and the root buttress diameter (RBD).

3.3 The height of the tree was estimated, and the spread of the trees canopy was estimated due to access restriction.

3.4 An iPhone 8 camera was used to take all photographs in this letter of assessment.

3.5 The SULE rating system has been used as a guide to assist in determining the Safe Useful Life Expectancy of the tree surveyed. Refer to Appendices 1.

3.6 A hydrovac was used to complete nondestructive excavation within the proposed pier locations and were backfilled the following day. A temporary fence was installed to make safe the area while the excavation trenches were exposed.

4. DISCUSSION AND TREE PROTECTIONS:

4.1 The Minimum AQF level 5 Project Arborist must be engaged to advise and supervise the required tree protection actions to be undertaken during all the development stages. The Minimum AQF level 5 Project Arborist has the responsibility of both monitoring and certifying the Tree Protection Plan. There must be no deviation/alteration to the Tree Protection Plan without written consent from the Minimum AQF level 5 Project Arborist under the written consent of the governing authority as required by AS4970-2009.

4.1.1 **Unauthorised alteration of recommendations in this report actions absolute nullity of this report.**

4.1.2 Only the Minimum AQF level 5 Project Arborist can write and submit the staged supervising and reporting as required within the section 4 Tree Protection Plan and section 5 Recommendations within this report as required by AS4970-2009.

4.2 A TPZ and SRZ are not a total exclusion zone. However, it must be demonstrated that tree sensitive techniques with low or no tree impact are used within a TPZ and SRZ. Through a properly monitored construction process as required by AS4970-2009, tree sensitive development systems inclusive of minimum AQF Level 5 Arborist supervision, will allow for a tree sensitive design. When implementing properly monitored tree sensitive designs, the AS4970-2009 TPZ and SRZ impact on trees is heavily reduced and or eliminated.

4.3 An engineering bore log must be used to assess the site soil.

4.3.1 Removal of soil within a TPZ can remove roots causing tree damage. If fill is proposed within any TPZ, it must be of a coarser grade than the existing site soil. Due to gaseous exchange restrictions created by fill between the site grade and atmosphere leading to tree root asphyxiation causing tree damage, and excavations removing roots causing tree damage, **any proposed grade change within a TPZ be it excavation or fill including depths and material must be approved in writing by the minimum AQF level 5 Project Arborist and the local authority (refer the tree protection plan).**

4.4 Based on the information provided by the client, the works will involve the construction of a new building, carpark, and associated landscaping. To achieve the works, the nominated tree to be retained is proposed to be protected for the duration of the works in accordance with AS4970-2009 Protection of Trees on Development Sites and science-based arboricultural literature. This will occur using tree sensitive development activities and protections where required to allow the works to proceed while protecting the tree. **Options for managing the nominated retained tree in this report will be provided as required by AS4970-2009 and will form part of the conditions of consent.**

4.5.1 AS4970-2009 section 1.4.5 defines the SRZ as

> *"Structural root zone (SRZ)*
> *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 is expressed by its radius in metres.*

This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area".

4.5.2 AS4970-2009 section 1.4.7 defines the TPZ as

"A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development."

4.5.3 AS4970-2009 section 3.3.2 defines a minor encroachment as

"3.3.2 Minor encroachment If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ (see Clause 3.3.5), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in Clause 3.3.4. The figures in Appendix D demonstrate some examples of possible encroachment into the TPZ up to 10% of the area."

4.5.4 AS4970-2009 section 3.3.3 defines a major encroachment as

"If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ (see Clause 3.3.5), the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4."

4.5.5 AS4970-2009 section 3.3.4 (h) refers to design factors,

"Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment."

4.6 **Tree 5** nominated to be assessed is located within the neighbouring site to the west. The tree (Tree 5) is a regulated tree that is protected at this site under the *Planning Development and Infrastructure Act 2016* and the *Planning Development and Infrastructure Regulations 2017*.

1. The tree shows good health.
2. The tree shows average structure.
3. The tree has a safe useful life expectancy of 15-40 years.
4. The tree is a medium retention value tree.
5. The TPZ encroachment for the proposed building is 21.7% therefore, a tree sensitive pier and beam footing is specified within the tree protection plan to reduce the impact to a low and acceptable level. The TPZ encroachment for the proposed front carpark is 8.8%, therefore, a tree sensitive pier and beam footing is specified within the tree protection plan to reduce the impact to a low and acceptable level. The impact for the proposed elevator shaft is 1.7% and is not within the SRZ which is low and acceptable. Therefore, these encroachments are a minor tree impact of <10% combined and are acceptable as stated in AS4970-2009 Protection of trees on development sites when considered within AS4970-2009 3.3.4 TPZ encroachment considerations. The considerations are,

   "(a) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating

radar). Photographs should be taken and a root zone map prepared.
NOTE: Regardless of the method, roots must not be cut, bruised or frayed during the process. It is imperative that exposed roots are kept moist and the excavation back filled as soon as possible.
(b) The potential loss of root mass resulting from the encroachment: number and size of roots.
(c) Tree species and tolerance to root disturbance.
(d) Age, vigour and size of the tree.
(e) 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.
(f) Soil characteristics and volume, topography and drainage.
(g) The presence of existing or past structures or obstacles affecting root growth.
(h) Design factors."

6. On Monday 23 August 2021, a nondestructive excavation was undertaken by South Vac. This was supervised by Tertiary Tree Consulting. These works occurred in the nine proposed pier locations located within Tree 5's TPZ and were to a depth of 1400 mm. No roots were found deeper than 600 mm below ground level. 600 mm is the typical depth this tree species roots are expected to penetrate the soil. Refer appendix 5 for the pier locations.

6.1 **Pier 1:** 3 x roots were discovered with a diameter <10 mm. These roots can be pruned in favor of the development having no deleterious impact on the tree.

6.2 **Pier 2:** This location is full of rocks. 1 root <30 mm diameter and 1 root <10 mm diameter was discovered. These roots can be pruned in favor of the proposed development having no deleterious impact on the tree.

6.3 **Pier 3:** No roots located.

6.4 **Pier 4:** 1 x 50 mm diameter root in the east side of the pier trench. An offset was undertaken to location 4A.

6.5 **Pier 4A:** 1 x 50 mm diameter root in the west side of the pier trench. Pier 4A is to be located between the discovered roots. A gap is available of >800 mm in diameter. The pier circumference is only 600 mm in diameter.

6.6 **Pier 6:** No roots located.

6.7 **Pier 7:** 1 x 100 mm diameter root discovered. An offset was undertaken to location 7A.

6.8 **Pier 7A:** 1 x <10 mm diameter root was discovered. This root can be pruned in favor of the development having no deleterious impact on the tree.

6.9 **Pier 8:** No roots from tree 5. The roots in this location are from the nonprotected C*otoneaster* sp. tree that is not required to be assessed and is to be removed as part of the development.

6.10 **Pier 9:** No roots from tree 5. The roots are from the nonprotected *Alder* sp. tree that is not required to be assessed and is to be removed as part of the development.

6.11 **Pier 10:** was not required to be undertaken as it is located under an existing concrete footing to be demolished.

6.12 **Refer appendix 3.**

7. For all excavation, the methods within the tree protection plan herein this report must be followed.
8. The potential loss of root mass is negligible as the TPZ impact for the rear yard works is < 10% due to the tree sensitive designs.
9. The tree has good health, vigor, and structure, is not leaning and is stable in the ground. The tree is a species moderately tolerant to root disturbance. Further, the acceptable amount of roots lost will quickly be replaced as trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), while new fine feeder roots proliferate within short periods of time from pruned roots (Gilman 2012).
10. The tree is not indigenous to the locality. The tree has evolved and acclimated well in the site soil.
11. The existing structurers within part of the TPZ being the garage is not affecting the trees health and vitality whatsoever, therefore, the tree has acclimated to the site and these hardscape areas are not an impediment to the tree.
12. Tree sensitive design factors are recommended for all works within the TPZ, inclusive of a pier and beam footing with the beams above the existing grade which is recommended within AS4970-2009 to reduce the impact of encroachments, therefore, the proposed development will have a low impact, therefore, will not cause tree damaging activity.
13. This tree is recommended to be retained and protected.
14. Refer appendix 1, 2, 3, 4, 5 and 6 for further information.
15. **Refer the tree protection plan below for this tree's required tree protections and tree sensitive design methods throughout the proposed development.**

4.7 TREE 5 TREE PROTECTION PLAN:

1. **Site Meeting:** **A site meeting must occur between The minimum AQF level 5 Project Arborist and the builder addressing the tree protection plan before site works commence inclusive of demolition works** (AS4970-2009).

2. **Tree Watering:** The TPZ is to be irrigated and kept moist for 4 weeks before site works commence and is to continue throughout the length of the project (AS4970-2009).

3. **Tree Nutrition:** Before site works commence and to enhance and facilitate new tree root growth, the TPZ is to be inoculated with QuadShot organic biological stimulant and *Trichoderma harzianum*. These measures will increase tree health and new fine feeder root growth. **This must be undertaken by the minimum AQF level 5 Project Arborist. This must be certified by the Project Arborist with the certification submitted to the local council** (Handreck and Black 2010).

4. **Mulching The TPZ:** Before site works commence and to enhance and facilitate tree health through nutrient cycling, within the TPZ area, the TPZ must have a layer of properly composted mulch complying with AS4454 covering it to a depth of between 50-100 mm only. Mulch choices include but are not limited to Jeffreys Biomatt and Jeffreys Recover **No machinery is permitted within the TPZ to complete this task. The minimum AQF level 5 Project Arborist must certify the choice of mulch. The minimum AQF level 5 Project Arborist must certify the mulch is correctly installed with the certification submitted to the local council** (AS4970-2009).

5. **TPZ Fencing:** A two-metre-tall temporary chain mesh tree protection fence must be installed in the location as drawn in appendix 5 complying with AS4687 and AS4970-2009. This will protect the TPZ/SRZ and vascular tissue while allowing the works to proceed. Signage identifying the TPZ must be attached to the TPZ fencing complying with AS4970-2009 and AS1319. **The tree protection fencing must be installed prior to the commencement of any site works including demolition works.** This fence must not be moved without consulting the minimum AQF level 5 Project Arborist (Refer the Tree Protection Plan appendix 5 in this report for further information). **The minimum AQF level 5 Project Arborist must certify in writing the tree protection measures are correctly installed with certification documents submitted to the local council. This fence can be moved in consultation with The minimum AQF level 5 Project Arborist at the point of footing construction.** (AS4970-2009).

6. **Machinery Access:** **Machinery access is only permitted within the tree protection zone including the building and carpark footing footprint area under the direct supervision of the minimum AQF level 5 Project Arborist. Suitable ground protection such as rumble boards must first be laid to spread the load and stop soil compaction. The rumble boards must be approved in writing by the Project Arborist. The works within the TPZ must be directly supervised by the Project Arborist with certification documentation submitted to the local council** (AS4970-2009). This may be required for works such as digging the elevator shaft and the bored piers.

7. **Grade Changes (Footing):** Except for the pier and elevator shaft locations. Within the area for the building and carpark footing, the soil within the TPZ must remain undisturbed with no grade change.

8. **Elevator Shaft:** **Refer the machinery access section above for further instructions. These works must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council.**

9. **Bored Pier Footings:** Within the TPZ the footings must be pier and beam. The beam sections must be installed above the existing grade with an air gap. This means the only impact for the footing will be the footprint of each pier only keeping the impact low and acceptable. All pier trench works must be bored. **Refer the machinery access section above for further instructions. This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council** (AS4970-2009). Some fine feeder roots will be lost during these works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.

10. **Supplementary Irrigation:** A supplementary irrigation system must be installed under the proposed footing within the TPZ to ensure water continues to be delivered to the roots within this

part of the TPZ. This must be a dripper system laid on the existing grade, so no excavation is required. (Roberts *et al*., 2018).

11. **Service Installation:** Services must either be hung/fixed to the underside of the beam sections of the footing, or service trenches must be excavated with a hydrovac to ensure tree roots >40mm diameter are not damaged. Exposed tree roots are to be kept moist and the trench must be backfilled in a timeframe specified by the minimum AQF level 5 Project Arborist which will be determined by the weather at the time of works and the roots found during this process. **This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council** (Roberts *et al.,* 2018; AS4970-2009). Some fine feeder roots will be lost during hydrovac works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.

12. **Further Tree Protections:** Unless specifically specified within section 4 herein this report, the following activities 1-14 inclusive are not permissible within any Tree Protection Zone and form part of the tree protection plan for the nominated trees to be retained.

    1. Machine excavation including trenching.
    2. Excavation for silt fencing
    3. cultivation
    4. Storage of materials.
    5. Preparation of chemicals including cement products.
    6. Parking of vehicles or plant.
    7. Refueling.
    8. Dumping of waste.
    9. Washing and cleaning of equipment.
    10. Placement/storage of fill.
    11. Lighting of fires.
    12. Soil level alterations
    13. Temporary or permanent installation of utilities and signs.
    14. Physical damage to the tree including attaching anything to the tree. (AS4970-2009)

5. RECOMMENDATIONS:

5.1 After reviewing the site and the information provided by the client, the author of this report recommends the works that are proposed at this site proceed with the following actions.

5.2 Tree 5 is to be retained and protected.

5.3 Granted development approval is required before proceeding with the recommendations herein this report.

5.4 All tree protection measures must be in place as described in section 4 of this report prior to the commencement of any works. The installation of the tree protection measures in section 4 of this report will assist in reducing the impact to the tree(s) nominated for retention. **The minimum AQF level 5 Project Arborist must certify the tree protection measures are correctly installed prior to commencement of any site works. The Project Arborist must submit these documents to council.**

5.5 **All works within the TPZ of the tree nominated in this report must be supervised and recorded by the minimum AQF level 5 Project Arborist as described in section 4 of this report. The Project Arborist must submit these documents to council.** It is the client's responsibility to arrange site inspections and coordinate works with the minimum AQF level 5 Project Arborist.

5.6 Monthly inspections and reporting is required to ensure the nominated tree(s) is/are adequately protected. At the end of the works period the tree(s) will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree(s) has/have been maintained adequately. **Upon this the compliance certificate can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit these documents to council.** If the tree(s) has/have been damaged or breaches of the Australian Standards have occurred, council will be contacted for further advice.

5.7 At practical completion the removal of all tree protection measures is required. The tree(s) herein this report will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree(s) has/have been maintained in accordance with this report. **From this inspection the certification of tree protection can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit this document to council.**

5.8 At the end of the defects, liability / maintenance period, the final inspection of the tree(s) herein this report is required by the minimum AQF level 5 Project Arborist. **From this inspection the final certification of tree condition can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit this document to council.**

5.9 Following the tree protection plan and supervision recommendations for the retained tree(s) within this report will protect the nominated retained tree(s) during the proposed development, therefore, the proposed development will not constitute tree damaging activity and should proceed. **All site-specific tree protection instructions listed in section 4 and 5 must be strictly adhered to.**

Please do not hesitate to call if you have any questions regarding the contents of this letter of assessment.

Kind regards

Dylan Tempest Grad Cert Arb, Dip Arb, Cert III Arb, QTRA Adv, QTRA, ISA TRAQ, Lic AL2360
Arboricultural Consultant

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DISCLAIMER:

This letter of assessment only covers identifiable defects present at the time of inspection. The author accepts no responsibility or can be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.

The author cannot guarantee trees contained within this letter of assessment will be structurally sound under all circumstances and cannot guarantee that the recommendations made will categorically result in the tree being made safe.

Unless specifically mentioned this letter of assessment will only be concerned with above ground inspections, that will be undertaken visually from ground level. Underground tree parts are considered via calculations recommended by AS4970. Trees are living organisms and as such cannot be classified as safe under any circumstances. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the author can neither guarantee nor be responsible for the accuracy of information provided by others.

APPENDICES:

Appendix 1, SULE Rating:

Safe Useful Life Expectancy (SULE): Safe Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or becomes potentially hazardous to people and/or property. ULE values consider tree species, current age, health, structure and location. ULE values are based on the tree at the time of assessment and do not consider future changes to the tree's location and environment which may influence the ULE value.

Category rating:	Category definition in years:	Category rating:
1	> 40 Years	Long SULE (High)
2	15 to 40 Years	Medium SULE (Medium)
3	Short 5-15 Years.	Short SULE (Low)
4	0 to 5 years.	Remove SULE (Remove)

Appendix 2, Assessment of Tree(s):

Tree No.	Species	Circ at 1m AGL ## (mm)	Legal status ###	Height (m)	DBH* & RBD** (mm)	Canopy Spread (m)	TPZ *** SRZ (m)	Health #	Structure #	SULE Rating ****	Landscape Rating +	Observations and Comments
5	*Liquidambar styraciflua* Liquidambar Tree	2430	Regulated Tree	22	751 940	20	**9.01 3.22**	G	A	2	H	**Retain and protect.**

Explanatory Notes for Table

- ***Dbh = Diameter of trunk at breast height.**
- ****** **RBD = Root Buttress Diameter used to measure the Structural Root Zone (SRZ).**
- *******TPZ is the recommended TPZ 12x the DBH at 1.4m, SRZ is the trees structural root zone. Refer to AS4970 for details.**
- ******** **SULE Explanation can be found in Appendix 1.**
- **+ IACA Landscape value and S.T.A.R.S Rating system. Refer to Appendix 4.**
- **# Health values represented above are D = Dead, P = poor, BA = Below Average, A = Average, G = Good.**
- **# Structure values represented above are P = poor, BA = Below Average, A = Average, G = Good.**
- **## Circumference at 1 metre above ground level.**
- **### Legal status under the *Planning Development and Infrastructure Act 2016* and the *Planning Development and Infrastructure (General) Regulations 2017*.**

Appendix 3, Images of Tree(s):

Figure 1: Overhead site photo with the nominated tree indicated by the green circle with the number 5.

Figure 2: Tree 5.

Figure 3-6: Pier locations 1-4A.

Figure 7-10: Pier locations 5-8.

Figure 11: Pier location 9.

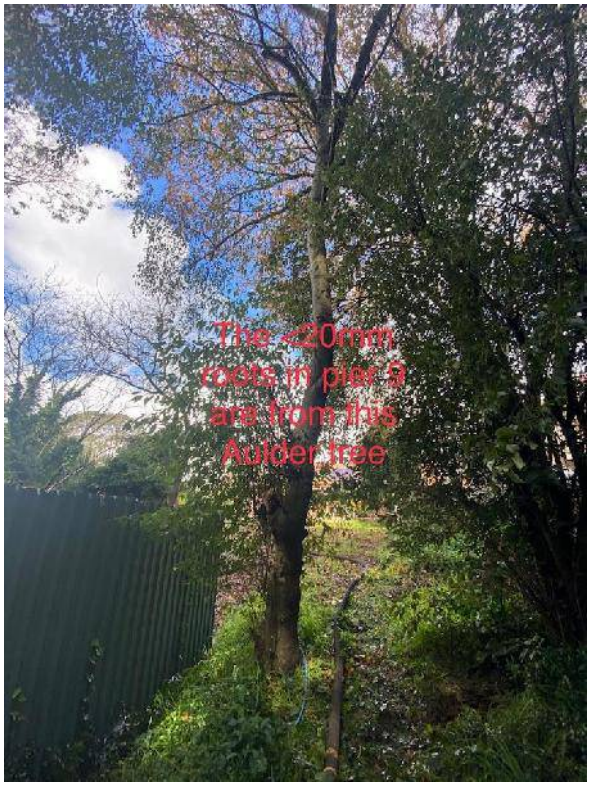


Figure 12-13: The trees that have their roots in the location of pier 8 and 9.

Figure 14-15: Temporary fence installed to secure the area before it was backfilled.

Figure 16: Temporary fence installed to secure the area before it was backfilled.

Appendix 4, Legend for S.T.A.R.S Matrix Assessment:

IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of High, Medium and Low significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

Table 1.0 Tree Retention Value - Priority Matrix

Estimated life expectancy	Significance				
	1. High	**2. Medium**	**3. Low**		
	Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
1. Long >40 years					
2. Medium 15-40 Years					
3. Short <1-15 Years					
Dead					

Legend for Matrix Assessment	
	Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.
	Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
	Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
	Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

Tree Significance - Assessment Criteria:

1. High Significance in landscape:

- The tree is in good condition and good vigour; - The tree has a form typical for the species; - The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age; - The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register; - The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity; - The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values; - The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour; - The tree has form typical or atypical of the species; - The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area - The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street, - The tree provides a fair contribution to the visual character and amenity of the local area, - The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour; - The tree has form atypical of the species; - The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings, - The tree provides a minor contribution or has a negative impact on the visual character and

amenity of the local area, - The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen, - The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions, - The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms, - The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species - The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties, - The tree is a declared noxious weed by legislation.

Hazardous/Irreversible Decline - The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

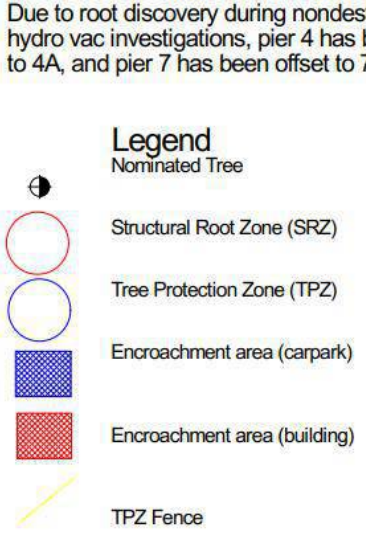
Appendix 5, Tree 5 Tree Protection Plan

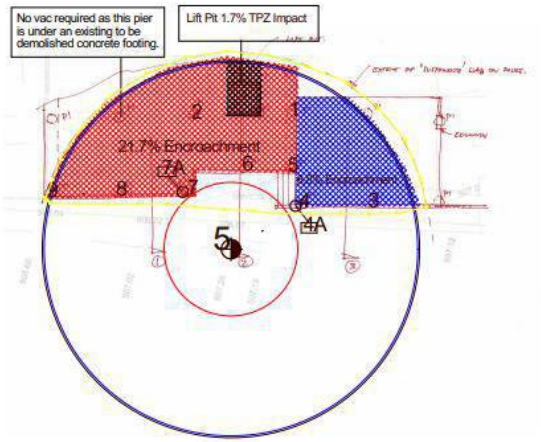
TREE 5 TREE PROTECTION PLAN

Building footprint 21.7% TPZ encroachment. Use a pier and beam footing with the beams above the existing grade to reduce the impact of the encroachment to a low and acceptable level. Refer section 4.7 herein this report

Carpark footprint 8.8% TPZ encroachment. Use a pier and beam footing with the beams above the existing grade to reduce the impact of the encroachment to a low and acceptable level. Refer section 4.7 herein this report

Due to root discovery during nondestructive hydro vac investigations, pier 4 has been offset to 4A, and pier 7 has been offset to 7A.





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DRAWN	DT
DATE	26 August 2021
SCALE	1:200

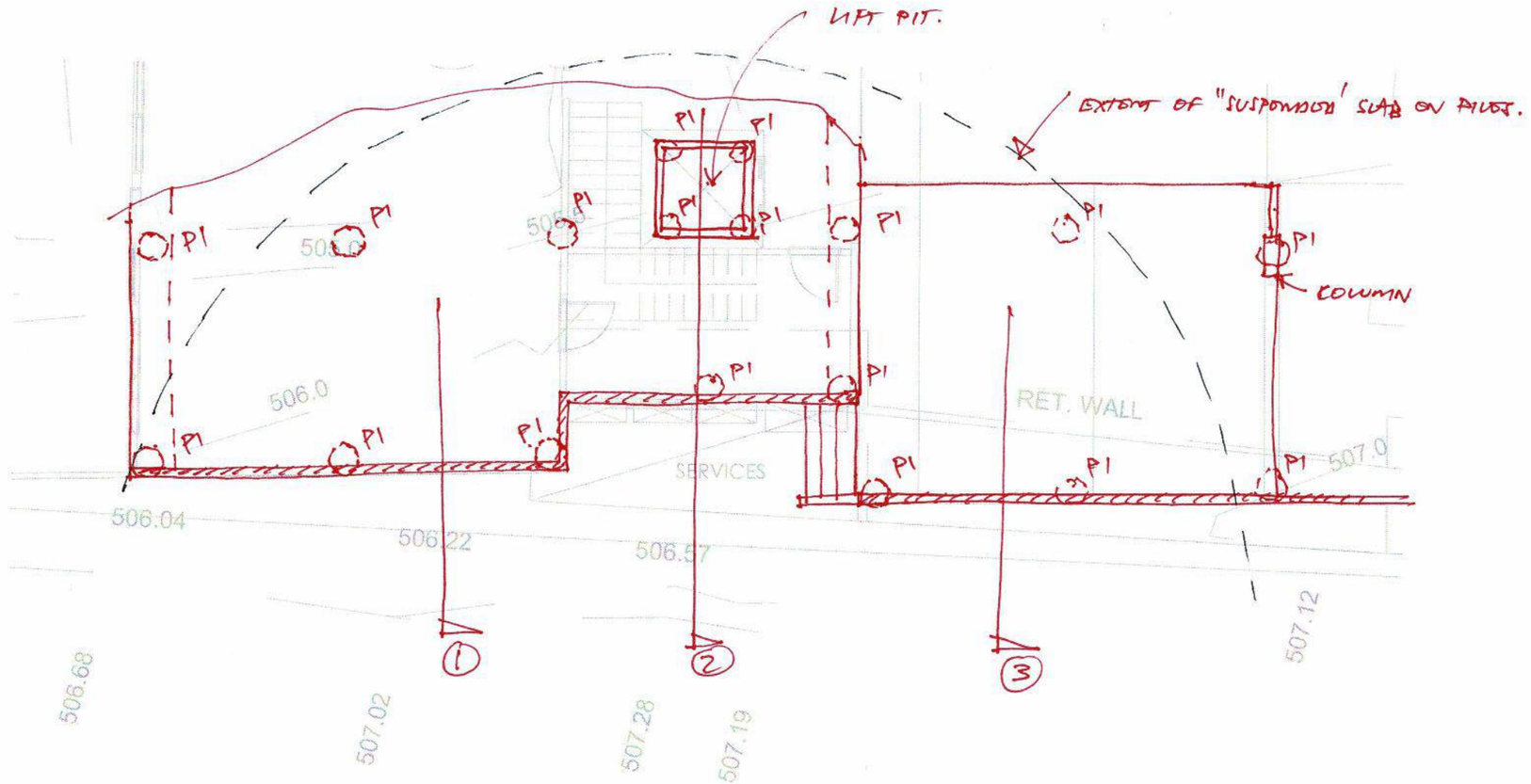
CLIENT & SITE ADDRESS: Trice Project and Development
Care of 14 Jonhston Street Stirling
14 Johnston Street Stirling SA 5152

A3

Figure 17: Tree 5 Tree Protection Plan.

Appendix 6, Non-Compliance of Tree Protections and Legal Consequences:

NOTE: Failure to comply with any part of the tree protections within this report will result in the party taking responsibility for all associated legislated consequences. Under the *Planning Development and Infrastructure Act 2016* and the *Planning Development and Infrastructure (General) Regulations 2017*, Tree Damaging Activity penalties are up to 120K per offence plus criminal convictions.


LIFT PIT.
EXTENT OF "SUSPENDED" SLAB ON PILES.
P1
COLUMN
RET. WALL
SERVICES
506.0
506.04
506.22
506.57
507.0
507.12
506.68
507.02
507.28
507.19
1
2
3

Project: STIRLING CHILDCARE CENTRE. Page: SK1

Subject: Date: AUG '21

DREW RUDD ENGINEERS

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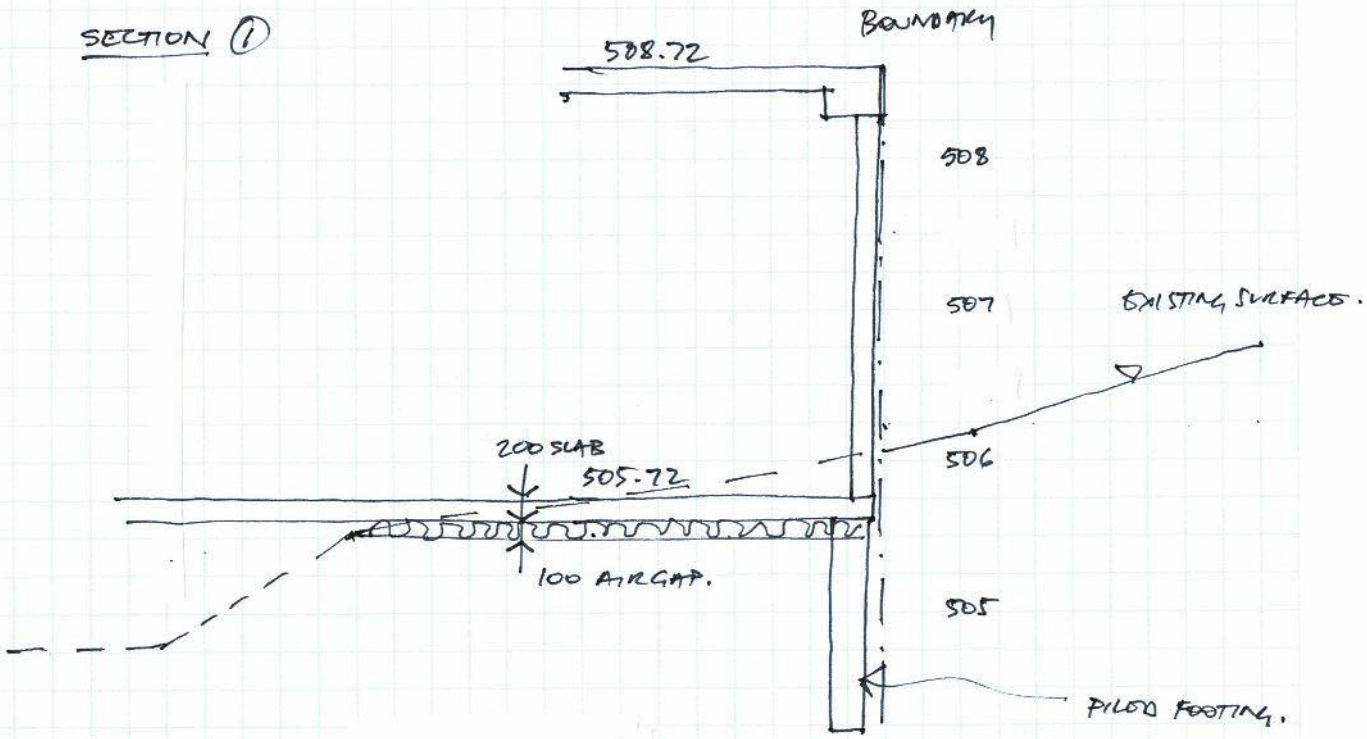

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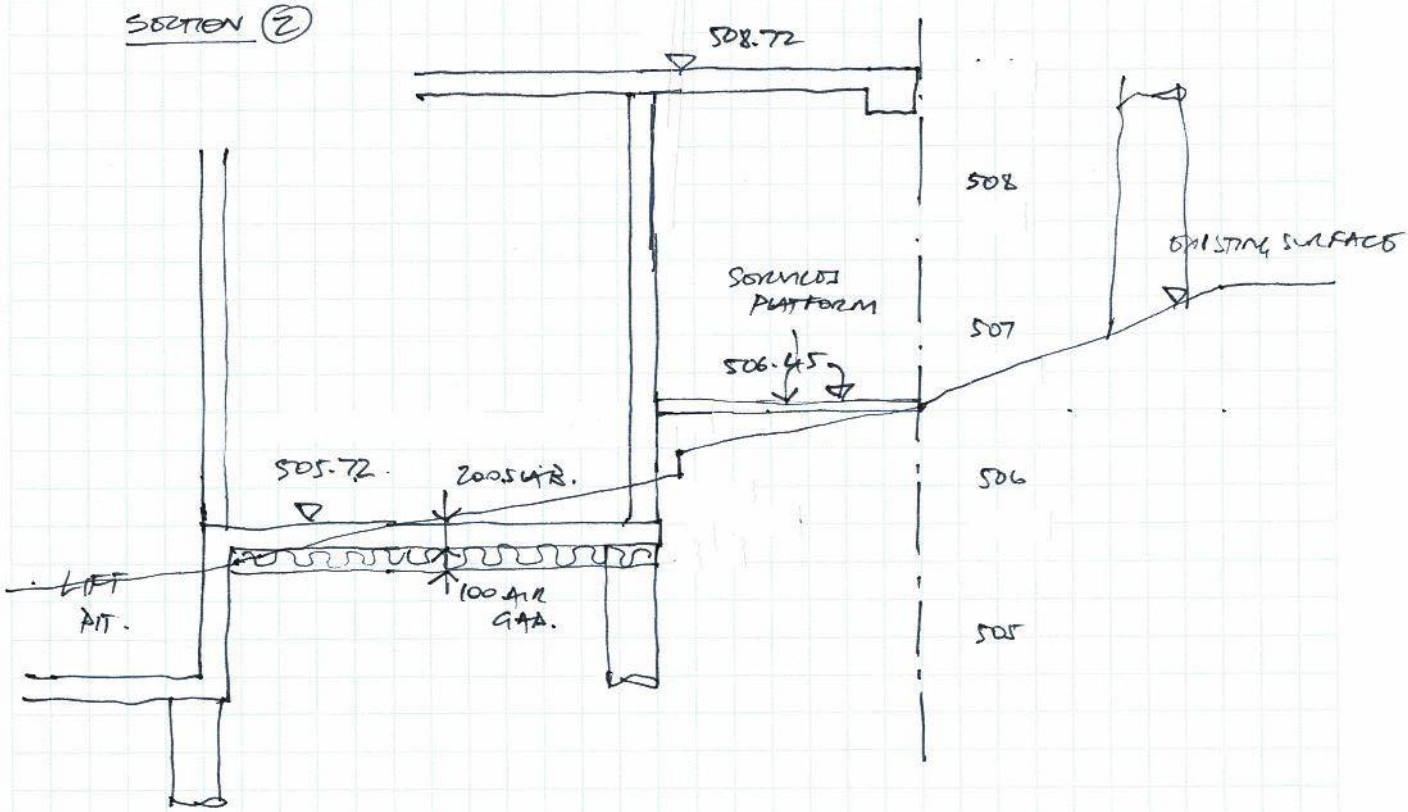
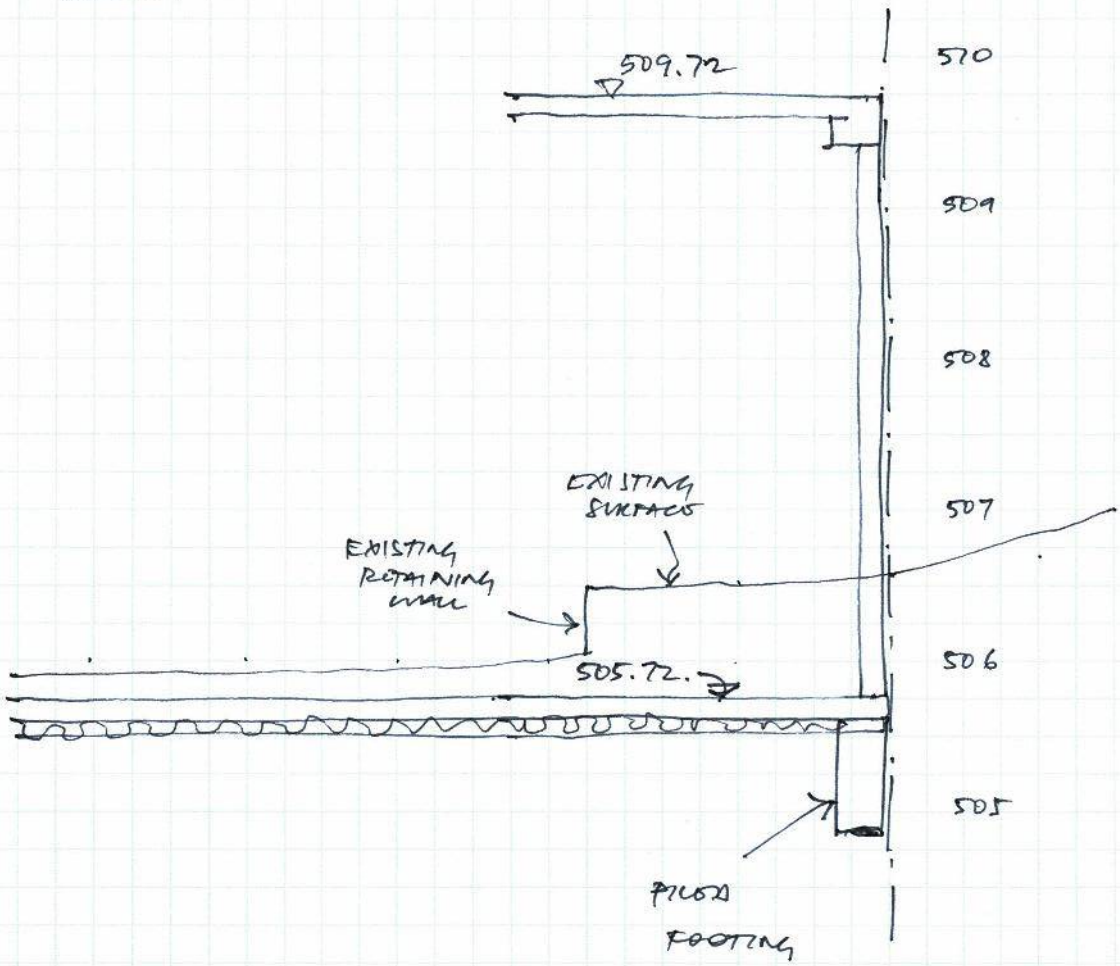


Project: STIRLING CHILDCARE CENTRE. Page: SK2

Subject: Date: AUG 21

DREW RUDD ENGINEERS

SECTION (3)



TREE INSPECTION SERVICES
INDEPENDENT ARBORICULTURAL CONSULTANCY

PH: 0468 390 890

Arboriculture Report

Development Impact Assessment

Site Location:

14 Johnston Street
Stirling

Report: 2021COB55 V3

Date

3rd March 2021

ABN: 4429 1065 892

Report prepared for

Loris Rigon. Project and Development Director

Trice-Project and Development Managers

loris.rigon@trice.com.au

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Report Written by

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Ben Seamark B.App. Environmental Management Adv. Cert Amenity Horticulture Dip Hort (Lnds) Dip Hort (Arb) Cert AS/NZ 14001 Auditing

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Inquiries regarding this report should be directed to **treeinspection@gmail.com**

Contents

INTRODUCTION

Tree Inspection services was engaged by Loris Rigon. Project and Development Director of Trice-Project and Development Managers to undertake an Arboriculture Development Impact Assessment in relation to the proposed development at 14 Johnston Street Stirling.

The objective of this report is to provide information that can be used to help identify any arboricultural impacts as a result of the proposed development and provide measure to help mitigate these impacts. This report assesses tree health, condition and regulatory status, identifies those tree that may be impacted by the development and provides recommendations to address impacts including future maintenance management recommendations.

The report identifies 5 trees that may be potentially impacted by the development. These trees are located on neighboring land. Only one tree (**Tree 2**) was identified as regulated under the South Australian Development Act.

A number of practicable measures have been applied to design the development to minimize impacts such as reducing encroachments within Structural Root Zone areas. It is considered as a result of these changes those recognized impacts have been minimized and further protection of the trees can now consider tree friendly engineering and landscape solutions at the detailed design stage.

The method utilised in this report complies with Australian Standard AS4970-2009 Protection of Trees on Development Sites. A Tree Protection Zone (TPZ) has been prescribed for each tree and any development activity within this area should be assessed with an aim to reduce impacts and or regulate activity within these defined areas.

The reports identify possible impacts to **Tree 5** and recommends approaches to mitigate this impact; this may include root investigation so as to direct tree friendly engineer solutions.

Where encroachment is required within the TPZ, it is recommended activities be undertaken under the direct supervision of a suitably qualified arborist, as prescribed by AS4970-2009 Protection of Trees on Development Sites and any measures identified to protect the tree be communicated to all site workers through a Tree Protection Plan.

Site Description

The trees assessed as part of this report are all located on neighboring land adjacent to the proposed development located at 14 Johnson Street Stirling. Those trees on the proposed developed land are unregulated and will need to be removed to accommodate development. One of the trees included in this report is identified as a public tree (**Tree 1**) and therefore under the management and control of the Adelaide Hills Council. This tree is not a regulated tree and impacts as a result of the works were considered minimal with an overall reduction in encroachment as a result of development.

The root growing environment of the trees is non-irrigated urban landscape. The site where the trees are located includes public land, commercial and a private residential area (**see Image 1 & 2**).

Preliminary plans show an intent to develop the site as a multi-level childcare center, with upper-level deck and ground level outdoor play areas.

The growing environment has moderate forms of development encroachment including a concrete driveway, water tank, shed and carparking area.

The current location of the Regulated trees is located within the neighboring carpark (to the north) and adjacent property (to the South).

Image 1 – Showing aerial image of subject Land, Zone District Area, Medium Bushfire Risk Rating – (source: Maps SA) .

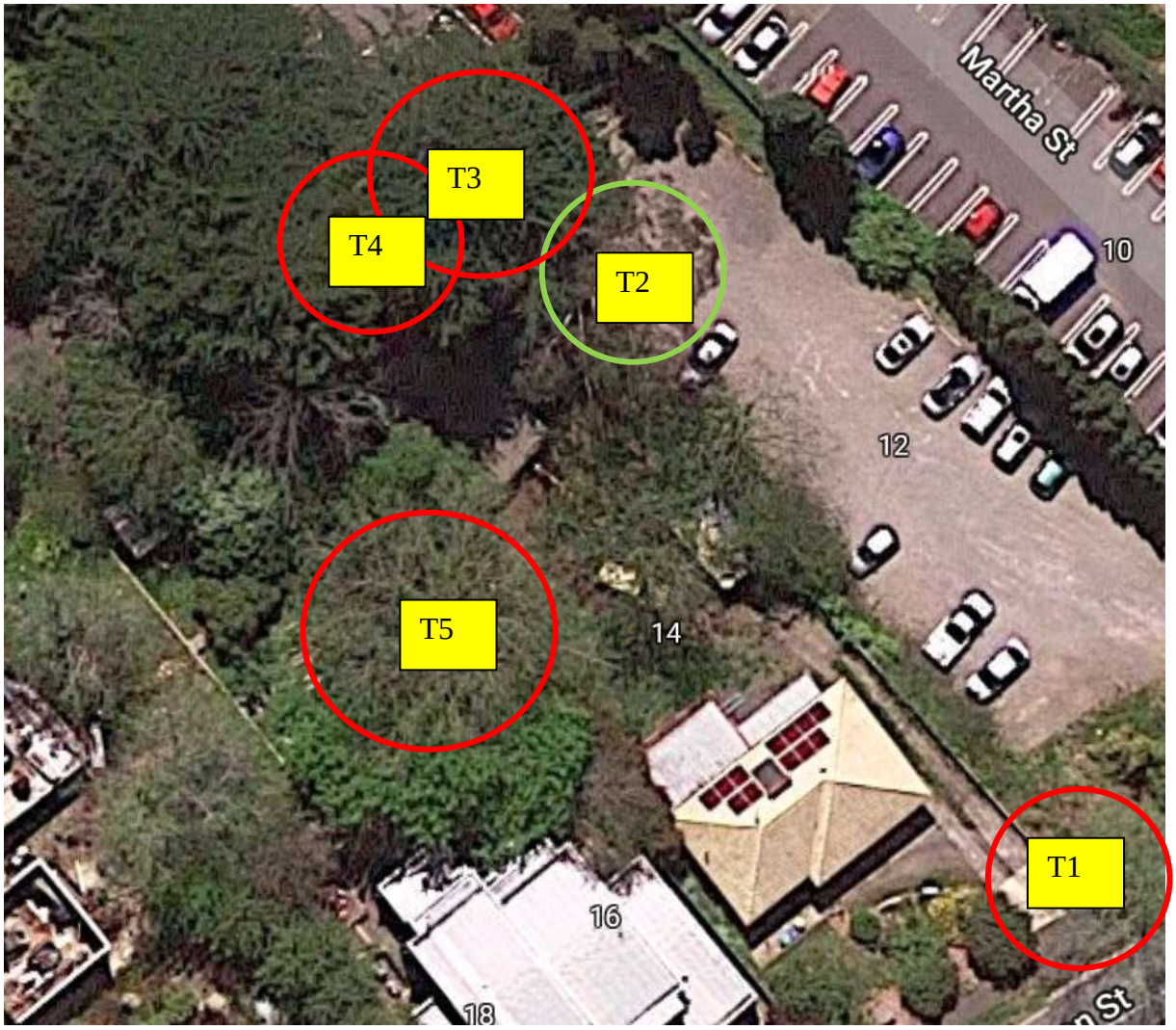

Image 2 – Showing aerial image of trees growing environment and location – (source: SA Council Maps).

