

# APPLICATION ON NOTIFICATION - CROWN DEVELOPMENT

Type of development:	Section 131 - Crown Development
Development Number:	24007732
Applicant:	Department for Infrastructure & Transport on behalf of the Department of Health and Wellbeing C/- URPS
Nature of Development:	Construction of an eight-story hospital building with a new ground floor public entrance and cafe (including associated tree removal and public transport interchange upgrade). The new building would be integrated with an adjoining hospital building within the Flinders Medical Centre.
Subject Land:	Lot 4 Flinders Drive, Bedford Park
Planning & Design Code:	P&D Code Version 2024.4 (29 February 2024)
Zone / Sub Zone:	Strategic Innovation Zone (Flinders Subzone)
Contact Officer:	Lee Webb
Phone Number:	(08) 7133 2379
Consultation Start Date:	9 April 2024
Consultation Close Date:	8 May 2024

During the notification period, the application documentation can be viewed on the SA Planning Portal: <a href="https://plan.sa.gov.au/en/state\_developments">https://plan.sa.gov.au/en/state\_developments</a>.

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered, or emailed to the State Commission Assessment Panel (SCAP).

A representation form is provided as part of this document.

Any representations received after the close date will not be considered.

# Postal Address:

The Secretary State Commission Assessment Panel GPO Box 1815 ADELAIDE SA 5001

#### Street Address:

Planning and Land Use Services Department for Trade and Investment, Level 9, 83 Pirie Street, Adelaide.

Email Address: spcreps@sa.gov.au

<sup>\*\*\*</sup>Please call 1800 752 664 (Plan SA Help desk) beforehand to assist in confirming access and visitation arrangements.



## PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

SECTION 131 - CROWN DEVELOPMENT

#### NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application has been made by the Department for Infrastructure and Transport C/- URPS for approval to construct an eight-story hospital building with a new ground floor public entrance and cafe (including associated tree removal and public transport interchange upgrade). The new building would be integrated with an adjoining hospital building. Development Number: 24007732.

The subject land is situated within the Flinders Medical Centre at Lot 4 Flinders Drive, Bedford Park (CT 6233/905; D71485 AL4).

The development site is located within the Strategic Innovation Zone (Flinders Subzone) of the Planning and Design Code Version 2024.4 (29 February 2024).

During the notification period, the application documentation can be viewed online at Plan SA: <a href="https://plan.sa.gov.au/en/state\_developments">https://plan.sa.gov.au/en/state\_developments</a> and can also be viewed in person at Planning and Land Use Services, Department for Trade and Investment, Level 9, 83 Pirie Street, Adelaide. Please call 1800 752 664 (Plan SA Help desk) beforehand to assist in confirming access and visitation arrangements.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 NOT LATER THAN 8 May 2024. Submissions may also be emailed to: <a href="mailto:spcreps@sa.gov.au">spcreps@sa.gov.au</a>

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact Lee Webb on (08) 7133 2379 or <a href="mailto:lee.webb@sa.gov.au">lee.webb@sa.gov.au</a>

STATE COMMISSION ASSESSMENT PANEL

PUBLISHED IN: Adelaide Advertiser PUBLICATION DATE: 9 April 2024

## PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 S131 – CROWN DEVELOPMENT REPRESENTATION ON APPLICATION

Applicant: Department for Infrastructure & Transport C/- URPS **Development Number:** 24007732 **Nature of Development:** Construction of an eight-story hospital building with a new ground floor public entrance and cafe (including associated tree removal and public transport interchange upgrade). The new building would be integrated with an adjoining hospital building within the Flinders Medical Centre. **Zone / Policy Area:** Strategic Innovation Zone (Flinders Subzone) Lot 4 Flinders Drive - Flinders Medical Centre Subject Land: **Contact Officer:** Lee Webb Phone Number: (08) 7133 2379 Close Date: 8 May 2024 My phone number: My Name: Primary method(s) of contact: Email: Postal Address: You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission. My interests are: П owner of local property (please tick one) occupier of local property a representative of a company/other organisation affected by the proposal a private citizen The address of the property affected is: Postcode My interests are: I support the development (please tick one) I support the development with some concerns I oppose the development The specific aspects of the application to which I make comment on are: wish to be heard in support of my submission I: (please do not wish to be heard in support of my submission tick one) (Please tick one) appearing personally By: (please being represented by the following person tick one) (Please tick one) Signature: Date:

# **Development Locations**

# Location 1

#### Location reference

3-3A FLINDERS DR BEDFORD PARK SA 5042

#### Title Ref

CT 6233/905

#### Plan Parcel

D71485 AL4

#### **Additional Location Information**

#### Council

CITY OF MITCHAM

# **Zone Overlays**

#### **Zones**

Strategic Innovation

#### **Sub-zones**

Flinders

#### **Overlays**

- Airport Building Heights (Regulated)
- Advertising Near Signalised Intersections
- Affordable Housing
- Hazards (Bushfire Medium Risk)
- Hazards (Flooding Evidence Required)
- Major Urban Transport Routes
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

#### **Variations**

- Maximum Building Height (Metres) (Maximum building height is 16.5m)
- Maximum Building Height (Metres) (Maximum building height is 40.5m)
- Maximum Building Height (Metres) (Maximum building height is 8m)
- Maximum Building Height (Levels) (Maximum building height is 10 levels)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)
- Maximum Building Height (Levels) (Maximum building height is 4 levels)
- Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)
- Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 20m)
- Gradient Minimum Frontage (Semi-detached) (Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 9m)
- Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 20m)
- Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1200sqm)
- Gradient Minimum Site Area (Semi-detached) (Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 450sqm)
- Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 500sqm; 1-in-8 to 1-in-4 is 700sqm; greater than 1-in-4 is 900sqm)

# **Application Contacts**

# Applicant(s)

# **Applicant type**

A Crown agency

#### Stakeholder info

Department for Infrastructure and Transport Level 13, 83 Pirie Street Adelaide SA 5000 Tel. 0434 075 697 simon.fenwick@sa.gov.au

# Contact

#### Stakeholder info

Mr Phil Harnett 27 Halifax Street Adelaide SA 5000 development@urps.com.au

# **Invoice Contact**

#### Stakeholder info

Department for Infrastructure and Transport Level 13, 83 Pirie Street Adelaide SA 5000 Tel. 0434 075 697 simon.fenwick@sa.gov.au

# Land owners

#### Stakeholder info

State Government C/- Level 13, 83 Pirie Street Adelaide SA 5000 Tel. 0434 075 697 simon.fenwick@sa.gov.au

# **Nature Of Development**

# Nature of development

Additions to existing Hospital with associated tree removal

# **Development Details**

# **Current Use**

Hospital

#### **Proposed Use**

Hospital

#### **Development Cost**

\$259,000,000.00

## **Proposed Development Details**

Additions to existing Hospital with associated tree removal

# **Element Details**

# You have selected the following elements

# Other - Infrastructure - \$0.00

· Additions to existing Hospital with associated tree removal

Tree-damaging activity - \$0.00

# **Regulated and Significant Trees**

Are you undertaking any works that will result in damage (includes impacts to roots and pruning) or removal to regulated or significant tree(s) on the site or neighbouring land?
Yes

- No. of Regulated Trees Damaged: 1
- No. of Significant Trees Damaged: 1
- No. of Regulated Trees Removed:5
- No. of Significant Trees Removed:2

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

# Septic/Sewer information submitted by applicant

Does this development require a septic system, i.e. septic tank and/or waste water disposal area? No

# Certificate of Title information submitted by applicant

Does the Certificate of Title (CT) have one or more constraints registered over the property? Unsure

# **Consent Details**

## **Consent list:**

Planning Consent

# **Planning Consent**

# **Apply Now?**

Yes

#### Who should assess your planning consent?

Minister for Planning

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

Applicant

# **Consent Order**

Recommended order of consent assessments

1. Planning Consent

Do you have a pre-lodgement agreement?

# **Declarations**

# **Electricity Declaration**

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

# **Submission Declaration**

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

# **Documents**

Document	Document Type	Date Created
20230918_L1v2 - Flinders Med Centre - Plann ing Statement.pdf	Planning Report	18 Mar 2024 7:16 PM
Acoustic Report.pdf	Technical Report - Acoustic	18 Mar 2024 7:16 PM
Landscaping Plans.pdf	Technical Report - Landscaping	18 Mar 2024 7:16 PM
Paths of Travel.pdf	Other Documents	18 Mar 2024 7:16 PM
Site- Wide Plans.pdf	Site Plans	18 Mar 2024 7:16 PM
Stormwater Management Plan.pdf	Technical Report - Stormwater	18 Mar 2024 7:16 PM
Survey Plans.pdf	Survey Plan	18 Mar 2024 7:16 PM
Combined Drawings 15.03.24.pdf	Site Plans	18 Mar 2024 7:16 PM
23ADL- 0243_Zone Map.pdf	Other Documents	18 Mar 2024 7:16 PM