Background Information

Documents and Information Provided

The following documents and information were referred to in preparation of this report:

a) Feasibility plans (Ground, First and Second level) dated 29/01/21.

b) Feasibility Study (Ground, First and Second level) dated 5/03/21

Legislation and Standards

Tree 2 & 5 is a regulated tree having a trunk circumference greater than 2 metres but less than 3 metres. Therefore **Tree 2 & 5** is protected under the Local Development Act 1993. Any tree damaging activity would require development approval. The other trees identified within this report are unregulated trees and therefore do not require development approval to undertake tree damaging activity, however the report conders those trees that may potentially be impacted.

Development Act 1993

The *Development Act 1993* (Act) provides that any activity that damages a 'Regulated' tree or 'Significant' tree is classed as 'Development', and as such requires development approval.

The Act defines tree damaging activities as: killing or destruction, removal severing of branches, limbs, stems or trunk, ringbarking, topping or lopping of a tree; or 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.

A '**Significant**' tree is defined as any tree in Metropolitan Adelaide which has a trunk circumference of 3m or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 3m or more and an average circumference of 625mm or more – measured at a point 1m above natural ground level; or any tree identified as a 'Significant' tree in a Development Plan.

A '**Regulated**' tree is defined as any tree in Metropolitan Adelaide which has a trunk circumference of 2m or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2m or more and an average circumference of 625mm or more – measured at a point 1m above natural ground level.

Australian Standard 4970-2009 Protection of Trees on Development Sites

Tree protection zone (TPZ)

A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development

Structural Root Zone (SRZ)

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 is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

METHOD

The following method was used to produce this report: A Site inspection was undertaken on the 24th of November 2018 and then reassessed in February 2021. Due to minimal site changes since the last assessment existing encroachment level measurements and tree assessment data utilized within this report was taken from those measurements and details provided by the previous development application and report provided in 2018. A 'Level 1' visual tree inspection was undertaken to ascertain species type health and condition of existing trees as well as identify those trees requiring protection as a result of development. Diameter Breast Height trunk circumferences were captured from the 2018 Report provided for the site and those existing site encroachments utilized for this report. Tree 5 was remeasured in February 2021. Tree height and age is estimated. Historical aerial images were used to identify any changes to growing environment that may affect tree health or structure. Those measured prescribed within the Australian Standard 4970-2009 Protection of Trees on Development Sites was used as a guideline to provide tree protection guidelines.

LIMITATIONS

This assessment is limited to the likely development impacts only and does not consider other activities that may impact the tree(s). The investigation focused on those common factors that result in tree damaging activity related to development and is based on the information provided at the time. Tree species was estimated on visual appearance only. It can be difficult to accurately identify species due to plant hybridisation without using more detailed and extensive botanical specialized techniques, which is beyond the scope of this

report. A risk assessment was not undertaken. Any changes prior to or following the date of this site inspection may change the findings of this report. Any planning changes or modifications to the site should be undertaken in consultation with a qualified Arborist who has the relevant skills, qualification and experience to provide this advice. All measurements and assumptions within this report should be checked and confirmed by site manager on site prior to development. The report is directed towards the management or trees and should not be relied on as a Legal source related to the Local Development Act. Separate legal advice should be sought in relation to Development regulations associated with this development.

Results - Tree Protection Zone

Table 1. Calculated Tree Protection and Structural Root Zone.

ID	TPZ (m) radius	TPZ (m^2)	SRZ (m) radius		Existing Encroachment		Proposed Encroachment TPZ		Change (m^2)		Calculated Encroachment %		Change in Encroachment %	
				SRZ (m^2)	TPZ	SRZ	TPZ	SRZ	ΔTPZ	ΔSRZ	TPZ	SRZ	ΔTPZ	ΔSRZ
1	6.5	132.7	2.74	24	11	0.1	0.5	0	-10.5	-0.1	0.38	0.00	-7.9	-0.4
2	8.4	221.7	3.11	30.3	46	0	23	0	-23	0	10.37	0.00	-10.4	0.0
3	15	707	4.09	52.5	101	0.3	12	0	-89	-0.3	1.70	0.00	-12.6	-0.6
4	11	380.1	3.62	41.1	64	1.7	0	0	-64	-1.7	0.00	0.00	-16.8	-4.1
5	9.1	260	3.2	32	0	0	87	0.5	87	0.5	33.46	1.56	33.5	1.6

Table 1 shows that Trees 1, 2 and 3 have a new encroachment level ranging from 0.38 to 10.37%, however when considering existing encroachments there is reduction in encroachment ranging from -7.9 to -16.8%. Tree 4 has a net TPZ reduction of encroachment of 16.8%.

Tree 5 however has a 'major encroachment' when assessed against the Australian Standard for Protection of Trees on Development sites (AS4970), which may impact on tree health and stability. For Tree 5 further root investigations or tree friendly engineering and landscape solutions should be considered to minimise these impacts. A great deal of effort has been made in the planning design to setback the proposed building so as to reduce encroachment within the SRZ. Foundation modifications or other consideration should also be considered if

practicable to minimize encroachment within the TPZ & SRZ. Root investigation should be conducted prior to development of detailed design to determine if and where roots are present within both the TPZ and SRZ so as to apply appropriate measures to minimise impacts.

Legislative Assessment

The following is applicable when assessing the tree against the Local Development Plan:

Development Plan Adelaide Hills Council Consolidated – 24 January 2013

Regulated Trees

Objective 111: The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

Objective 112: Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
significantly contributes to the character or visual amenity of the locality;
indigenous to the locality;

1. a rare or endangered species;
2. an important habitat for native fauna.

Development Impact Assessment – Summary Findings

Tree ID	Impact	Impact Description	Mitigation Measures	Recommendations
1	Low	No Impact – improvement with development towards existing encroachments.	Undertake works within TPZ with care	Apply tree protection plan and tree protection measures during construction of development
2	Low	Development shows a net reduction in encroachment to TPZ. Works on edge of SRZ. Upper-level slab over part of TPZ.	Undertake works on edge of SRZ with care. Upper level supports not to impact on the TPZ or SRZ. Provide irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction of development
3	Low	Building encroachment into TPZ less than 10%. Upper-level slab over part of TPZ.	Upper level supports not to impact on the TPZ or SRZ. Irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction or development. Removal of dead wood.
4	Low	Building encroachment into TPZ less than 10%. Upper-level slab over part of TPZ.	Upper level supports not to impact on the TPZ or SRZ. Irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction. During development. Removal of dead wood.
5	Moderate	Building encroachment into TPZ greater than 10% and within SRZ. Open growing environment contiguous available in neighboring property and landscaped/Play area.	Consider undertaking further preliminary investigations such as root investigation using non dig methods. Consider tree friendly design to minimize encroachment impacts within SRZ and TPZ.	Tree protection plan and tree protection measures during construction. During development. Works under direction of project arborist. Undertake whilst tree is dormant is practicable.

DISCUSSION

A site visit was undertaken to determine those trees that may be impacted by the proposed development with all these trees located on adjacent land. Five (5) trees were recognized as potentially impacted by activities associated with the development. Two trees (**Tree 2 & 5**) are considered regulated trees under the local development Act. However as described below, development will likely have minimal impact on the **Tree 2** and a moderate impact to **Tree 5** long term health and viability.

The development proposed will modify the existing site by developing over this area thereby turning much of the open space area of the yard into impervious material, including car parking areas and the ground level of the proposed building. The remaining site area will be occupied by open landscaped areas including an area of 'deep planting' near the street frontage and an outdoor play area at the rear of the site. An upper-level slab will also overhang parts of the outdoor play area potentially impacting on the growing environment of the trees.

Tree 1 is growing in Council Land and the existing house driveway and slope of the land means that the development will have a minimal impact on the tree. However, protection of the tree is required during construction and this best articulated through a Tree Protection Plan.

The proposed development in its current form is likely to impact on the health and stability of **Tree 5,** with roots that may be required to be cut located within the Structural Root Zone (SRZ). Further investigation may be required and or engineering design consideratons to reduce any potential impacts as a result of encroachments.

Where cut is required within the TPZ of **Tree 5** any roots encountered can be cut (preferable whilst the tree is dormant). The Genus *Liquidambar* tolerates root pruning evident by the commercial sale of these trees as bare rooted plants. Crown reduction may be required to compensate for any root loss and this is best determined by ongoing monitoring of the tree as recommended within this report. It should be noted that any roots cut will likely rejuvenate and an important factor to consider is avoiding any root disturbance within the recognized structural Root Zone.

Hydro-excavation should be used to expose identify and if required, cut any existing roots. Hydro-excavation will help to clearly identify any tree roots and allow clean cutting of these roots. This work should occur under the direction of a project arborist as recommended with AS4970-2009 Protection of Trees on Developments Sites. **Tree 5** is growing in the neighboring yard and as the site has been developed and yard established, no further changes to its growing environment are foreseeable. In other words, the tree despite the proposed development and potential need to cut roots within the Tree Protection Zone, the species will likely tolerate this impact should the recommendations identified in this report be applied.

Tree 2 is the only regulated tree assessed as part this report. **Tree 2** is identified as a *Eucalyptus sp*. No fruit was available to accurately identify the tree species. The tree is growing in a highly modified growing environment (carpark) and is likely self-sown. The development proposed would likely have minimal impact to this tree. The regulated Eucalyptus would likely have deep sinker roots well below the ground level of the existing carpark. Therefore, much of the root system sustaining the tree would be occurring within the existing carpark.

There is also minimal impact on **Trees 3 and 4** by the proposed building works. The upper-level slab however overhangs part of the outdoor play area within the TPZs of these trees, and of **Tree 2.** The outdoor play area should be designed to minimize further impacts on the trees (by earthworks, changing in levels and sealing of surfaces). Supplementary irrigation should also be provided in the area overhung by the upper-level deck.

CONCLUSION AND RECOMMENDATIONS

Based on the findings of this assessment, it is recommended that the following be applied:

1.) Design Considerations

1.2 The proposed development has been modified to reduce encroachments. There is however still a major encroachment into **Tree 5.** Engineer ‘Tree friendly’ design Modification or further investigation may include:

a. Exploratory root investigation to further assist in the determination of any design changes to minimize potential impact.

b. Non-dig foundation within the TPZ area of the tree.

1.3 The upper-level slab overhanging **Tree 2** requires the outdoor play area to be designed to minimize impacts on trees such as earthworks, changing in levels and sealing of surfaces. Supplementary irrigation should also be provided in the area overhung by the upper-level deck and permeable materials used within the play area to allow for a infiltration and oxygen exchange.

2) Tree Protection requirements:

2.1 A Tree Protection Zone plan be developed and applied during the construction of the project and activities within these zones restricted (**see appendix C**).

2.2 Where cut is required within the TPZ of Tree 5 this must be done under the direct supervision of a Project Arborist.

2.3 A project Arborist engaged to develop a Tree Protection Plan in accordance with AS4970-2009 Protection of Trees on Development Sites.

2.4 The Tree Protection Plan should be documented and made available to all site workers.

2.5. The Tree Protection Plan should be monitored by nominated Project Arborist

A certificate of compliance provided at the completion of the project.

3.)Maintenance Plan Requirements:

3.1 The Monterey Cypress trees (Tree 4 & 5) should be dead-wooded, hazard assessment undertaken and lifted prior to construction.

3.2 All trees to be monitored annually.

3.3 Any pruning of trees to be undertaken by a suitable qualified Arborist with minimum Cert 3 Arboriculture or equivalent.

Bibliography

Australian Standard AS4373–2007 *Pruning of amenity trees*: Standards Australia.

Australian Standard AS4970–2009 *Protection of trees on development sites*: Standards Australia.

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Draper, Danny., B. Richards, Peter,.A. 2009. Dictionary for Managing Trees in Urban Environments. CSIRO Publishing, Collingwood Victoria Australia.

Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly. 2013. Tree Risk Assessment Manual. Champaign, Ilinois International Society of Arboriculture.

Matheny N. Clark J. 1998: *Trees and Development a Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A -Plan and Schematics

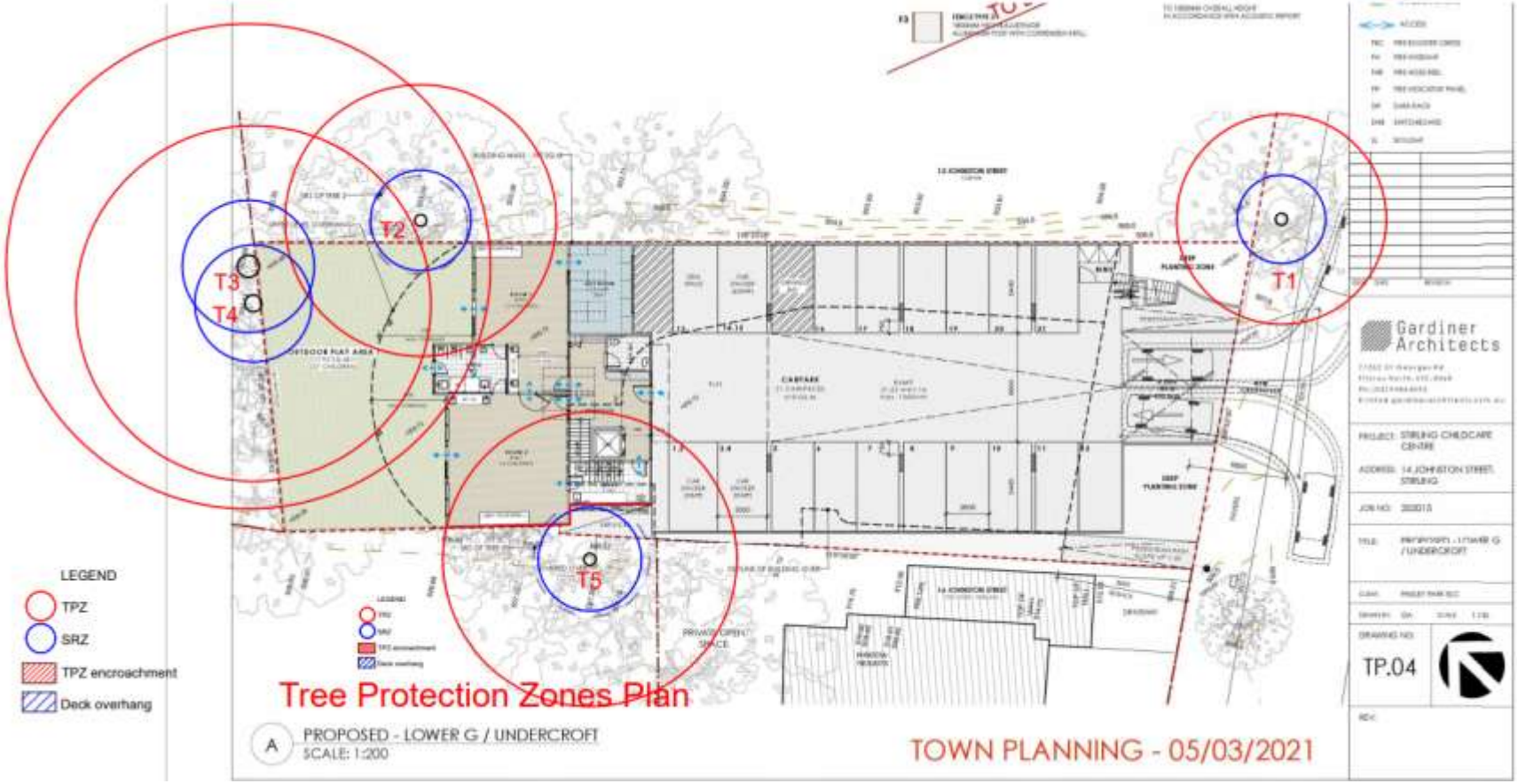


Figure –2 showing Tree Protection Zones of Proposed site.

Appendix B – Tree Assessment Findings

TREE 1		
Botanical Name	*Liquidambar styraciflua*	
Common Name	Liquidambar	
Legislative Status	**Unregulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	15-20	
Crown Density (%)	70	
Circumference (m)	<2	
Retention rating	High	
Live Crown Ratio (%)	55	
Health	Very Good – Moderate vigour, healthy leaves, free from disease or pests.	
Structure/Form	Tree structure & form is considered good. Single trunk to 4m then diving to support SW orientated crown. Regular branching throughout, fair, emergent crown, bias to SW. Typical ascending form. Minor dead wood.	
Landscape Retention Rating		**High**
Works	No works required	**Priority** **N/A**
Notes: This tree is located in road reserve – Council ownership		

TREE 2		
Botanical Name	*Eucalyptus sp*	
Common Name	Eucalypt	
Legislative Status	**Regulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	20-25	
Crown Density (%)	60	
Circumference (m)	>2	
Retention rating	Moderate	
Live Crown Ratio (%)	30	
Health	Good – moderate vigour, healthy leaves, free from disease or pests.	
Structure/Form	Tree structure & form is good. Single trunk to 8m then dividing to codominant leaders supporting small crown. Irregular branching throughout.	
Landscape Retention Rating		**Moderate**
Works	Nil	**Priority** **N/A**
Notes: This tree is located in neighbouring property (12 Johnson street) – Private ownership. Tree located approximately 1m from property boundary. Tree is Regulated under the Development Act.		

TREE 3 & 4

Botanical Name	*Cupressus macrocarpa*	
Common Name	Monterey Cypress	
Legislative Status	**Unregulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	20-25	
Crown Density (%)	75	
Circumference (m)	>3	
Retention rating	Low	
Live Crown Ratio (%)	8-	

Health	Good – moderate vigour, healthy leaves, free from disease or pests.		
Structure/Form	Tree structure & form is good. Acaulescent trunk support large crown. Regular branching throughout, moderate volume of deadwood throughout crowns.		
Landscape Retention Rating		**Low**	
Works	Deadwood removal	**Priority**	**Low**

Notes: This tree is located in neighbouring property (6-10) – Private ownership

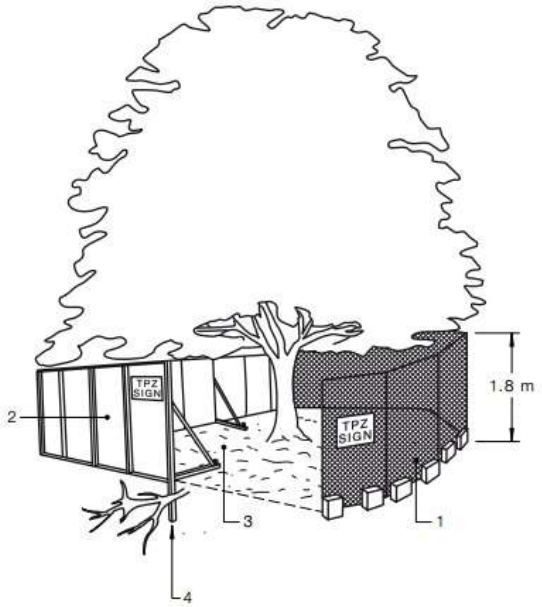
TREE 5

Botanical Name	*Liquidambar styraciflua*	
Common Name	Liquidambar	
Legislative Status	**Regulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	10-15	
Crown Density (%)	80	
Circumference (m)	>2	
Retention rating	High	
Live Crown Ratio (%)	75	

Health	Very Good – High vigour, healthy leaves, free from disease or pests.		
Structure/Form	Tree structure & form is considered good. Single trunk to 2m then diving to support large crown. Regular branching throughout, emergent crown. Typical ascending form. Located within 20m of dwelling. Tree is regulated from tree damaging activity except for removal.		
Landscape Retention Rating		**High**	
Works	No works required	**Priority**	**N/A**

Notes: This tree is located in neighbouring property (16 Johnston Street) – Private ownership.

Appendix C - Tree Protection Measures – Guidelines



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.

Image B – Protective Fencing to be installed around tree.

Activities restricted within the TPZ

Activities generally excluded from the TPZ include but are not limited to—
(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.

Image C – Example of Signage to be installed on fencing.

To:	Mr Loris Rigon	Trice	
Cc:			
From:	Jon Rudd	**Page** 1 of 1	
	Project memorandum	Inspection Report	
☐	Fee memorandum	Meeting Record	
Project:	Stirling Child Care Centre 14 Johnston St Stirling	Date:	3rd March 2021
Subject:	Stormwater Management Plan		

DREW RUDD ENGINEERS
Structural ● Civil
35 Kensington Rd
Norwood SA 5067

This report discusses the existing site conditions, the proposed development and the council requirements for handling and treatment of stormwater flows resulting from the development of the site.

Existing site details:

- Site Area 1069 sqm
- Total Impervious
  - Roofed 273 sqm
  - Paved 150 sqm
- Landscaped areas 646 sqm

The site falls to the north west at up approximately 1 in 16 average.

The site falls away from the street and there is currently a wet system to the street capturing a proportion of the house roof only. Existing overland flows are across the north and east boundaries onto the adjacent allotments (carparks).

Proposed development:

The proposed development consists of new residence and associated driveway.

- Site Area 1069 sqm
- Total Impervious 878 sqm
  - Building area 773 sqm
  - Paving 105 sqm
- Landscaped area 191 sqm

Stormwater System:

Council requirement (extract):
New Dwellings and Extensions to Existing Dwellings:
Drainage system shall be incorporated with an onsite detention system to ensure that the pre-development flows from the site are maintained for the given design standards.

In addition discussions were held with Steve Smith (Council Engineer) who indicated that the maximum rate of discharge at the street kerb is 10 litres per second.

Analysis of the catchment has been carried out to determine post development flows. Pre development flows are essentially irrelevant because they currently flow across the site boundary to adjacent sites. Outflow from the site has been limited by the provision of m3 of detention storage so that flows from the site critical ARI5 and ARI100 storm events are contained, with discharge limited to the 10 litres per second given above.

The method of discharge of stormwater will be roof and pavement water via piped systems to underground storage which will be pumped to the street using a dual pump alarmed unit. An indicative layout of proposed major stormwater pipe system elements and overland flow paths is attached (SK1).

This proposal is consistent with the natural grade on the site, refer attached survey.

Regards,

Jon Rudd
Partner

ATTACHMENTS:

1. SITE LEVEL AND FEATURE SURVEY + EXISTING CONDITIONS
2. PROPOSED STORMWATER SCHEMATIC
3. DUAL PACKAGED PUMP UNIT EXAMPLE SPEFICIATION
4. STORMWATER CALCULATIONS

LEGEND

ITEM	DESCRIPTION
	SCOPE OF WORK AREA
	PROPOSED SUSPENDED SLAB AREA
	PROPOSED RETAINING WALL (OFF BOUNDARY)
	PROPOSED LANDSCAPING
	PAVEMENT

REV	DESCRIPTION	DATE	BY	APP
B	FOR APPROVAL	MAR 21	AC	JR
A	FOR APPROVAL	MAR 21	AC	JR

DREW RUDD ENGINEERS

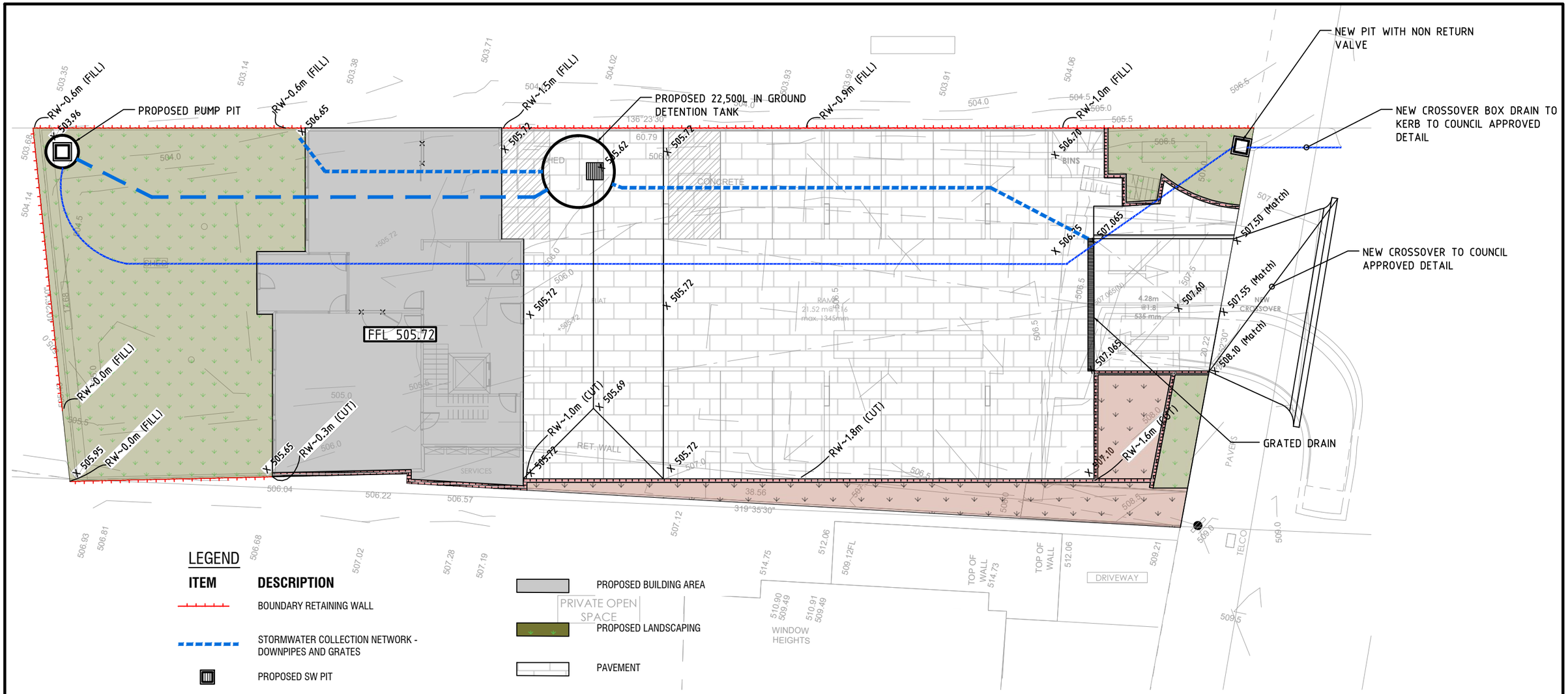
DESIGNED AC | SCALE 1:200 | NORTH

DRAWN AC | DATE SEP 20'

PROJECT REF. 201013-03 | SHEET No. SW1 | REV B

SHEET TITLE
STORMWATER MANAGEMENT SUSPENDED SLAB PLAN

PROJECT NAME
STIRLING CHILDCARE CENTRE



LEGEND

ITEM	DESCRIPTION
	BOUNDARY RETAINING WALL
	STORMWATER COLLECTION NETWORK - DOWNPIPES AND GRATES
	PROPOSED SW PIT
	PROPOSED STORMWATER PUMP PINE
	DETENTION TANK OVERFLOW
	PROPOSED GRATED DRAIN
X. 26.58	NEW FINISH SURFACE SPOT LEVEL
	PROPOSED RETAINING WALL (OFF BOUNDARY)
	PROPOSED BUILDING AREA
	PROPOSED LANDSCAPING
	PAVEMENT
	BACKFILL BEHIND RETAINING WALL

REV	DESCRIPTION	DATE	BY	APP
B	FOR APPROVAL	MAR 21	AC	JR
A	FOR APPROVAL	MAR 21	AC	JR

DREW RUDD ENGINEERS

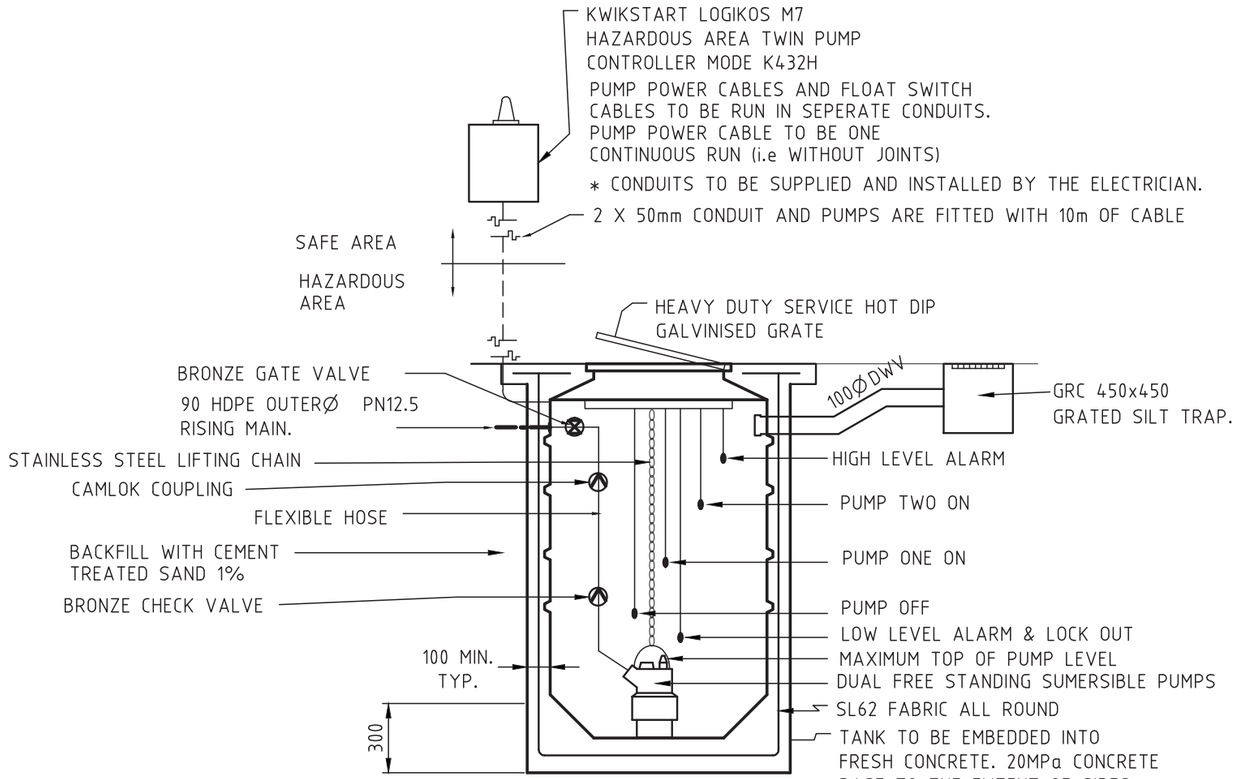
DESIGNED AC | SCALE 1:200 | NORTH

DRAWN AC | DATE MAR 2021

PROJECT REF. 201013-03 | SHEET No. SW2 | REV B

SHEET TITLE
STORMWATER MANAGEMENT GROUND LEVEL PLAN

PROJECT NAME
STIRLING CHILDCARE CENTRE



PUMPING STATION DETAIL

NOT TO SCALE

ALL-PUMPS KPPS3000 POLYETHYLENE PACKAGED PUMPING STATION * HAZARDOUS AREAS *

INSTALL PUMP STATION IN ACCORDANCE TO AS 3000, CLASS 1 - HAZARDOUS AREA REQUIREMENTS
PUMP MOTOR TO BE SUITED FOR OPERATION IN CLASS 1 ENVIRONMENT

DREW RUDD ENGINEERS

SPECIFICATION

1. CHAMBER - ALL PUMPS PACKAGED PUMP STATIONS KPPS1200
INTERNAL DIAMETER 1000
NOMINAL DEPTH 1600

2. VALVES - SA WATER APPROVED DE-ZINC BRONZE GATE AND CHECK VALVES MOUNTED ON A STAINLESS STEEL Y-PIECE INSIDE CHAMBER. VALVES TO BE ACCESSIBLE WITHOUT ENTRANCE TO CHAMBER BEING NECESSARY.

3. PUMPS - 2 x SABRE KS100 PUMPS
DUTY 1 l/SECOND @ 8 METRES HEAD (STATIC)
TO 3 PHASE SUPPLY

4. LEVEL CONTROLS - 'MULTI-TRODE' MULTIPLE SENSOR LEVEL PROBE MODEL 1.0/10-10 HUNG FROM STAINLESS STEEL SUPPORT TO BE WIRED IN CONJUNCTION WITH A 'MULTI-TRODE' MTIPC 2.2 TWIN PUMP LEVEL CONTROLLER & INTRINSICALLY SAFE BARRIER FOR HAZARDOUS AREAS.

5. PUMP CONTROLLER - 'KWIK START' TWIN PUMP CONTROLLER MODEL K432H FOR PUMP ALTERNATION AND SIMULTANEOUS OPERATION AT HIGH LEVEL.
ALL STARTING AND CONTROL EQUIPMENT MOUNTED IN A METAL LOCKABLE WEATHERPROOF CABINET.

6. DRAINAGE SYSTEM TO CONFORM TO AS3500.3

7. SIGNAGE - PROVIDE PVC DANGER SIGN.
"CONFINED SPACE ENTRY BY PERMIT ONLY."

8. CONNECT POWER TO ISOLATOR FIXED TO BASEMENT WALL. PROVIDE CONDUIT TO SUIT.

PUMP INSTALLATION NOTES:

1. TANK CONSTRUCTION IS POLYETHYLENE MANUFACTURED IN ACCORDANCE WITH STRICT QUALITY CONTROL PROCEDURES.
2. COMPACT A 100mm SAND BED TO A FINISHED DEPTH 100mm DEEPER THAN TANK DEPTH. BED TANK DOWN IN FRESH CONCRETE AND POUR ADDITIONAL CONCRETE AROUND SIDES TO COVER FIRST RIB. IF BOTTOM OF TANK IS BELOW MAXIMUM GROUND WATER LEVEL, CONSULT BALLAST CHART TO CONFIRM EXTENT OF BALLAST REQUIRED. CONCTETE TO BE CONTINUED TO TOP OF TANK ON ALL INSTILLATIONS WITHIN THE FOUNDATIONS OF THE BUILDING.
3. CONDUIT PENETRATIONS TO BE MADE AS CLOSE AS POSSIBLE TO TOP OF TANK AND AT RIGHT ANGLES TO TANK WALL. ELECTRICIAN TO INSTALL A 50mm CONDUIT FOR EACH PUMP IN A STRAIGHT LINE FROM TANK TO CONTROLLER LOCATION, SEAL THROUGH TANK USING PLAIN TO SCREWED ADAPTOR. USE LONG RADIUS BENDS NOT ELBOWS, AND COVER CONDUITS UP WALL OR CONTROLLER STAND WITH APPROPRIATE MECHANICAL PROTECTION.
4. ELECTRICIAN TO CONNECT PUMPS ANS LEVEL PROBES/FLOATS, AND SEAL CABLES INSIDE CONDUIT WITH SILICON TO PREVENT GASES VENTING INTO CONTROLLER. CHECK FOR ADEQUATE POWER SUPPLY BEFORE COMMENCING INSTALLATION.
5. BEFORE CONNECTING POWER SUPPLY TO PUMP CONTROLLER, CHECK ALL CONNECTIONS AND RELAYS FOR ANY MISPLACEMENT THAT MAY HAVE OCCURED DURING TRANSPORT. WHEN COMMISSIONING, SET OVER LOADS TO PUMP NAMEPLATE AMPS. RECORD VOLTAGE AND RUNNING CURRENT WHILST PUMP IS UNDER LOAD. IMPORTANT: ON THREE PHASE UNITS, DIRECTION OF ROTATION MUST BE PHYSICALLY SIGHT CHECKED BY LIFTING PUMP.
6. ADJUST START LEVEL TO GIVE A MINIMUM OF ONE START PER DAY UNDER NORMAL OPERATING CONDITIONS, WITH A MAXIMUM OF 10 STARTS PER HOUR CONTINOUS. SET HIGH-LEVEL ALARM FLOAT 100mm ABOVE START SWITCH.
7. TANK TO BE REGULARLY CLEANED BY HAND-HELD HOSE, AND PUMP AND ALARM OPERATION CHECKED. IN HIGH GREASE APPLICATIONS, TANK SHOULD BE DEGREASED ON A REGULAR BASIS BY A WASTE REMOVAL CONTRACTOR. PUMP TO BE REMOVED FOR SERVICE ON APPROXIMATELY A 12 MONTHLY CYCLE.

Project: STIRLING CLL Page: 1

Subject: Date: MAR'21

DREW RUDD ENGINEERS

SITE – EXISTING

TOTAL	1069
ROOF	273
PAVED	150
LANDSCAPE	646

LIMIT DISCHARGE TO KERB TO 10 l/s ANY STORM.

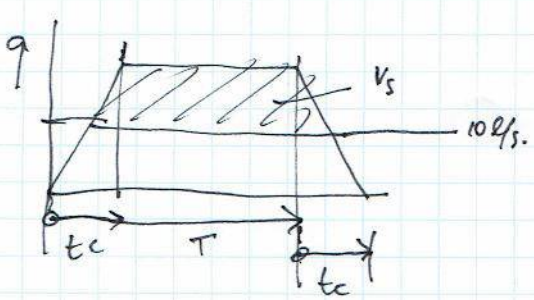
SITE – PROPOSED

ROOF / SUSPENDED FLOOR	773
PAVED	105
LANDSCAPE	191
TOTAL	10.69

ASSUME T_C = 5 MINS (SMALL SITE)

$$q_{in} = \frac{773 \times 1 + 105 \times 0.9 + 191 \times 0.4}{3600} \times 1.2 \times i$$

T	i (mm/hr)	q_{in}	V_{in}	V_{out}	V_s	
5	190	60.7	18.2	3	15.3	
10	140	44.7	26.8	6	20.8	
20	95	30.3	36	12	24.0	←
30	70	22.37	40	18	22.0	24000 LITRES
60	48	15.3	55	36	19.0	
90	37	11.8	63	48	15.0	



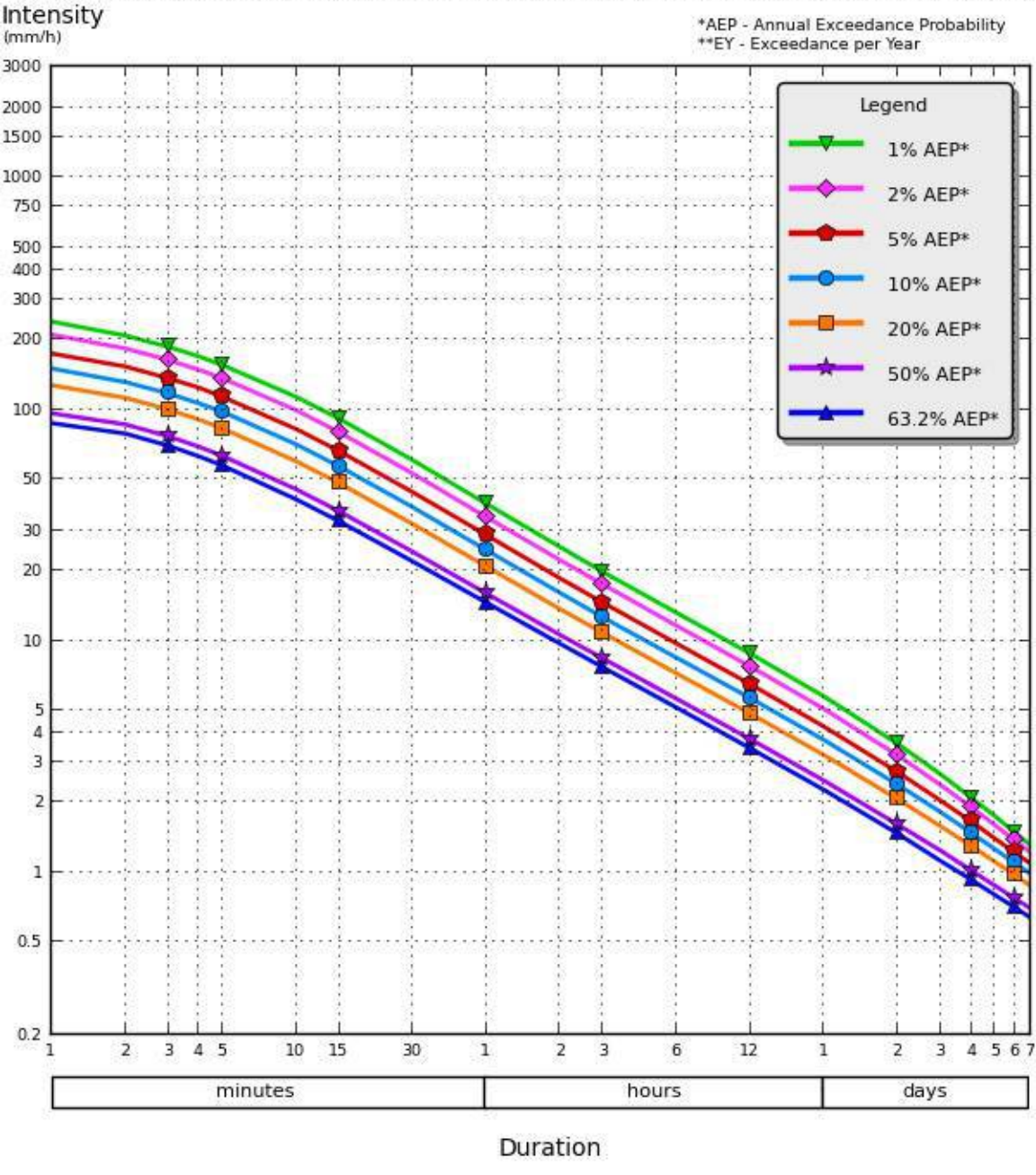
→ 22500 LITRE UNDERGROUND TANK INCLUDING S/W PUMP PIT

Requested coordinate Latitude: 35.0000 Longitude: 138.7600
Nearest grid cell Latitude: 34.9875 (S) Longitude: 138.7625 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 12 April 2017

Rainfall intensity in millimetres per hour for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).



Chelsea Jurek

From: Jon Rudd <jon@drpartners.com.au>
Sent: Thursday, 7 October 2021 4:21 PM
To: Derek Royans
Subject: RE: STIRLING -CHILD CARE DA
Attachments: Stirling Child Care Centre stormwater management report 211007.pdf

Hi Derek

The flow rate to the street in this case is physically limited to the pump capacity. This limit was discussed with councils Engineer Steve Smith some time ago. (Below)

RE: Development Johnston St Stirling stormwater management

SS Steve Smith <ssmith@ahc.sa.gov.au>
To Jon Rudd

Follow up. Completed on Sunday, 13 January 2019.
You replied to this message on 14/01/2019 3:06 PM.

Action Items

Hi Jon,

Please base your SMP on a maximum allowable discharge to kerb of 10L/s.

Thanks,
Steve Smith
Technical Officer

p 08 8408 0540
e ssmith@ahc.sa.gov.au
w ahc.sa.gov.au

Visit me at: 63 Mount Barker Road, Stirling SA 5152
PO Box 44 Woodside SA 5244

The report and calculations within indicate compliance with this requirement:

Stormwater System:

Council requirement (extract):
New Dwellings and Extensions to Existing Dwellings:
Drainage system shall be incorporated with an onsite detention system to ensure that the pre-development flows from the site are maintained for the given design standards.

In addition discussions were held with Steve Smith (Council Engineer) who indicated that the maximum rate of discharge at the street kerb is 10 litres per second.

Analysis of the catchment has been carried out to determine post development flows. Pre development flows are essentially irrelevant because they currently flow across the site boundary to adjacent sites. Outflow from the site has been limited by the provision of m3 of detention storage so that flows from the site critical ARI5 and ARI100 storm events are contained, with discharge limited to the 10 litres per second given above.

I did find a reference on the pump/sump detail sheet to 15l/s capacity for the pump, which I have amended to 10 in the attached report.

Note because it's a pumped system there is no requirement for an orifice – its limited by the pumping capacity.

Regards,

Jon Rudd
0418 899 363
(08) 8366 6570

DREW RUDD
ENGINEERS

Adelaide ● Melbourne
31/239 Magill Rd, Maylands SA 5069

Paisley Park
Early Learning Centres

Tel: 1800 PAISLEY / 1800 724 753
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Web: www.paisleypark.com.au
PO Box 7007
Baulkham Hills BC NSW 2153

Parent Management Plan – 14 Johnstone Street, Stirling

At Paisley Park, children attend the centre each day based on agreed hours between the operator and parents. As part of our enrolment process, we discuss with parents what their typical days and times of attendance will be. Based on that, when offering parents' a place, we will have as part of their enrolment not only what days their child will attend, but also what times of attendance their child will be at the centre. This forms part of the agreement with the parent, and is acknowledged when they sign their parent contract with us (this document sets out our complete terms of enrolment). A sample of the enrolment form is attached, which demonstrates that parents have specific drop off and pick up timeslots allocated (bottom page 3).

By having agreed days and times of enrolment, a practice we had for over 15 years, we are able to accurately map out attendance patterns of both children and staff, with the result that we can control both. As a result we can ensure that the centre has an orderly build-up of children and staff in the mornings, and similarly an orderly departure of children and parents in the afternoons. How do we do this?

Firstly, we ensure arrival and departure times are staggered across a three hour period in the morning (typically 7.15am to 10.15am) and three hour period in the afternoon (3.30pm to 6.30pm), which avoids congestion of cars/people entering and exiting the centre, as well as providing for an organized and controlled environment within the centre. There will be no more than thirty parents per hour during these times admitted to the carpark area, which means a maximum of 7-8 parents per 15 minute intervals. We are able to maintain this very calm and orderly environment as there is never a rush of people into or out of the centre.

We are able to control and enforce these times through the use of biometric fingerprint access, which controls the days/times children are able to attend. These units are located at all entrances to the centre (including lift if applicable). Visitors or people not on the system need to be manually let in by staff, who identify them. The units are manufactured by Sagem Industries, and they provide 128 bit encryption of fingerprint data. They are the same units used by the Australian prisons, the Australian Defence Force, and Pentagon, so are very reliable and secure.

When we set up a parent's access on the system, we allow a window of 10 minutes for each parent's agreed hours, in case they are running early or late. If a parent attends at a time outside these parameters, then they do not have access to the building, and consequently have to be manually let in by staff. Obviously the world

is not perfect, and we recognize that from time to time people will be a bit early or late, however the system records all data, and if a parent is constantly early or late then we know from the system and the fact they are being continually let into the centre manually. In that instance we sit the parent down to discuss getting them back on track. If it turns out they need their hours changed, then this is only done if we have a place in a relevant time slot to fit them in.

As we are able to control the flow of parents and staff into and out of the centre (within15 minute intervals), we can ensure that parking areas allocated for drop off and pick up are utilized appropriate to their capacity. The above does not factor in that there will always be a number of parents who walk their children to the centre, or who travel with other parents or by public transport, therefore further reducing the reliance on cars, carparking and carparking places.

It is important to note that this style of management of parents is something we have been doing as an operator of centres since 2005, so we are very experienced and practiced at how it works. In fact, we operated a centre in Mascot NSW, which was licenced for 48 children, with just 2 parking spaces for drop off and pick up.

Philosophy

Our philosophy at Paisley Park stems from a firm belief that a child's success in life is largely determined by the quality of their early childhood experience. With this in mind the focus of our curriculum is on the building of partnerships with families and the facilitation of collaborative community relationships. We consider this a holistic approach to a child's education and therefore welcome the opportunity to engage in practices that not only instill values of integrity, compassion and social justice but those that ensure the smooth transition from pre to formal schooling.

Our programs are reflective of the now mandatory national Early Childhood Curriculum (Early Years Learning Framework) and thus not only focused on the building of a child's wellbeing but support the development of key educational milestones. We envisage that our centre will contribute positively to the provision of high quality early education in the community.

Paisley Park is not only a unique educational facility, for us it's a way of being. Our core concepts, Live Love Learn, are embedded in our mission and commitment to provide an environment where children believe in themselves and know they can achieve anything imaginable. For many operators the word "premium" is something to be touted, however very few understand or deliver on that promise. The Principals of Paisley Park live and breathe premium quality childcare, and have done for many years, pioneering many innovations in the industry, from dining rooms and technology to biometric fingerprint access and Chefs that prepare our Matt Moran inspired menu from fresh ingredients daily, from dance and language classes to our unique school preparation program. At Paisley Park learning has no limit.

1.1 Core Concept 1: Live to belong

Core to our focus at Paisley Park is establishing a culture of belonging where the identity of our children, our families and our educators is valued, where genuine relationships are nurtured and a deep appreciation of our unique community environment is respected.

1.2 Core Concept 2: Love to be

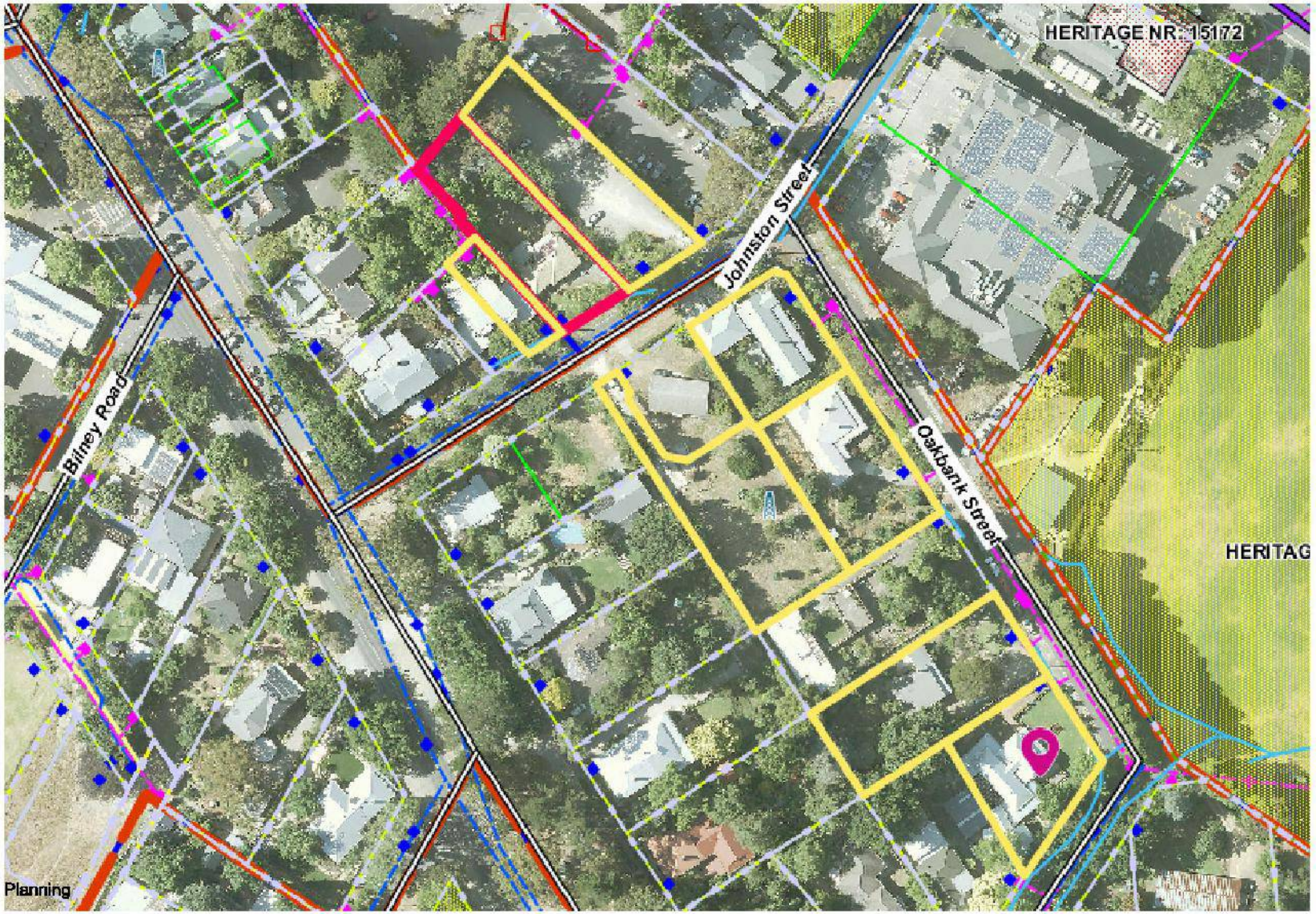
Fundamental to our everyday practice at Paisley Park is acknowledging childhood as a special time in learning where children are given the opportunity to 'be' in the moment while immersed in meaningful experiences that engage their curious minds.

1.3 Core Concept 3: Learn to become

Underpinning our philosophy at Paisley Park is the notion that early experiences shape the type of adults children become. Through active exploration during play our children experience self-discovery, embrace being challenged and critically reflect on lifelong concepts that support their future growth and learning.

We recognise that young children flourish when effective relationships are at the heart of quality care and for us the most important relationship is the one developed with our children's families. By establishing a service for parents that assists them in the care and development of their children, particularly during the difficult times that full or part-time work can create, we create an environment where families feel valued as their child's first teacher and one where differing points of view are recognised as opportunities for growth and genuine acceptance. Supporting the mental health and wellbeing of our families, apart from being consistent with our National Quality Standards, also ensures that families are supported in the parenting role and their values and beliefs about child rearing are respected.

1-Mar-2022



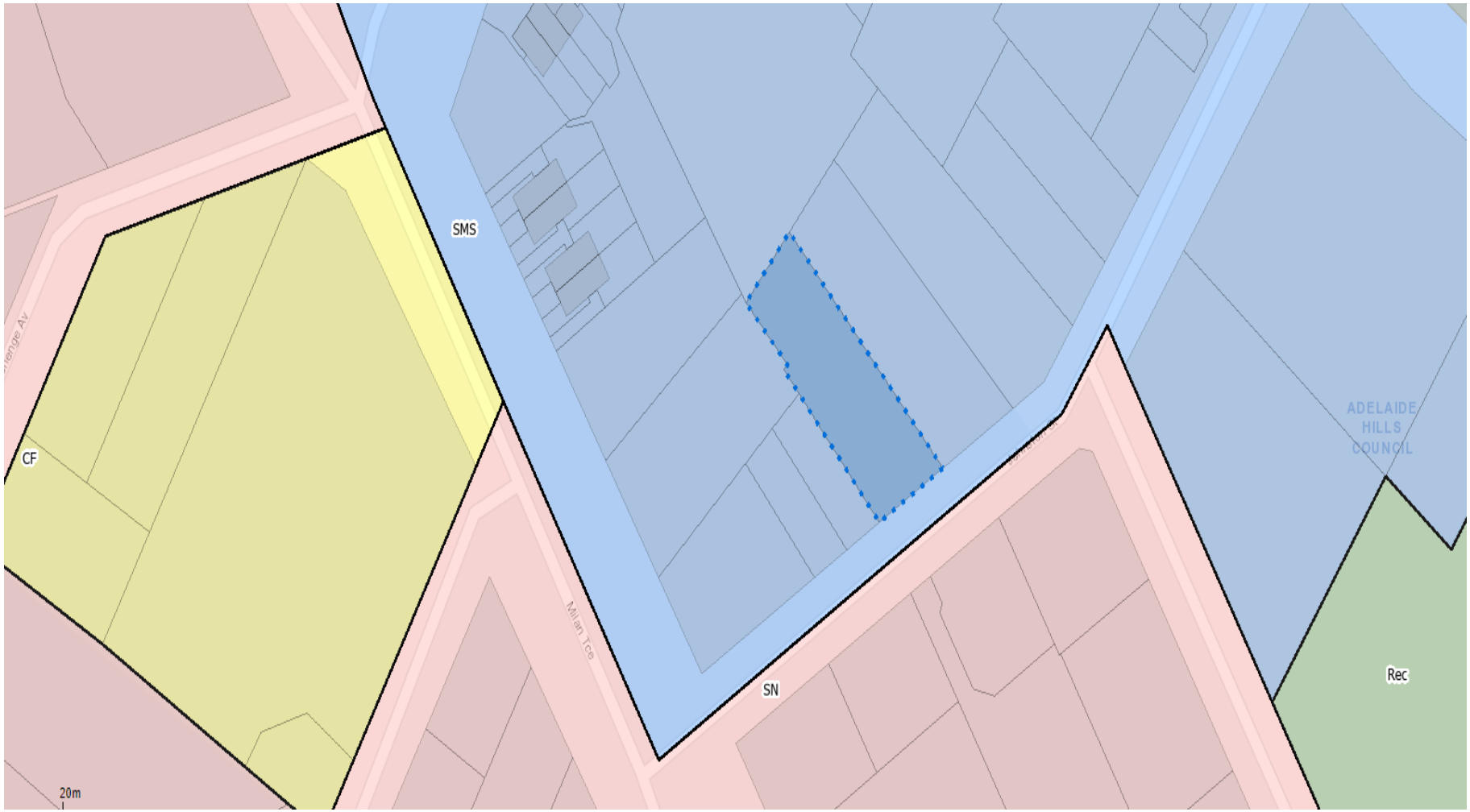
Adelaide Hills COUNCIL

Annotations

- Representor 6
- Representor 5
- Representor 4
- Representor 3
- Representor 2
- Respresentor 1
- Representor
- Subject Land

Scale = 1:1508.220

50 m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Paisley Park – Childcare Centre
20ADL-0282
7 October 2021

Planning Statement

Proposed Pre-school (Child Care Centre) at 14 Johnston Street, Stirling

SHAPING GREAT COMMUNITIES

URPS

Proposed Childcare Centre

7 October 2021

Lead consultant	URPS Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 (08) 8333 7999 urps.com.au
In association with	Phil Weaver and Associates, Gardiner Architects, Tertiary Tree Consulting Pty Ltd and Trice - Project and Development Managers
Prepared for	White Rabbit Group Pty Ltd on behalf of Paisley Park – Early Learning Centres
Consultant Project Manager	Matthew King, Managing Director mking@urps.com.au Chelsea Jurek, Senior Consultant cjurek@urps.com.au
URPS Ref	20ADL-0282

Document history and status

Revision	Date	Author	Reviewed	Details
V1	05/03/21	CJ	MK	Draft for client review
V2	18/03/21	CJ	MK	Draft for client review
V3	05/10/21	CJ	MK	Final for lodgement

Contents

Executive Summary

Applicant and Owner:	White Rabbit Group Pty Ltd on behalf of Paisley Park Early Learning Centre
Description of land:	14 Johnston Street, Stirling (CT5350/901)
Site Area:	1,069m^2
Council and Relevant Authority:	Adelaide Hills Council
Planning and Design Code version & date:	2021.14 - 23 September 2021
Zone and Policy Area:	Suburban Main Street Zone
Current Land Uses:	Residential
Description of Development:	Demolition of single storey dwelling, preparatory tree works, outbuildings and retaining walls, construction of a two-level (pre-school) child care centre with ancillary undercroft car parking, outdoor play areas and landscaping.
Assessment Pathway:	Performance Assessed.

1. Introduction

URPS has been engaged by White Rabbit Group Pty Ltd on behalf of Paisley Park Early Learning Centre (the Applicant), to provide planning advice, liaise with the relevant authority and prepare this supporting planning statement in relation to a proposed development comprising:

- Demolition of the existing dwelling, ancillary outbuildings and retaining walls; and
- Construction of a two-level purpose-built childcare centre with associated outdoor play areas, undercroft car parking and landscaping.

In addition to this planning statement, the following supporting documents are attached:

- Certificate of Title (**Attachment A**)
- Detail Survey prepared by Pyper Leaker (**Attachment B**)
- Architectural Drawings preparing by Gardiner Architects (**Attachment C**)
- Traffic and Parking Assessment prepared by Phil Weaver and Associates (**Attachment D**)
- Childcare Philosophy prepared by Paisley Park Early Learning Centres (**Attachment E**)
- Parent management plan prepared by Paisley Park Early Learning Centres (**Attachment F**)
- Arboriculture Tree Protection Plan prepared by Tree Inspection Services (**Attachment G**), Addendum Tree Report (**Appendix G1**), Part Footing Layout for Footings in Proximity to Tree 5 (**Appendix G2**) and Council Arboriculture Advice (**Appendix G3**).

  Stormwater Management Statement prepared by Drew Rudd Engineers (**Attachment H**).

2. Subject Land and Locality

2.1 Subject Land

The subject land (the land) is located at 14 Johnston Street, Stirling and is formally described as Allotment 13 in Filed Plan 158259 being the whole of the land contained in Certificate of Title volume 5350 folio 901 (Attachment A).

The land is a relatively regular shaped allotment except for a minor indent on the side boundary on the south-western side. It has a frontage to Johnston Street of 20.22m, an overall depth ranging from 55.35 to 60.79 metres. It is approximately 1,069m² in area.

The land is occupied by a single storey detached dwelling setback 10 metres from the Johnston Street frontage, together with ancillary outbuildings to the rear of the land. A 0.5 to 1.5 metre high retaining wall runs along the Johnston Street frontage and the majority of the western boundary of the land.

Access to the land is via an existing crossover to Johnston Street at the north-eastern corner of the land.

The land is located on the lower side of Johnston Street and slopes from its south-west corner in a north-east direction by approximately 4.8m. There is a significant level change between the adjacent residential property at 16 Johnston Street, to the west which is higher than the land and the car park to the east of the site which is lower than the land.

Refer to the Site Survey at Attachment B for further detail on the existing features of the land and Figure 1 for the land's immediate streetscape context.

Figure 1 - Streetscape Context

2.2 The Locality

The land is located within the Suburban Main Street Zone, on a side street off of the main street of Stirling (Mount Barker Road). The locality extends to include Mount Barker Road in an easterly direction and the length of Johnston Street to its junction with Milan Terrace to the west.

The locality is characterised by a broad mix of commercial and residential land uses, typical to that of a Suburban Main Street, at the interface of multiple zone boundaries.

To the south and immediate west of the land, the existing uses are residential in nature. These dwellings range significantly in architectural style and era of construction, as well as the established setback from Johnston Street. The property immediately west of the land (16 Johnston Street) contains a pair of semi-detached dwellings with a 4m high blank wall presenting to the boundary shared with the land. All dwellings on the northern side of Johnston Street are in the same zone as the land.

To the east and north of the land, larger scaled allotments used for commercial purposes front the southern side of Mount Barker Road. East of the subject land is the Stirling Hotel and the Foodland supermarket. The allotment immediately north (to the rear of the land) is a car park associated with the Woolworths Supermarket. The allotment to the east has approval in place for it to be used as temporary car parking.

3. Proposed Development

The proposed development comprises:

- Demolition of existing dwelling, ancillary outbuildings and retaining walls; and
- Construction of a two-level purpose-built childcare centre with associated outdoor play areas, undercroft car parking and landscaping.

The proposed development is depicted in the Architectural Drawings prepared by Gardiner Architects at Attachment C.

3.1 Operating Capacity

The childcare centre will cater for children ranging from 6 weeks to 6 years old and will accommodate up to 95 children at any one time.

Parent arrival and departure times are staggered across a three-hour period in the morning (typically 7.15am to 10.15am) and three-hour period in the afternoon (3.30pm to 6.30pm).

3.2 Staff

Up to 15 staff members will be present at any one time to monitor and care for the children.

Staff arrival and leave times are staggered throughout the morning, afternoon, and early evenings in accordance with demand.

3.3 Operating Hours

The childcare centre will be open from 6:30am to 6:30pm, Monday to Friday.

It will be closed weekends and public holidays.

3.4 Car Parking and Access

A total of 21 car parking spaces (inclusive of one disabled access car park) is proposed. Three dual-level car stackers are proposed within the undercroft car parking area for allocation to staff only.

The car parking area will be accessed by a centrally located two-way crossover to Johnston Street.

The existing crossover to Johnston Street is proposed to be relocated 5.4m in a southerly direction to accommodate this access.

Additional detail regarding the proposed car parking and access is provided in the Traffic and Parking Assessment prepared by Phil Weaver and Associates (Attachment D).

3.5 Childcare Centre Philosophy

A copy of the childcare centre's philosophy is attached at (Attachment E).

3.6 Parent Management

As detailed in the Parent Management Plan at Attachment F, the childcare centre has a strict policy in place to manage attendance. Children attend the centre each day based on agreed hours between the operator and parents. As part of the enrolment process, agreement is made regarding the typical days and times of attendance for each child. Specific drop off and pick-up timeslots are allocated, and a contract signed to this effect.

3.7 Waste Management

A designated bin storage area is provided within the undercroft car parking area. This area is within the undercroft basement and not visible from view from the Johnston Street frontage (refer Drawing TP.03 of Appendix C). It is located away from the residential interface to minimise potential for odour impact.

A private waste contractor will be responsible for collecting waste from the centre. The frequency of collection is anticipated to be weekly.

3.8 Tree Removal

No significant or regulated trees on the land are proposed to be removed to accommodate the proposed development. One regulated tree (Tree 2) exists in proximity to the site and one large established (non-regulated tree (Tree 5) exists at the boundary of the site with 16 Johnston Street.

Refer to the Arboriculture Assessment Report prepared by Tree Inspection Services (Attachment G) which outlines a series of tree protection and maintenance requirements to protect existing trees on adjacent land.

3.9 Stormwater Management

A Stormwater Management Statement prepared by Drew Rudd Engineers (Attachment H) outlines the proposed stormwater management arrangement for the proposed development.

3.10 Signage

Two signage details are proposed:

1. "*Paisley Park Early Learning Centre*" on the south-eastern building elevation visible form Johnston Street; and
2. "*Live Love Learn*" on the south-west elevation visible on approach to the built form via the pedestrian entrance.

4. Procedural Matters

4.1 Zone

The land is located in the Suburban Main Street Zone (the Zone) in the Planning and Design Code (the Code) (version 2021.14 dated 23 September 2021).

4.2 Assessment Pathway

A childcare centre is a form of 'pre-school', under Part 7 – Land Use Definitions Table of the Code:

> "***pre-school*** *means a place primarily for the care or instruction of children of less than primary school age not resident on the site.*
>
> Includes: *Child care centre; Early learning centre; Kindergarten; Nursery.*
>
> (Underlining added)

A pre-school (child care centre) within the Zone is not listed as restricted nor is Code assessed Deemed to Satisfy pathway available. The proposed development would therefore form the subject of a Performance Assessed Development Application to Council.

4.3 Approach to Assessment

In understanding the weight to be applied to Desired Outcomes, Performance Outcomes and Designated Performance Features, it is important to reference "Part 1 - Rules of Interpretation - Policies - Desired Outcomes and Performance Outcomes" of the Code. Under this section it is explicit that:

> *"Designated performance features*
>
> *In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily 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 the need to assess development on its merits against all relevant policies".*
>
> (underlining added)

In assessing this proposal under the Performance Assessed Pathway, Council need not strictly apply the quantitative DPFs and can reasonably assess the proposal on its performance against the relevant policies.

4.4 Public Notification

Table 5 – Procedural Matters (PM) – Notification lists the public notification requirements for the proposed development.

Demolition is exempt from notification unless it involves the demolition of a State or Local Heritage Place or the demolition of a building (except an ancillary building) in a Historic Area Overlay. The proposed demolition does not include any of the above, so it is exempt from notification.

A pre-school is exempt from public notification, except development that exceeds the maximum building height specified in Suburban Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following:

1. Suburban Main Street Zone DTS/DPF 3.2.
2. Suburban Main Street Zone DTS/DPF 3.3.

DPF 3.1: Building height is:

(a) no greater than:

(i) the following:

Maximum building height (metres) is 10 metres, Maximum building height (levels) is 2 levels

Council is ultimately at the discretion as to whether they public notify the proposed development on the basis of its height in building levels and metres. As detailed in section 5.2.1 of this report, the building height is open to interpretation with respect to DPF 3.1. The proposed development complies with DPF 3.2 and 3.3.

4.5 Referrals

No statutory referrals are required under Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

5. Development Assessment

5.1 Land Use

The Desired Outcomes for the Main Street Zone seek a mix of land uses, including "community uses that support the local area" and a high degree of "main street activity".

> *DO 1: A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.*
>
> *DO 2: A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.*

Likewise, PO 1 and the corresponding DPF 1.1 allow for community uses which supplement the service offering of the Zone, as well as explicitly listing "Pre-school" as an envisaged use.

> *PO 1.1: Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community.*
>
> *DPF 1.1: Development comprises one or more of the following:*
>
> *...(l) Pre-school...*
>
> (Underlining added)

The proposed childcare land use will serve the local community and is consistent with the key Desired Outcome for the Zone. 'Childcare' falls within the definition of 'pre-school' under the Code and it is a specifically envisaged land use in the Zone. The proposed use is suitable in this location.

5.2 Building Height and Setbacks

The Code provides guidance on building height and setbacks in the Zone. DPF 3.1, 3.2, 3.3 and 3.6 provide one way of achieving the intent of the corresponding Performance Outcomes.

5.2.1 Height

The height of the proposed building is above the height maximum in metres if the building height definition under the Code is strictly applied.

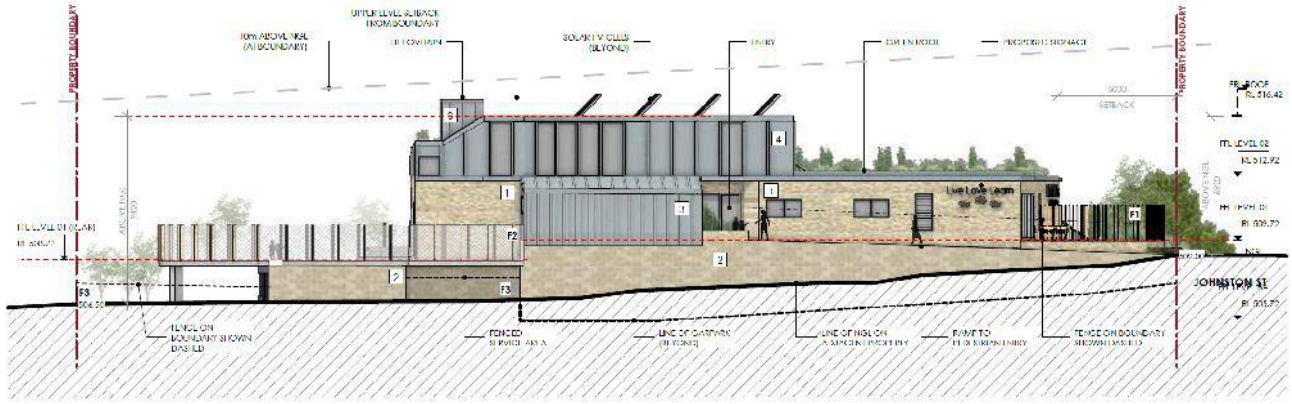
> Building height *Means the maximum vertical distance between the lower of the natural or finished ground level at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like. For the purposes of this definition, building does not include any of the following:*
>
> 1. *flues connected to a sewerage system*
> 2. *telecommunications facility tower or monopole*
> 3. *electricity pole or tower*
> 4. *or any similar structure.*

If the definition is applied strictly the maximum height of the building is 10.92m (NGL at lowest point is 505.5 and Finished Roof level of 516.42). This aside, if the context of the site is taken into account and the overall slope of the site considered, the building fits well within the 10-metre building height guideline.

Refer to the Sections in Drawing Numbers TP.08 and TP.09 of **Appendix C** – screenshots below. The grey dashed line on these sections plots the 10 metre height plane from Natural Ground Level across the extent of the site, taking into account the downward slope from the primary street boundary to the rear of the site and the vast change in levels from 16 Johnston Street to the adjacent car parking at 12 Johnston Street.

Figure 2 - Primary Street Elevation

Figure 3 – Western Elevation



This demonstrates a built form which overall, has a building height that accounts for site context and the extent of slope that exists. It is contended that the proposed height is consistent with reference to DPF 3.1 (a) and PO 3.1.

> *PO 3.1: Building height consistent with the form expressed in any relevant* Maximum Building Height (Levels) Technical and Numeric Variation *and* Maximum Building Height (Metres) Technical and Numeric Variation, *and otherwise low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.*
>
> *DPF 3.1: Building height is:*
>
> *(a) no greater than:*

(i) the following:

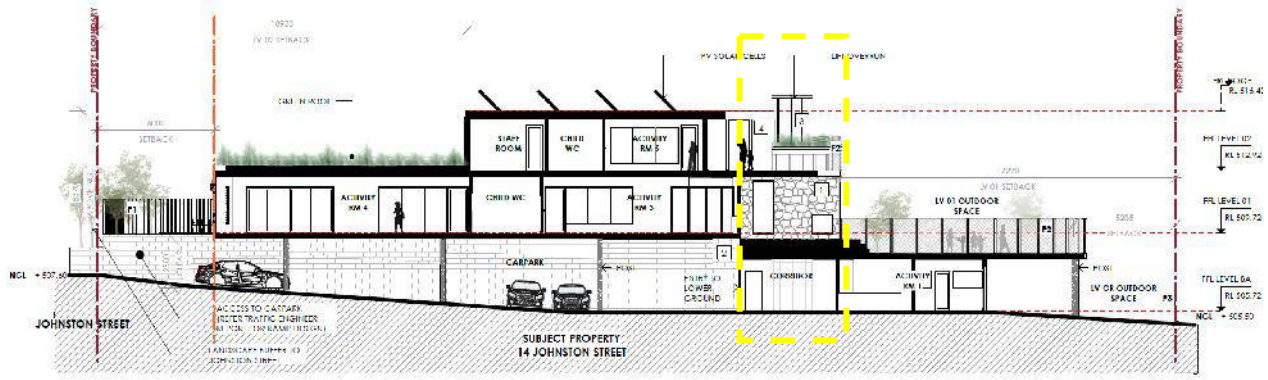
Maximum building height (metres) is 10 metres, Maximum building height (levels) is 2 levels

With regard to building levels, the Applicant discussed this aspect at length with Council prior to lodgement. The Code defines building level as:

> ***Building level*** *Means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include any mezzanine or any building level having a floor that is located 1.5m or more below finished ground level.*

The undercroft car park generally occupies the basement of the proposed development and is not considered to form a building level. Council raised concern with this interpretation on the basis of the portion of the building which contains the lift well "as spanning three levels". The extent of which this occurs is detailed below and on Drawing TP.10 of Appendix C. The area on level 01 is external to the building and should not be included as a building level.

Figure 4 - Section A – TP.10



Regardless of interpretation of what constitutes a building level, the tallest portions of the building are located away from the residential interface and the street frontage, towards the interface with 12 Johnston Street which is non-residential. These are considered minor in the context of the site, its slope and its zoning within the Main Street Zone which preferences non-residential development. The building height in levels is consistent with PO 3.1 as it is commensurate with the development site's context and is considered to complement main street character.

5.2.2 Setbacks

> *DPF 3.2: Buildings constructed within a building envelope provided by a 45-degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):*
>
> (Underlining added)

The proposed building does not share its north, east or western boundary with residential properties in a "neighbourhood type zone". Its primary street boundary (which is also its southern boundary) is adjacent to land in a neighbourhood type zone – this is captured in DPF 3.3 below.

> *DPF 3.3: Buildings on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:*

The southern boundary of the allotment at the primary street frontage to Johnston Street, complies with DPF 3.3 with no built form within the 30 degree building envelope as measured 3 metres above natural ground level.

> *DPF 3.6: Buildings are set back a minimum 3 metres from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.*

The rear of the allotment does not abut land in a different zone. In any case the proposed rear boundary setback is 5.43m at Level 1.

The building height and setbacks of the proposed development are consistent with the guidance provided in the Code.

5.3 Streetscape Character

Assessing streetscape character in the Main Street Zone, adjacent to a neighbourhood-type zone is subjective. PO 3.8 provides high level guidance as follows:

> *PO 3.8: Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.*

To the south of the site on the southern side of Johnston Street, is a neighbourhood-type zone, the Suburban Neighbour Zone. Johnston Street is not a State maintained road. As detailed in Section 2.2 of this report, the Locality is characterised by a broad mix of commercial and residential land uses, typical to that of a Suburban Main Street at the interface of multiple zone boundaries.

The land is located on the lower side of Johnston Street and slopes from its south-west corner in a north-east direction by approximately 4.8m. There is a significant level change between the adjacent residential property at 16 Johnston Street, to the west which is higher than the land and the car park to the east of the site which is lower than the land. The residential properties in the Suburban Neighbourhood Zone to the south are characterised by increased front and side boundary setbacks, much wider property frontages and more open and landscaped grounds. The residential character that exists in this location is varied. The proposed development responds well to the existing character of the locality in that:

- The building is setback from the Johnston Street frontage 6 metres at level 1, with an increased setback of 18.9 metres to the upper second level (refer Drawing TP.10 - Section B). This creates a 'stepping' of the building form accounting for both the topography of the site and that of the adjacent properties. It also locates the higher building elements away from the street frontage, creating continuity in building mass as viewed from Johnston Street.

- The proposed height and scale of the building are within the envisaged parameters set out in DPF 3.1. As detailed on Drawing TP.08 – Proposed Elevations, the height of the building does not exceed 2 levels or 10 metres above Natural Ground Level (except for roof mounted solar panels). Those portions of the built form that do encroach into the building envelope are located central to the site and away from the street frontage. These are considered minor encroachments in the context of the overall mass of the building and located towards the interface with 12 Johnston Street which is non-residential.
- At the Johnston Street frontage the built form does not intrude into the thirty degree angled plane as referenced in DPF 3.3 – refer Drawing TP.08 – Elevation A.

5.4 Interface between land uses

Desired Outcome 1 of the General Policies for Interface between land uses and PO 1.2 provides guidance on the acoustic and visual interface between non-residential and residential uses:

> *DO 1: Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
>
> *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.*

The Zone envisages the coexistence of residential and non-residential land uses. These include preschools, consulting rooms, places of worship, tourist accommodation, indoor recreation facility (gyms) and hotels – all of which have the ability to create potential impact if not designed and managed correctly at the residential interface.

The proposed development has been designed to direct the childcare centre outdoor play areas away from the residential interface. This reduces potential for noise and visual impact. The operating hours of the childcare are Monday to Friday (6:30am to 6:30pm). The facility will not cause noise, traffic or lightspill impact after hours or on weekends which is conducive to development at the interface with residential development.

The waste storage area is located within the undercroft basement and away from the residential interface. Waste collection will be by private contractor and will form the subject of review by Council's Health Department to minimise potential for noise or odour.

The materiality of the building uses a mixed palette of south coast limestone, timber and in Metal Sheet Cladding in 'Windspray' and the site is proposed to be landscaped to create a visual buffer, soften the building form and create consistency with the landscape quality of the Stirling Main Street Zone.

The proposed childcare "pre-school" land use is envisaged in the Zone and the proposed development takes into consideration its proximity to the residential interface in both design and operation.

5.5 Car parking

A discussion on car parking provision and rates, in accordance with Code is provided in the Traffic and Parking Assessment prepared by Phil Weaver and Associates (Attachment D). In summary:

- Table 1 seeks the provision of one car parking space per 4 children. Generating a theoretical demand of 24 spaces.
- On the basis of 21 car parking spaces being provided on site this would result in a theoretical shortfall of three spaces associated with the subject development.
- The operator of the proposed childcare centre utilises a controlled regime which staggers arrival and departure times therefore reducing the level of car parking required.
- That the minor shortfall of only three spaces is not considered detrimental to the proposal as they peak parking demand can be accommodated by the provision of 21 on-site car parking spaces.

The writer of the Traffic and Car Parking Assessment concludes that in their opinion, the proposed development will *"not result in adverse traffic impacts on the adjacent road network"*.

5.6 Waste Management

The Adelaide Hills Council Development Plan does not have specific quantitative measure in relation to the waste generation and waste management.

The proposal will utilise a private waste contractor for the collection and disposal of waste from the childcare.

The waste storage area is proposed to be screened from view and of a capacity appropriate for a facility of this nature.

5.7 Regulated Trees

Arboriculture Assessment (Attachment G) was undertaken for the site, the assessment investigates 5 trees in proximity to the proposed development all of which are located on neighbouring land. One tree (Tree 2) was identified to be a Regulated Tree in the report.

During the concept design phase of the project, the potential for impact to this tree was taken into account and the design revised to minimise potential impact. The Arboriculture Assessment concluded:

- Non-dig foundations in the Tree Protection Zone to Tree 5 and exploratory root investigations to determine potential impact during construction;
- Design changes to the upper-level slab and irrigation to Tree 2 to manage potential for impact; and
- A series of tree protection and maintenance requirements to be attached as conditions, should Council issue Planning Consent.

Initial review from Council sought that the Applicant provide a more tailored response to ensure the protection of Tree 5 during the construction process as well as during operation of the childcare. The Applicant engaged a Tree Expert to undertake these additional investigations and the results are contained in Attachment G1. Amendments to the footing design of the proposed built form were provided in response to this additional advice (Attachment G2).

The above information was reviewed by Council's Arborist prior to lodgement – the advice provided by Council is provided at Attachment G3. Council's Arborist found that:

> *"...the supplied documentation has addressed my raised concerns relating to the need to obtain more detailed information regarding to the possible impacts to tree 5. The relocation of certain piers and implementation of the Tree Protection Plan as indicated within the report would be required to assist in moving forward".*

The above methods are considered to appropriately manage potential for impact to existing trees within proximity to the site.

6. Summary and Conclusion

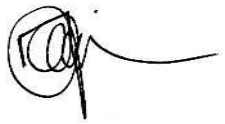
The proposed land use will serve the local community and is a specifically envisaged land use in the zone.

The proposal will achieve the important provisions of the Code in that it:

- Provides 95 childcare spaces within an accessible location to local residents. Quality, easily accessible childcare facilities are in high demand throughout South Australia particularly in this area where there are a number of young families.
- Enhances the appearance of the subject land with a purpose-built development designed to address the slope of the land and its varied streetscape context.
- Does not give rise to unacceptable interface impacts by way of visual intrusion, noise etc.
- Has demonstrated that the on-site car parking can satisfy the demand generated by staff and parents and that it has been designed in accordance with Australian Standards (with support provided by Phil Weaver and Associates).
- Has demonstrated that the impacts to nearby Regulated trees on adjacent land will be minimised.
- Discreetly stores waste in a location that can be safely and conveniently collected.

For all of the reasons contained within this report, we are of the view the proposed development warrants Planning Consent.

Yours sincerely



Matthew King
Managing Director

Chelsea Jurek
Senior Consultant

Appendix A

Certificate of Title

Appendix B

Detail Survey prepared by Pyper Leaker

Appendix C

Architectural Drawings prepared by Gardiner Architects

Appendix D

Traffic and Parking Assessment prepared by Phil Weaver and Associates

Appendix E

Childcare Philosophy prepared by Paisley Park Early Learning Centres

Appendix F

Parent management plan prepared by Paisley Park Early Learning Centres

Appendix G

Arboriculture Report prepared by Tree Inspection Services

Appendix G1

Addendum Tree Report

Appendix G2

Part Footing Layout for Footings in Proximity to Tree 5

Appendix G3

Council Arboriculture Advice

Appendix H

Stormwater Management Plan

SHAPING
GREAT
COMMUNITIES

URPS

Paisley Park
Early Learning Centres

Paisley Park Early Learning Centres

Live Love Learn

Paisley Park
Early Learning Centres

About Us




Your magical journey begins the minute you enter the grounds of a Paisley Park centre. Our core concepts, Live Love Learn, are embedded in our philosophy and permeate our serene surroundings while children play.

Paisley Park is not only a unique educational facility, for us it's a way of being. Inspired by their love for learning, we provide a homelike environment where children believe in themselves and know they can achieve anything imaginable.

Built on 30 years of expertise in early education, we at Paisley Park pride ourselves on being a one-of-a-kind, state of the art education facility that prepares children for lifelong learning. In our experience children who are encouraged to build inner strength and confidence are better equipped with skills to embrace learning opportunities and cope with life challenges. We believe this ulimately leads to their future success.

For us at Paisley Park learning has no limit.

Live Love Learn

Paisley Park Operations




Paisley Park

- Developed and started up multiple new centres, currently operating profitably in Box Hill, Bundoora and Chadstone, Victoria, Randwick, NSW and Hallett Cove, SA
- Acquired 17 child care services in five States in distressed financial circumstances from G8 Education, and has turned these centres around rapidly to reach profitability again. Is now investing to improve presentation, functionality and condition to grow occupancy.

- Is developing several new centres from start-up, including
  - Brookvale, NSW
  - Port Adelaide, SA
  - Mt Barker, SA
  - Royal Park, SA
  - Oaklands Park, SA

- Has financial backing from Moelis Australia

The People behind Paisley Park

Peter Raue (co-Founder) - As a director of Building Blocks Early Childhood Learning Centres, Peter Raue has developed prestigious, award-winning, 5-star child care centres from start-up. This includes centre design, planning, construction, approval, centre opening planning, as well as all the operational planning required to get a centre successfully operational.

- **Biography** - after completing formal qualifications in accounting and law at UNSW (BCom LLB) and practising as a solicitor, went on to various sales, marketing and management roles within a number of FMCG companies such as Colgate Palmolive, Bowater (now Carter Holt Harvey Tissue) and Polygram, before taking roles as General Manager for Questek Australia (technology) and Kernels Popcorn (FMCG Franchise). Experience in multi-site operations, benchmarking and systems, marketing, business development and management in all areas from financial to HR. Has been involved in child care for over ten years, developing Building Blocks Early Childhood Learning Centres

The People behind Paisley Park

Katarzyna Wieczorek-Ghisso (co-Founder) - has had significant experience in start-up centre operations, having managed the expansion of the Headstart Group to 8 centres, seven of them having 90 places. This included direct experience in the operational start-up of the centres, ensuring their early viability, as well as centre design, planning, etc. As a result of Kat's involvement in both the Headstart centres at Norwest Business Park, Woolworths selected them as preferred operator.

- **Biography** - after completing formal qualifications in Early Childhood Education at UWS (B. Teach., Ba. Ed.,& M.Ed) commenced employment in the industry as an Early Childhood Educator and soon progressed into the management of Child Care Centres. Whilst employed for KU Children's Services for 6 years, Kat furthered her knowledge and skills by pursuing her interest in tertiary teaching, both at TAFE and University Levels, a role she has maintained throughout her long standing Early Childhood career. In addition to her commitment to adult learning,

- Kat has continued making a significant contribution to the education of young children, through her role as General Manager of HeadStart Early Learning Centres. Integral to the successful operation of the eight Headstart Long Day Care and Before and After School Care Centres across Sydney in 2006, seven of which were 90 place centres, Kat was solely responsible for the provision of high quality educational programs for hundreds of children and their families.

- Kat is currently undertaking her PhD, as well as a Director of Early Childhood Consultancy Network, a consultancy firm established to support Child Care Centre Providers in the operation of high quality services. She has appeared regularly at various state Childcare Association Annual Conferences, and provides training services and workshops on various aspects of best practice in the field to operators and educators on behalf of Child Care NSW. With over 20 years' experience in the field of Early Childhood, Kat is highly respected and her extensive knowledge and expertise continues to be sought after

The People behind Paisley Park




Christian Fischer (CEO) – has led and grown several businesses from early stage to scale and profitability in the high-technology space. He is also former Chairman of Breakthru Ltd, a not-for-profit company focused on human services in the disability, employment and training areas.

- **Biography** - after completing formal qualifications in Engineering, Management and Finance, from UTS, the Wharton School of Management in the US and Finsia, Christian held several roles at the Hewlett Packard Company in Australia, Germany and Canada focused on growing technology businesses. Key achievements include the building of the Optical Technology Business to $150M, as well as the turnaround of the Internet Test business from a distressed state to profitability.

- More recently, Christian was General Manager, Operations of Mine Site Technologies Pty Ltd, where the business grew profitably from $20M to $100M in revenue over a seven-year period. He was then appointed CEO of APC Global Systems Pty Ltd, building this early-stage business internationally until he joined Paisley Park in March 2017.

- Christian was a Director and Chairman of Breakthru Ltd, and its predecessor organisation, the Dunrossil Challenge Foundation, for more than 10 years. This organisation delivers disability and employment services in a sustainable and compassionate way in a challenging regulatory and social environment.

- Christian's experience in corporate, start-up and not-for-profit human services businesses bring wide experience in preparing a company for growth, scale and sustainability.