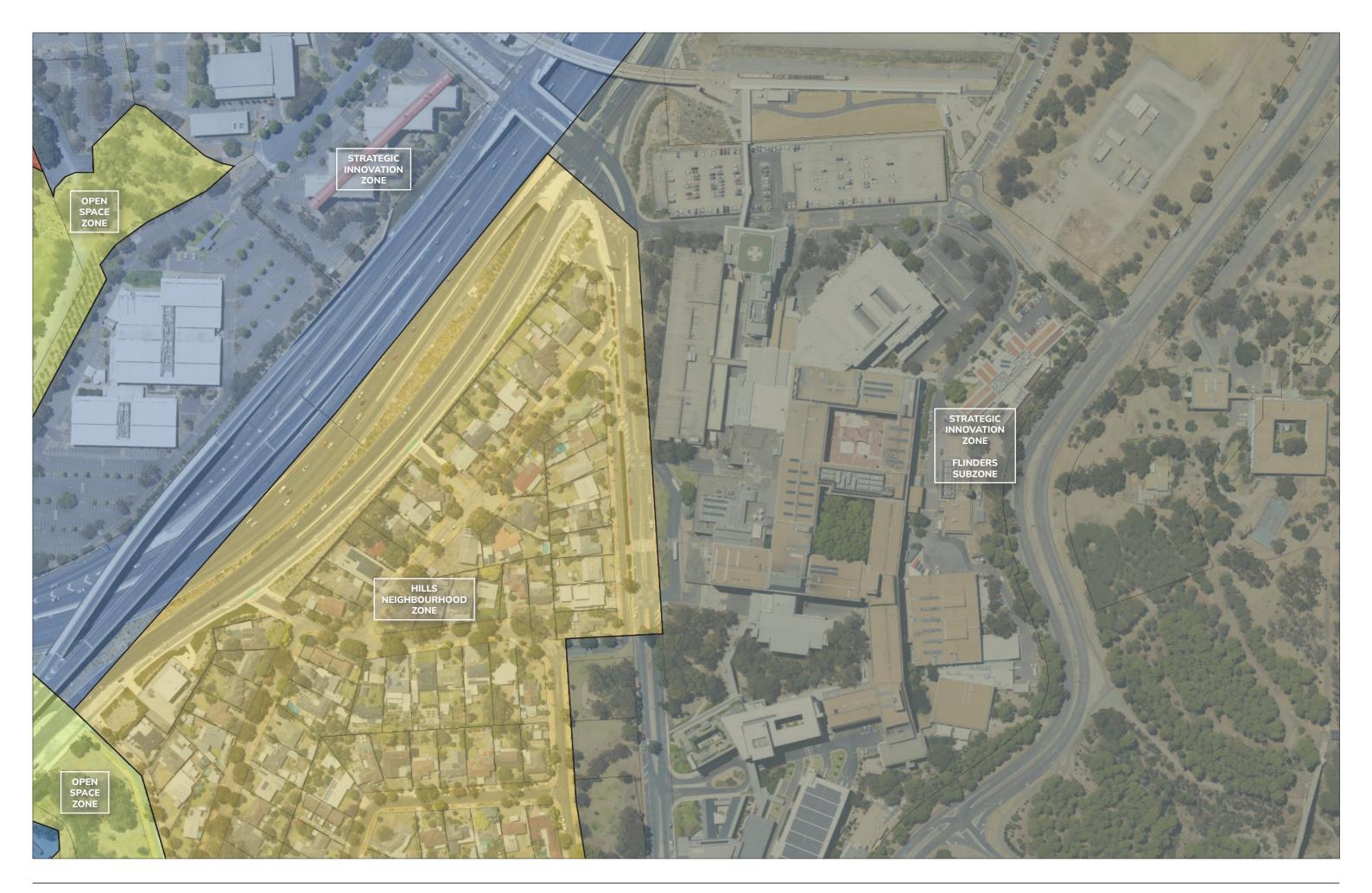
# **Application Created User and Date/Time**

**Created User** 

epn.mcguired@sa.gov.au

Created Date/Time

18 Mar 2024 7:16 PM





DA01

# Flinders Medical Centre

Allotment 4 Flinders Drive, Bedford Park

**Planning Statement** 





# **Flinders Medical Centre**

18 March 2024

**Lead consultant** URPS

27 Halifax Street Enter via Symonds Pl Adelaide SA 5000

(08) 8333 7999 urps.com.au

In association with Southern Adelaide Local Health Network

Department for Health and Well Being.