Paisley Park is an Experience




- We build genuine and meaningful partnerships with families
- We are committed to the professional development of our Educators
- We believe the enjoyment of good food is central to a child's development
- We feel that an Early Learning centre should be an extension of home
- We prepare children for school in a unique way

Live Love Learn

Genuine Partnerships with families




- We respect the fact that parents and guardians are a child's first teacher – our educators are second and the right environment is third.
- We believe the relationship with parents and guardians should be reciprocal
- We value different backgrounds, experience and expertise of parents – and honour the way they engage with children
- We foster and support good child-rearing practices - eating, sleeping and playing

Live Love Learn

Development of Educators




- We develop a journey of learning with our educators, identifying where they are on that journey so far, and respecting their life experience
- We mentor and respect path of career development
- We create and foster an environment where people can be successful

Food and Nutrition




- We believe that the shared enjoyment of good food, in an area dedicated to this, is essential
- We buy locally-sourced produce, supporting community growers
- We are committed to a variety of ingredients
- We use qualified cooks and chefs
- We use real crockery and cutlery
- We believe children can take responsibility for their own food quantities

An extension of the home

- Our physical environment is aesthetically pleasing
- Our rooms and outdoor spaces are deliberate, calm and purposeful
- They are uncluttered, and have low-lying furniture
- Our materials and furniture are durable and are from natural timbers
- We create an environment to responds to children

Live Love Learn

School Preparation




- Our Educators implement programs that instil confidence and resilience in children
- We develop partnerships with local schools, and our programs dovetail with the school syllabus and terms
- We steward a smooth transition to school, bridging the centre to school by using complementary experiences

Paisley Park
Early Learning Centres

Tel: 1800 PAISLEY / 1800 724 753
Email: info@paisleypark.com.au
Web: www.paisleypark.com.au
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Baulkham Hills BC NSW 2153

Parent Management Plan – 14 Johnstone Street, Stirling

At Paisley Park, children attend the centre each day based on agreed hours between the operator and parents. As part of our enrolment process, we discuss with parents what their typical days and times of attendance will be. Based on that, when offering parents' a place, we will have as part of their enrolment not only what days their child will attend, but also what times of attendance their child will be at the centre. This forms part of the agreement with the parent, and is acknowledged when they sign their parent contract with us (this document sets out our complete terms of enrolment). A sample of the enrolment form is attached, which demonstrates that parents have specific drop off and pick up timeslots allocated (bottom page 3).

By having agreed days and times of enrolment, a practice we had for over 15 years, we are able to accurately map out attendance patterns of both children and staff, with the result that we can control both. As a result we can ensure that the centre has an orderly build-up of children and staff in the mornings, and similarly an orderly departure of children and parents in the afternoons. How do we do this?

Firstly, we ensure arrival and departure times are staggered across a three hour period in the morning (typically 7.15am to 10.15am) and three hour period in the afternoon (3.30pm to 6.30pm), which avoids congestion of cars/people entering and exiting the centre, as well as providing for an organized and controlled environment within the centre. There will be no more than thirty parents per hour during these times admitted to the carpark area, which means a maximum of 7-8 parents per 15 minute intervals. We are able to maintain this very calm and orderly environment as there is never a rush of people into or out of the centre.

We are able to control and enforce these times through the use of biometric fingerprint access, which controls the days/times children are able to attend. These units are located at all entrances to the centre (including lift if applicable). Visitors or people not on the system need to be manually let in by staff, who identify them. The units are manufactured by Sagem Industries, and they provide 128 bit encryption of fingerprint data. They are the same units used by the Australian prisons, the Australian Defence Force, and Pentagon, so are very reliable and secure.

When we set up a parent's access on the system, we allow a window of 10 minutes for each parent's agreed hours, in case they are running early or late. If a parent attends at a time outside these parameters, then they do not have access to the building, and consequently have to be manually let in by staff. Obviously the world

is not perfect, and we recognize that from time to time people will be a bit early or late, however the system records all data, and if a parent is constantly early or late then we know from the system and the fact they are being continually let into the centre manually. In that instance we sit the parent down to discuss getting them back on track. If it turns out they need their hours changed, then this is only done if we have a place in a relevant time slot to fit them in.

As we are able to control the flow of parents and staff into and out of the centre (within15 minute intervals), we can ensure that parking areas allocated for drop off and pick up are utilized appropriate to their capacity. The above does not factor in that there will always be a number of parents who walk their children to the centre, or who travel with other parents or by public transport, therefore further reducing the reliance on cars, carparking and carparking places.

It is important to note that this style of management of parents is something we have been doing as an operator of centres since 2005, so we are very experienced and practiced at how it works. In fact, we operated a centre in Mascot NSW, which was licenced for 48 children, with just 2 parking spaces for drop off and pick up.

Philosophy

Our philosophy at Paisley Park stems from a firm belief that a child's success in life is largely determined by the quality of their early childhood experience. With this in mind the focus of our curriculum is on the building of partnerships with families and the facilitation of collaborative community relationships. We consider this a holistic approach to a child's education and therefore welcome the opportunity to engage in practices that not only instill values of integrity, compassion and social justice but those that ensure the smooth transition from pre to formal schooling.

Our programs are reflective of the now mandatory national Early Childhood Curriculum (Early Years Learning Framework) and thus not only focused on the building of a child's wellbeing but support the development of key educational milestones. We envisage that our centre will contribute positively to the provision of high quality early education in the community.

Paisley Park is not only a unique educational facility, for us it's a way of being. Our core concepts, Live Love Learn, are embedded in our mission and commitment to provide an environment where children believe in themselves and know they can achieve anything imaginable. For many operators the word "premium" is something to be touted, however very few understand or deliver on that promise. The Principals of Paisley Park live and breathe premium quality childcare, and have done for many years, pioneering many innovations in the industry, from dining rooms and technology to biometric fingerprint access and Chefs that prepare our Matt Moran inspired menu from fresh ingredients daily, from dance and language classes to our unique school preparation program. At Paisley Park learning has no limit.

1.1 Core Concept 1: Live to belong

Core to our focus at Paisley Park is establishing a culture of belonging where the identity of our children, our families and our educators is valued, where genuine relationships are nurtured and a deep appreciation of our unique community environment is respected.

1.2 Core Concept 2: Love to be

Fundamental to our everyday practice at Paisley Park is acknowledging childhood as a special time in learning where children are given the opportunity to 'be' in the moment while immersed in meaningful experiences that engage their curious minds.

1.3 Core Concept 3: Learn to become

Underpinning our philosophy at Paisley Park is the notion that early experiences shape the type of adults children become. Through active exploration during play our children experience self-discovery, embrace being challenged and critically reflect on lifelong concepts that support their future growth and learning.

We recognise that young children flourish when effective relationships are at the heart of quality care and for us the most important relationship is the one developed with our children's families. By establishing a service for parents that assists them in the care and development of their children, particularly during the difficult times that full or part-time work can create, we create an environment where families feel valued as their child's first teacher and one where differing points of view are recognised as opportunities for growth and genuine acceptance. Supporting the mental health and wellbeing of our families, apart from being consistent with our National Quality Standards, also ensures that families are supported in the parenting role and their values and beliefs about child rearing are respected.

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 21-219

20 September 2021

Mr Derek Royans
Development Manager
Trice - Project & Development Managers

By email: derek.royans@trice.com.au

Dear Mr Royans,

PROPOSED CHILD CARE CENTRE – 14 JOHNSTON STREET, STIRLING – TRAFFIC AND PARKING ASSESSMENT

I refer to our previous discussions with respect to the proposed construction of a 95-place child care centre on the above site. As requested, we have undertaken the following review of the traffic and parking related aspects of the subject development.

EXISTING SITUATION

The subject site is located on the north-western side of Johnston Street, Stirling, within a *Suburban Main Street Zone*

The subject site is irregular in shape with a frontage of 20m to Johnston Street and an overall depth of approximately 60m.

The subject land slopes from the south-eastern corner to the north-western corner of the site with the dwelling located below street level.

The subject site currently accommodates a residential dwelling. This dwelling is accessed via an existing driveway located adjacent to the north-eastern boundary of the subject site.

Johnston Street is a two-way local roadway under the care and control of the Adelaide Hills Council. This roadway has a default speed limit of 50km/h and a carriageway width of approximately 6.6m. Johnston Street incorporates a single continuous centre line and No Stopping Anytime restrictions on both sides along the length of this road, i.e., between Milan Terrace to the south-west and Mount Barker Road to the north-east. Adjacent to the subject site, kerbing and a paved footpath is provided on the north-western side of Johnston Street. The opposite side of this roadway does not incorporate such infrastructure.

Council staff have indicated that there are no recent traffic counts on Johnston Street in the vicinity of the subject site. Consequently, surveys of traffic movements entering and exiting this roadway to and from Milan Terrace were undertaken during typical weekday peak periods, namely on Thursday 25th February 2021 from 7.00 am to 9.30 am, and from 3.00 pm to 6.30 pm. The results of these surveys identified that there was: -

- An am peak hour volume of 291 vph passing the site in the one-hour period from 8.30 am to 9.30 am, comprising 199 eastbound and 92 westbound traffic movements, and

- A pm peak hour volume of 294 vph passing the site in the one-hour period from 3.30 pm to 4.30 pm, comprising 140 eastbound and 154 westbound traffic movements.

In the five-year period from 2016 to 2020 (inclusive), there have been no recorded road crashes midblock between Milan Terrace and Oakbank Street. There has been only one recorded crash at the intersection of Johnston Street with Oakbank Street and two recorded crashes at the intersection of Johnston Street with Milan Terrace. Given the length of the recording period and the volumes of traffic on Johnston Street, this number of crashes is considered low.

Aerial imagery of the subject site and adjoining locality is provided in *Figure 1* below.

Figure 1: Subject site and adjacent locality

PROPOSED DEVELOPMENT

The proposed development is identified on a series of plans prepared by Gardner Architects including a (Proposed – Lower G / Undercroft Plan Job No. 202015 Drawing No. TP.04) plan dated 17th March 2021. The plans identify that the proposed 95-place child care centre will include a building of 661m^2 with indoor activity space of 313m^2 together with outdoor play areas totalling 665m^2.

I understand that the proposed development will be open between 6.30 am and 6.30 pm Monday to Friday and will be closed on weekends and public holidays.

A maximum of 15 staff will be required on-site at any given time.

The plans identify, inter alia, that subject development will: -

- Be constructed on three levels, with indoor activity space / outdoor play space provided on each level,
- Provide a 21-space car parking area on the Ground Floor accessed via a centrally located two-way crossover on Johnston Street, and
- Include a bin storage area near the front of the site for collection by waste contractor.

The 21-space on-site car parking area will include: -

- Two rows of car parking on either side of the site separated by a two-way 'blind' aisle,
- A turning area at the rear of the car park, so that all traffic entering and exiting the subject car parking area will be able to do so in a forward direction,
- An accessible space and associated shared area in the northernmost space located closest to the Ground Floor pedestrian entrance,
- Three car stackers will be provided to accommodate 6 dedicated staff parking spaces. It is understood that the stackers will be provided as an independent system incorporating a pit to allow staff to obtain access to either space irrespective of whether the spaces in each level of the stacker are both occupied, and
- Given the natural grade within the subject site, the design of proposed car park will provide a 6m long near flat area (including verge) as measured from the kerb, a 1 in 8 transition, then a grade of 1 in 16 through the majority of the car park to the flat area adjacent the stackers / accessible space. Hence, the design essentially the relocates the near flat area typically required by such a development into the Council verge.

The on-site car parking area will satisfy the dimensional requirements of a User Class 3a facility as identified in the relevant off-street car parking standard, providing: -

- Car parking spaces typically of 2.6m in width with the exception of the accessible space and associated shared area of 2.4m in width,
- Car parking spaces of 5.4m in length, and
- An aisle width of 6.6m.

One space (Space 12) located adjacent to a landscaped area in the south-west corner of the car parking area will be designated for a small car driven by staff.

As such, I consider that the design of the on-site car parking areas would fully conform to the dimensional requirements of the relevant off-street car parking standards *(AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009)*.

A review on site has identified that drivers exiting from the proposed location of the access point would be able to view traffic turning into Johnston Street from the intersection with Milan Terrace and would also be able to view oncoming traffic approaching from the northern end of Johnston Street. Unlike the current arrangement, the proposed development will permit all traffic accessing the subject car park to enter and exit in a forward direction, as well as accommodating simultaneous forward entry and exit movements.

The design will address the pedestrian-vehicular sight distance requirements of the relevant off-street car parking standard given that only low-level landscaping and paving will be provided adjacent to the corner of the driveway and the footpath.

It is understood that waste and recycling generated by the proposed development will be collected by private waste contractors in after-hours periods.

TRAFFIC ASSESSMENT

The *'Guide to Traffic Generating Developments'* report produced by the (former) Roads and Traffic Authority of NSW identifies 'long-day care' child care centres generate peak vehicle trips per child of: -

- 7.00 am to 9.00 am: 0.8 peak vehicle trips per child;
- 2.30 pm to 4.00 pm: 0.3 peak vehicle trips per child; and
- 4.00 pm to 6.00 pm: 0.7 peak vehicle trips per child.

On the above basis, the proposed child care centre with a capacity of 95 children would theoretically generate vehicle movements during peak periods of approximately 76 trips in the 2-hour peak morning period, 29 trips in the 1.5-hour peak afternoon period, and 67 trips in the 2-hour peak evening period.

On the understanding that the peak traffic generation in any one-hour period during the morning and afternoon / evening would be equivalent to approximately two thirds of the above forecasts, it is anticipated that the proposed development would generate approximately: -

- 51 vehicle trips in the am peak hour; and
- 44 vehicle trips in the pm peak hour.

Taking into account that there may be a number of staff entry movements and staff exit movements into and out of the car park during the am and pm peak periods, respectively, it is therefore forecast the subject development should generate of the order of:

- 28 entry movements and 23 exit movements in the am peak hour period; and
- 20 entry movements and 24 exit movements in the pm peak hour period.

An assessment of the potential traffic impact on the operation of the access point on Johnston Street has been undertaken using SIDRA intersection analysis software.

Copies of the Movement Summaries associated with the above assessment are included as an appendix to this report (Appendix A). In summary, the SIDRA assessment has identified that: -

- The access point will operate at a Level of Service (LOS) A during both the am and pm peak hour commuter periods on a weekday,

- The average delay to drivers when turning out of the access point onto Johnston Street would be only 6.3 seconds during both the am and pm peak hour periods,

- The average delay to drivers when turning right into the child care centre from Johnston Street in the am peak hour period would be only 5.9 seconds and 6.2 seconds in the pm peak hour period, and

- There would be a queue of only one vehicle (at the 95th percentile probability level) associated with drivers turning right into the child care centre from Johnston Street in both the am and pm peak hour periods.

On the above basis it is considered that the proposed development will have negligible impact on the operation of the Johnston Street.

It is therefore considered that traffic generated by the proposed development will be readily accommodated by the adjoining road network, noting:

- The above volumes would not all be additional to the adjoining road network as there would be some level of 'passing trade' (e.g., parents who currently drive past the site on their way to work who would drop-off and collect their children) and a small discount associated with the existing land use,

- Actual peak hour volumes of traffic generated by the subject child care centre would likely be lower given the staggered scheduling system implemented by the operator as identified within the 'Parking Assessment' below,

- In any event, such additional volumes are relatively low and would remain within the capacity of the adjoining road network,

- All vehicle movements to and from the site would be forward entry / forward exit, with simultaneous two-way vehicle movements achievable (as identified in Proposed – Lower G / Undercroft Plan Job No. 202015 Drawing No. TP.04 included as an appendix to this letter), and

- The proposed development is appropriately located within a *District Centre Zone* and *Stirling Core Policy Area*, i.e., such vehicular trip generation to and from the adjoining road network is anticipated. For example, the Foodland and Stirling Hotel developments both generate significantly greater volumes of traffic to / from Johnston Street with similar access arrangements.

PARKING ASSESSMENT

Table 1 – General Off Street Car Parking Requirements within the *Planning and Design Code* identifies car parking requirements for childcare centre developments of 0.25 spaces per child, which on the basis of up to a maximum of 95 children would theoretically require 24 spaces.

With 21 car parking spaces being provided on site this would result in a theoretical shortfall of three spaces associated with the subject development.

However, I note that from details provided by the operators (reproduced below) it is understood that unlike the majority of child care centres the applicant provides a roster for parents to bring children to the child care centre in the morning and collect children in the afternoon / evening periods.

At Paisley Park, children attend the centre each day based on agreed hours between the operator and parents. As part of our enrolment process, we discuss with parents what their typical days and times of attendance will be. Based on that, when offering parents' a place, we will have as part of their enrolment not only what days their child will attend, but also what times of attendance their child will be at the centre. This forms part of the agreement with the parent, and is acknowledged when they sign their parent contract with us (this document sets out our complete terms of enrolment)

By having agreed days and times of enrolment, a practice we had for over 15 years, we are able to accurately map out attendance patterns of both children and staff, with the result that we can control both. As a result we can ensure that the centre has an orderly build-up of children and staff in the mornings, and similarly an orderly departure of children and parents in the afternoons. How do we do this?

Firstly, we ensure arrival and departure times are staggered across a three hour period in the morning (typically 7.15am to 10.15am) and three hour period in the afternoon (3.30pm to 6.30pm), which avoids congestion of cars/people entering and exiting the centre, as well as providing for an organized and controlled environment within the centre. There will be no more than thirty parents per hour during these times admitted to the carpark area, which means a maximum of 7-8 parents per 15 minute intervals. We are able to maintain this very calm and orderly environment as there is never a rush of people into or out of the centre.

We are able to control and enforce these times through the use of biometric fingerprint access, which controls the days/times children are able to attend. These units are located at all entrances to the centre (including lift if applicable). Visitors or people not on the system need to be manually let in by staff, who identify them. The units are manufactured by Sagem Industries, and they provide 128 bit encryption of fingerprint data. They are the same units used by the Australian prisons, the Australian Defence Force, and Pentagon, so are very reliable and secure.

When we set up a parent's access on the system, we allow a window of 10 minutes for each parent's agreed hours, in case they are running early or late. If a parent attends at a time outside these parameters, then they do not have access to the building, and consequently have to be manually let in by staff. Obviously the world is not perfect, and we recognize that from time to time people will be a bit early or late, however the system records all data, and if a parent is constantly early or late then we know from the system and the fact they are being continually let into the centre manually. In that instance we sit the parent down to discuss getting them back on track. If it turns out they need their hours changed, then this is only done if we have a place in a relevant time slot to fit them in.

As we are able to control the flow of parents and staff into and out of the centre (within 15 minute intervals), we can ensure that parking areas allocated for drop off and pick up are utilized appropriate to their capacity. The above does not factor in that there will always be a number of parents who walk their children to the centre, or who travel with other parents or by public transport, therefore further reducing the reliance on cars, carparking and carparking places.

I am aware that the operator of the proposed child care centre (Paisley Park) operates similar centres with a parking regime which staggers arrival and departure times at such centres and therefore reduces the level of car parking required from that typically provided at such centres.

Given that the above operational regime will be provided by the subject development it is anticipated that the peak demand for car parking would be reduced from that typically associated with other centres.

Hence, it is considered that the minor shortfall of only three spaces as identified by the *Planning and Design Code* requirements would be appropriately overcome, with peak parking demand associated with the subject development anticipated to be fully accommodated by the provision of 21 on-site car parking spaces.

SUMMARY AND CONCLUSIONS

In summary, I consider that the proposed development will:

- Provide an appropriate quantity of on-site car parking spaces, which would address the anticipated peak parking demands associated with the subject development based upon application of car parking rates typically applied for developments operated by the applicant,

- Not result in adverse traffic impacts on the adjacent road network, based upon the analysis undertaken in the above review,

- Accommodate collection of refuse and recycling from the subject site by a waste contractor servicing the site in after hour periods, and

- Provide a design standard which is appropriate and meets the requirements of the relevant Australian / New Zealand Standards for off-street car parking areas inclusive of appropriately designed accessible (disability) car parking for use by clients and staff. The design of the on-site car parking area will provide appropriate car parking for use by parents / carers conforming to the requirements for a User Class 3a development.

Yours sincerely

Phil Weaver
Phil Weaver and Associates Pty Ltd

Enc: *Appendix A: Sidra Traffic Movement Summaries – am and pm peak hour periods*

Appendix B: Proposed – Lower G / Undercroft Plan Job No. 202015 Drawing No. TP.04

MOVEMENT SUMMARY

Site: 101 [14 Johnston Street, Stirling - Child care centre - am period]

am period
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
North-East: Johnston Street - north-eastern approach												
11	T1	97	1.0	0.057	0.1	LOS A	0.1	0.5	0.07	0.05	0.07	59.2
12	R2	9	0.0	0.057	6.2	LOS A	0.1	0.5	0.07	0.05	0.07	57.0
Approach		106	0.9	0.057	0.6	NA	0.1	0.5	0.07	0.05	0.07	59.0
North-West: child care centre access												
1	L2	17	0.0	0.020	6.2	LOS A	0.1	0.5	0.29	0.57	0.29	52.7
3	R2	7	0.0	0.020	6.6	LOS A	0.1	0.5	0.29	0.57	0.29	52.2
Approach		24	0.0	0.020	6.3	LOS A	0.1	0.5	0.29	0.57	0.29	52.6
South-West: Johnston Street - south-western approach												
4	L2	20	0.0	0.118	5.6	LOS A	0.0	0.0	0.00	0.05	0.00	57.9
5	T1	209	0.0	0.118	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.5
Approach		229	0.0	0.118	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.4
All Vehicles		360	0.3	0.118	0.9	NA	0.1	0.5	0.04	0.09	0.04	58.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 101 [14 Johnston Street, Stirling - Child care centre - pm period]

pm period
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
North-East: Johnston Street - north-eastern approach												
11	T1	162	1.0	0.091	0.0	LOS A	0.1	0.6	0.04	0.04	0.04	59.5
12	R2	12	0.0	0.091	5.9	LOS A	0.1	0.6	0.04	0.04	0.04	57.2
Approach		174	0.9	0.091	0.4	NA	0.1	0.6	0.04	0.04	0.04	59.3
North-West: child care centre access												
1	L2	12	0.0	0.022	6.0	LOS A	0.1	0.5	0.26	0.58	0.26	52.9
3	R2	14	0.0	0.022	6.6	LOS A	0.1	0.5	0.26	0.58	0.26	52.3
Approach		25	0.0	0.022	6.3	LOS A	0.1	0.5	0.26	0.58	0.26	52.6
South-West: Johnston Street - south-western approach												
4	L2	9	0.0	0.081	5.5	LOS A	0.0	0.0	0.00	0.04	0.00	58.0
5	T1	147	0.0	0.081	0.0	LOS A	0.0	0.0	0.00	0.04	0.00	59.7
Approach		157	0.0	0.081	0.3	NA	0.0	0.0	0.00	0.04	0.00	59.6
All Vehicles		356	0.5	0.091	0.8	NA	0.1	0.6	0.04	0.08	0.04	58.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
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HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

GENERAL LEGEND:

- WALLS
- DOOR
- WINDOW/SLIDING DOOR
- EXISTING TREE (RETAINED)
- NEW PLANTING (SHOWN NOM. REFER LANDSCAPE PLAN)
- ACCESS

FBC	FIRE BOOSTER CBRDS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DR	DATA RACK
SWB	SWITCHBOARD
SL	SKYLIGHT

ISSUE	DATE	REVISION

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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LOWER G / UNDERCROFT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.04

REV:

A PROPOSED - LOWER G / UNDERCROFT
SCALE: 1:200

TOWN PLANNING - 17/03/2021

TREE INSPECTION SERVICES
INDEPENDENT ARBORICULTURAL CONSULTANCY

PH: 0468 390 890

Arboriculture Report

Development Impact Assessment

Site Location:

14 Johnston Street
Stirling

Report: 2021COB55 V3

Date

3rd March 2021

ABN: 4429 1065 892

Report prepared for

Loris Rigon. Project and Development Director

Trice-Project and Development Managers

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Inquiries regarding this report should be directed to **treeinspection@gmail.com**

Contents

INTRODUCTION

Tree Inspection services was engaged by Loris Rigon. Project and Development Director of Trice-Project and Development Managers to undertake an Arboriculture Development Impact Assessment in relation to the proposed development at 14 Johnston Street Stirling.

The objective of this report is to provide information that can be used to help identify any arboricultural impacts as a result of the proposed development and provide measure to help mitigate these impacts. This report assesses tree health, condition and regulatory status, identifies those tree that may be impacted by the development and provides recommendations to address impacts including future maintenance management recommendations.

The report identifies 5 trees that may be potentially impacted by the development. These trees are located on neighboring land. Only one tree (**Tree 2**) was identified as regulated under the South Australian Development Act.

A number of practicable measures have been applied to design the development to minimize impacts such as reducing encroachments within Structural Root Zone areas. It is considered as a result of these changes those recognized impacts have been minimized and further protection of the trees can now consider tree friendly engineering and landscape solutions at the detailed design stage.

The method utilised in this report complies with Australian Standard AS4970-2009 Protection of Trees on Development Sites. A Tree Protection Zone (TPZ) has been prescribed for each tree and any development activity within this area should be assessed with an aim to reduce impacts and or regulate activity within these defined areas.

The reports identify possible impacts to **Tree 5** and recommends approaches to mitigate this impact; this may include root investigation so as to direct tree friendly engineer solutions.

Where encroachment is required within the TPZ, it is recommended activities be undertaken under the direct supervision of a suitably qualified arborist, as prescribed by AS4970-2009 Protection of Trees on Development Sites and any measures identified to protect the tree be communicated to all site workers through a Tree Protection Plan.

Site Description

The trees assessed as part of this report are all located on neighboring land adjacent to the proposed development located at 14 Johnson Street Stirling. Those trees on the proposed developed land are unregulated and will need to be removed to accommodate development. One of the trees included in this report is identified as a public tree (**Tree 1**) and therefore under the management and control of the Adelaide Hills Council. This tree is not a regulated tree and impacts as a result of the works were considered minimal with an overall reduction in encroachment as a result of development.

The root growing environment of the trees is non-irrigated urban landscape. The site where the trees are located includes public land, commercial and a private residential area (**see Image 1 & 2**).

Preliminary plans show an intent to develop the site as a multi-level childcare center, with upper-level deck and ground level outdoor play areas.

The growing environment has moderate forms of development encroachment including a concrete driveway, water tank, shed and carparking area.

The current location of the Regulated trees is located within the neighboring carpark (to the north) and adjacent property (to the South).

Image 1 – Showing aerial image of subject Land, Zone District Area, Medium Bushfire Risk Rating – (source: Maps SA) .

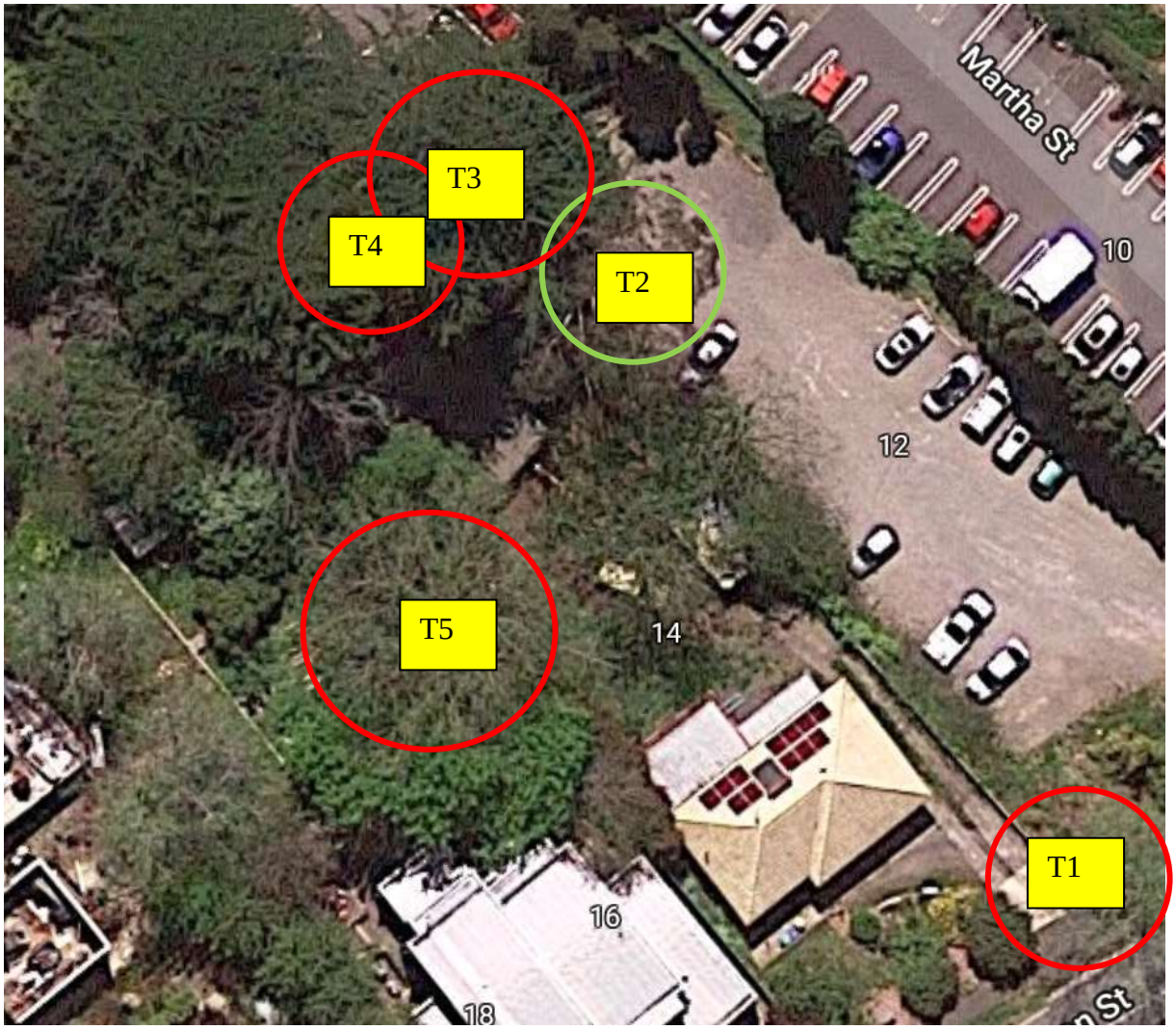

Image 2 – Showing aerial image of trees growing environment and location – (source: SA Council Maps).

Background Information

Documents and Information Provided

The following documents and information were referred to in preparation of this report:

a) Feasibility plans (Ground, First and Second level) dated 29/01/21.

b) Feasibility Study (Ground, First and Second level) dated 5/03/21

Legislation and Standards

Tree 2 & 5 is a regulated tree having a trunk circumference greater than 2 metres but less than 3 metres. Therefore **Tree 2 & 5** is protected under the Local Development Act 1993. Any tree damaging activity would require development approval. The other trees identified within this report are unregulated trees and therefore do not require development approval to undertake tree damaging activity, however the report conders those trees that may potentially be impacted.

Development Act 1993

The *Development Act 1993* (Act) provides that any activity that damages a 'Regulated' tree or 'Significant' tree is classed as 'Development', and as such requires development approval.

The Act defines tree damaging activities as: killing or destruction, removal severing of branches, limbs, stems or trunk, ringbarking, topping or lopping of a tree; or 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.

A '**Significant**' tree is defined as any tree in Metropolitan Adelaide which has a trunk circumference of 3m or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 3m or more and an average circumference of 625mm or more – measured at a point 1m above natural ground level; or any tree identified as a 'Significant' tree in a Development Plan.

A '**Regulated**' tree is defined as any tree in Metropolitan Adelaide which has a trunk circumference of 2m or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2m or more and an average circumference of 625mm or more – measured at a point 1m above natural ground level.

Australian Standard 4970-2009 Protection of Trees on Development Sites

Tree protection zone (TPZ)

A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development

Structural Root Zone (SRZ)

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 is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

METHOD

The following method was used to produce this report: A Site inspection was undertaken on the 24th of November 2018 and then reassessed in February 2021. Due to minimal site changes since the last assessment existing encroachment level measurements and tree assessment data utilized within this report was taken from those measurements and details provided by the previous development application and report provided in 2018. A 'Level 1' visual tree inspection was undertaken to ascertain species type health and condition of existing trees as well as identify those trees requiring protection as a result of development. Diameter Breast Height trunk circumferences were captured from the 2018 Report provided for the site and those existing site encroachments utilized for this report. Tree 5 was remeasured in February 2021. Tree height and age is estimated. Historical aerial images were used to identify any changes to growing environment that may affect tree health or structure. Those measured prescribed within the Australian Standard 4970-2009 Protection of Trees on Development Sites was used as a guideline to provide tree protection guidelines.

LIMITATIONS

This assessment is limited to the likely development impacts only and does not consider other activities that may impact the tree(s). The investigation focused on those common factors that result in tree damaging activity related to development and is based on the information provided at the time. Tree species was estimated on visual appearance only. It can be difficult to accurately identify species due to plant hybridisation without using more detailed and extensive botanical specialized techniques, which is beyond the scope of this

report. A risk assessment was not undertaken. Any changes prior to or following the date of this site inspection may change the findings of this report. Any planning changes or modifications to the site should be undertaken in consultation with a qualified Arborist who has the relevant skills, qualification and experience to provide this advice. All measurements and assumptions within this report should be checked and confirmed by site manager on site prior to development. The report is directed towards the management or trees and should not be relied on as a Legal source related to the Local Development Act. Separate legal advice should be sought in relation to Development regulations associated with this development.

Results - Tree Protection Zone

Table 1. Calculated Tree Protection and Structural Root Zone.

ID	TPZ (m) radius	TPZ (m^2)	SRZ (m) radius		Existing Encroachment		Proposed Encroachment TPZ		Change (m^2)		Calculated Encroachment %		Change in Encroachment %	
				SRZ (m^2)	TPZ	SRZ	TPZ	SRZ	ΔTPZ	ΔSRZ	TPZ	SRZ	ΔTPZ	ΔSRZ
1	6.5	132.7	2.74	24	11	0.1	0.5	0	-10.5	-0.1	0.38	0.00	-7.9	-0.4
2	8.4	221.7	3.11	30.3	46	0	23	0	-23	0	10.37	0.00	-10.4	0.0
3	15	707	4.09	52.5	101	0.3	12	0	-89	-0.3	1.70	0.00	-12.6	-0.6
4	11	380.1	3.62	41.1	64	1.7	0	0	-64	-1.7	0.00	0.00	-16.8	-4.1
5	9.1	260	3.2	32	0	0	87	0.5	87	0.5	33.46	1.56	33.5	1.6

Table 1 shows that Trees 1, 2 and 3 have a new encroachment level ranging from 0.38 to 10.37%, however when considering existing encroachments there is reduction in encroachment ranging from -7.9 to -16.8%. Tree 4 has a net TPZ reduction of encroachment of 16.8%.

Tree 5 however has a 'major encroachment' when assessed against the Australian Standard for Protection of Trees on Development sites (AS4970), which may impact on tree health and stability. For Tree 5 further root investigations or tree friendly engineering and landscape solutions should be considered to minimise these impacts. A great deal of effort has been made in the planning design to setback the proposed building so as to reduce encroachment within the SRZ. Foundation modifications or other consideration should also be considered if

practicable to minimize encroachment within the TPZ & SRZ. Root investigation should be conducted prior to development of detailed design to determine if and where roots are present within both the TPZ and SRZ so as to apply appropriate measures to minimise impacts.

Legislative Assessment

The following is applicable when assessing the tree against the Local Development Plan:

Development Plan Adelaide Hills Council Consolidated – 24 January 2013

Regulated Trees

Objective 111: The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

Objective 112: Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
significantly contributes to the character or visual amenity of the locality;
indigenous to the locality;

1. a rare or endangered species;
2. an important habitat for native fauna.

Development Impact Assessment – Summary Findings

Tree ID	Impact	Impact Description	Mitigation Measures	Recommendations
1	Low	No Impact – improvement with development towards existing encroachments.	Undertake works within TPZ with care	Apply tree protection plan and tree protection measures during construction of development
2	Low	Development shows a net reduction in encroachment to TPZ. Works on edge of SRZ. Upper-level slab over part of TPZ.	Undertake works on edge of SRZ with care. Upper level supports not to impact on the TPZ or SRZ. Provide irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction of development
3	Low	Building encroachment into TPZ less than 10%. Upper-level slab over part of TPZ.	Upper level supports not to impact on the TPZ or SRZ. Irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction or development. Removal of dead wood.
4	Low	Building encroachment into TPZ less than 10%. Upper-level slab over part of TPZ.	Upper level supports not to impact on the TPZ or SRZ. Irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction. During development. Removal of dead wood.
5	Moderate	Building encroachment into TPZ greater than 10% and within SRZ. Open growing environment contiguous available in neighboring property and landscaped/Play area.	Consider undertaking further preliminary investigations such as root investigation using non dig methods. Consider tree friendly design to minimize encroachment impacts within SRZ and TPZ.	Tree protection plan and tree protection measures during construction. During development. Works under direction of project arborist. Undertake whilst tree is dormant is practicable.

DISCUSSION

A site visit was undertaken to determine those trees that may be impacted by the proposed development with all these trees located on adjacent land. Five (5) trees were recognized as potentially impacted by activities associated with the development. Two trees (**Tree 2 & 5**) are considered regulated trees under the local development Act. However as described below, development will likely have minimal impact on the **Tree 2** and a moderate impact to **Tree 5** long term health and viability.

The development proposed will modify the existing site by developing over this area thereby turning much of the open space area of the yard into impervious material, including car parking areas and the ground level of the proposed building. The remaining site area will be occupied by open landscaped areas including an area of 'deep planting' near the street frontage and an outdoor play area at the rear of the site. An upper-level slab will also overhang parts of the outdoor play area potentially impacting on the growing environment of the trees.

Tree 1 is growing in Council Land and the existing house driveway and slope of the land means that the development will have a minimal impact on the tree. However, protection of the tree is required during construction and this best articulated through a Tree Protection Plan.

The proposed development in its current form is likely to impact on the health and stability of **Tree 5,** with roots that may be required to be cut located within the Structural Root Zone (SRZ). Further investigation may be required and or engineering design consideratons to reduce any potential impacts as a result of encroachments.

Where cut is required within the TPZ of **Tree 5** any roots encountered can be cut (preferable whilst the tree is dormant). The Genus *Liquidambar* tolerates root pruning evident by the commercial sale of these trees as bare rooted plants. Crown reduction may be required to compensate for any root loss and this is best determined by ongoing monitoring of the tree as recommended within this report. It should be noted that any roots cut will likely rejuvenate and an important factor to consider is avoiding any root disturbance within the recognized structural Root Zone.

Hydro-excavation should be used to expose identify and if required, cut any existing roots. Hydro-excavation will help to clearly identify any tree roots and allow clean cutting of these roots. This work should occur under the direction of a project arborist as recommended with AS4970-2009 Protection of Trees on Developments Sites. **Tree 5** is growing in the neighboring yard and as the site has been developed and yard established, no further changes to its growing environment are foreseeable. In other words, the tree despite the proposed development and potential need to cut roots within the Tree Protection Zone, the species will likely tolerate this impact should the recommendations identified in this report be applied.

Tree 2 is the only regulated tree assessed as part this report. **Tree 2** is identified as a *Eucalyptus sp*. No fruit was available to accurately identify the tree species. The tree is growing in a highly modified growing environment (carpark) and is likely self-sown. The development proposed would likely have minimal impact to this tree. The regulated Eucalyptus would likely have deep sinker roots well below the ground level of the existing carpark. Therefore, much of the root system sustaining the tree would be occurring within the existing carpark.

There is also minimal impact on **Trees 3 and 4** by the proposed building works. The upper-level slab however overhangs part of the outdoor play area within the TPZs of these trees, and of **Tree 2.** The outdoor play area should be designed to minimize further impacts on the trees (by earthworks, changing in levels and sealing of surfaces). Supplementary irrigation should also be provided in the area overhung by the upper-level deck.

CONCLUSION AND RECOMMENDATIONS

Based on the findings of this assessment, it is recommended that the following be applied:

1.) Design Considerations

1.2 The proposed development has been modified to reduce encroachments. There is however still a major encroachment into **Tree 5.** Engineer ‘Tree friendly’ design Modification or further investigation may include:

a. Exploratory root investigation to further assist in the determination of any design changes to minimize potential impact.

b. Non-dig foundation within the TPZ area of the tree.

1.3 The upper-level slab overhanging **Tree 2** requires the outdoor play area to be designed to minimize impacts on trees such as earthworks, changing in levels and sealing of surfaces. Supplementary irrigation should also be provided in the area overhung by the upper-level deck and permeable materials used within the play area to allow for a infiltration and oxygen exchange.

2) Tree Protection requirements:

2.1 A Tree Protection Zone plan be developed and applied during the construction of the project and activities within these zones restricted (**see appendix C**).

2.2 Where cut is required within the TPZ of Tree 5 this must be done under the direct supervision of a Project Arborist.

2.3 A project Arborist engaged to develop a Tree Protection Plan in accordance with AS4970-2009 Protection of Trees on Development Sites.

2.4 The Tree Protection Plan should be documented and made available to all site workers.

2.5. The Tree Protection Plan should be monitored by nominated Project Arborist

A certificate of compliance provided at the completion of the project.

3.)Maintenance Plan Requirements:

3.1 The Monterey Cypress trees (Tree 4 & 5) should be dead-wooded, hazard assessment undertaken and lifted prior to construction.

3.2 All trees to be monitored annually.

3.3 Any pruning of trees to be undertaken by a suitable qualified Arborist with minimum Cert 3 Arboriculture or equivalent.

Bibliography

Australian Standard AS4373–2007 *Pruning of amenity trees*: Standards Australia.

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Appendix A -Plan and Schematics

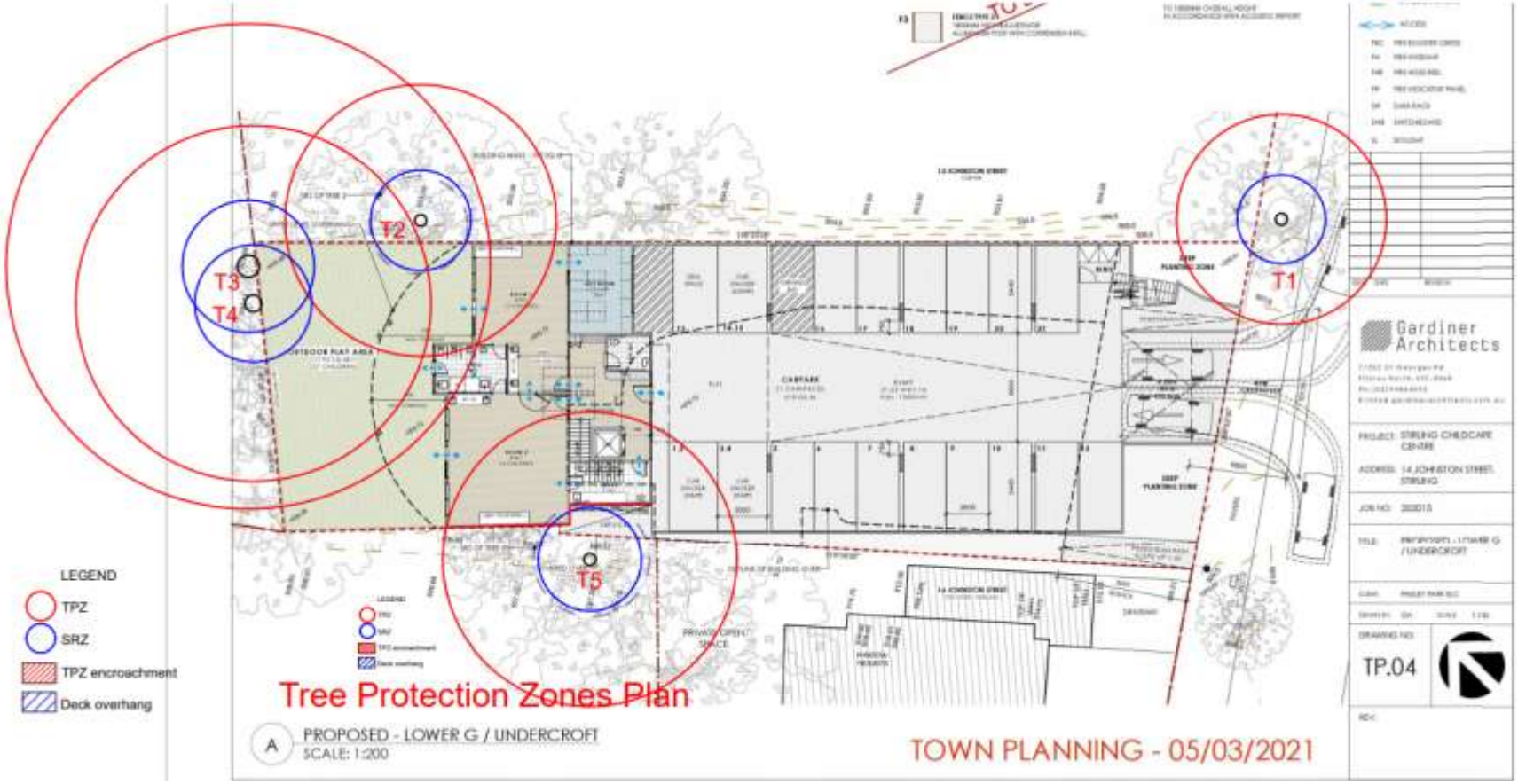


Figure –2 showing Tree Protection Zones of Proposed site.

Appendix B – Tree Assessment Findings

TREE 1		
Botanical Name	*Liquidambar styraciflua*	
Common Name	Liquidambar	
Legislative Status	**Unregulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	15-20	
Crown Density (%)	70	
Circumference (m)	<2	
Retention rating	High	
Live Crown Ratio (%)	55	
Health	Very Good – Moderate vigour, healthy leaves, free from disease or pests.	
Structure/Form	Tree structure & form is considered good. Single trunk to 4m then diving to support SW orientated crown. Regular branching throughout, fair, emergent crown, bias to SW. Typical ascending form. Minor dead wood.	
Landscape Retention Rating		**High**
Works	No works required	**Priority** **N/A**
Notes: This tree is located in road reserve – Council ownership		

TREE 2		
Botanical Name	*Eucalyptus sp*	
Common Name	Eucalypt	
Legislative Status	**Regulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	20-25	
Crown Density (%)	60	
Circumference (m)	>2	
Retention rating	Moderate	
Live Crown Ratio (%)	30	
Health	Good – moderate vigour, healthy leaves, free from disease or pests.	
Structure/Form	Tree structure & form is good. Single trunk to 8m then dividing to codominant leaders supporting small crown. Irregular branching throughout.	
Landscape Retention Rating		**Moderate**
Works	Nil	**Priority** **N/A**
Notes: This tree is located in neighbouring property (12 Johnson street) – Private ownership. Tree located approximately 1m from property boundary. Tree is Regulated under the Development Act.		

TREE 3 & 4

Botanical Name	*Cupressus macrocarpa*	
Common Name	Monterey Cypress	
Legislative Status	**Unregulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	20-25	
Crown Density (%)	75	
Circumference (m)	>3	
Retention rating	Low	
Live Crown Ratio (%)	8-	

Health	Good – moderate vigour, healthy leaves, free from disease or pests.		
Structure/Form	Tree structure & form is good. Acaulescent trunk support large crown. Regular branching throughout, moderate volume of deadwood throughout crowns.		
Landscape Retention Rating		**Low**	
Works	Deadwood removal	**Priority**	**Low**

Notes: This tree is located in neighbouring property (6-10) – Private ownership

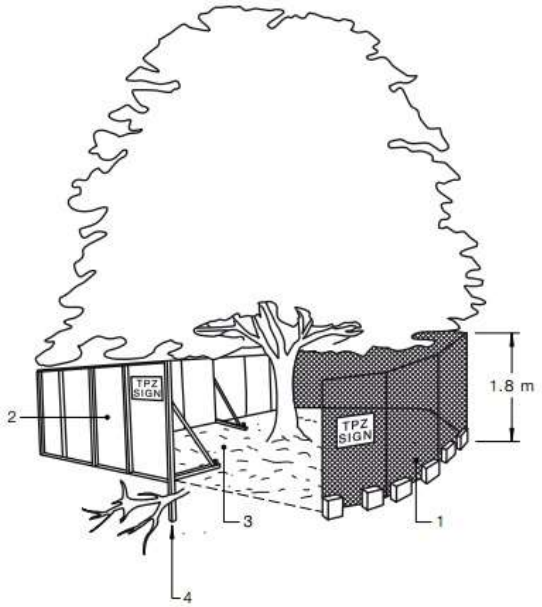
TREE 5

Botanical Name	*Liquidambar styraciflua*	
Common Name	Liquidambar	
Legislative Status	**Regulated**	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	10-15	
Crown Density (%)	80	
Circumference (m)	>2	
Retention rating	High	
Live Crown Ratio (%)	75	

Health	Very Good – High vigour, healthy leaves, free from disease or pests.		
Structure/Form	Tree structure & form is considered good. Single trunk to 2m then diving to support large crown. Regular branching throughout, emergent crown. Typical ascending form. Located within 20m of dwelling. Tree is regulated from tree damaging activity except for removal.		
Landscape Retention Rating		**High**	
Works	No works required	**Priority**	**N/A**

Notes: This tree is located in neighbouring property (16 Johnston Street) – Private ownership.

Appendix C - Tree Protection Measures – Guidelines



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.

Image B – Protective Fencing to be installed around tree.

Activities restricted within the TPZ

Activities generally excluded from the TPZ include but are not limited to—
(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.

Image C – Example of Signage to be installed on fencing.

TERTIARY TREE CONSULTING PTY LTD
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AQF Level 3 Certificate 3 of Arboriculture (Cert III Arb)
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QTRA Quantified Tree Risk Assessor 5637
ISA TRAQ International Society of Arboriculture Tree Risk Assessment Qualification
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5 Million Professional Indemnity Insurance
20 Million Public Liability Insurance

Date 26 August 2021

Addendum Report

Tree 5 Revision A, Arboricultural Impact Assessment, and Tree Protection Plan

CLIENT
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1. TABLE OF CONTENTS:

CONTENTS

2. INTRODUCTION:

2.1 On 11 August 2021, Derek Royans of Trice Project & Development Mangers for and on behalf of 14 Johnston Pty Ltd engaged Tertiary Tree Consulting to supervise a hydro vac nondestructive excavation and write an addendum report for tree 5 located within the rear yard of the site 29 Milan Terrace Stirling SA 5152. This tree is within a neighbouring yard to the proposed development site 14 Johnston Street Stirling SA 5152. This tree is known as tree 5 in previous reports and so is known as tree 5 herein this report.

2.2 The supervised hydro vac nondestructive excavation occurred on 23 August 2021 to assess the viability of a proposed pier and beam footing. This report will detail the condition of the nominated tree, specify the tree protection zones (TPZ) and structural root zones (SRZ) as a radius from the centre of the tree trunk at ground level. Further detailed will be the condition and legal status of the nominated tree. Recommendations for removal or retention will be based on the retention value, the tree hazard potential SULE Rating and its compatibility with the proposed development.

2.3 To achieve the objectives of the report, the tree will be assessed noting the species, size, and general condition. The tree will be assessed using the internationally recognised VTA assessment method for above ground parts and a hydrovac will be used for root mapping. Tree characteristics and eventual size will be taken into consideration as will the trees position in relation to structures and hardscapes. Recommendations will be outlined in section 5 of the report. A detailed list of the tree survey will be provided in Appendix 2 of the report. An existing numerical system has been used to identify the tree for this report and future reference on this job site.

3. METHODOLOGY:

3.1 The tree was assessed using the standard Visual Tree Assessment technique (VTA). The tree was assessed from the ground for this letter of assessment.

3.2 A Yamayo Million Diameter Tape was used to obtain the diameter at breast height (DBH) as recommended at 1.4 metres unless otherwise stated due to variations in the trees form. This aforementioned measuring device was used to measure the circumference at 1 metre above ground level and the root buttress diameter (RBD).

3.3 The height of the tree was estimated, and the spread of the trees canopy was estimated due to access restriction.

3.4 An iPhone 8 camera was used to take all photographs in this letter of assessment.

3.5 The SULE rating system has been used as a guide to assist in determining the Safe Useful Life Expectancy of the tree surveyed. Refer to Appendices 1.

3.6 A hydrovac was used to complete nondestructive excavation within the proposed pier locations and were backfilled the following day. A temporary fence was installed to make safe the area while the excavation trenches were exposed.

4. DISCUSSION AND TREE PROTECTIONS:

4.1 The Minimum AQF level 5 Project Arborist must be engaged to advise and supervise the required tree protection actions to be undertaken during all the development stages. The Minimum AQF level 5 Project Arborist has the responsibility of both monitoring and certifying the Tree Protection Plan. There must be no deviation/alteration to the Tree Protection Plan without written consent from the Minimum AQF level 5 Project Arborist under the written consent of the governing authority as required by AS4970-2009.

4.1.1 **Unauthorised alteration of recommendations in this report actions absolute nullity of this report.**

4.1.2 Only the Minimum AQF level 5 Project Arborist can write and submit the staged supervising and reporting as required within the section 4 Tree Protection Plan and section 5 Recommendations within this report as required by AS4970-2009.

4.2 A TPZ and SRZ are not a total exclusion zone. However, it must be demonstrated that tree sensitive techniques with low or no tree impact are used within a TPZ and SRZ. Through a properly monitored construction process as required by AS4970-2009, tree sensitive development systems inclusive of minimum AQF Level 5 Arborist supervision, will allow for a tree sensitive design. When implementing properly monitored tree sensitive designs, the AS4970-2009 TPZ and SRZ impact on trees is heavily reduced and or eliminated.

4.3 An engineering bore log must be used to assess the site soil.

4.3.1 Removal of soil within a TPZ can remove roots causing tree damage. If fill is proposed within any TPZ, it must be of a coarser grade than the existing site soil. Due to gaseous exchange restrictions created by fill between the site grade and atmosphere leading to tree root asphyxiation causing tree damage, and excavations removing roots causing tree damage, **any proposed grade change within a TPZ be it excavation or fill including depths and material must be approved in writing by the minimum AQF level 5 Project Arborist and the local authority (refer the tree protection plan).**

4.4 Based on the information provided by the client, the works will involve the construction of a new building, carpark, and associated landscaping. To achieve the works, the nominated tree to be retained is proposed to be protected for the duration of the works in accordance with AS4970-2009 Protection of Trees on Development Sites and science-based arboricultural literature. This will occur using tree sensitive development activities and protections where required to allow the works to proceed while protecting the tree. **Options for managing the nominated retained tree in this report will be provided as required by AS4970-2009 and will form part of the conditions of consent.**

4.5.1 AS4970-2009 section 1.4.5 defines the SRZ as

> *"Structural root zone (SRZ)*
> *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 is expressed by its radius in metres.*

This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area".

4.5.2 AS4970-2009 section 1.4.7 defines the TPZ as

"A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development."

4.5.3 AS4970-2009 section 3.3.2 defines a minor encroachment as

"3.3.2 Minor encroachment If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ (see Clause 3.3.5), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in Clause 3.3.4. The figures in Appendix D demonstrate some examples of possible encroachment into the TPZ up to 10% of the area."

4.5.4 AS4970-2009 section 3.3.3 defines a major encroachment as

"If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ (see Clause 3.3.5), the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4."

4.5.5 AS4970-2009 section 3.3.4 (h) refers to design factors,

"Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment."

4.6 **Tree 5** nominated to be assessed is located within the neighbouring site to the west. The tree (Tree 5) is a regulated tree that is protected at this site under the *Planning Development and Infrastructure Act 2016* and the *Planning Development and Infrastructure Regulations 2017*.

1. The tree shows good health.
2. The tree shows average structure.
3. The tree has a safe useful life expectancy of 15-40 years.
4. The tree is a medium retention value tree.
5. The TPZ encroachment for the proposed building is 21.7% therefore, a tree sensitive pier and beam footing is specified within the tree protection plan to reduce the impact to a low and acceptable level. The TPZ encroachment for the proposed front carpark is 8.8%, therefore, a tree sensitive pier and beam footing is specified within the tree protection plan to reduce the impact to a low and acceptable level. The impact for the proposed elevator shaft is 1.7% and is not within the SRZ which is low and acceptable. Therefore, these encroachments are a minor tree impact of <10% combined and are acceptable as stated in AS4970-2009 Protection of trees on development sites when considered within AS4970-2009 3.3.4 TPZ encroachment considerations. The considerations are,

   "(a) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating

radar). Photographs should be taken and a root zone map prepared.
NOTE: Regardless of the method, roots must not be cut, bruised or frayed during the process. It is imperative that exposed roots are kept moist and the excavation back filled as soon as possible.
(b) The potential loss of root mass resulting from the encroachment: number and size of roots.
(c) Tree species and tolerance to root disturbance.
(d) Age, vigour and size of the tree.
(e) 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.
(f) Soil characteristics and volume, topography and drainage.
(g) The presence of existing or past structures or obstacles affecting root growth.
(h) Design factors."

6. On Monday 23 August 2021, a nondestructive excavation was undertaken by South Vac. This was supervised by Tertiary Tree Consulting. These works occurred in the nine proposed pier locations located within Tree 5's TPZ and were to a depth of 1400 mm. No roots were found deeper than 600 mm below ground level. 600 mm is the typical depth this tree species roots are expected to penetrate the soil. Refer appendix 5 for the pier locations.

6.1 **Pier 1:** 3 x roots were discovered with a diameter <10 mm. These roots can be pruned in favor of the development having no deleterious impact on the tree.

6.2 **Pier 2:** This location is full of rocks. 1 root <30 mm diameter and 1 root <10 mm diameter was discovered. These roots can be pruned in favor of the proposed development having no deleterious impact on the tree.

6.3 **Pier 3:** No roots located.

6.4 **Pier 4:** 1 x 50 mm diameter root in the east side of the pier trench. An offset was undertaken to location 4A.

6.5 **Pier 4A:** 1 x 50 mm diameter root in the west side of the pier trench. Pier 4A is to be located between the discovered roots. A gap is available of >800 mm in diameter. The pier circumference is only 600 mm in diameter.

6.6 **Pier 6:** No roots located.

6.7 **Pier 7:** 1 x 100 mm diameter root discovered. An offset was undertaken to location 7A.

6.8 **Pier 7A:** 1 x <10 mm diameter root was discovered. This root can be pruned in favor of the development having no deleterious impact on the tree.

6.9 **Pier 8:** No roots from tree 5. The roots in this location are from the nonprotected C*otoneaster* sp. tree that is not required to be assessed and is to be removed as part of the development.

6.10 **Pier 9:** No roots from tree 5. The roots are from the nonprotected *Alder* sp. tree that is not required to be assessed and is to be removed as part of the development.

6.11 **Pier 10:** was not required to be undertaken as it is located under an existing concrete footing to be demolished.

6.12 **Refer appendix 3.**

7. For all excavation, the methods within the tree protection plan herein this report must be followed.
8. The potential loss of root mass is negligible as the TPZ impact for the rear yard works is < 10% due to the tree sensitive designs.
9. The tree has good health, vigor, and structure, is not leaning and is stable in the ground. The tree is a species moderately tolerant to root disturbance. Further, the acceptable amount of roots lost will quickly be replaced as trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), while new fine feeder roots proliferate within short periods of time from pruned roots (Gilman 2012).
10. The tree is not indigenous to the locality. The tree has evolved and acclimated well in the site soil.
11. The existing structurers within part of the TPZ being the garage is not affecting the trees health and vitality whatsoever, therefore, the tree has acclimated to the site and these hardscape areas are not an impediment to the tree.
12. Tree sensitive design factors are recommended for all works within the TPZ, inclusive of a pier and beam footing with the beams above the existing grade which is recommended within AS4970-2009 to reduce the impact of encroachments, therefore, the proposed development will have a low impact, therefore, will not cause tree damaging activity.
13. This tree is recommended to be retained and protected.
14. Refer appendix 1, 2, 3, 4, 5 and 6 for further information.
15. **Refer the tree protection plan below for this tree's required tree protections and tree sensitive design methods throughout the proposed development.**

4.7 TREE 5 TREE PROTECTION PLAN:

1. **Site Meeting:** **A site meeting must occur between The minimum AQF level 5 Project Arborist and the builder addressing the tree protection plan before site works commence inclusive of demolition works** (AS4970-2009).

2. **Tree Watering:** The TPZ is to be irrigated and kept moist for 4 weeks before site works commence and is to continue throughout the length of the project (AS4970-2009).

3. **Tree Nutrition:** Before site works commence and to enhance and facilitate new tree root growth, the TPZ is to be inoculated with QuadShot organic biological stimulant and *Trichoderma harzianum*. These measures will increase tree health and new fine feeder root growth. **This must be undertaken by the minimum AQF level 5 Project Arborist. This must be certified by the Project Arborist with the certification submitted to the local council** (Handreck and Black 2010).

4. **Mulching The TPZ:** Before site works commence and to enhance and facilitate tree health through nutrient cycling, within the TPZ area, the TPZ must have a layer of properly composted mulch complying with AS4454 covering it to a depth of between 50-100 mm only. Mulch choices include but are not limited to Jeffreys Biomatt and Jeffreys Recover **No machinery is permitted within the TPZ to complete this task. The minimum AQF level 5 Project Arborist must certify the choice of mulch. The minimum AQF level 5 Project Arborist must certify the mulch is correctly installed with the certification submitted to the local council** (AS4970-2009).

5. **TPZ Fencing:** A two-metre-tall temporary chain mesh tree protection fence must be installed in the location as drawn in appendix 5 complying with AS4687 and AS4970-2009. This will protect the TPZ/SRZ and vascular tissue while allowing the works to proceed. Signage identifying the TPZ must be attached to the TPZ fencing complying with AS4970-2009 and AS1319. **The tree protection fencing must be installed prior to the commencement of any site works including demolition works.** This fence must not be moved without consulting the minimum AQF level 5 Project Arborist (Refer the Tree Protection Plan appendix 5 in this report for further information). **The minimum AQF level 5 Project Arborist must certify in writing the tree protection measures are correctly installed with certification documents submitted to the local council. This fence can be moved in consultation with The minimum AQF level 5 Project Arborist at the point of footing construction.** (AS4970-2009).

6. **Machinery Access:** **Machinery access is only permitted within the tree protection zone including the building and carpark footing footprint area under the direct supervision of the minimum AQF level 5 Project Arborist. Suitable ground protection such as rumble boards must first be laid to spread the load and stop soil compaction. The rumble boards must be approved in writing by the Project Arborist. The works within the TPZ must be directly supervised by the Project Arborist with certification documentation submitted to the local council** (AS4970-2009). This may be required for works such as digging the elevator shaft and the bored piers.

7. **Grade Changes (Footing):** Except for the pier and elevator shaft locations. Within the area for the building and carpark footing, the soil within the TPZ must remain undisturbed with no grade change.

8. **Elevator Shaft:** **Refer the machinery access section above for further instructions. These works must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council.**

9. **Bored Pier Footings:** Within the TPZ the footings must be pier and beam. The beam sections must be installed above the existing grade with an air gap. This means the only impact for the footing will be the footprint of each pier only keeping the impact low and acceptable. All pier trench works must be bored. **Refer the machinery access section above for further instructions. This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council** (AS4970-2009). Some fine feeder roots will be lost during these works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.

10. **Supplementary Irrigation:** A supplementary irrigation system must be installed under the proposed footing within the TPZ to ensure water continues to be delivered to the roots within this

part of the TPZ. This must be a dripper system laid on the existing grade, so no excavation is required. (Roberts *et al*., 2018).

11. **Service Installation:** Services must either be hung/fixed to the underside of the beam sections of the footing, or service trenches must be excavated with a hydrovac to ensure tree roots >40mm diameter are not damaged. Exposed tree roots are to be kept moist and the trench must be backfilled in a timeframe specified by the minimum AQF level 5 Project Arborist which will be determined by the weather at the time of works and the roots found during this process. **This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council** (Roberts *et al.,* 2018; AS4970-2009). Some fine feeder roots will be lost during hydrovac works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.

12. **Further Tree Protections:** Unless specifically specified within section 4 herein this report, the following activities 1-14 inclusive are not permissible within any Tree Protection Zone and form part of the tree protection plan for the nominated trees to be retained.

    1. Machine excavation including trenching.
    2. Excavation for silt fencing
    3. cultivation
    4. Storage of materials.
    5. Preparation of chemicals including cement products.
    6. Parking of vehicles or plant.
    7. Refueling.
    8. Dumping of waste.
    9. Washing and cleaning of equipment.
    10. Placement/storage of fill.
    11. Lighting of fires.
    12. Soil level alterations
    13. Temporary or permanent installation of utilities and signs.
    14. Physical damage to the tree including attaching anything to the tree. (AS4970-2009)

5. RECOMMENDATIONS:

5.1 After reviewing the site and the information provided by the client, the author of this report recommends the works that are proposed at this site proceed with the following actions.

5.2 Tree 5 is to be retained and protected.

5.3 Granted development approval is required before proceeding with the recommendations herein this report.

5.4 All tree protection measures must be in place as described in section 4 of this report prior to the commencement of any works. The installation of the tree protection measures in section 4 of this report will assist in reducing the impact to the tree(s) nominated for retention. **The minimum AQF level 5 Project Arborist must certify the tree protection measures are correctly installed prior to commencement of any site works. The Project Arborist must submit these documents to council.**

5.5 **All works within the TPZ of the tree nominated in this report must be supervised and recorded by the minimum AQF level 5 Project Arborist as described in section 4 of this report. The Project Arborist must submit these documents to council.** It is the client's responsibility to arrange site inspections and coordinate works with the minimum AQF level 5 Project Arborist.

5.6 Monthly inspections and reporting is required to ensure the nominated tree(s) is/are adequately protected. At the end of the works period the tree(s) will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree(s) has/have been maintained adequately. **Upon this the compliance certificate can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit these documents to council.** If the tree(s) has/have been damaged or breaches of the Australian Standards have occurred, council will be contacted for further advice.

5.7 At practical completion the removal of all tree protection measures is required. The tree(s) herein this report will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree(s) has/have been maintained in accordance with this report. **From this inspection the certification of tree protection can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit this document to council.**

5.8 At the end of the defects, liability / maintenance period, the final inspection of the tree(s) herein this report is required by the minimum AQF level 5 Project Arborist. **From this inspection the final certification of tree condition can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit this document to council.**

5.9 Following the tree protection plan and supervision recommendations for the retained tree(s) within this report will protect the nominated retained tree(s) during the proposed development, therefore, the proposed development will not constitute tree damaging activity and should proceed. **All site-specific tree protection instructions listed in section 4 and 5 must be strictly adhered to.**

Please do not hesitate to call if you have any questions regarding the contents of this letter of assessment.

Kind regards

Dylan Tempest Grad Cert Arb, Dip Arb, Cert III Arb, QTRA Adv, QTRA, ISA TRAQ, Lic AL2360
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DISCLAIMER:

This letter of assessment only covers identifiable defects present at the time of inspection. The author accepts no responsibility or can be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.

The author cannot guarantee trees contained within this letter of assessment will be structurally sound under all circumstances and cannot guarantee that the recommendations made will categorically result in the tree being made safe.

Unless specifically mentioned this letter of assessment will only be concerned with above ground inspections, that will be undertaken visually from ground level. Underground tree parts are considered via calculations recommended by AS4970. Trees are living organisms and as such cannot be classified as safe under any circumstances. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the author can neither guarantee nor be responsible for the accuracy of information provided by others.

APPENDICES:

Appendix 1, SULE Rating:

Safe Useful Life Expectancy (SULE): Safe Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or becomes potentially hazardous to people and/or property. ULE values consider tree species, current age, health, structure and location. ULE values are based on the tree at the time of assessment and do not consider future changes to the tree's location and environment which may influence the ULE value.

Category rating:	Category definition in years:	Category rating:
1	> 40 Years	Long SULE (High)
2	15 to 40 Years	Medium SULE (Medium)
3	Short 5-15 Years.	Short SULE (Low)
4	0 to 5 years.	Remove SULE (Remove)

Appendix 2, Assessment of Tree(s):

Tree No.	Species	Circ at 1m AGL ## (mm)	Legal status ###	Height (m)	DBH* & RBD** (mm)	Canopy Spread (m)	TPZ *** SRZ (m)	Health #	Structure #	SULE Rating ****	Landscape Rating +	Observations and Comments
5	*Liquidambar styraciflua* Liquidambar Tree	2430	Regulated Tree	22	751 940	20	**9.01 3.22**	G	A	2	H	**Retain and protect.**

Explanatory Notes for Table

- ***Dbh = Diameter of trunk at breast height.**
- ****** **RBD = Root Buttress Diameter used to measure the Structural Root Zone (SRZ).**
- *******TPZ is the recommended TPZ 12x the DBH at 1.4m, SRZ is the trees structural root zone. Refer to AS4970 for details.**
- ******** **SULE Explanation can be found in Appendix 1.**
- **+ IACA Landscape value and S.T.A.R.S Rating system. Refer to Appendix 4.**
- **# Health values represented above are D = Dead, P = poor, BA = Below Average, A = Average, G = Good.**
- **# Structure values represented above are P = poor, BA = Below Average, A = Average, G = Good.**
- **## Circumference at 1 metre above ground level.**
- **### Legal status under the *Planning Development and Infrastructure Act 2016* and the *Planning Development and Infrastructure (General) Regulations 2017*.**

Appendix 3, Images of Tree(s):

Figure 1: Overhead site photo with the nominated tree indicated by the green circle with the number 5.

Figure 2: Tree 5.

Figure 3-6: Pier locations 1-4A.

Figure 7-10: Pier locations 5-8.

Figure 11: Pier location 9.

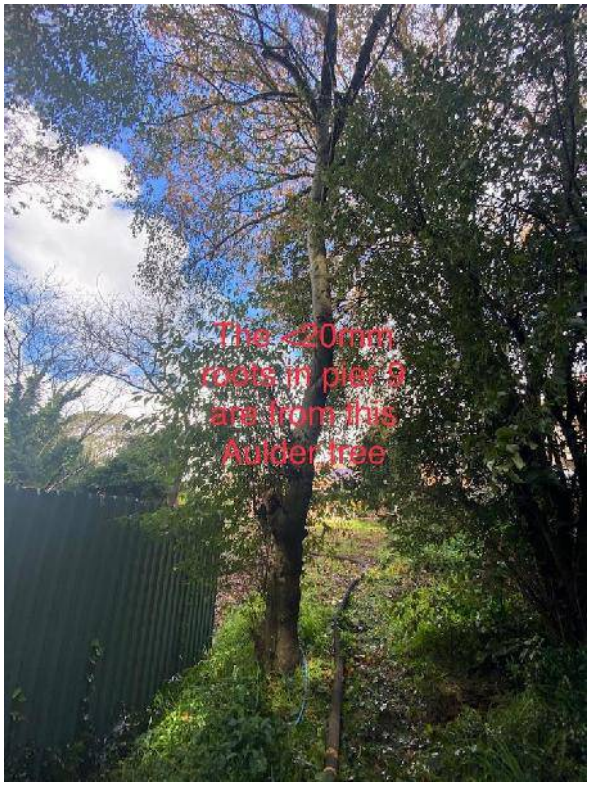


Figure 12-13: The trees that have their roots in the location of pier 8 and 9.

Figure 14-15: Temporary fence installed to secure the area before it was backfilled.

Figure 16: Temporary fence installed to secure the area before it was backfilled.

Appendix 4, Legend for S.T.A.R.S Matrix Assessment:

IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of High, Medium and Low significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

Table 1.0 Tree Retention Value - Priority Matrix

Estimated life expectancy	Significance				
	1. High	**2. Medium**	**3. Low**		
	Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
1. Long >40 years					
2. Medium 15-40 Years					
3. Short <1-15 Years					
Dead					

Legend for Matrix Assessment	
	Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.
	Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
	Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
	Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

Tree Significance - Assessment Criteria:

1. High Significance in landscape:

- The tree is in good condition and good vigour; - The tree has a form typical for the species; - The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age; - The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register; - The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity; - The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values; - The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour; - The tree has form typical or atypical of the species; - The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area - The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street, - The tree provides a fair contribution to the visual character and amenity of the local area, - The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour; - The tree has form atypical of the species; - The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings, - The tree provides a minor contribution or has a negative impact on the visual character and

amenity of the local area, - The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen, - The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions, - The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms, - The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species - The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties, - The tree is a declared noxious weed by legislation.

Hazardous/Irreversible Decline - The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

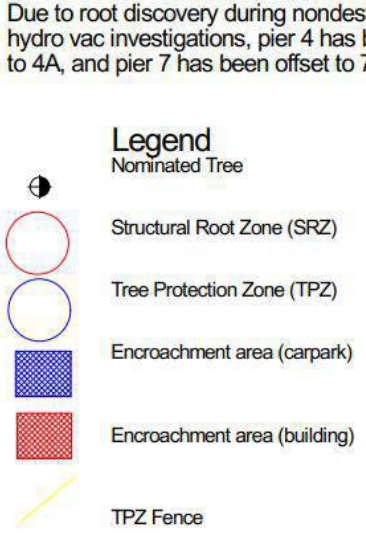
Appendix 5, Tree 5 Tree Protection Plan

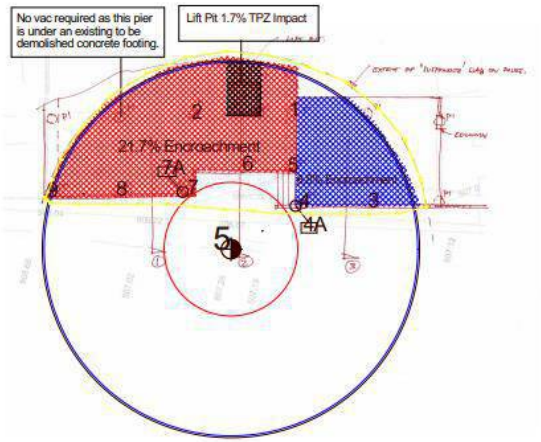
TREE 5 TREE PROTECTION PLAN

Building footprint 21.7% TPZ encroachment. Use a pier and beam footing with the beams above the existing grade to reduce the impact of the encroachment to a low and acceptable level. Refer section 4.7 herein this report

Carpark footprint 8.8% TPZ encroachment. Use a pier and beam footing with the beams above the existing grade to reduce the impact of the encroachment to a low and acceptable level. Refer section 4.7 herein this report

Due to root discovery during nondestructive hydro vac investigations, pier 4 has been offset to 4A, and pier 7 has been offset to 7A.





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DRAWN	DT
DATE	26 August 2021
SCALE	1:200

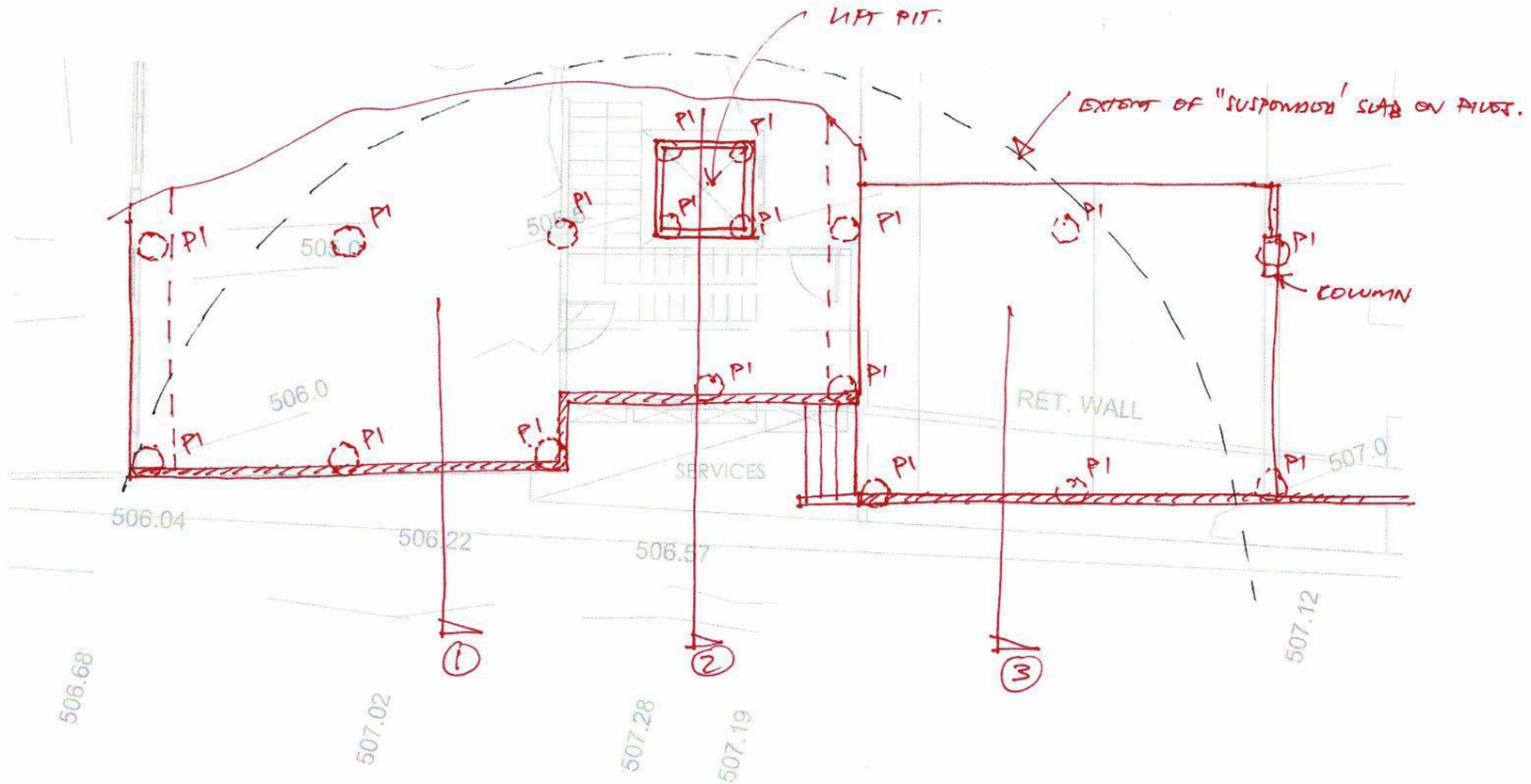
CLIENT & SITE ADDRESS: Trice Project and Development
Care of 14 Jonhston Street Stirling
14 Johnston Street Stirling SA 5152

A3

Figure 17: Tree 5 Tree Protection Plan.

Appendix 6, Non-Compliance of Tree Protections and Legal Consequences:

NOTE: Failure to comply with any part of the tree protections within this report will result in the party taking responsibility for all associated legislated consequences. Under the *Planning Development and Infrastructure Act 2016* and the *Planning Development and Infrastructure (General) Regulations 2017*, Tree Damaging Activity penalties are up to 120K per offence plus criminal convictions.

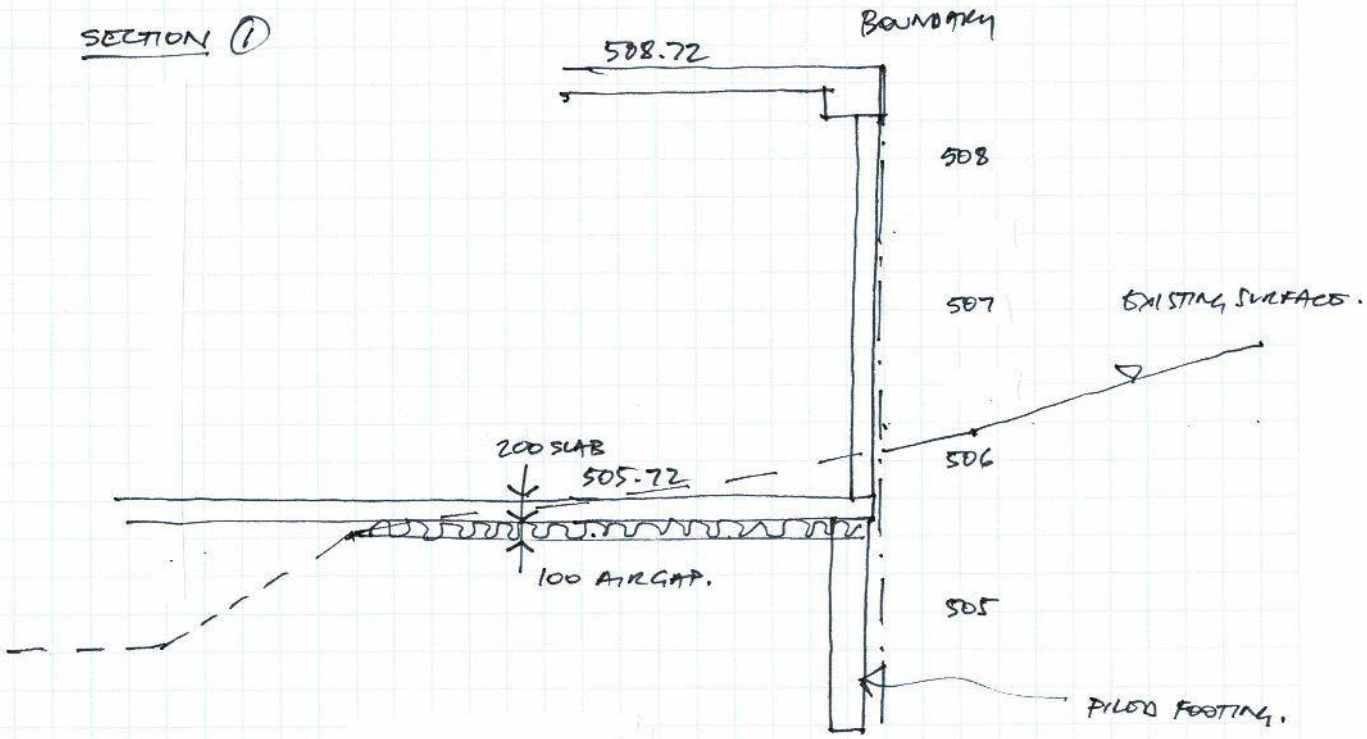

LIFT PIT.
EXTENT OF "SUSPENDED" SLAB ON PILES.
P1
COLUMN
RET. WALL
SERVICES
506.0
506.04
506.22
506.57
507.0
507.12
506.68
507.02
507.28
507.19
1
2
3

Project: STIRLING CHILDCARE CENTRE. Page: SK1

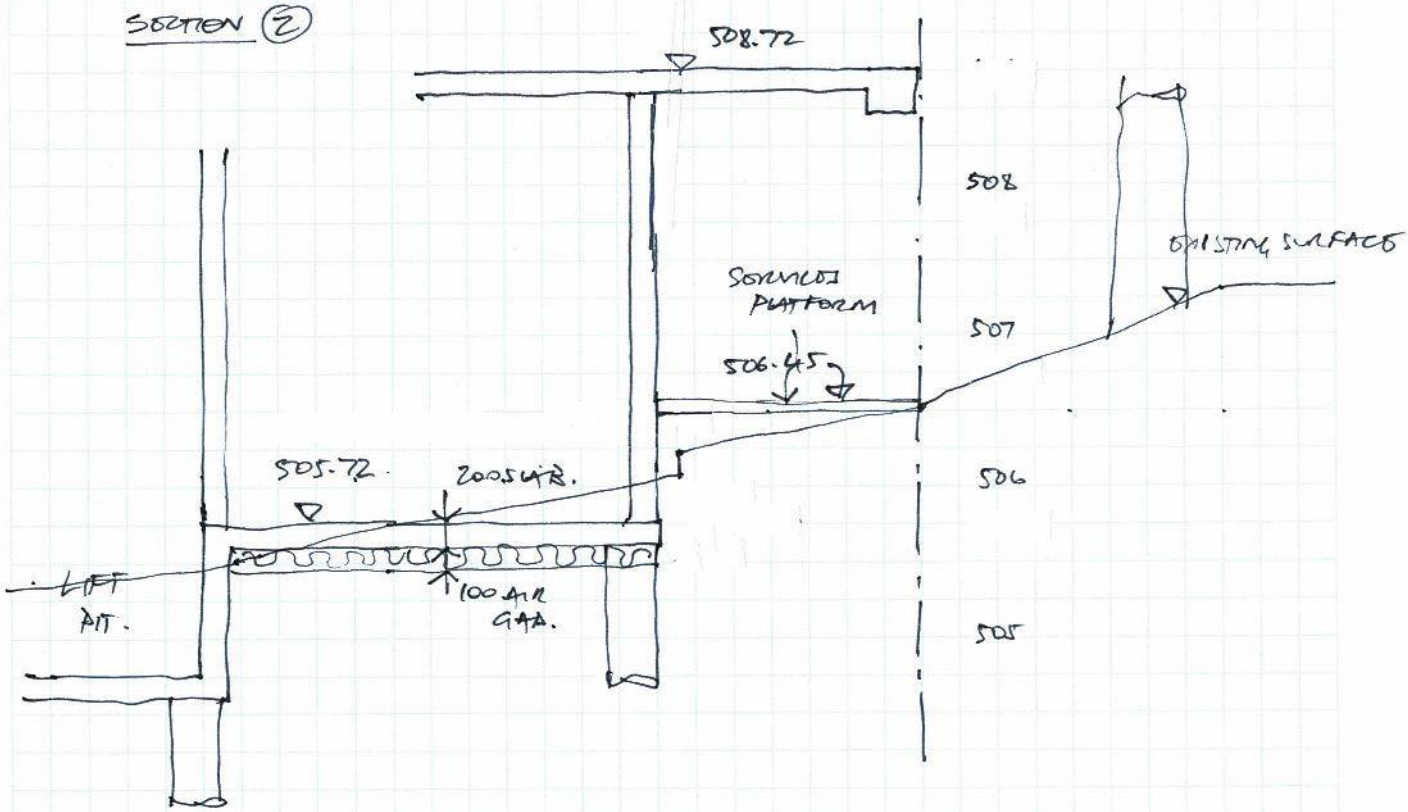
Subject: Date: AUG '21

DREW RUDD ENGINEERS

SECTION (1)



SECTION (2)

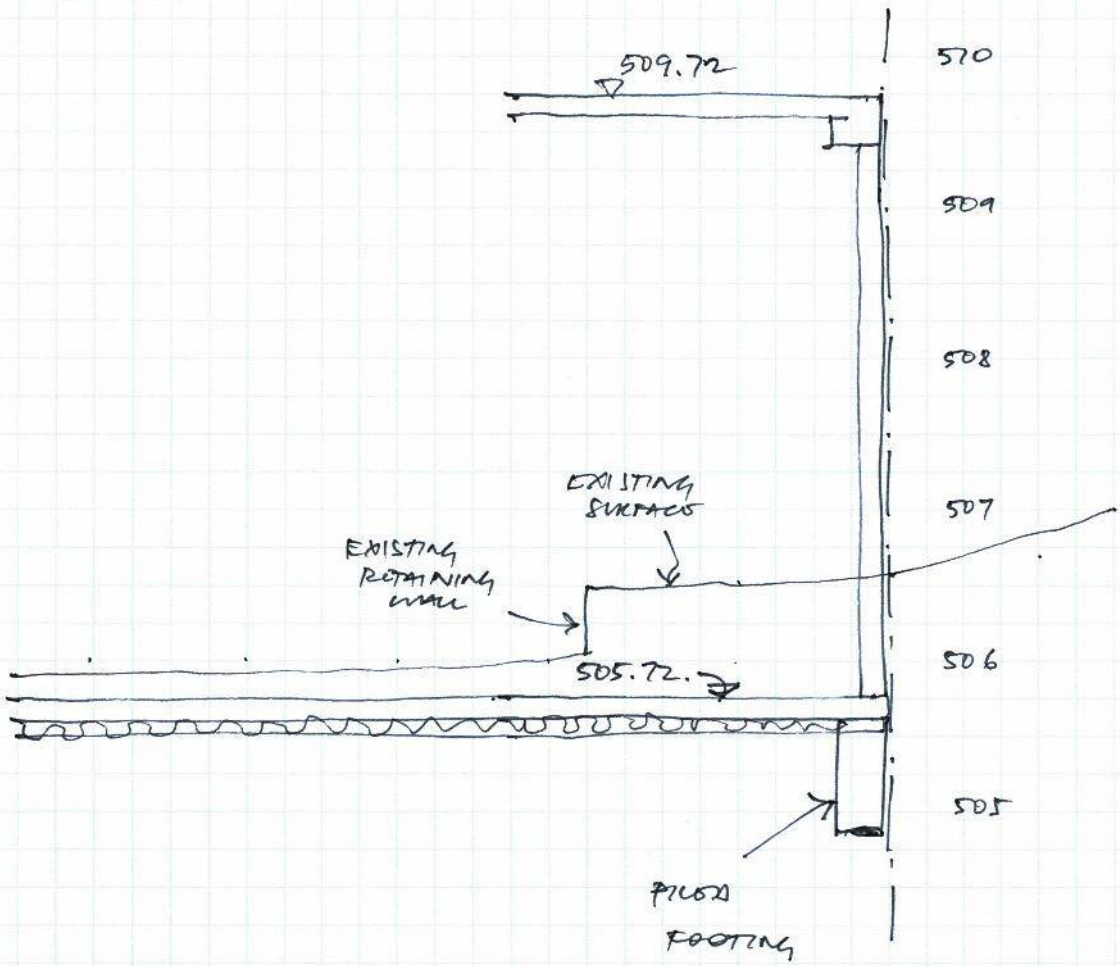


Project: STIRLING CHILDCARE CENTRE. Page: SK2

Subject: Date: AUG 21

DREW RUDD ENGINEERS

SECTION (3)



Paisley Park – Childcare Centre
20ADL-0282
7 October 2021

Planning Statement

Proposed Pre-school (Child Care Centre) at 14 Johnston Street, Stirling

SHAPING GREAT COMMUNITIES

URPS

Proposed Childcare Centre

7 October 2021

Lead consultant	URPS Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 (08) 8333 7999 urps.com.au
In association with	Phil Weaver and Associates, Gardiner Architects, Tertiary Tree Consulting Pty Ltd and Trice - Project and Development Managers
Prepared for	White Rabbit Group Pty Ltd on behalf of Paisley Park – Early Learning Centres
Consultant Project Manager	Matthew King, Managing Director mking@urps.com.au Chelsea Jurek, Senior Consultant cjurek@urps.com.au
URPS Ref	20ADL-0282

Document history and status

Revision	Date	Author	Reviewed	Details
V1	05/03/21	CJ	MK	Draft for client review
V2	18/03/21	CJ	MK	Draft for client review
V3	05/10/21	CJ	MK	Final for lodgement

Contents

Executive Summary

Applicant and Owner:	White Rabbit Group Pty Ltd on behalf of Paisley Park Early Learning Centre
Description of land:	14 Johnston Street, Stirling (CT5350/901)
Site Area:	1,069m^2
Council and Relevant Authority:	Adelaide Hills Council
Planning and Design Code version & date:	2021.14 - 23 September 2021
Zone and Policy Area:	Suburban Main Street Zone
Current Land Uses:	Residential
Description of Development:	Demolition of single storey dwelling, preparatory tree works, outbuildings and retaining walls, construction of a two-level (pre-school) child care centre with ancillary undercroft car parking, outdoor play areas and landscaping.
Assessment Pathway:	Performance Assessed.