STH and ARM Architects

Prepared for Southern Adelaide Local Health Network

Consultant Project Manager Phil Harnett, Principal Consultant

pharnett@urps.com.au

URPS Ref 23ADL-0243

## Document history and status

Revision	Date	Author	Reviewed	Details

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

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https://urpsau.sharepoint.com/sites/Synergy/Shared Documents/Projects/23ADL/23ADL-0243 - Flinders Medical Centre Redevelopment/Reports/20230918\_L1v2 - Flinders Med Centre - Planning Statement.docx



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# 2. Executive Summary

Applicant and Owner:	Southern Adelaide Local Health Network
Property Location:	Allotment 4 Flinders Drive, Bedford Park (CT 6233/905)
Site Area:	14.85 hectares (148,500 square metres)
Council Area:	City of Mitcham
Relevant Authority:	State Planning Commission
Zone:	Strategic Innovation Zone
Sub-Zone:	Flinders Sub-Zone
Overlays:	Airport Building Heights (Regulated) – All structures over 30 metres.  Advertising near Signalised Intersections.  Affordable Housing.  Hazards (Bushfire – Medium Risk).  Hazards (Flooding – Evidence Required).  Major Urban Transport Routes.  Noise and Air Emissions.  Prescribed Wells Area.  Regulated and Significant Tree.  Stormwater Management.  Traffic Generating Development.  Urban Tree Canopy.
Current Land Uses:	Hospital
Description of Development:	Additions to existing Hospital with associated tree removal.



# 3. Background

# 3.1 Southern Adelaide Local Health Network (SALHN)

SALHN's mission is to deliver reliable and respectful health care.

SALHN provide comprehensive services ranging from complex obstetrics, maternity and neonatal services, acute services, to end-of-life care provided through hospital and community-based palliative services.

SALHN provides care for more than 355,341 people living in the southern metropolitan area of Adelaide, as well as providing numerous state-wide services and services to those in country and regional areas of South Australia.

More than 7,000 skilled staff and volunteers provide high quality patient care, education, research and health-promoting services.

SALHN has two acute hospital sites being Flinders Medical Centre (FMC) and Noarlunga Hospital.

This letter relates to the FMC only.

# 3.2 Flinders Medical Centre and SAHLN Services

FMC is the major referral centre for acute care and emergency services in the southern region of Adelaide.

FMC also provides several state-wide services including the SA Liver Transplant Service, Cochlear Implant, Chronic Pain Implant and the SA Eye Bank. It also provides state-wide obstetric trauma services.

FMC is classified by SA Health and Wellbeing as a 'post disaster' facility and is a designated facility to accommodate infectious patients under the South Australia Health Respiratory Disease Response Plan.

In response to the diverse health needs of the southern metropolitan Adelaide population, a range of primary health and transitional support services are also provided by SALHN.

SALHN deliver primary and secondary prevention services including Aboriginal Health Services and primary and transitional care options, including hospital avoidance and hospital substitution and discharge support.

# 3.3 Health Service Strategy

SALHN has developed a health service strategy for the efficient and effective delivery of current and future health services. This considered infrastructure staging opportunities to meet projected 2031-32 bed requirements.

With the 2020 pandemic, SALHN also identified several priority service improvements that required infrastructure solutions to be addressed in the short term.

These priorities will support addressing unmet needs until a substantial new building is provided at the FMC and Noarlunga sites.

The identified priorities include:



- Improving pandemic resilience at FMC.
- Increase in single room ratio, target of 60% (current is 30%).
- Segregation of facility flows of visitors and patients.
- Provision of adequate air conditioning and air flow.
- Relocation of the FMC Eye Centre.
- Expansion of FMC imaging department to include an additional CT scan, MRI, PET scanner and ultrasound procedures.
- Provision of a Hybrid Theatre and relocate angiography suite and cardiac labs currently in the Flinders Private.
- Improve spatial provision for clinical support at FMC.
- Expand the ICU at FMC.
- Upgrade of the kitchen.
- Provision of a Pharmacy sterile production unit and automation at FMC.