1. Introduction

URPS has been engaged by White Rabbit Group Pty Ltd on behalf of Paisley Park Early Learning Centre (the Applicant), to provide planning advice, liaise with the relevant authority and prepare this supporting planning statement in relation to a proposed development comprising:

- Demolition of the existing dwelling, ancillary outbuildings and retaining walls; and
- Construction of a two-level purpose-built childcare centre with associated outdoor play areas, undercroft car parking and landscaping.

In addition to this planning statement, the following supporting documents are attached:

- Certificate of Title (**Attachment A**)
- Detail Survey prepared by Pyper Leaker (**Attachment B**)
- Architectural Drawings preparing by Gardiner Architects (**Attachment C**)
- Traffic and Parking Assessment prepared by Phil Weaver and Associates (**Attachment D**)
- Childcare Philosophy prepared by Paisley Park Early Learning Centres (**Attachment E**)
- Parent management plan prepared by Paisley Park Early Learning Centres (**Attachment F**)
- Arboriculture Tree Protection Plan prepared by Tree Inspection Services (**Attachment G**), Addendum Tree Report (**Appendix G1**), Part Footing Layout for Footings in Proximity to Tree 5 (**Appendix G2**) and Council Arboriculture Advice (**Appendix G3**).

  Stormwater Management Statement prepared by Drew Rudd Engineers (**Attachment H**).

2. Subject Land and Locality

2.1 Subject Land

The subject land (the land) is located at 14 Johnston Street, Stirling and is formally described as Allotment 13 in Filed Plan 158259 being the whole of the land contained in Certificate of Title volume 5350 folio 901 (Attachment A).

The land is a relatively regular shaped allotment except for a minor indent on the side boundary on the south-western side. It has a frontage to Johnston Street of 20.22m, an overall depth ranging from 55.35 to 60.79 metres. It is approximately 1,069m² in area.

The land is occupied by a single storey detached dwelling setback 10 metres from the Johnston Street frontage, together with ancillary outbuildings to the rear of the land. A 0.5 to 1.5 metre high retaining wall runs along the Johnston Street frontage and the majority of the western boundary of the land.

Access to the land is via an existing crossover to Johnston Street at the north-eastern corner of the land.

The land is located on the lower side of Johnston Street and slopes from its south-west corner in a north-east direction by approximately 4.8m. There is a significant level change between the adjacent residential property at 16 Johnston Street, to the west which is higher than the land and the car park to the east of the site which is lower than the land.

Refer to the Site Survey at Attachment B for further detail on the existing features of the land and Figure 1 for the land's immediate streetscape context.

Figure 1 - Streetscape Context

2.2 The Locality

The land is located within the Suburban Main Street Zone, on a side street off of the main street of Stirling (Mount Barker Road). The locality extends to include Mount Barker Road in an easterly direction and the length of Johnston Street to its junction with Milan Terrace to the west.

The locality is characterised by a broad mix of commercial and residential land uses, typical to that of a Suburban Main Street, at the interface of multiple zone boundaries.

To the south and immediate west of the land, the existing uses are residential in nature. These dwellings range significantly in architectural style and era of construction, as well as the established setback from Johnston Street. The property immediately west of the land (16 Johnston Street) contains a pair of semi-detached dwellings with a 4m high blank wall presenting to the boundary shared with the land. All dwellings on the northern side of Johnston Street are in the same zone as the land.

To the east and north of the land, larger scaled allotments used for commercial purposes front the southern side of Mount Barker Road. East of the subject land is the Stirling Hotel and the Foodland supermarket. The allotment immediately north (to the rear of the land) is a car park associated with the Woolworths Supermarket. The allotment to the east has approval in place for it to be used as temporary car parking.

3. Proposed Development

The proposed development comprises:

- Demolition of existing dwelling, ancillary outbuildings and retaining walls; and
- Construction of a two-level purpose-built childcare centre with associated outdoor play areas, undercroft car parking and landscaping.

The proposed development is depicted in the Architectural Drawings prepared by Gardiner Architects at Attachment C.

3.1 Operating Capacity

The childcare centre will cater for children ranging from 6 weeks to 6 years old and will accommodate up to 95 children at any one time.

Parent arrival and departure times are staggered across a three-hour period in the morning (typically 7.15am to 10.15am) and three-hour period in the afternoon (3.30pm to 6.30pm).

3.2 Staff

Up to 15 staff members will be present at any one time to monitor and care for the children.

Staff arrival and leave times are staggered throughout the morning, afternoon, and early evenings in accordance with demand.

3.3 Operating Hours

The childcare centre will be open from 6:30am to 6:30pm, Monday to Friday.

It will be closed weekends and public holidays.

3.4 Car Parking and Access

A total of 21 car parking spaces (inclusive of one disabled access car park) is proposed. Three dual-level car stackers are proposed within the undercroft car parking area for allocation to staff only.

The car parking area will be accessed by a centrally located two-way crossover to Johnston Street.

The existing crossover to Johnston Street is proposed to be relocated 5.4m in a southerly direction to accommodate this access.

Additional detail regarding the proposed car parking and access is provided in the Traffic and Parking Assessment prepared by Phil Weaver and Associates (Attachment D).

3.5 Childcare Centre Philosophy

A copy of the childcare centre's philosophy is attached at (Attachment E).

3.6 Parent Management

As detailed in the Parent Management Plan at Attachment F, the childcare centre has a strict policy in place to manage attendance. Children attend the centre each day based on agreed hours between the operator and parents. As part of the enrolment process, agreement is made regarding the typical days and times of attendance for each child. Specific drop off and pick-up timeslots are allocated, and a contract signed to this effect.

3.7 Waste Management

A designated bin storage area is provided within the undercroft car parking area. This area is within the undercroft basement and not visible from view from the Johnston Street frontage (refer Drawing TP.03 of Appendix C). It is located away from the residential interface to minimise potential for odour impact.

A private waste contractor will be responsible for collecting waste from the centre. The frequency of collection is anticipated to be weekly.

3.8 Tree Removal

No significant or regulated trees on the land are proposed to be removed to accommodate the proposed development. One regulated tree (Tree 2) exists in proximity to the site and one large established (non-regulated tree (Tree 5) exists at the boundary of the site with 16 Johnston Street.

Refer to the Arboriculture Assessment Report prepared by Tree Inspection Services (Attachment G) which outlines a series of tree protection and maintenance requirements to protect existing trees on adjacent land.

3.9 Stormwater Management

A Stormwater Management Statement prepared by Drew Rudd Engineers (Attachment H) outlines the proposed stormwater management arrangement for the proposed development.

3.10 Signage

Two signage details are proposed:

1. "*Paisley Park Early Learning Centre*" on the south-eastern building elevation visible form Johnston Street; and
2. "*Live Love Learn*" on the south-west elevation visible on approach to the built form via the pedestrian entrance.

4. Procedural Matters

4.1 Zone

The land is located in the Suburban Main Street Zone (the Zone) in the Planning and Design Code (the Code) (version 2021.14 dated 23 September 2021).

4.2 Assessment Pathway

A childcare centre is a form of 'pre-school', under Part 7 – Land Use Definitions Table of the Code:

> "***pre-school*** *means a place primarily for the care or instruction of children of less than primary school age not resident on the site.*
>
> Includes: *Child care centre; Early learning centre; Kindergarten; Nursery.*
>
> (Underlining added)

A pre-school (child care centre) within the Zone is not listed as restricted nor is Code assessed Deemed to Satisfy pathway available. The proposed development would therefore form the subject of a Performance Assessed Development Application to Council.

4.3 Approach to Assessment

In understanding the weight to be applied to Desired Outcomes, Performance Outcomes and Designated Performance Features, it is important to reference "Part 1 - Rules of Interpretation - Policies - Desired Outcomes and Performance Outcomes" of the Code. Under this section it is explicit that:

> *"Designated performance features*
>
> *In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily 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 the need to assess development on its merits against all relevant policies".*
>
> (underlining added)

In assessing this proposal under the Performance Assessed Pathway, Council need not strictly apply the quantitative DPFs and can reasonably assess the proposal on its performance against the relevant policies.

4.4 Public Notification

Table 5 – Procedural Matters (PM) – Notification lists the public notification requirements for the proposed development.

Demolition is exempt from notification unless it involves the demolition of a State or Local Heritage Place or the demolition of a building (except an ancillary building) in a Historic Area Overlay. The proposed demolition does not include any of the above, so it is exempt from notification.

A pre-school is exempt from public notification, except development that exceeds the maximum building height specified in Suburban Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following:

1. Suburban Main Street Zone DTS/DPF 3.2.
2. Suburban Main Street Zone DTS/DPF 3.3.

DPF 3.1: Building height is:

(a) no greater than:

(i) the following:

Maximum building height (metres) is 10 metres, Maximum building height (levels) is 2 levels

Council is ultimately at the discretion as to whether they public notify the proposed development on the basis of its height in building levels and metres. As detailed in section 5.2.1 of this report, the building height is open to interpretation with respect to DPF 3.1. The proposed development complies with DPF 3.2 and 3.3.

4.5 Referrals

No statutory referrals are required under Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

5. Development Assessment

5.1 Land Use

The Desired Outcomes for the Main Street Zone seek a mix of land uses, including "community uses that support the local area" and a high degree of "main street activity".

> *DO 1: A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.*
>
> *DO 2: A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.*

Likewise, PO 1 and the corresponding DPF 1.1 allow for community uses which supplement the service offering of the Zone, as well as explicitly listing "Pre-school" as an envisaged use.

> *PO 1.1: Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community.*
>
> *DPF 1.1: Development comprises one or more of the following:*
>
> *...(l) Pre-school...*
>
> (Underlining added)

The proposed childcare land use will serve the local community and is consistent with the key Desired Outcome for the Zone. 'Childcare' falls within the definition of 'pre-school' under the Code and it is a specifically envisaged land use in the Zone. The proposed use is suitable in this location.

5.2 Building Height and Setbacks

The Code provides guidance on building height and setbacks in the Zone. DPF 3.1, 3.2, 3.3 and 3.6 provide one way of achieving the intent of the corresponding Performance Outcomes.

5.2.1 Height

The height of the proposed building is above the height maximum in metres if the building height definition under the Code is strictly applied.

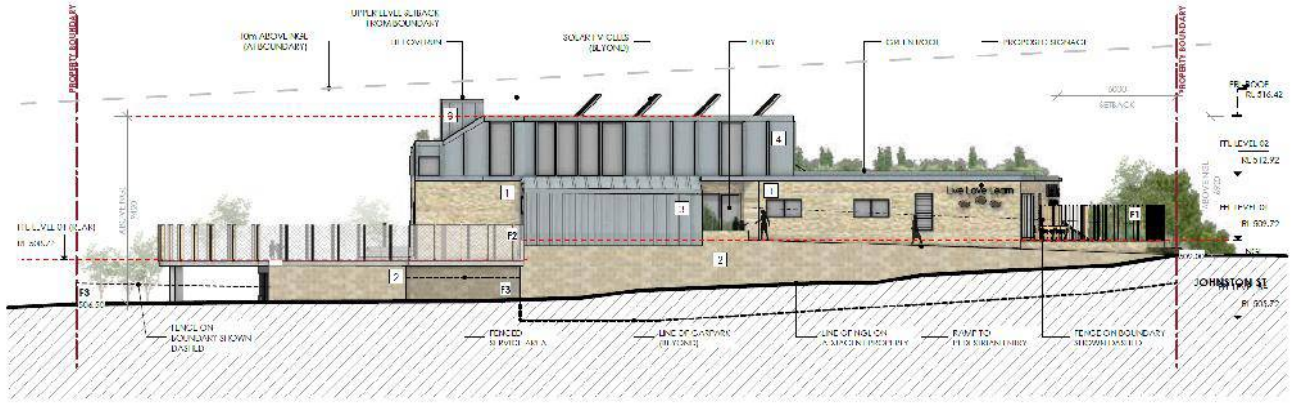
> Building height *Means the maximum vertical distance between the lower of the natural or finished ground level at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like. For the purposes of this definition, building does not include any of the following:*
>
> 1. *flues connected to a sewerage system*
> 2. *telecommunications facility tower or monopole*
> 3. *electricity pole or tower*
> 4. *or any similar structure.*

If the definition is applied strictly the maximum height of the building is 10.92m (NGL at lowest point is 505.5 and Finished Roof level of 516.42). This aside, if the context of the site is taken into account and the overall slope of the site considered, the building fits well within the 10-metre building height guideline.

Refer to the Sections in Drawing Numbers TP.08 and TP.09 of **Appendix C** – screenshots below. The grey dashed line on these sections plots the 10 metre height plane from Natural Ground Level across the extent of the site, taking into account the downward slope from the primary street boundary to the rear of the site and the vast change in levels from 16 Johnston Street to the adjacent car parking at 12 Johnston Street.

Figure 2 - Primary Street Elevation

Figure 3 – Western Elevation



This demonstrates a built form which overall, has a building height that accounts for site context and the extent of slope that exists. It is contended that the proposed height is consistent with reference to DPF 3.1 (a) and PO 3.1.

> *PO 3.1: Building height consistent with the form expressed in any relevant* Maximum Building Height (Levels) Technical and Numeric Variation *and* Maximum Building Height (Metres) Technical and Numeric Variation, *and otherwise low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.*
>
> *DPF 3.1: Building height is:*
>
> *(a) no greater than:*

(i) the following:

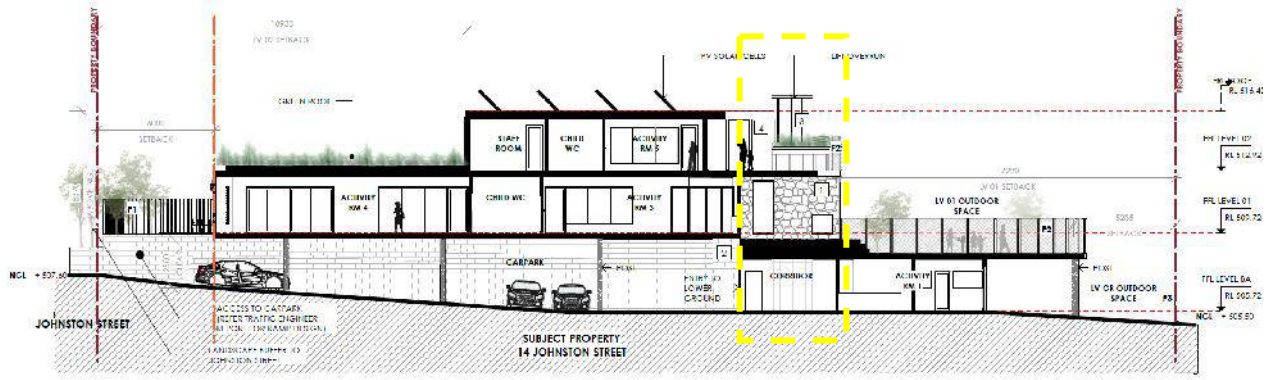
Maximum building height (metres) is 10 metres, Maximum building height (levels) is 2 levels

With regard to building levels, the Applicant discussed this aspect at length with Council prior to lodgement. The Code defines building level as:

> ***Building level*** *Means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include any mezzanine or any building level having a floor that is located 1.5m or more below finished ground level.*

The undercroft car park generally occupies the basement of the proposed development and is not considered to form a building level. Council raised concern with this interpretation on the basis of the portion of the building which contains the lift well "as spanning three levels". The extent of which this occurs is detailed below and on Drawing TP.10 of Appendix C. The area on level 01 is external to the building and should not be included as a building level.

Figure 4 - Section A – TP.10



Regardless of interpretation of what constitutes a building level, the tallest portions of the building are located away from the residential interface and the street frontage, towards the interface with 12 Johnston Street which is non-residential. These are considered minor in the context of the site, its slope and its zoning within the Main Street Zone which preferences non-residential development. The building height in levels is consistent with PO 3.1 as it is commensurate with the development site's context and is considered to complement main street character.

5.2.2 Setbacks

> *DPF 3.2: Buildings constructed within a building envelope provided by a 45-degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):*
>
> (Underlining added)

The proposed building does not share its north, east or western boundary with residential properties in a "neighbourhood type zone". Its primary street boundary (which is also its southern boundary) is adjacent to land in a neighbourhood type zone – this is captured in DPF 3.3 below.

> *DPF 3.3: Buildings on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:*

The southern boundary of the allotment at the primary street frontage to Johnston Street, complies with DPF 3.3 with no built form within the 30 degree building envelope as measured 3 metres above natural ground level.

> *DPF 3.6: Buildings are set back a minimum 3 metres from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.*

The rear of the allotment does not abut land in a different zone. In any case the proposed rear boundary setback is 5.43m at Level 1.

The building height and setbacks of the proposed development are consistent with the guidance provided in the Code.

5.3 Streetscape Character

Assessing streetscape character in the Main Street Zone, adjacent to a neighbourhood-type zone is subjective. PO 3.8 provides high level guidance as follows:

> *PO 3.8: Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.*

To the south of the site on the southern side of Johnston Street, is a neighbourhood-type zone, the Suburban Neighbour Zone. Johnston Street is not a State maintained road. As detailed in Section 2.2 of this report, the Locality is characterised by a broad mix of commercial and residential land uses, typical to that of a Suburban Main Street at the interface of multiple zone boundaries.

The land is located on the lower side of Johnston Street and slopes from its south-west corner in a north-east direction by approximately 4.8m. There is a significant level change between the adjacent residential property at 16 Johnston Street, to the west which is higher than the land and the car park to the east of the site which is lower than the land. The residential properties in the Suburban Neighbourhood Zone to the south are characterised by increased front and side boundary setbacks, much wider property frontages and more open and landscaped grounds. The residential character that exists in this location is varied. The proposed development responds well to the existing character of the locality in that:

- The building is setback from the Johnston Street frontage 6 metres at level 1, with an increased setback of 18.9 metres to the upper second level (refer Drawing TP.10 - Section B). This creates a 'stepping' of the building form accounting for both the topography of the site and that of the adjacent properties. It also locates the higher building elements away from the street frontage, creating continuity in building mass as viewed from Johnston Street.

- The proposed height and scale of the building are within the envisaged parameters set out in DPF 3.1. As detailed on Drawing TP.08 – Proposed Elevations, the height of the building does not exceed 2 levels or 10 metres above Natural Ground Level (except for roof mounted solar panels). Those portions of the built form that do encroach into the building envelope are located central to the site and away from the street frontage. These are considered minor encroachments in the context of the overall mass of the building and located towards the interface with 12 Johnston Street which is non-residential.
- At the Johnston Street frontage the built form does not intrude into the thirty degree angled plane as referenced in DPF 3.3 – refer Drawing TP.08 – Elevation A.

5.4 Interface between land uses

Desired Outcome 1 of the General Policies for Interface between land uses and PO 1.2 provides guidance on the acoustic and visual interface between non-residential and residential uses:

> *DO 1: Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
>
> *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.*

The Zone envisages the coexistence of residential and non-residential land uses. These include preschools, consulting rooms, places of worship, tourist accommodation, indoor recreation facility (gyms) and hotels – all of which have the ability to create potential impact if not designed and managed correctly at the residential interface.

The proposed development has been designed to direct the childcare centre outdoor play areas away from the residential interface. This reduces potential for noise and visual impact. The operating hours of the childcare are Monday to Friday (6:30am to 6:30pm). The facility will not cause noise, traffic or lightspill impact after hours or on weekends which is conducive to development at the interface with residential development.

The waste storage area is located within the undercroft basement and away from the residential interface. Waste collection will be by private contractor and will form the subject of review by Council's Health Department to minimise potential for noise or odour.

The materiality of the building uses a mixed palette of south coast limestone, timber and in Metal Sheet Cladding in 'Windspray' and the site is proposed to be landscaped to create a visual buffer, soften the building form and create consistency with the landscape quality of the Stirling Main Street Zone.

The proposed childcare "pre-school" land use is envisaged in the Zone and the proposed development takes into consideration its proximity to the residential interface in both design and operation.

5.5 Car parking

A discussion on car parking provision and rates, in accordance with Code is provided in the Traffic and Parking Assessment prepared by Phil Weaver and Associates (Attachment D). In summary:

- Table 1 seeks the provision of one car parking space per 4 children. Generating a theoretical demand of 24 spaces.
- On the basis of 21 car parking spaces being provided on site this would result in a theoretical shortfall of three spaces associated with the subject development.
- The operator of the proposed childcare centre utilises a controlled regime which staggers arrival and departure times therefore reducing the level of car parking required.
- That the minor shortfall of only three spaces is not considered detrimental to the proposal as they peak parking demand can be accommodated by the provision of 21 on-site car parking spaces.

The writer of the Traffic and Car Parking Assessment concludes that in their opinion, the proposed development will *"not result in adverse traffic impacts on the adjacent road network"*.

5.6 Waste Management

The Adelaide Hills Council Development Plan does not have specific quantitative measure in relation to the waste generation and waste management.

The proposal will utilise a private waste contractor for the collection and disposal of waste from the childcare.

The waste storage area is proposed to be screened from view and of a capacity appropriate for a facility of this nature.

5.7 Regulated Trees

Arboriculture Assessment (Attachment G) was undertaken for the site, the assessment investigates 5 trees in proximity to the proposed development all of which are located on neighbouring land. One tree (Tree 2) was identified to be a Regulated Tree in the report.

During the concept design phase of the project, the potential for impact to this tree was taken into account and the design revised to minimise potential impact. The Arboriculture Assessment concluded:

- Non-dig foundations in the Tree Protection Zone to Tree 5 and exploratory root investigations to determine potential impact during construction;
- Design changes to the upper-level slab and irrigation to Tree 2 to manage potential for impact; and
- A series of tree protection and maintenance requirements to be attached as conditions, should Council issue Planning Consent.

Initial review from Council sought that the Applicant provide a more tailored response to ensure the protection of Tree 5 during the construction process as well as during operation of the childcare. The Applicant engaged a Tree Expert to undertake these additional investigations and the results are contained in Attachment G1. Amendments to the footing design of the proposed built form were provided in response to this additional advice (Attachment G2).

The above information was reviewed by Council's Arborist prior to lodgement – the advice provided by Council is provided at Attachment G3. Council's Arborist found that:

> *"...the supplied documentation has addressed my raised concerns relating to the need to obtain more detailed information regarding to the possible impacts to tree 5. The relocation of certain piers and implementation of the Tree Protection Plan as indicated within the report would be required to assist in moving forward".*

The above methods are considered to appropriately manage potential for impact to existing trees within proximity to the site.

6. Summary and Conclusion

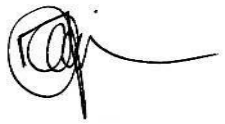
The proposed land use will serve the local community and is a specifically envisaged land use in the zone.

The proposal will achieve the important provisions of the Code in that it:

- Provides 95 childcare spaces within an accessible location to local residents. Quality, easily accessible childcare facilities are in high demand throughout South Australia particularly in this area where there are a number of young families.
- Enhances the appearance of the subject land with a purpose-built development designed to address the slope of the land and its varied streetscape context.
- Does not give rise to unacceptable interface impacts by way of visual intrusion, noise etc.
- Has demonstrated that the on-site car parking can satisfy the demand generated by staff and parents and that it has been designed in accordance with Australian Standards (with support provided by Phil Weaver and Associates).
- Has demonstrated that the impacts to nearby Regulated trees on adjacent land will be minimised.
- Discreetly stores waste in a location that can be safely and conveniently collected.

For all of the reasons contained within this report, we are of the view the proposed development warrants Planning Consent.

Yours sincerely



Matthew King
Managing Director

Chelsea Jurek
Senior Consultant

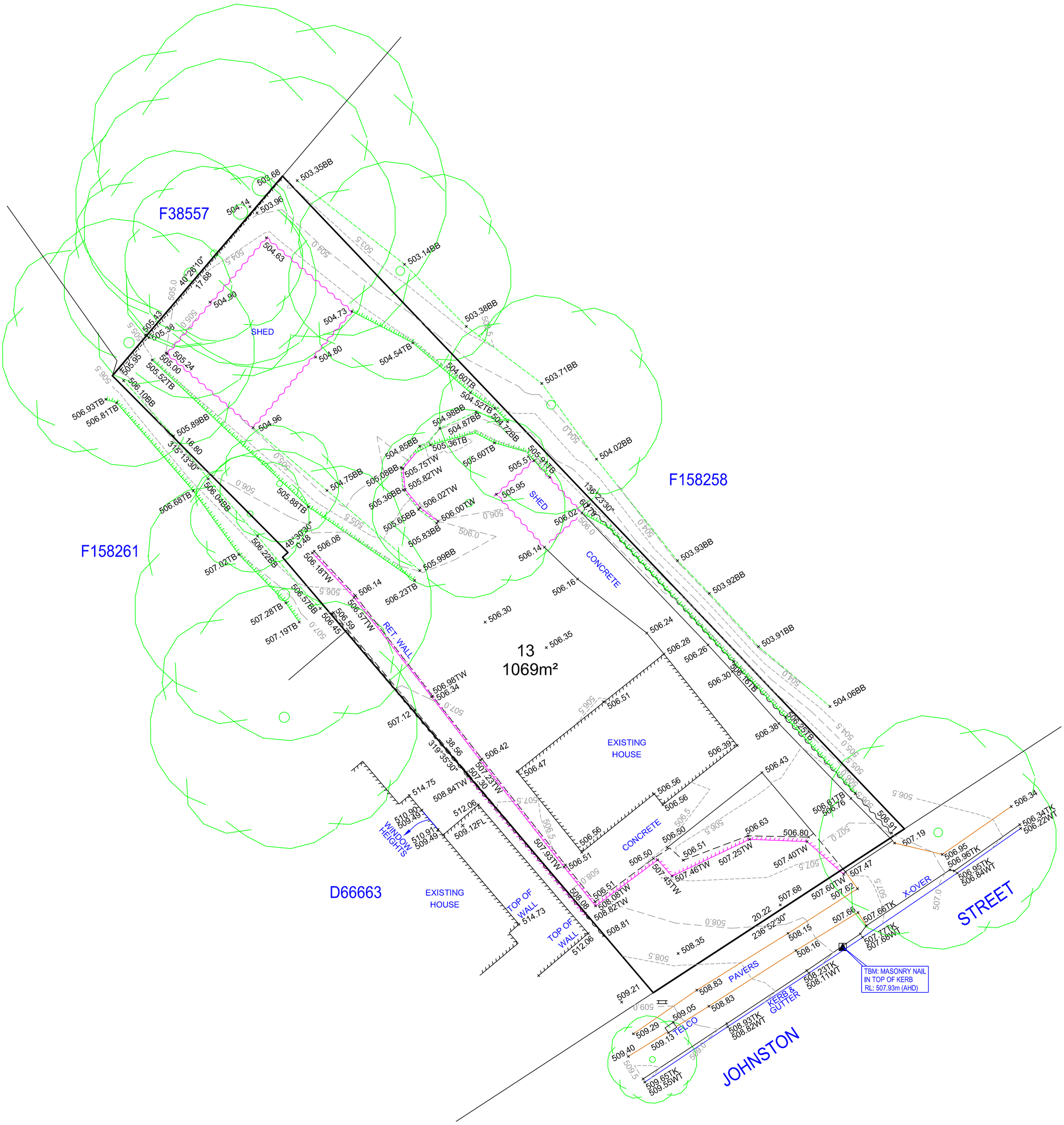
Appendix B

Detail Survey prepared by Pyper Leaker

A2

ALLOTMENT 13 IN FP 158259
HUNDRED OF NOARLUNGA
CT 5350/901

N



0 5 10 15 20

SCALE 1:200

LEGEND

- SURVEY MARK
- GI NAIL
- SPIKE
- BOLLARD
- STOBIE
- ETSA CONN
- SIP
- SM/H
- SEWER
- FIRE HYDRANT
- FIRE PLUG / STOP VALVE
- GRATING
- BRICK PAVERS
- WALL
- BUILDING
- CENTRE OF CORNICE
- BANK TOP
- BANKBOT
- EDGE BITUMEN
- EDGE TRACK
- GRATING
- TREE
- SHRUB
- CABLE MARKER
- TELCO PIT
- ETSA METER
- GM GAS METER
- ICV IRRIGATION
- TAP
- BORE
- SHRUB
- EDGE TRACK
- EDGE CONC
- VERANDAH
- ROOF LINE
- WALL
- EDGE VEGETATION
- BUILDING GI
- EDGE GARDEN
- S SIGN POST
- WM WATER METER
- ROAD SIGN
- LP LIGHT POLE
- FP FUSE PIT
- SW IP
- DP DOWNPIPE
- FENCE (POST & WIRE)
- FENCE (GI)
- UNKNOWN
- STORMWATER PIPE
- SEWER
- WATER
- ELECTRICAL
- TELSTRA
- GAS
- COMMUNICATIONS

WT WATERTABLE
TK TOP OF KERB
EB EDGE OF BITUMEN
RL ROOF LEVEL
FL FLOOR LEVEL
GL GUTTER LEVEL
EL EAVE LEVEL
TW TOP OF WALL
BW BOTTOM OF WALL

PyperLeaker surveying services
p 08 8373 3880
a 65 Goodwood Road
Wayville SA 5034
e info@plsurvey.com.au

LEGEND

NOTES

PROPERTY BOUNDARIES PLOTTED HEREON HAVE BEEN SURVEYED.

INFO

SCALE:	1:200
SURVEY DATE:	13/06/2018
SURVEYED BY:	WC
COORDS BASED ON:	MGA94
PSM 6627/27122	RL:504.372m
HEIGHT DATUM:	AHD
CONTOUR INTERVAL:	0.50m

PROJECT

DETAIL & LEVELS SURVEY
14 JOHNSTON STREET
STIRLING

PROJECT REF: PL 8928 SHT: 1 OF 1 REV: 0

Appendix C

Architectural Drawings prepared by Gardiner Architects

STIRLING CHILDCARE CENTRE

14 JOHNSTON STREET, STIRLING

PROJECT DETAILS:

TOTAL SITE AREA **1069 SQ.M**

CHILDCARE CENTRE OPERATION

CHILDREN	**95**
STAFF	**15**
HOURS	**MONDAY TO FRIDAY 6:30AM TO 6:30PM**

CHILDCARE CENTRE YIELD

INDOOR ACTIVITY SPACE

ACTIVITY 1	12 PLACES	39 SQ.M
ACTIVITY 2	16 PLACES	52 SQ.M
ACTIVITY 3	22 PLACES	71.5 SQ.M
ACTIVITY 4	30 PLACES	97.5 SQ.M
ACTIVITY 5	5 PLACES	19.5 SQ.M
MULTIPURPOSE	10 PLACES	32.5 SQ.M
TOTAL	**95 PLACES**	**312 SQ.M**

OUTDOOR PLAY SPACE

REQUIRED (95 PLACES X 7) = 665 SQ.M CLEAR

ACTUAL GROUND	= 190 SQ.M CLEAR
ACTUAL FIRST	= 405 SQ.M CLEAR
ACTUAL SECOND	= 70 SQ.M CLEAR
ACTUAL TOTAL	**= 665 SQ.M CLEAR (95 CHILDREN)**

BUILDING AREAS

CARPARK	= 549 SQ.M
LV GR	= 197 SQ.M
LV 1	= 374 SQ.M
LV 2	= 108 SQ.M
TOTAL	**= 679 SQ.M (EXC. CARPARK)**

CARPARKING

REQUIRED SPACE (95 PLACES X 0.25) = 24

ACTUAL SPACES PROVIDED **= 21**

3 X BICYCLE PARKING SPACES PROVIDED

SITE COVERAGE

BUILDING AREA	= 547 SQ M
SITE AREA	= 1069 SQ M
SITE COVERAGE	= 51.2%

NEIGHBOURING PROPERTY (CARPARK)
12 JOHNSTON ST, STIRLING

SUBJECT SITE
14 JOHNSTON ST, STIRLING

ADJACENT PROPERTY (COMMERCIAL)
5 JOHNSTON ST, STIRLING

NEIGHBOURING PROPERTY (RESIDENTIAL)
16 JOHNSTON ST, STIRLING

ADJACENT PROPERTY (RESIDENTIAL)
13 JOHNSTON ST, STIRLING

Drawing List			
Sheet	Sheet Name	Scale	Rev
TP.00	COVER SHEET + SITE CONTEXT	NTS	A
TP.01	SITE SURVEY + AERIAL CONTEXT	1:500	A
TP.02	EXISTING CONDITIONS	1:200	0
TP.03	PROPOSED - SITE PLAN	1:200	0
TP.04	PROPOSED - LOWER G / UNDERCROFT	1:200	0
TP.05	PROPOSED - LEVEL 1 PLAN	1:200	0
TP.06	PROPOSED - LEVEL 2 PLAN	1:200	0
TP.07	PROPOSED - ROOF PLAN	1:200	0
TP.08	PROPOSED - ELEVATIONS	1:200	0
TP.09	PROPOSED - ELEVATIONS	1:200	0
TP.10	PROPOSED - SECTIONS	1:200	0
TP.11	PROPOSED - SECTIONS	1:200	0
TP.12	PROPOSED - LANDSCAPE LOWER G	1:200	0
TP.13	PROPOSED - LANDSCAPE LEVEL 1	1:200	0
TP.14	PROPOSED - LANDSCAPE LEVEL 2	1:200	0
TP.15	PROPOSED - TREE 5 ASSESSMENT	1:200	0

1 3D PERSPECITVE
NTS

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION
A	21/9/21	UPDATED DRAWING LIST

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph: (03) 94864092
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

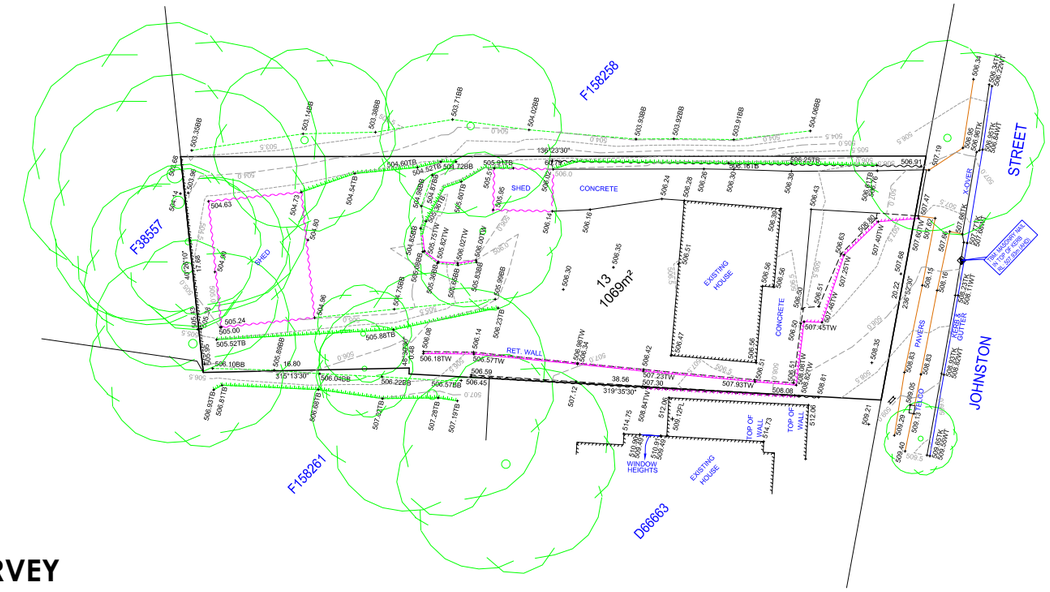
TITLE: COVER SHEET + SITE CONTEXT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

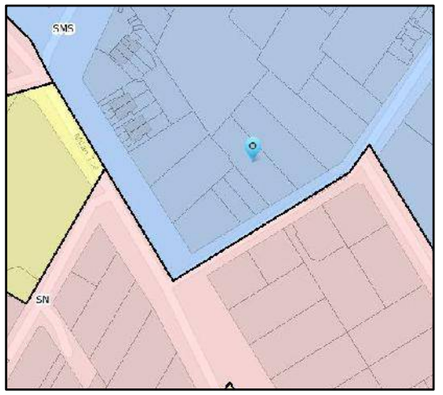
DRAWING NO: TP.00

REV: A

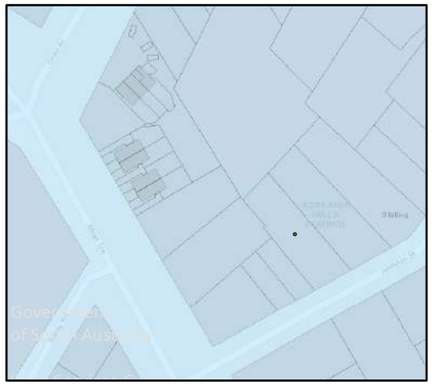


SITE SURVEY
SCALE 1:500

AERIAL CONTEXT IMAGE
1:500



ZONE: DISTRICT CENTRE ZONE
POLICY: STIRLING CORE POLICY AREA



ZONE: MEDIUM BUSHFIRE

SITE INFO:

ALLOTMENT 13 IN FP 158259
HUNDRED OF NOARLUNGA
CT 5350/901

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION
A	21/9/21	UPDATED ZONING

Gardiner Architects
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: SITE SURVEY + AERIAL CONTEXT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.01

REV: A

12 JOHNSTON ST
CARPARK

EXISTING SHED TOTALLY DEMOLISHED

EXISTING HOUSE TOTALLY DEMOLISHED

T1 T2 T3 T4 T5

SHED

CONCRETE

DRIVEWAY

EXISTING CROSSOVER TO BE MODIFIED

SUBJECT PROPERTY
14 JOHNSTON ST
SITE AREA
1069 SQ.M
EXISTING SINGLE STOREY BRICK DWELLING

INSIGNIFICANT LOW GROWTH TO BE CLEARED FROM SITE

RET. WALL

6000 SETBACK

KERB & GUTTER

PAVERS

JOHNSTON STREET

PRIVATE OPEN SPACE

WINDOW HEIGH

16 JOHNSTON ST
TWO STOREY DWELLING

16 JOHNSTON STREET CROSSOVER

18 JOHNSTON ST
TWO STOREY DWELLING

18 JOHNSTON STREET CROSSOVER

DRIVEWAY

PRIVATE OPEN SPACE

29 MILLAN TR
SINGLE STOREY COMMERCIAL

TELCO

ELECTRICITY CABLES (OVER)

A EXISTING CONDITIONS - DEMOLITION PLAN
SCALE: 1:200

TOWN PLANNING - 07/10/2021

DEMOLITION LEGEND:

- DEMOLISHED WALLS
- AREA REMOVED TOTALLY
- EXISTING TREE (RETAINED)
- EXISTING TREE (DEMOLISHED)
- T1 ARBORIST TREE NUMBERS

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

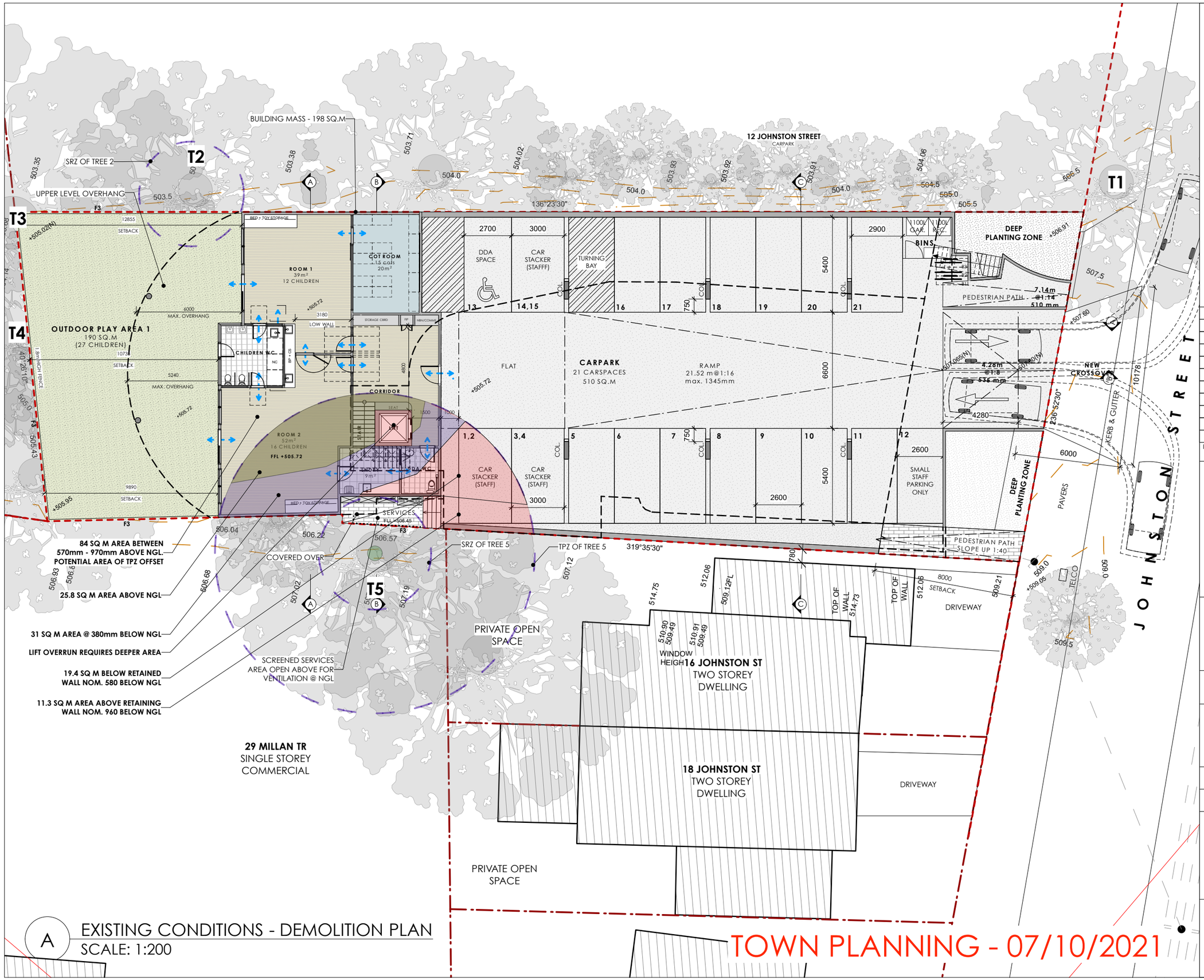
TITLE: EXISTING CONDITIONS + DEMOLITION PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.02

REV:



A EXISTING CONDITIONS - DEMOLITION PLAN
SCALE: 1:200

TOWN PLANNING - 07/10/2021

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE

ISSUE	DATE	REVISION

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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SITE PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.03

REV:

FENCING LEGEND

F1 — **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 — **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 — **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

GENERAL LEGEND:

- WALLS
- DOOR
- WINDOW/SLIDING DOOR
- EXISTING TREE (RETAINED)
- NEW PLANTING (SHOWN NOM. REFER LANDSCAPE PLAN)
- ACCESS

FBC	FIRE BOOSTER CBRDS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DR	DATA RACK
SWB	SWITCHBOARD
SL	SKYLIGHT

ISSUE	DATE	REVISION

BUILDING MASS - 198 SQ.M
SRZ OF TREE 2
UPPER LEVEL OVERHANG
12 JOHNSTON STREET
CARPARK
OUTDOOR PLAY AREA 1
190 SQ.M
(27 CHILDREN)
ROOM 1
39m²
12 CHILDREN
COT ROOM
15 cots
20m²
ROOM 2
52m²
16 CHILDREN
FFL +505.72
CHILDREN W.C
CORRIDOR
STORAGE CBRD
FIP
NBN/COMMS
LIFT
STAIR
SERVICES
FLL +506.45
BED + TOY STORAGE
LOW WALL
MAX. OVERHANG
SETBACK
1.8m HIGH FENCE
DDA SPACE
CAR STACKER (STAFFF)
TURNING BAY
FLAT
CARPARK
21 CARSPACES
510 SQ.M
RAMP
21.52 m@1:16
max. 1345mm
CAR STACKER (STAFF)
SMALL STAFF PARKING ONLY
BINS
DEEP PLANTING ZONE
PEDESTRIAN PATH
7.14m @1:14 510 mm
4.28m @1:18 535 mm
NEW CROSSOVER
PEDESTRIAN PATH SLOPE UP 1:40
PAVERS
DRIVEWAY
16 JOHNSTON STREET
TWO STOREY DWELLING
WINDOW HEIGHTS
PRIVATE OPEN SPACE
SCREENED SERVICES AREA OPEN ABOVE FOR VENTILATION @ NGL
COVERED OVER
SRZ OF TREE 5
TPZ OF TREE 5
319°35'30"
136°23'30"

84 SQ M AREA BETWEEN 570mm - 970mm ABOVE NGL POTENTIAL AREA OF TPZ OFFSET

25.8 SQ M AREA ABOVE NGL

31 SQ M AREA @ 380mm BELOW NGL

LIFT OVERRUN REQUIRES DEEPER AREA

19.4 SQ M BELOW RETAINED WALL NOM. 580 BELOW NGL

11.3 SQ M AREA ABOVE RETAINING

A — PROPOSED - LOWER G / UNDERCROFT
SCALE: 1:200

TOWN PLANNING - 07/10/2021

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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LOWER G / UNDERCROFT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.04

REV:

FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE

SRZ OF TREE 2
MAX. 4.76m ABOVE NGL
SLAB FALLS 1m TO REDUCE HT DIFFERENCE AT REAR OF SITE. RAMPS TO BE INCORPORATED INTO DYNAMIC PLAY SPACES
'CARPARK' BELOW
LINE OF ROOF OVERHANG
BUILDING MASS - 374 SQ.M
OUTDOOR PLAY AREA 2
369m²
52 CHILDREN
SETBACK
DEEP PLANTING ZONE @ NGL
OUTDOOR PLAY AREA BELOW
23300
SETBACK
5430
SETBACK
17540
SETBACK
LINE OF STOREY BELOW
ROOM 3
71.5m²
22 CHILDREN
CHILD WC
BED + NC
BED + TOY STORAGE
MEETING
9m²
ROOM 4
97.5m²
30 CHILDREN
BED + LOU BLANKIE
RAMP BELOW
OUTDOOR PLAY AREA 3
36m²
5 CHILDREN
DEEP PLANTING ZONE @ NGL
720mm RETAINING WALL
PAVERS
JOHNSTON STREET
STORAGE
SEAT
OFFICE
10m²
RECEPTION
11m²
DDA WC
ENTRY
PANTRY
KITCHEN
22m²
SERVERY
MULTIPURPOSE
32.5m²
10 CHILDREN
PLANTER
SETBACK
SRZ OF TREE 5 (REFER ARBORIST REPORT FOR DETAILS)
PEDESTRIAN ACCESS
PRIVATE OPEN SPACE
16 JOHNSTON STREET
TWO STOREY DWELLING
DRIVEWAY
8000
SETBACK
4350
SETBACK
1650
3300
SETBACK
2425
SETBACK
9.5m @ 1:14
680mm
4.5m @ 1:14
320mm
319°35'30"
236°52'30"

A PROPOSED - LEVEL 1 FLOOR PLAN
SCALE: 1:200

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION

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ADDRESS: 14 JOHNSTON STREET, STIRLING
JOB NO: 202015
TITLE: PROPOSED - LEVEL 1 PLAN
CLIENT: PAISLEY PARK ELC
DRAWN BY: GA
SCALE: 1:100
DRAWING NO: TP.05
REV:

FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

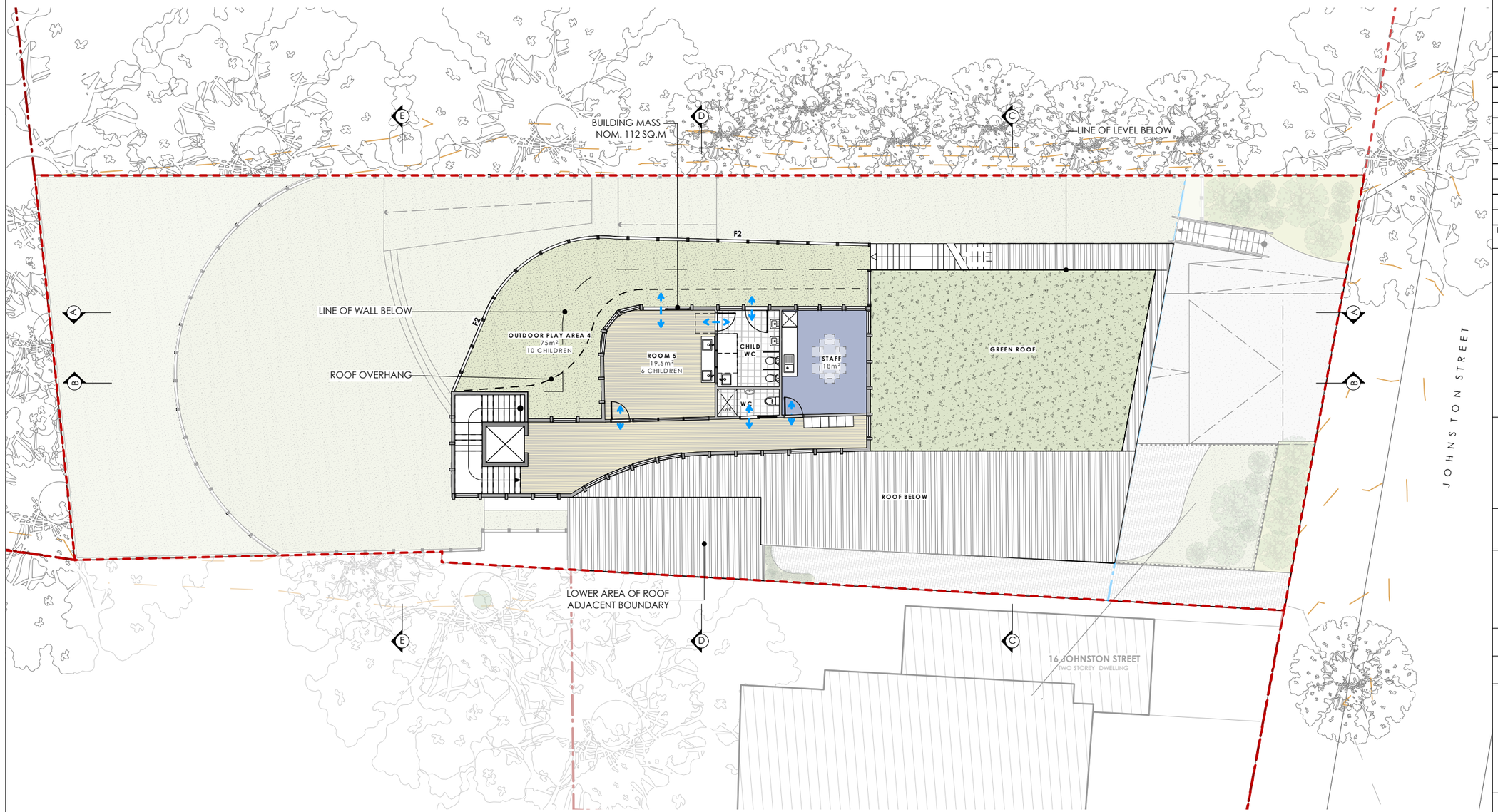
F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE



A PROPOSED - LEVEL 2 FLOOR PLAN
SCALE: 1:200

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph: (03) 94864092
E: info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LEVEL 2 PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.06

REV:

T1
T2
T3
T4
T5
F1
F2
5200 SETBACK
LINE OF WALL UNDER
OUTDOOR SPACE (BELOW)
PV CELLS
PV CELLS
PV CELLS
PV CELLS
LIFT OVERRUN
GREEN ROOF (BELOW)
21000 SETBACK
17500 SETBACK
3300 SETBACK
ROOF FALLS
ROOF (LOWER)
LOWER AREA OF ROOF ADJACENT BOUNDARY
SCREENED SERVICES PLATFORM (SHOWN NOM.)
780
8000 SETBACK
16 JOHNSTON ST
TWO STOREY DWELLING
18 JOHNSTON ST
TWO STOREY DWELLING
29 MILLAN TR
SINGLE STOREY COMMERCIAL
JOHNSTON STREET

A PROPOSED - ROOF PLAN
SCALE: 1:200

TOWN PLANNING - 07/10/2021

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE

ISSUE	DATE	REVISION

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Ph:(03)94864092
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - ROOF PLAN

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.07

REV:

MATERIALS LEGEND

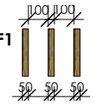
1 
MATERIAL:NATURAL FEATURE STONE WALL CLADDING
PRODUCT: SOUTH COAST LIMESTONE
COLOUR: SANDSTONE
FINISH: ROUGH

2 
MATERIAL:RETAINING BLOCKWORK WALL
PRODUCT: ADBRI MASONRY VERSATON OR SIMILAR
COLOUR: OATMEAL
FINISH: SMOOTH

3 
MATERIAL:PROFILE METAL SHEET CLADDING
PRODUCT: LYSAGHT LONGLINE (OR SIMILAR)
COLOUR: WINDSPRAY

4 
MATERIAL:SHEET CLADDING WITH STRUCTURAL FINS
PRODUCT: FLAT METAL/CEMENT SHEET
COLOUR: WINDSPRAY

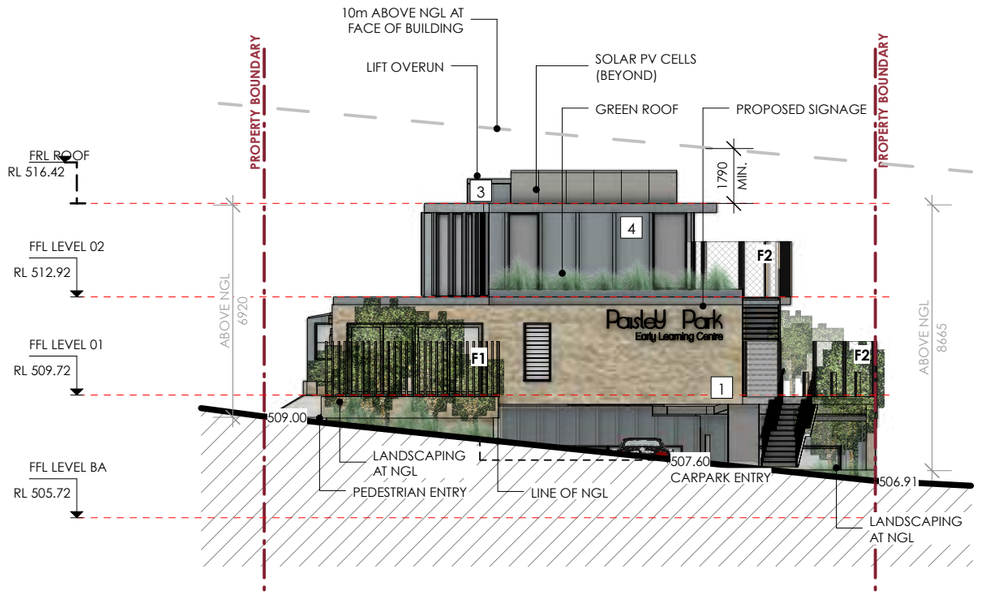
FENCING LEGEND

F1 

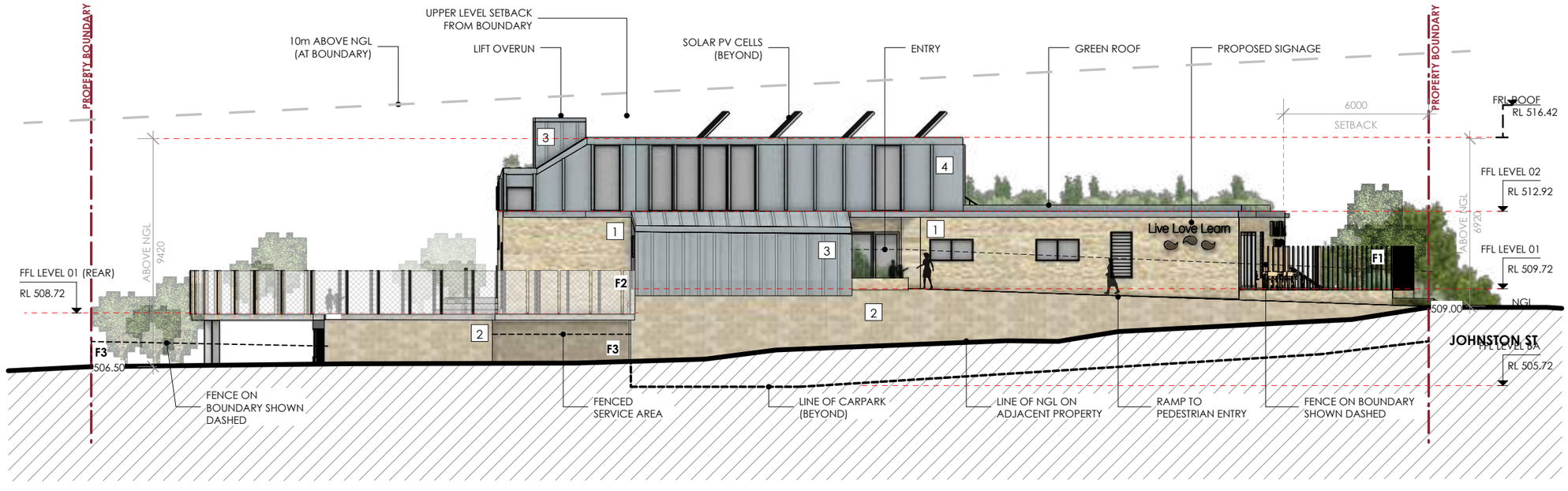
FENCE TYPE 1
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 
FENCE TYPE 2
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 
FENCE TYPE 3 (ACOUSTIC)
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING



A PROPOSED - SOUTH-EAST ELEVATION
SCALE: 1:200



B PROPOSED - SOUTH-WEST ELEVATION
SCALE: 1:200

TOWN PLANNING - 07/10/2021

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Gardiner Architects
7/252 St Georges Rd
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Ph:(03)94864092
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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - ELEVATIONS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.08

REV:

MATERIALS LEGEND

1 MATERIAL:NATURAL FEATURE STONE WALL CLADDING
PRODUCT: SOUTH COAST LIMESTONE
COLOUR: SANDSTONE
FINISH: ROUGH

2 MATERIAL:RETAINING BLOCKWORK WALL
PRODUCT: ADBRI MASONRY VERSATON OR SIMILAR
COLOUR: OATMEAL
FINISH: SMOOTH

3 MATERIAL:PROFILE METAL SHEET CLADDING
PRODUCT: LYSAGHT LONGLINE (OR SIMILAR)
COLOUR: WINDSPRAY

4 MATERIAL:SHEET CLADDING WITH STRUCTURAL FINS
PRODUCT: FLAT METAL/CEMENT SHEET
COLOUR: WINDSPRAY

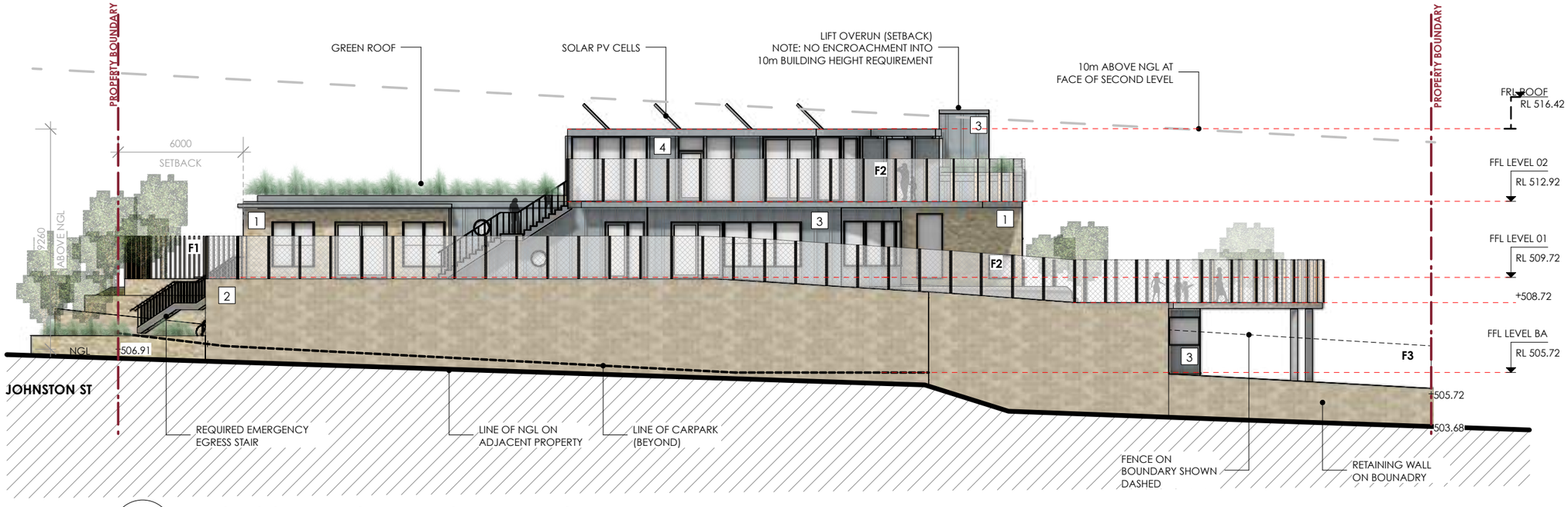
FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

A PROPOSED - NORTH-WEST ELEVATION
SCALE: 1:200



B PROPOSED - NORTH-EAST ELEVATION
SCALE: 1:200

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph:(03)94864092
E:info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

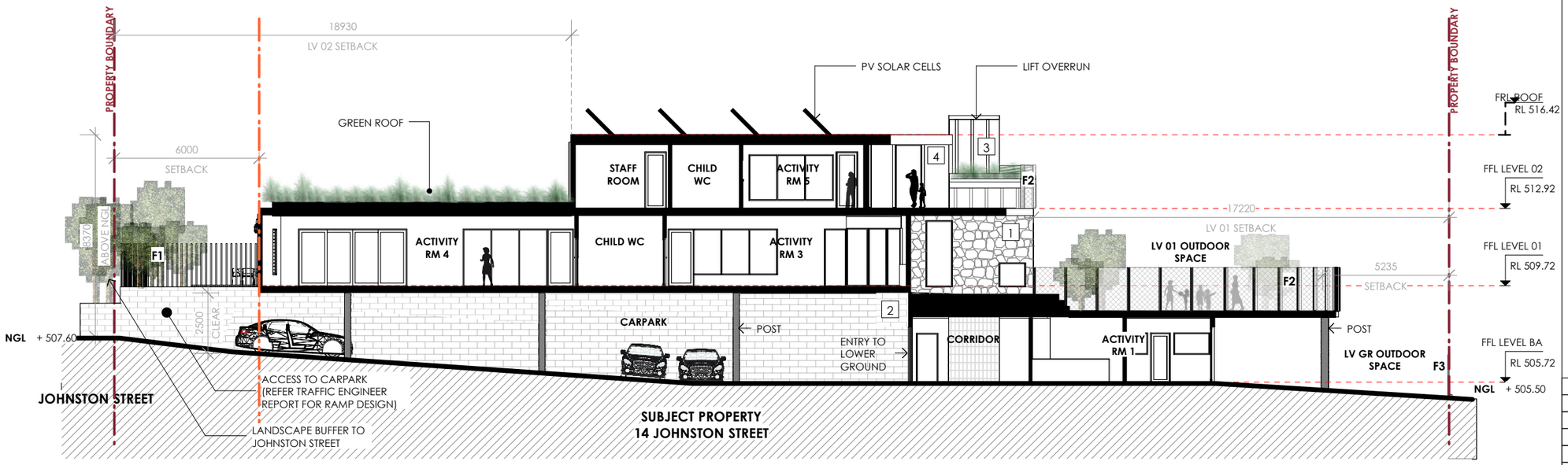
TITLE: PROPOSED - ELEVATIONS

CLIENT: PAISLEY PARK ELC

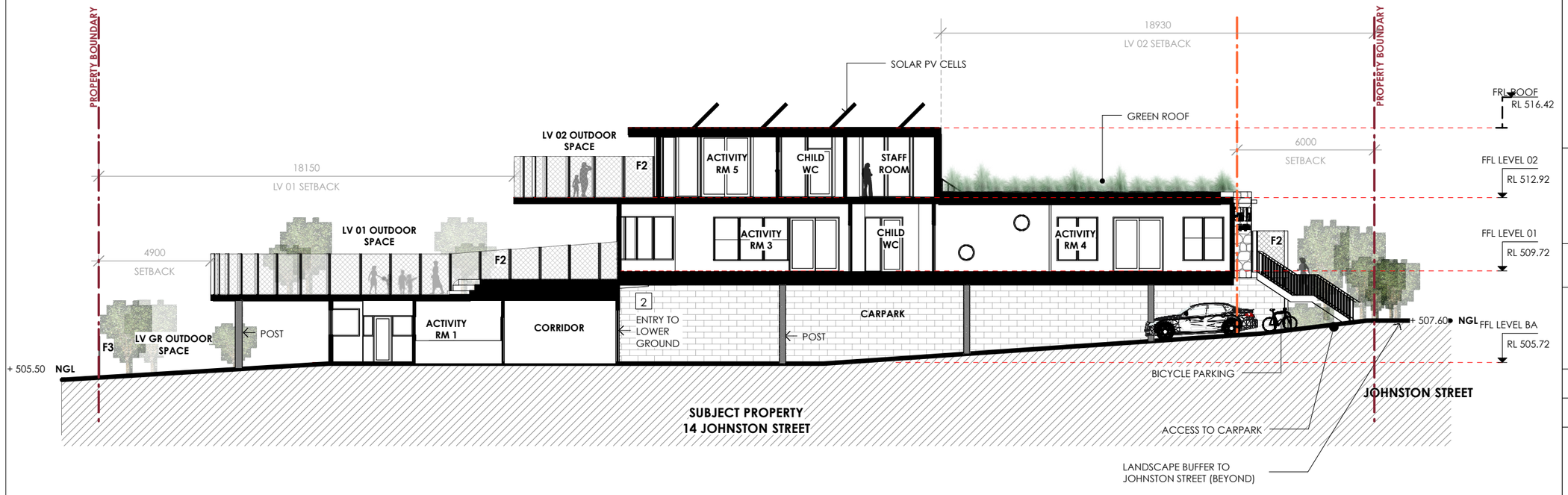
DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.09

REV:



A PROPOSED - SECTION
SCALE: 1:200



B PROPOSED - SECTION
SCALE: 1:200

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION

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E: info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SECTIONS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.10

REV:

MATERIALS LEGEND

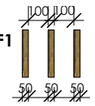
1 
MATERIAL:NATURAL FEATURE STONE WALL CLADDING
PRODUCT: SOUTH COAST LIMESTONE
COLOUR: SANDSTONE
FINISH: ROUGH

2 
MATERIAL:RETAINING BLOCKWORK WALL
PRODUCT: ADBRI MASONRY VERSATON OR SIMILAR
COLOUR: OATMEAL
FINISH: SMOOTH

3 
MATERIAL:PROFILE METAL SHEET CLADDING
PRODUCT: LYSAGHT LONGLINE (OR SIMILAR)
COLOUR: WINDSPRAY

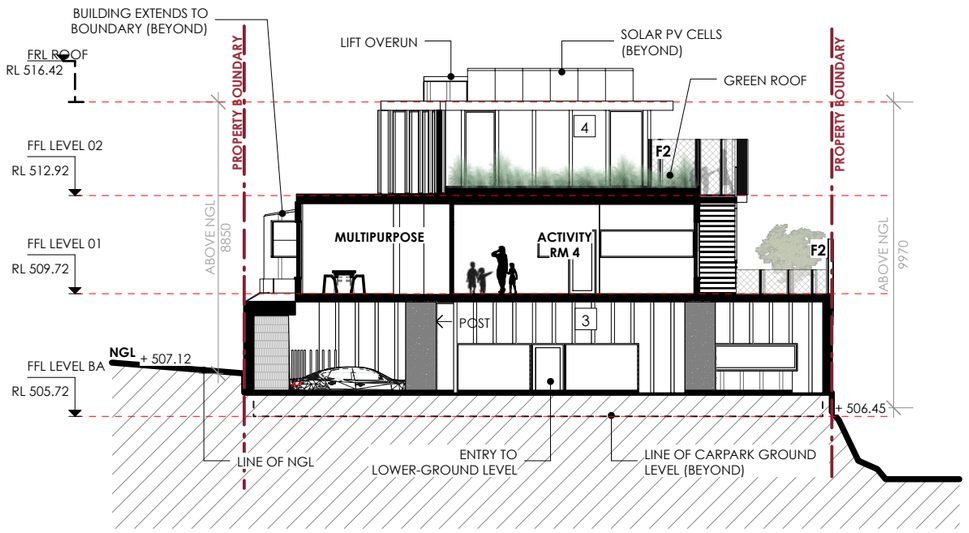
4 
MATERIAL:SHEET CLADDING WITH STRUCTURAL FINS
PRODUCT: FLAT METAL/CEMENT SHEET
COLOUR: WINDSPRAY

FENCING LEGEND

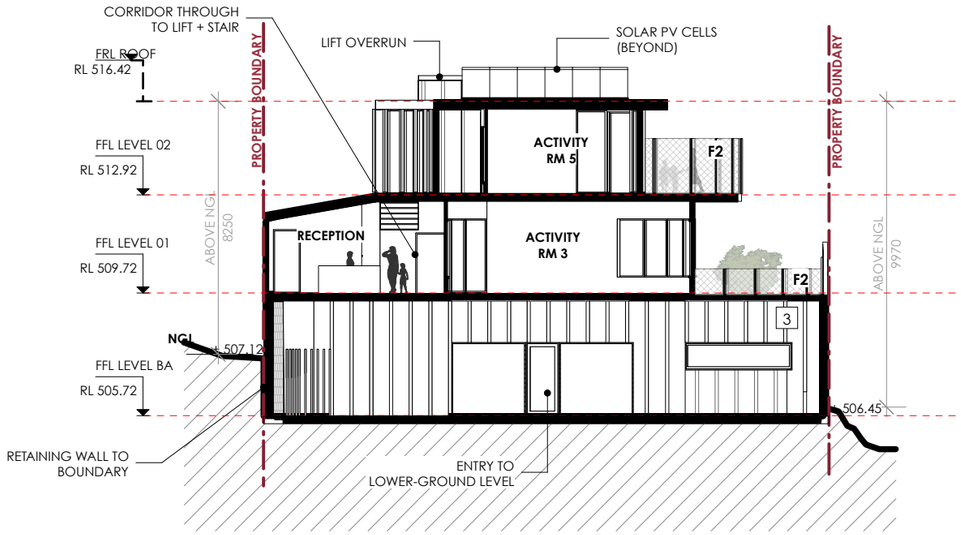
F1 
FENCE TYPE 1
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 
FENCE TYPE 2
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

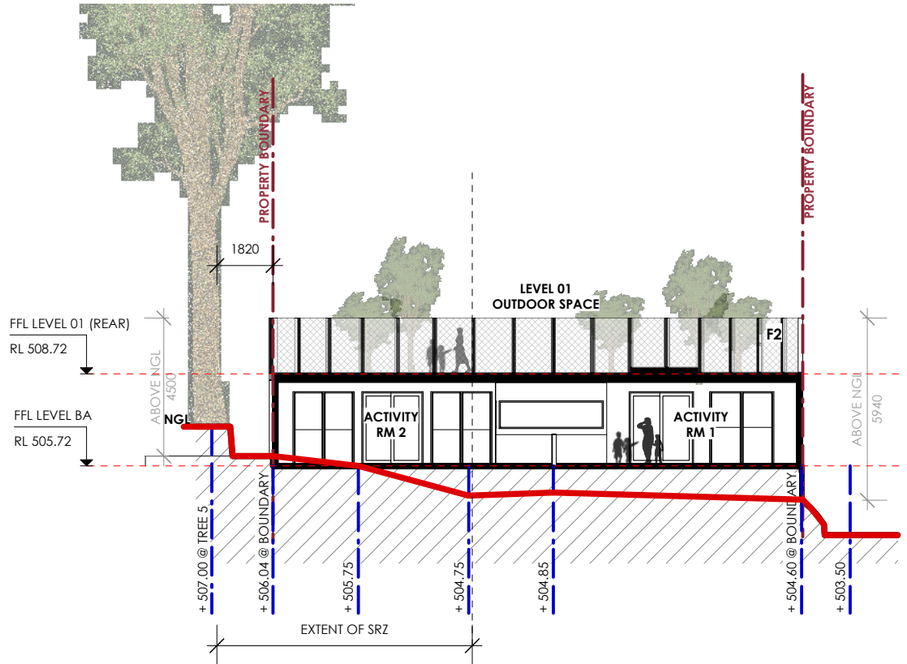
F3 
FENCE TYPE 3 (ACOUSTIC)
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING



C PROPOSED - SECTION
SCALE: 1:200



D PROPOSED - SECTION
SCALE: 1:200



E PROPOSED - SECTION
SCALE: 1:200

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph:(03)94864092
E:info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SECTIONS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.11

REV:

FENCING LEGEND

F1 — **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 — **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 — **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

GENERAL LEGEND:

- WALLS
- DOOR
- WINDOW/SLIDING DOOR
- EXISTING TREE (RETAINED)
- NEW PLANTING (SHOWN NOM. REFER LANDSCAPE PLAN)
- ACCESS

FBC	FIRE BOOSTER CBRDS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DR	DATA RACK
SWB	SWITCHBOARD
SL	SKYLIGHT

ISSUE	DATE	REVISION

TIMBER PLATFORMS
SANDPIT
NATURAL OBJECTS COLLECTION
TIMBER PLATFORMS
CLIMB STRUCTURE
MOVEABLE IMBING EQUIPMENT + SOFTFALL UNDER
VEGGIE PLANTER
DECKING
PRIVATE OPEN SPACE
WINDOW HEIGHTS
16 JOHNSTON STREET
TWO STOREY DWELLING
DRIVEWAY
PAVERS
TELCO
FILL +506.45
+505.72
+505.66

A PROPOSED - LOWER G / UNDERCROFT
SCALE: 1:200

TOWN PLANNING - 07/10/2021

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph:(03)94864092
E:info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LANDSCAPE LOWER G

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.12

REV:

FENCING LEGEND

F1 — **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

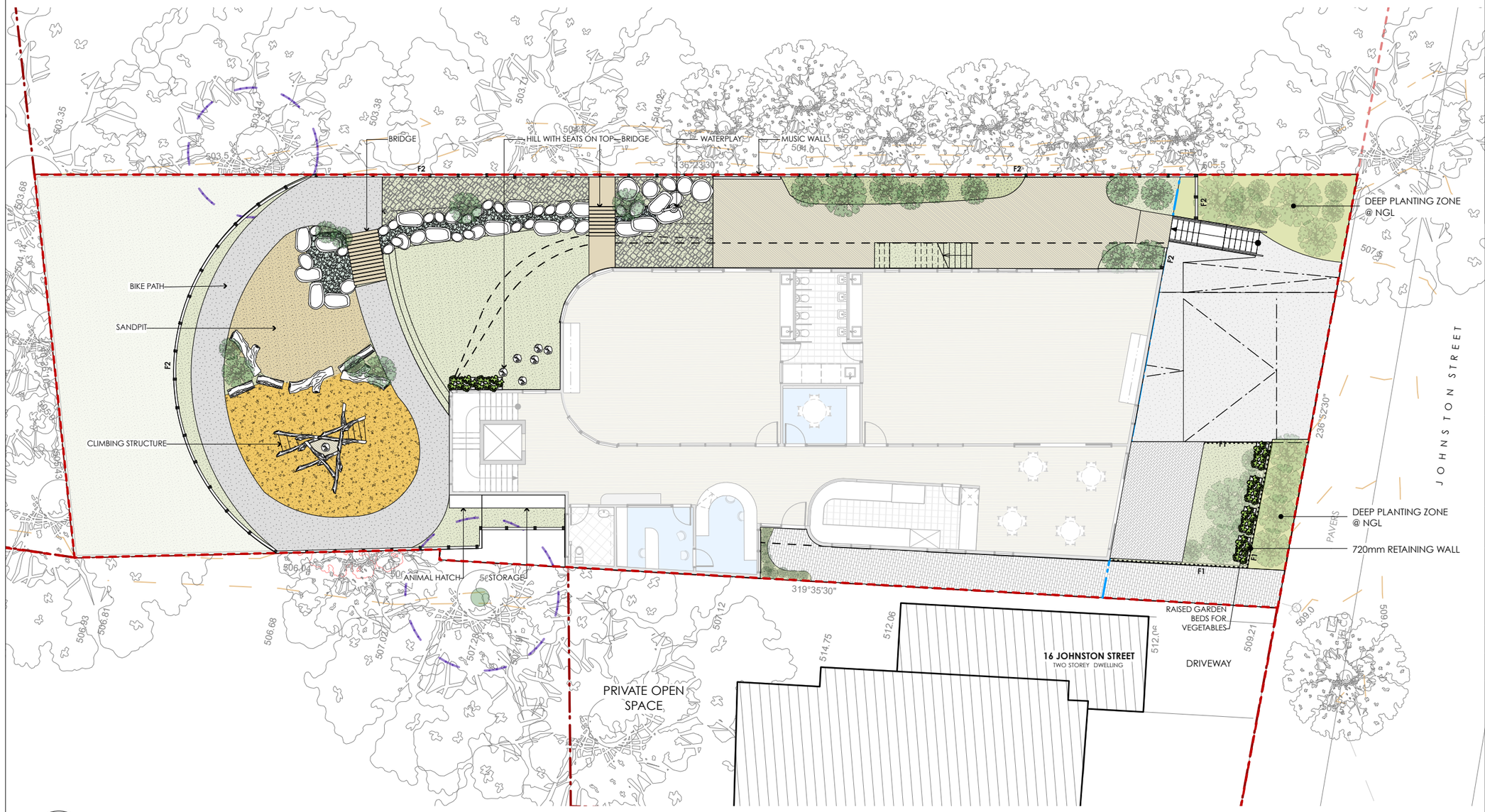
F2 — **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 — **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE



A PROPOSED - LEVEL 1 FLOOR PLAN
SCALE: 1:200

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
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E: info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LANDSCAPE LEVEL 1

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.13

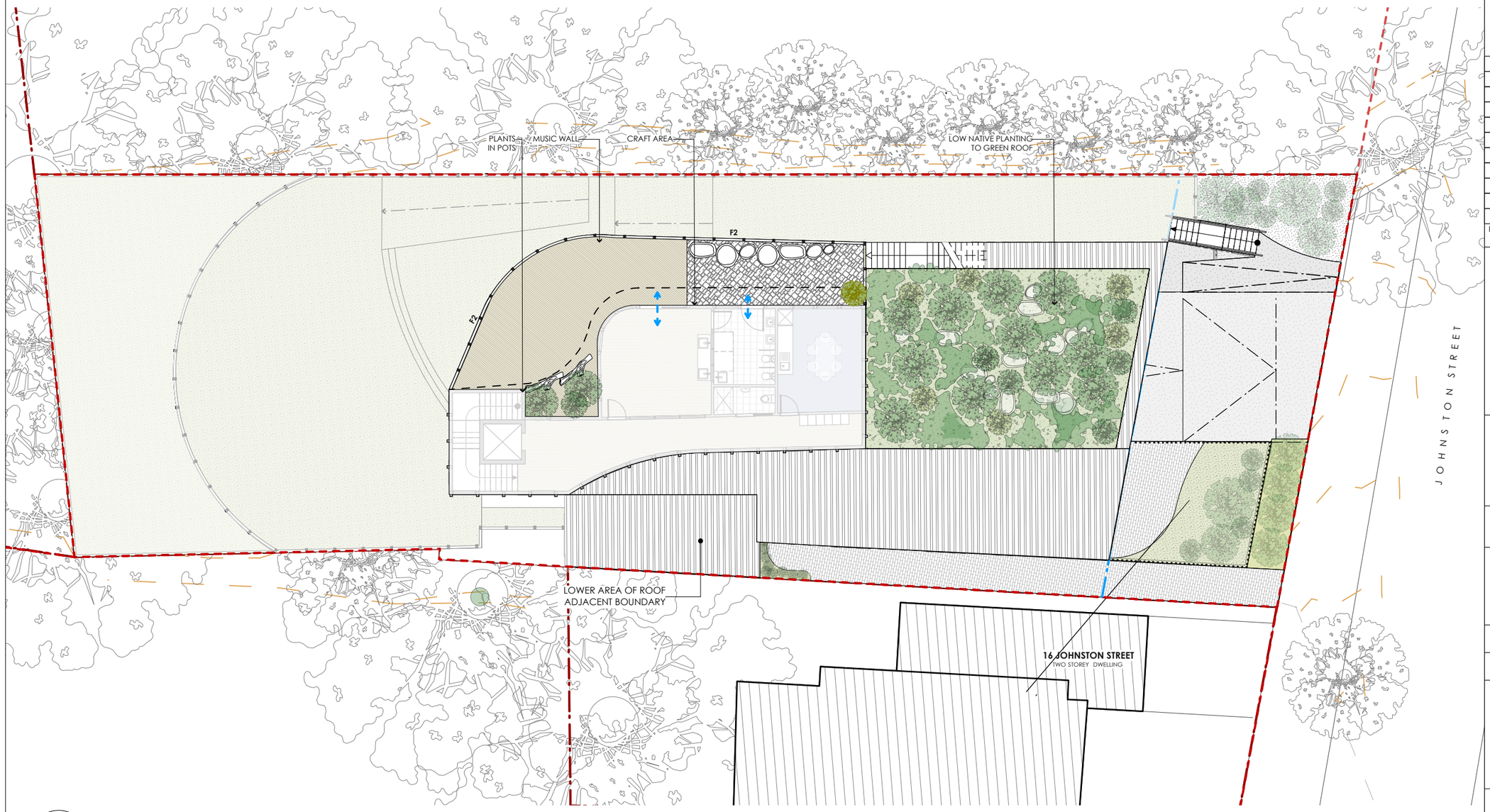
REV:

FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING



A PROPOSED - LEVEL 2 FLOOR PLAN
SCALE: 1:200

TOWN PLANNING - 07/10/2021

GENERAL LEGEND:

- WALL (EXISTING RETAINED)
- WALL (EXISTING DEMOLISHED)
- WALL (NEW PROPOSED)
- SUN/VIEW
- ACCESS
- PLANTING (EXISTING REMOVED)
- PLANTING (EXISTING RETAINED)
- PLANTING (PROPOSED)
- DOOR
- WINDOW/SLIDING DOOR

(E) EXISTING
(N) NEW
P.O.S. PRIVATE OPEN SPACE

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph: (03) 94864092
E: info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

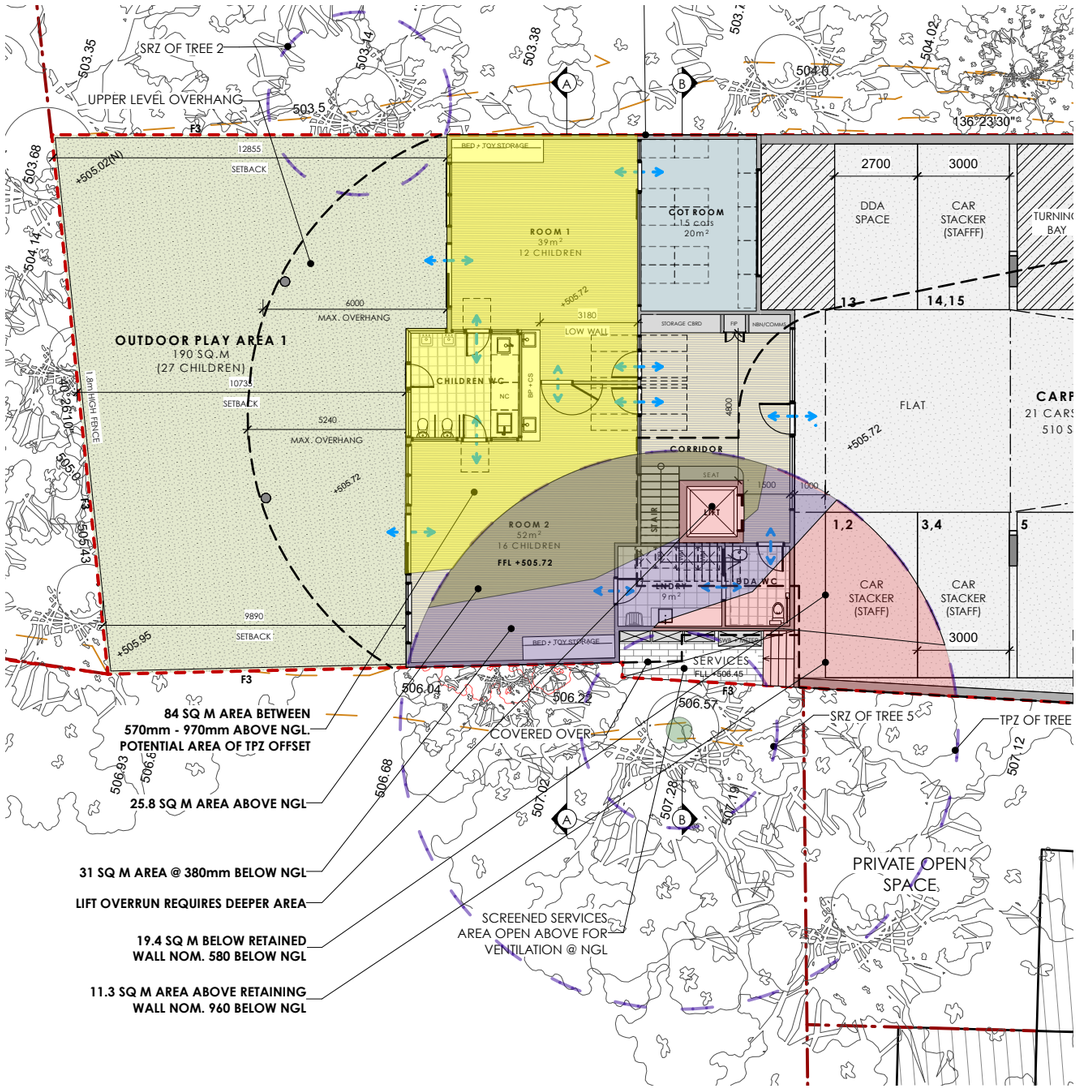
TITLE: PROPOSED - LANDSCAPE LEVEL 2

CLIENT: PAISLEY PARK ELC

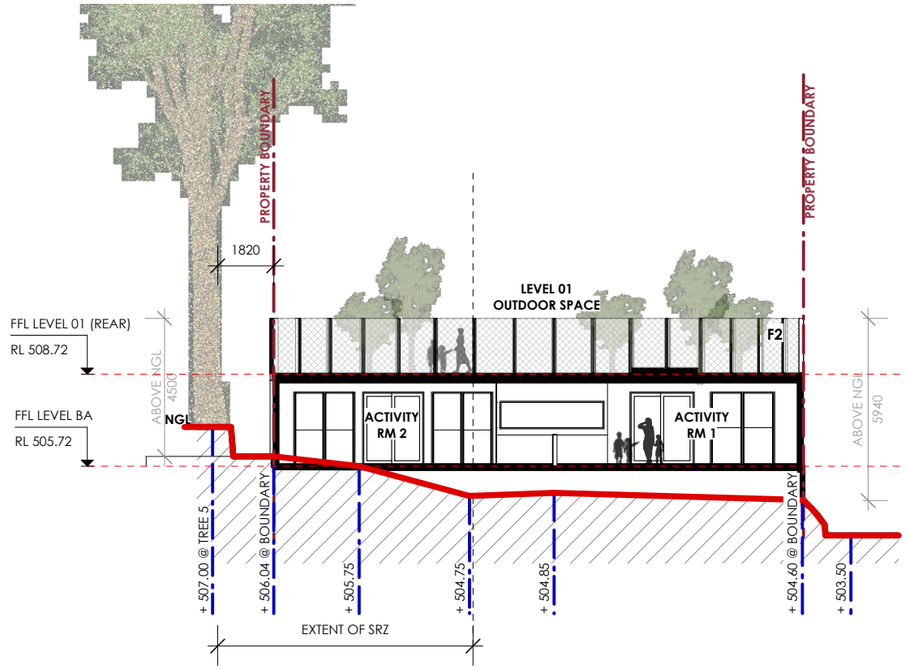
DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.14

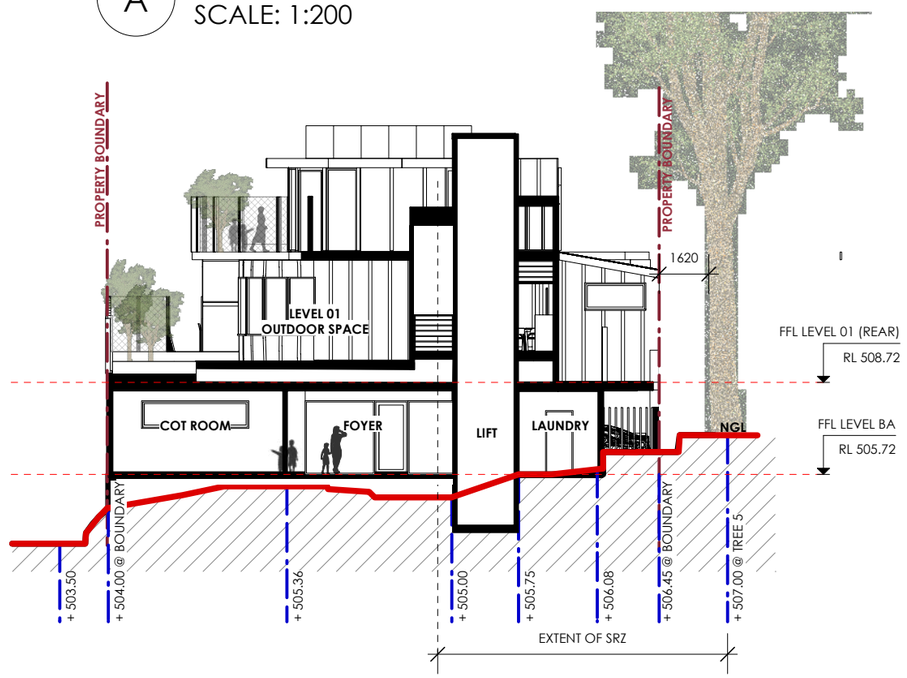
REV:



1 PROPOSED - LOWER G / UNDERCROFT
SCALE: 1:200



A PROPOSED - SECTION
SCALE: 1:200



B PROPOSED - SECTION
SCALE: 1:200

TOWN PLANNING - 07/10/2021

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph: (03) 94864092
E: info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - TREE 5 ASSESSMENT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.15

REV:

Appendix D

Traffic and Parking Assessment prepared by Phil Weaver and Associates

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 21-219

20 September 2021

Mr Derek Royans
Development Manager
Trice - Project & Development Managers

By email: derek.royans@trice.com.au

Dear Mr Royans,

PROPOSED CHILD CARE CENTRE – 14 JOHNSTON STREET, STIRLING – TRAFFIC AND PARKING ASSESSMENT

I refer to our previous discussions with respect to the proposed construction of a 95-place child care centre on the above site. As requested, we have undertaken the following review of the traffic and parking related aspects of the subject development.

EXISTING SITUATION

The subject site is located on the north-western side of Johnston Street, Stirling, within a *Suburban Main Street Zone*

The subject site is irregular in shape with a frontage of 20m to Johnston Street and an overall depth of approximately 60m.

The subject land slopes from the south-eastern corner to the north-western corner of the site with the dwelling located below street level.

The subject site currently accommodates a residential dwelling. This dwelling is accessed via an existing driveway located adjacent to the north-eastern boundary of the subject site.

Johnston Street is a two-way local roadway under the care and control of the Adelaide Hills Council. This roadway has a default speed limit of 50km/h and a carriageway width of approximately 6.6m. Johnston Street incorporates a single continuous centre line and No Stopping Anytime restrictions on both sides along the length of this road, i.e., between Milan Terrace to the south-west and Mount Barker Road to the north-east. Adjacent to the subject site, kerbing and a paved footpath is provided on the north-western side of Johnston Street. The opposite side of this roadway does not incorporate such infrastructure.

Council staff have indicated that there are no recent traffic counts on Johnston Street in the vicinity of the subject site. Consequently, surveys of traffic movements entering and exiting this roadway to and from Milan Terrace were undertaken during typical weekday peak periods, namely on Thursday 25th February 2021 from 7.00 am to 9.30 am, and from 3.00 pm to 6.30 pm. The results of these surveys identified that there was: -

- An am peak hour volume of 291 vph passing the site in the one-hour period from 8.30 am to 9.30 am, comprising 199 eastbound and 92 westbound traffic movements, and

- A pm peak hour volume of 294 vph passing the site in the one-hour period from 3.30 pm to 4.30 pm, comprising 140 eastbound and 154 westbound traffic movements.

In the five-year period from 2016 to 2020 (inclusive), there have been no recorded road crashes midblock between Milan Terrace and Oakbank Street. There has been only one recorded crash at the intersection of Johnston Street with Oakbank Street and two recorded crashes at the intersection of Johnston Street with Milan Terrace. Given the length of the recording period and the volumes of traffic on Johnston Street, this number of crashes is considered low.

Aerial imagery of the subject site and adjoining locality is provided in *Figure 1* below.

Figure 1: Subject site and adjacent locality

PROPOSED DEVELOPMENT

The proposed development is identified on a series of plans prepared by Gardner Architects including a (Proposed – Lower G / Undercroft Plan Job No. 202015 Drawing No. TP.04) plan dated 17th March 2021. The plans identify that the proposed 95-place child care centre will include a building of 661m^2 with indoor activity space of 313m^2 together with outdoor play areas totalling 665m^2.

I understand that the proposed development will be open between 6.30 am and 6.30 pm Monday to Friday and will be closed on weekends and public holidays.

A maximum of 15 staff will be required on-site at any given time.

The plans identify, inter alia, that subject development will: -

- Be constructed on three levels, with indoor activity space / outdoor play space provided on each level,
- Provide a 21-space car parking area on the Ground Floor accessed via a centrally located two-way crossover on Johnston Street, and
- Include a bin storage area near the front of the site for collection by waste contractor.

The 21-space on-site car parking area will include: -

- Two rows of car parking on either side of the site separated by a two-way 'blind' aisle,
- A turning area at the rear of the car park, so that all traffic entering and exiting the subject car parking area will be able to do so in a forward direction,
- An accessible space and associated shared area in the northernmost space located closest to the Ground Floor pedestrian entrance,
- Three car stackers will be provided to accommodate 6 dedicated staff parking spaces. It is understood that the stackers will be provided as an independent system incorporating a pit to allow staff to obtain access to either space irrespective of whether the spaces in each level of the stacker are both occupied, and
- Given the natural grade within the subject site, the design of proposed car park will provide a 6m long near flat area (including verge) as measured from the kerb, a 1 in 8 transition, then a grade of 1 in 16 through the majority of the car park to the flat area adjacent the stackers / accessible space. Hence, the design essentially the relocates the near flat area typically required by such a development into the Council verge.

The on-site car parking area will satisfy the dimensional requirements of a User Class 3a facility as identified in the relevant off-street car parking standard, providing: -

- Car parking spaces typically of 2.6m in width with the exception of the accessible space and associated shared area of 2.4m in width,
- Car parking spaces of 5.4m in length, and
- An aisle width of 6.6m.

One space (Space 12) located adjacent to a landscaped area in the south-west corner of the car parking area will be designated for a small car driven by staff.

As such, I consider that the design of the on-site car parking areas would fully conform to the dimensional requirements of the relevant off-street car parking standards *(AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009)*.

A review on site has identified that drivers exiting from the proposed location of the access point would be able to view traffic turning into Johnston Street from the intersection with Milan Terrace and would also be able to view oncoming traffic approaching from the northern end of Johnston Street. Unlike the current arrangement, the proposed development will permit all traffic accessing the subject car park to enter and exit in a forward direction, as well as accommodating simultaneous forward entry and exit movements.

The design will address the pedestrian-vehicular sight distance requirements of the relevant off-street car parking standard given that only low-level landscaping and paving will be provided adjacent to the corner of the driveway and the footpath.

It is understood that waste and recycling generated by the proposed development will be collected by private waste contractors in after-hours periods.

TRAFFIC ASSESSMENT

The *'Guide to Traffic Generating Developments'* report produced by the (former) Roads and Traffic Authority of NSW identifies 'long-day care' child care centres generate peak vehicle trips per child of: -

- 7.00 am to 9.00 am: 0.8 peak vehicle trips per child;
- 2.30 pm to 4.00 pm: 0.3 peak vehicle trips per child; and
- 4.00 pm to 6.00 pm: 0.7 peak vehicle trips per child.

On the above basis, the proposed child care centre with a capacity of 95 children would theoretically generate vehicle movements during peak periods of approximately 76 trips in the 2-hour peak morning period, 29 trips in the 1.5-hour peak afternoon period, and 67 trips in the 2-hour peak evening period.

On the understanding that the peak traffic generation in any one-hour period during the morning and afternoon / evening would be equivalent to approximately two thirds of the above forecasts, it is anticipated that the proposed development would generate approximately: -

- 51 vehicle trips in the am peak hour; and
- 44 vehicle trips in the pm peak hour.

Taking into account that there may be a number of staff entry movements and staff exit movements into and out of the car park during the am and pm peak periods, respectively, it is therefore forecast the subject development should generate of the order of:

- 28 entry movements and 23 exit movements in the am peak hour period; and
- 20 entry movements and 24 exit movements in the pm peak hour period.

An assessment of the potential traffic impact on the operation of the access point on Johnston Street has been undertaken using SIDRA intersection analysis software.

Copies of the Movement Summaries associated with the above assessment are included as an appendix to this report (Appendix A). In summary, the SIDRA assessment has identified that: -

- The access point will operate at a Level of Service (LOS) A during both the am and pm peak hour commuter periods on a weekday,

- The average delay to drivers when turning out of the access point onto Johnston Street would be only 6.3 seconds during both the am and pm peak hour periods,

- The average delay to drivers when turning right into the child care centre from Johnston Street in the am peak hour period would be only 5.9 seconds and 6.2 seconds in the pm peak hour period, and

- There would be a queue of only one vehicle (at the 95th percentile probability level) associated with drivers turning right into the child care centre from Johnston Street in both the am and pm peak hour periods.

On the above basis it is considered that the proposed development will have negligible impact on the operation of the Johnston Street.

It is therefore considered that traffic generated by the proposed development will be readily accommodated by the adjoining road network, noting:

- The above volumes would not all be additional to the adjoining road network as there would be some level of 'passing trade' (e.g., parents who currently drive past the site on their way to work who would drop-off and collect their children) and a small discount associated with the existing land use,

- Actual peak hour volumes of traffic generated by the subject child care centre would likely be lower given the staggered scheduling system implemented by the operator as identified within the 'Parking Assessment' below,

- In any event, such additional volumes are relatively low and would remain within the capacity of the adjoining road network,

- All vehicle movements to and from the site would be forward entry / forward exit, with simultaneous two-way vehicle movements achievable (as identified in Proposed – Lower G / Undercroft Plan Job No. 202015 Drawing No. TP.04 included as an appendix to this letter), and

- The proposed development is appropriately located within a *District Centre Zone* and *Stirling Core Policy Area*, i.e., such vehicular trip generation to and from the adjoining road network is anticipated. For example, the Foodland and Stirling Hotel developments both generate significantly greater volumes of traffic to / from Johnston Street with similar access arrangements.

PARKING ASSESSMENT

Table 1 – General Off Street Car Parking Requirements within the *Planning and Design Code* identifies car parking requirements for childcare centre developments of 0.25 spaces per child, which on the basis of up to a maximum of 95 children would theoretically require 24 spaces.

With 21 car parking spaces being provided on site this would result in a theoretical shortfall of three spaces associated with the subject development.

However, I note that from details provided by the operators (reproduced below) it is understood that unlike the majority of child care centres the applicant provides a roster for parents to bring children to the child care centre in the morning and collect children in the afternoon / evening periods.

At Paisley Park, children attend the centre each day based on agreed hours between the operator and parents. As part of our enrolment process, we discuss with parents what their typical days and times of attendance will be. Based on that, when offering parents' a place, we will have as part of their enrolment not only what days their child will attend, but also what times of attendance their child will be at the centre. This forms part of the agreement with the parent, and is acknowledged when they sign their parent contract with us (this document sets out our complete terms of enrolment)

By having agreed days and times of enrolment, a practice we had for over 15 years, we are able to accurately map out attendance patterns of both children and staff, with the result that we can control both. As a result we can ensure that the centre has an orderly build-up of children and staff in the mornings, and similarly an orderly departure of children and parents in the afternoons. How do we do this?

Firstly, we ensure arrival and departure times are staggered across a three hour period in the morning (typically 7.15am to 10.15am) and three hour period in the afternoon (3.30pm to 6.30pm), which avoids congestion of cars/people entering and exiting the centre, as well as providing for an organized and controlled environment within the centre. There will be no more than thirty parents per hour during these times admitted to the carpark area, which means a maximum of 7-8 parents per 15 minute intervals. We are able to maintain this very calm and orderly environment as there is never a rush of people into or out of the centre.

We are able to control and enforce these times through the use of biometric fingerprint access, which controls the days/times children are able to attend. These units are located at all entrances to the centre (including lift if applicable). Visitors or people not on the system need to be manually let in by staff, who identify them. The units are manufactured by Sagem Industries, and they provide 128 bit encryption of fingerprint data. They are the same units used by the Australian prisons, the Australian Defence Force, and Pentagon, so are very reliable and secure.

When we set up a parent's access on the system, we allow a window of 10 minutes for each parent's agreed hours, in case they are running early or late. If a parent attends at a time outside these parameters, then they do not have access to the building, and consequently have to be manually let in by staff. Obviously the world is not perfect, and we recognize that from time to time people will be a bit early or late, however the system records all data, and if a parent is constantly early or late then we know from the system and the fact they are being continually let into the centre manually. In that instance we sit the parent down to discuss getting them back on track. If it turns out they need their hours changed, then this is only done if we have a place in a relevant time slot to fit them in.

As we are able to control the flow of parents and staff into and out of the centre (within 15 minute intervals), we can ensure that parking areas allocated for drop off and pick up are utilized appropriate to their capacity. The above does not factor in that there will always be a number of parents who walk their children to the centre, or who travel with other parents or by public transport, therefore further reducing the reliance on cars, carparking and carparking places.

I am aware that the operator of the proposed child care centre (Paisley Park) operates similar centres with a parking regime which staggers arrival and departure times at such centres and therefore reduces the level of car parking required from that typically provided at such centres.

Given that the above operational regime will be provided by the subject development it is anticipated that the peak demand for car parking would be reduced from that typically associated with other centres.

Hence, it is considered that the minor shortfall of only three spaces as identified by the *Planning and Design Code* requirements would be appropriately overcome, with peak parking demand associated with the subject development anticipated to be fully accommodated by the provision of 21 on-site car parking spaces.

SUMMARY AND CONCLUSIONS

In summary, I consider that the proposed development will:

- Provide an appropriate quantity of on-site car parking spaces, which would address the anticipated peak parking demands associated with the subject development based upon application of car parking rates typically applied for developments operated by the applicant,

- Not result in adverse traffic impacts on the adjacent road network, based upon the analysis undertaken in the above review,

- Accommodate collection of refuse and recycling from the subject site by a waste contractor servicing the site in after hour periods, and

- Provide a design standard which is appropriate and meets the requirements of the relevant Australian / New Zealand Standards for off-street car parking areas inclusive of appropriately designed accessible (disability) car parking for use by clients and staff. The design of the on-site car parking area will provide appropriate car parking for use by parents / carers conforming to the requirements for a User Class 3a development.

Yours sincerely

Phil Weaver
Phil Weaver and Associates Pty Ltd

Enc: *Appendix A: Sidra Traffic Movement Summaries – am and pm peak hour periods*

Appendix B: Proposed – Lower G / Undercroft Plan Job No. 202015 Drawing No. TP.04

MOVEMENT SUMMARY

Site: 101 [14 Johnston Street, Stirling - Child care centre - am period]

am period
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
North-East: Johnston Street - north-eastern approach												
11	T1	97	1.0	0.057	0.1	LOS A	0.1	0.5	0.07	0.05	0.07	59.2
12	R2	9	0.0	0.057	6.2	LOS A	0.1	0.5	0.07	0.05	0.07	57.0
Approach		106	0.9	0.057	0.6	NA	0.1	0.5	0.07	0.05	0.07	59.0
North-West: child care centre access												
1	L2	17	0.0	0.020	6.2	LOS A	0.1	0.5	0.29	0.57	0.29	52.7
3	R2	7	0.0	0.020	6.6	LOS A	0.1	0.5	0.29	0.57	0.29	52.2
Approach		24	0.0	0.020	6.3	LOS A	0.1	0.5	0.29	0.57	0.29	52.6
South-West: Johnston Street - south-western approach												
4	L2	20	0.0	0.118	5.6	LOS A	0.0	0.0	0.00	0.05	0.00	57.9
5	T1	209	0.0	0.118	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.5
Approach		229	0.0	0.118	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.4
All Vehicles		360	0.3	0.118	0.9	NA	0.1	0.5	0.04	0.09	0.04	58.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 101 [14 Johnston Street, Stirling - Child care centre - pm period]

pm period
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
North-East: Johnston Street - north-eastern approach												
11	T1	162	1.0	0.091	0.0	LOS A	0.1	0.6	0.04	0.04	0.04	59.5
12	R2	12	0.0	0.091	5.9	LOS A	0.1	0.6	0.04	0.04	0.04	57.2
Approach		174	0.9	0.091	0.4	NA	0.1	0.6	0.04	0.04	0.04	59.3
North-West: child care centre access												
1	L2	12	0.0	0.022	6.0	LOS A	0.1	0.5	0.26	0.58	0.26	52.9
3	R2	14	0.0	0.022	6.6	LOS A	0.1	0.5	0.26	0.58	0.26	52.3
Approach		25	0.0	0.022	6.3	LOS A	0.1	0.5	0.26	0.58	0.26	52.6
South-West: Johnston Street - south-western approach												
4	L2	9	0.0	0.081	5.5	LOS A	0.0	0.0	0.00	0.04	0.00	58.0
5	T1	147	0.0	0.081	0.0	LOS A	0.0	0.0	0.00	0.04	0.00	59.7
Approach		157	0.0	0.081	0.3	NA	0.0	0.0	0.00	0.04	0.00	59.6
All Vehicles		356	0.5	0.091	0.8	NA	0.1	0.6	0.04	0.08	0.04	58.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

FENCING LEGEND

F1 **FENCE TYPE 1**
1800MM HIGH BOUNDARY FENCE
VERTICAL TIMBER BATTEN (OPEN)
NOM. 50 x 50MM BATTEN AT 100MM SPACING

F2 **FENCE TYPE 2**
1800MM HIGH BALUSTRADE
ALUMINIUM POST WITH CORREMESH INFILL

F3 **FENCE TYPE 3 (ACOUSTIC)**
1800MM HIGH SOLID BOUNDARY FENCE
VERTICAL TIMBER PALING

GENERAL LEGEND:

- WALLS
- DOOR
- WINDOW/SLIDING DOOR
- EXISTING TREE (RETAINED)
- NEW PLANTING (SHOWN NOM. REFER LANDSCAPE PLAN)
- ACCESS

FBC	FIRE BOOSTER CBRDS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DR	DATA RACK
SWB	SWITCHBOARD
SL	SKYLIGHT

ISSUE	DATE	REVISION

Gardiner Architects
7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph:(03)94864092
E:info@gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - LOWER G / UNDERCROFT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO: TP.04

REV:

A PROPOSED - LOWER G / UNDERCROFT
SCALE: 1:200

TOWN PLANNING - 17/03/2021

Appendix E

Childcare Philosophy prepared by Paisley Park Early Learning Centres

Paisley Park
Early Learning Centres

Paisley Park Early Learning Centres

Live Love Learn

Paisley Park
Early Learning Centres

About Us




Your magical journey begins the minute you enter the grounds of a Paisley Park centre. Our core concepts, Live Love Learn, are embedded in our philosophy and permeate our serene surroundings while children play.

Paisley Park is not only a unique educational facility, for us it's a way of being. Inspired by their love for learning, we provide a homelike environment where children believe in themselves and know they can achieve anything imaginable.

Built on 30 years of expertise in early education, we at Paisley Park pride ourselves on being a one-of-a-kind, state of the art education facility that prepares children for lifelong learning. In our experience children who are encouraged to build inner strength and confidence are better equipped with skills to embrace learning opportunities and cope with life challenges. We believe this ulimately leads to their future success.

For us at Paisley Park learning has no limit.

Live Love Learn

Paisley Park Operations




Paisley Park

- Developed and started up multiple new centres, currently operating profitably in Box Hill, Bundoora and Chadstone, Victoria, Randwick, NSW and Hallett Cove, SA
- Acquired 17 child care services in five States in distressed financial circumstances from G8 Education, and has turned these centres around rapidly to reach profitability again. Is now investing to improve presentation, functionality and condition to grow occupancy.

- Is developing several new centres from start-up, including
  - Brookvale, NSW
  - Port Adelaide, SA
  - Mt Barker, SA
  - Royal Park, SA
  - Oaklands Park, SA

- Has financial backing from Moelis Australia

The People behind Paisley Park

Peter Raue (co-Founder) - As a director of Building Blocks Early Childhood Learning Centres, Peter Raue has developed prestigious, award-winning, 5-star child care centres from start-up. This includes centre design, planning, construction, approval, centre opening planning, as well as all the operational planning required to get a centre successfully operational.

- **Biography** - after completing formal qualifications in accounting and law at UNSW (BCom LLB) and practising as a solicitor, went on to various sales, marketing and management roles within a number of FMCG companies such as Colgate Palmolive, Bowater (now Carter Holt Harvey Tissue) and Polygram, before taking roles as General Manager for Questek Australia (technology) and Kernels Popcorn (FMCG Franchise). Experience in multi-site operations, benchmarking and systems, marketing, business development and management in all areas from financial to HR. Has been involved in child care for over ten years, developing Building Blocks Early Childhood Learning Centres

The People behind Paisley Park

Katarzyna Wieczorek-Ghisso (co-Founder) - has had significant experience in start-up centre operations, having managed the expansion of the Headstart Group to 8 centres, seven of them having 90 places. This included direct experience in the operational start-up of the centres, ensuring their early viability, as well as centre design, planning, etc. As a result of Kat's involvement in both the Headstart centres at Norwest Business Park, Woolworths selected them as preferred operator.

- **Biography** - after completing formal qualifications in Early Childhood Education at UWS (B. Teach., Ba. Ed.,& M.Ed) commenced employment in the industry as an Early Childhood Educator and soon progressed into the management of Child Care Centres. Whilst employed for KU Children's Services for 6 years, Kat furthered her knowledge and skills by pursuing her interest in tertiary teaching, both at TAFE and University Levels, a role she has maintained throughout her long standing Early Childhood career. In addition to her commitment to adult learning,

- Kat has continued making a significant contribution to the education of young children, through her role as General Manager of HeadStart Early Learning Centres. Integral to the successful operation of the eight Headstart Long Day Care and Before and After School Care Centres across Sydney in 2006, seven of which were 90 place centres, Kat was solely responsible for the provision of high quality educational programs for hundreds of children and their families.

- Kat is currently undertaking her PhD, as well as a Director of Early Childhood Consultancy Network, a consultancy firm established to support Child Care Centre Providers in the operation of high quality services. She has appeared regularly at various state Childcare Association Annual Conferences, and provides training services and workshops on various aspects of best practice in the field to operators and educators on behalf of Child Care NSW. With over 20 years' experience in the field of Early Childhood, Kat is highly respected and her extensive knowledge and expertise continues to be sought after

The People behind Paisley Park




Christian Fischer (CEO) – has led and grown several businesses from early stage to scale and profitability in the high-technology space. He is also former Chairman of Breakthru Ltd, a not-for-profit company focused on human services in the disability, employment and training areas.

- **Biography** - after completing formal qualifications in Engineering, Management and Finance, from UTS, the Wharton School of Management in the US and Finsia, Christian held several roles at the Hewlett Packard Company in Australia, Germany and Canada focused on growing technology businesses. Key achievements include the building of the Optical Technology Business to $150M, as well as the turnaround of the Internet Test business from a distressed state to profitability.

- More recently, Christian was General Manager, Operations of Mine Site Technologies Pty Ltd, where the business grew profitably from $20M to $100M in revenue over a seven-year period. He was then appointed CEO of APC Global Systems Pty Ltd, building this early-stage business internationally until he joined Paisley Park in March 2017.

- Christian was a Director and Chairman of Breakthru Ltd, and its predecessor organisation, the Dunrossil Challenge Foundation, for more than 10 years. This organisation delivers disability and employment services in a sustainable and compassionate way in a challenging regulatory and social environment.

- Christian's experience in corporate, start-up and not-for-profit human services businesses bring wide experience in preparing a company for growth, scale and sustainability.

Paisley Park is an Experience




- We build genuine and meaningful partnerships with families
- We are committed to the professional development of our Educators
- We believe the enjoyment of good food is central to a child's development
- We feel that an Early Learning centre should be an extension of home
- We prepare children for school in a unique way

Live Love Learn

Genuine Partnerships with families




- We respect the fact that parents and guardians are a child's first teacher – our educators are second and the right environment is third.
- We believe the relationship with parents and guardians should be reciprocal
- We value different backgrounds, experience and expertise of parents – and honour the way they engage with children
- We foster and support good child-rearing practices - eating, sleeping and playing

Live Love Learn

Development of Educators




- We develop a journey of learning with our educators, identifying where they are on that journey so far, and respecting their life experience
- We mentor and respect path of career development
- We create and foster an environment where people can be successful

Food and Nutrition




- We believe that the shared enjoyment of good food, in an area dedicated to this, is essential
- We buy locally-sourced produce, supporting community growers
- We are committed to a variety of ingredients
- We use qualified cooks and chefs
- We use real crockery and cutlery
- We believe children can take responsibility for their own food quantities

An extension of the home

- Our physical environment is aesthetically pleasing
- Our rooms and outdoor spaces are deliberate, calm and purposeful
- They are uncluttered, and have low-lying furniture
- Our materials and furniture are durable and are from natural timbers
- We create an environment to responds to children

Live Love Learn

School Preparation




- Our Educators implement programs that instil confidence and resilience in children
- We develop partnerships with local schools, and our programs dovetail with the school syllabus and terms
- We steward a smooth transition to school, bridging the centre to school by using complementary experiences

Appendix F

Parent management plan prepared by Paisley Park Early Learning Centres

Paisley Park
Early Learning Centres

Tel: 1800 PAISLEY / 1800 724 753
Email: info@paisleypark.com.au
Web: www.paisleypark.com.au
PO Box 7007
Baulkham Hills BC NSW 2153

Parent Management Plan – 14 Johnstone Street, Stirling

At Paisley Park, children attend the centre each day based on agreed hours between the operator and parents. As part of our enrolment process, we discuss with parents what their typical days and times of attendance will be. Based on that, when offering parents' a place, we will have as part of their enrolment not only what days their child will attend, but also what times of attendance their child will be at the centre. This forms part of the agreement with the parent, and is acknowledged when they sign their parent contract with us (this document sets out our complete terms of enrolment). A sample of the enrolment form is attached, which demonstrates that parents have specific drop off and pick up timeslots allocated (bottom page 3).

By having agreed days and times of enrolment, a practice we had for over 15 years, we are able to accurately map out attendance patterns of both children and staff, with the result that we can control both. As a result we can ensure that the centre has an orderly build-up of children and staff in the mornings, and similarly an orderly departure of children and parents in the afternoons. How do we do this?

Firstly, we ensure arrival and departure times are staggered across a three hour period in the morning (typically 7.15am to 10.15am) and three hour period in the afternoon (3.30pm to 6.30pm), which avoids congestion of cars/people entering and exiting the centre, as well as providing for an organized and controlled environment within the centre. There will be no more than thirty parents per hour during these times admitted to the carpark area, which means a maximum of 7-8 parents per 15 minute intervals. We are able to maintain this very calm and orderly environment as there is never a rush of people into or out of the centre.

We are able to control and enforce these times through the use of biometric fingerprint access, which controls the days/times children are able to attend. These units are located at all entrances to the centre (including lift if applicable). Visitors or people not on the system need to be manually let in by staff, who identify them. The units are manufactured by Sagem Industries, and they provide 128 bit encryption of fingerprint data. They are the same units used by the Australian prisons, the Australian Defence Force, and Pentagon, so are very reliable and secure.

When we set up a parent's access on the system, we allow a window of 10 minutes for each parent's agreed hours, in case they are running early or late. If a parent attends at a time outside these parameters, then they do not have access to the building, and consequently have to be manually let in by staff. Obviously the world

is not perfect, and we recognize that from time to time people will be a bit early or late, however the system records all data, and if a parent is constantly early or late then we know from the system and the fact they are being continually let into the centre manually. In that instance we sit the parent down to discuss getting them back on track. If it turns out they need their hours changed, then this is only done if we have a place in a relevant time slot to fit them in.

As we are able to control the flow of parents and staff into and out of the centre (within15 minute intervals), we can ensure that parking areas allocated for drop off and pick up are utilized appropriate to their capacity. The above does not factor in that there will always be a number of parents who walk their children to the centre, or who travel with other parents or by public transport, therefore further reducing the reliance on cars, carparking and carparking places.

It is important to note that this style of management of parents is something we have been doing as an operator of centres since 2005, so we are very experienced and practiced at how it works. In fact, we operated a centre in Mascot NSW, which was licenced for 48 children, with just 2 parking spaces for drop off and pick up.

Philosophy

Our philosophy at Paisley Park stems from a firm belief that a child's success in life is largely determined by the quality of their early childhood experience. With this in mind the focus of our curriculum is on the building of partnerships with families and the facilitation of collaborative community relationships. We consider this a holistic approach to a child's education and therefore welcome the opportunity to engage in practices that not only instill values of integrity, compassion and social justice but those that ensure the smooth transition from pre to formal schooling.

Our programs are reflective of the now mandatory national Early Childhood Curriculum (Early Years Learning Framework) and thus not only focused on the building of a child's wellbeing but support the development of key educational milestones. We envisage that our centre will contribute positively to the provision of high quality early education in the community.

Paisley Park is not only a unique educational facility, for us it's a way of being. Our core concepts, Live Love Learn, are embedded in our mission and commitment to provide an environment where children believe in themselves and know they can achieve anything imaginable. For many operators the word "premium" is something to be touted, however very few understand or deliver on that promise. The Principals of Paisley Park live and breathe premium quality childcare, and have done for many years, pioneering many innovations in the industry, from dining rooms and technology to biometric fingerprint access and Chefs that prepare our Matt Moran inspired menu from fresh ingredients daily, from dance and language classes to our unique school preparation program. At Paisley Park learning has no limit.

1.1 Core Concept 1: Live to belong

Core to our focus at Paisley Park is establishing a culture of belonging where the identity of our children, our families and our educators is valued, where genuine relationships are nurtured and a deep appreciation of our unique community environment is respected.

1.2 Core Concept 2: Love to be

Fundamental to our everyday practice at Paisley Park is acknowledging childhood as a special time in learning where children are given the opportunity to 'be' in the moment while immersed in meaningful experiences that engage their curious minds.

1.3 Core Concept 3: Learn to become

Underpinning our philosophy at Paisley Park is the notion that early experiences shape the type of adults children become. Through active exploration during play our children experience self-discovery, embrace being challenged and critically reflect on lifelong concepts that support their future growth and learning.

We recognise that young children flourish when effective relationships are at the heart of quality care and for us the most important relationship is the one developed with our children's families. By establishing a service for parents that assists them in the care and development of their children, particularly during the difficult times that full or part-time work can create, we create an environment where families feel valued as their child's first teacher and one where differing points of view are recognised as opportunities for growth and genuine acceptance. Supporting the mental health and wellbeing of our families, apart from being consistent with our National Quality Standards, also ensures that families are supported in the parenting role and their values and beliefs about child rearing are respected.

Appendix G

Arboriculture Report prepared by Tree Inspection Services

TREE INSPECTION SERVICES
INDEPENDENT ARBORICULTURAL CONSULTANCY

PH: 0468 390 890

Arboriculture Report

Development Impact Assessment

Site Location:

14 Johnston Street
Stirling

Report: 2021COB55 V3

Date

3rd March 2021

ABN: 4429 1065 892

Report prepared for

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INTRODUCTION

Tree Inspection services was engaged by Loris Rigon. Project and Development Director of Trice-Project and Development Managers to undertake an Arboriculture Development Impact Assessment in relation to the proposed development at 14 Johnston Street Stirling.

The objective of this report is to provide information that can be used to help identify any arboricultural impacts as a result of the proposed development and provide measure to help mitigate these impacts. This report assesses tree health, condition and regulatory status, identifies those tree that may be impacted by the development and provides recommendations to address impacts including future maintenance management recommendations.

The report identifies 5 trees that may be potentially impacted by the development. These trees are located on neighboring land. Only one tree (**Tree 2**) was identified as regulated under the South Australian Development Act.

A number of practicable measures have been applied to design the development to minimize impacts such as reducing encroachments within Structural Root Zone areas. It is considered as a result of these changes those recognized impacts have been minimized and further protection of the trees can now consider tree friendly engineering and landscape solutions at the detailed design stage.

The method utilised in this report complies with Australian Standard AS4970-2009 Protection of Trees on Development Sites. A Tree Protection Zone (TPZ) has been prescribed for each tree and any development activity within this area should be assessed with an aim to reduce impacts and or regulate activity within these defined areas.

The reports identify possible impacts to **Tree 5** and recommends approaches to mitigate this impact; this may include root investigation so as to direct tree friendly engineer solutions.

Where encroachment is required within the TPZ, it is recommended activities be undertaken under the direct supervision of a suitably qualified arborist, as prescribed by AS4970-2009 Protection of Trees on Development Sites and any measures identified to protect the tree be communicated to all site workers through a Tree Protection Plan.

Site Description

The trees assessed as part of this report are all located on neighboring land adjacent to the proposed development located at 14 Johnson Street Stirling. Those trees on the proposed developed land are unregulated and will need to be removed to accommodate development. One of the trees included in this report is identified as a public tree (**Tree 1**) and therefore under the management and control of the Adelaide Hills Council. This tree is not a regulated tree and impacts as a result of the works were considered minimal with an overall reduction in encroachment as a result of development.

The root growing environment of the trees is non-irrigated urban landscape. The site where the trees are located includes public land, commercial and a private residential area (**see Image 1 & 2**).

Preliminary plans show an intent to develop the site as a multi-level childcare center, with upper-level deck and ground level outdoor play areas.

The growing environment has moderate forms of development encroachment including a concrete driveway, water tank, shed and carparking area.

The current location of the Regulated trees is located within the neighboring carpark (to the north) and adjacent property (to the South).

Image 1 – Showing aerial image of subject Land, Zone District Area, Medium Bushfire Risk Rating – (source: Maps SA) .

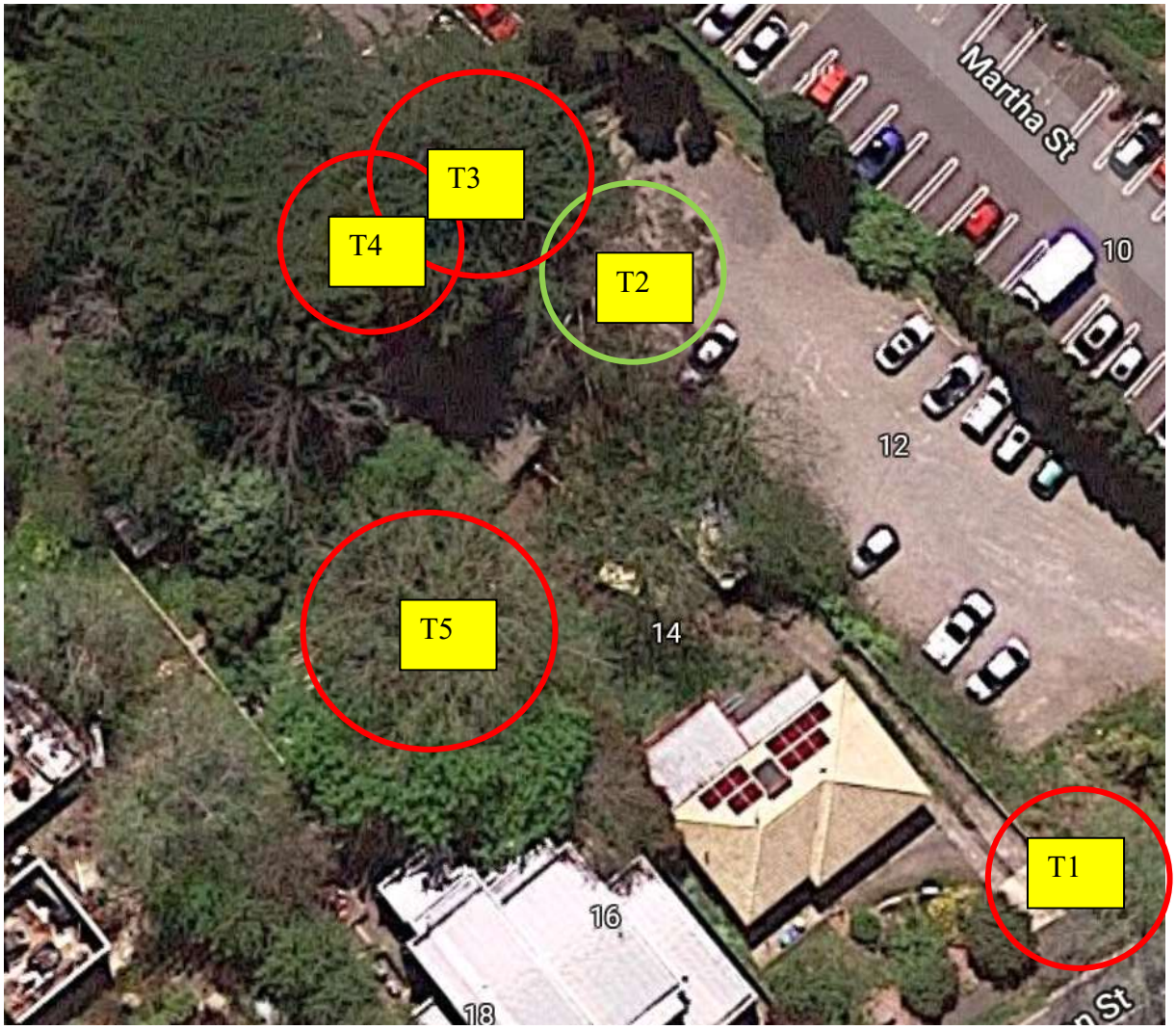

Image 2 – Showing aerial image of trees growing environment and location – (source: SA Council Maps).

Background Information

Documents and Information Provided

The following documents and information were referred to in preparation of this report:

a) Feasibility plans (Ground, First and Second level) dated 29/01/21.

b) Feasibility Study (Ground, First and Second level) dated 5/03/21

Legislation and Standards

Tree 2 & 5 is a regulated tree having a trunk circumference greater than 2 metres but less than 3 metres. Therefore **Tree 2 & 5** is protected under the Local Development Act 1993. Any tree damaging activity would require development approval. The other trees identified within this report are unregulated trees and therefore do not require development approval to undertake tree damaging activity, however the report conders those trees that may potentially be impacted.

Development Act 1993

The *Development Act 1993* (Act) provides that any activity that damages a 'Regulated' tree or 'Significant' tree is classed as 'Development', and as such requires development approval.

The Act defines tree damaging activities as: killing or destruction, removal severing of branches, limbs, stems or trunk, ringbarking, topping or lopping of a tree; or 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.

A '**Significant**' tree is defined as any tree in Metropolitan Adelaide which has a trunk circumference of 3m or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 3m or more and an average circumference of 625mm or more – measured at a point 1m above natural ground level; or any tree identified as a 'Significant' tree in a Development Plan.

A '**Regulated**' tree is defined as any tree in Metropolitan Adelaide which has a trunk circumference of 2m or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2m or more and an average circumference of 625mm or more – measured at a point 1m above natural ground level.

Australian Standard 4970-2009 Protection of Trees on Development Sites

Tree protection zone (TPZ)

A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development

Structural Root Zone (SRZ)

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 is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

METHOD

The following method was used to produce this report: A Site inspection was undertaken on the 24th of November 2018 and then reassessed in February 2021. Due to minimal site changes since the last assessment existing encroachment level measurements and tree assessment data utilized within this report was taken from those measurements and details provided by the previous development application and report provided in 2018. A 'Level 1' visual tree inspection was undertaken to ascertain species type health and condition of existing trees as well as identify those trees requiring protection as a result of development. Diameter Breast Height trunk circumferences were captured from the 2018 Report provided for the site and those existing site encroachments utilized for this report. Tree 5 was remeasured in February 2021. Tree height and age is estimated. Historical aerial images were used to identify any changes to growing environment that may affect tree health or structure. Those measured prescribed within the Australian Standard 4970-2009 Protection of Trees on Development Sites was used as a guideline to provide tree protection guidelines.

LIMITATIONS

This assessment is limited to the likely development impacts only and does not consider other activities that may impact the tree(s). The investigation focused on those common factors that result in tree damaging activity related to development and is based on the information provided at the time. Tree species was estimated on visual appearance only. It can be difficult to accurately identify species due to plant hybridisation without using more detailed and extensive botanical specialized techniques, which is beyond the scope of this

report. A risk assessment was not undertaken. Any changes prior to or following the date of this site inspection may change the findings of this report. Any planning changes or modifications to the site should be undertaken in consultation with a qualified Arborist who has the relevant skills, qualification and experience to provide this advice. All measurements and assumptions within this report should be checked and confirmed by site manager on site prior to development. The report is directed towards the management or trees and should not be relied on as a Legal source related to the Local Development Act. Separate legal advice should be sought in relation to Development regulations associated with this development.

Results - Tree Protection Zone

Table 1. Calculated Tree Protection and Structural Root Zone.

ID	TPZ (m) radius	TPZ (m^2)	SRZ (m) radius		Existing Encroachment		Proposed Encroachment TPZ		Change (m^2)		Calculated Encroachment %		Change in Encroachment %	
				SRZ (m^2)	TPZ	SRZ	TPZ	SRZ	ΔTPZ	ΔSRZ	TPZ	SRZ	ΔTPZ	ΔSRZ
1	6.5	132.7	2.74	24	11	0.1	0.5	0	-10.5	-0.1	0.38	0.00	-7.9	-0.4
2	8.4	221.7	3.11	30.3	46	0	23	0	-23	0	10.37	0.00	-10.4	0.0
3	15	707	4.09	52.5	101	0.3	12	0	-89	-0.3	1.70	0.00	-12.6	-0.6
4	11	380.1	3.62	41.1	64	1.7	0	0	-64	-1.7	0.00	0.00	-16.8	-4.1
5	9.1	260	3.2	32	0	0	87	0.5	87	0.5	33.46	1.56	33.5	1.6

Table 1 shows that Trees 1, 2 and 3 have a new encroachment level ranging from 0.38 to 10.37%, however when considering existing encroachments there is reduction in encroachment ranging from -7.9 to -16.8%. Tree 4 has a net TPZ reduction of encroachment of 16.8%.

Tree 5 however has a 'major encroachment' when assessed against the Australian Standard for Protection of Trees on Development sites (AS4970), which may impact on tree health and stability. For Tree 5 further root investigations or tree friendly engineering and landscape solutions should be considered to minimise these impacts. A great deal of effort has been made in the planning design to setback the proposed building so as to reduce encroachment within the SRZ. Foundation modifications or other consideration should also be considered if

practicable to minimize encroachment within the TPZ & SRZ. Root investigation should be conducted prior to development of detailed design to determine if and where roots are present within both the TPZ and SRZ so as to apply appropriate measures to minimise impacts.

Legislative Assessment

The following is applicable when assessing the tree against the Local Development Plan:

Development Plan Adelaide Hills Council Consolidated – 24 January 2013

Regulated Trees

Objective 111: The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

Objective 112: Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
significantly contributes to the character or visual amenity of the locality;
indigenous to the locality;

1. a rare or endangered species;
2. an important habitat for native fauna.