# 3.4 Challenges

SALHN are facing a range of challenges because of population growth, ageing and service activity demand outstripping supply. The following challenges have been identified:

- Access to services and health need: Demand for services at FMC are outstripping supply. The geographic distribution of health services across SALHN is no longer in line with population health needs. The outer southern area of the catchment has a higher-than-average proportion of socioeconomically disadvantaged people and less access to acute health care services.
- **Population diversity**: SALHN services deliver care to a diverse population from a local, regional and state-wide catchment including Aboriginal and Torres Strait Islander communities and people from culturally and linguistically diverse communities. Ensuring all people receive excellent high-quality care is challenging with many people from diverse communities having poorer health outcomes.
- **Growing ageing population:** SALHN delivers care to an ageing population with increasing disease burden. Delivering high quality care to an ageing population will continue to put pressure on services across SALHN.
- Increasing chronic disease and mental illness: Rising rates of chronic disease including mental
  health, diabetes and respiratory diseases combined with an ageing population will impact service
  demand.
- Changing community expectations: patients are expecting more timely and individualised care. They
  are more educated about their illness and treatment options and have views about access, quality of
  care and outcomes.



- **Contemporary models of service delivery**: Local health needs should be met through contemporary models of service delivery but infrastructure constraints and dysfunctional layout challenge the introduction of these models.
- **Ageing infrastructure:** FMC is of a significant age, whilst well maintained, the dated designs are impacting on the functionality, safety and sustainability of the current health service provision. The design of the buildings makes it challenging to deliver contemporary models of care.
- **Service connectivity:** The connectivity between SALHN hospitals and community care is inconsistent. Poor service system connectivity impacts on the ability to deliver care in the most appropriate setting at the right time and creates the need for patients to travel for services that could be delivered closer to home.
- **Rising health care costs:** Funding of healthcare is complex and can result in barriers to deliver excellent care.
- Decreasing number of people with private health insurance. In line with elsewhere across Australia
  the number of people in the SALHN catchment with private health insurance is decreasing. Decreasing
  rates of health insurance are likely to result in corresponding increasing demand on public health
  services.

These challenges prompt improved health facilities, and the proposed development explained below will contribute to resolving some of the current health care challenges within South Australia.

# 3.5 Objective

The objective of the proposal is to partly resolve the challenges explained above, but to also address the 200-hospital bed shortage in Southern Adelaide, replace infrastructure that is at or nearing the end of its functional design life and enhance modernisation of digital healthcare.



# 4. Subject Land and Locality

# 4.1 Subject Land

The subject land is Allotment 4 Flinders Drive, Bedford Park (CT 6233/905). The Certificate of Title for the land is attached.

The land is an irregular shaped allotment with an approximate area of 14.85 hectares (148,500 square metres).

The land currently comprises a substantial complex of buildings which form the Flinders Medical Centre (Hospital). Buildings range substantially in their appearance, scale and height, however all provide a vital medical service.

The land has frontage to Flinders Drive which is under the care and control of the City of Mitcham.

Internal driveways also pass through, or adjacent, the land. These include:

- University Hall Access Road.
- University Drive.
- Medical Sciences Road.

Each of these roads has a different function. Flinders Drive is a public road which accommodates private vehicles, taxis and buses.

The elevation of the land generally descends from west to east and comprises scattered vegetation throughout.

# 4.2 Locality

The locality is primarily characterised by the following features:

- The FMC complex where buildings range substantially in their appearance, scale and height, however all provide a vital medical service.
- Substantial pedestrian and vehicle movements along Flinders Drive.
- Established trees and other vegetation in some areas.
- Flinders Drive which accommodates two lanes of traffic, each with on-street car parking.
- Rupert Avenue which primarily accommodates the vehicle movements of adjacent residential land uses.
- Residential properties west of Flinders Drive. These are situated in the Hills Neighbourhood Zone with substantial front gardens and single to two-storey building heights.

The wider locality also undulations at varied gradients, but generally from east to west.

Some images of the locality are pictured below.



Image 1: Flinders Drive Streetscape looking North.



Image 2: Site of Proposed Development



Image 3: Existing Entry to Flinders Medical Centre via Flinders Drive

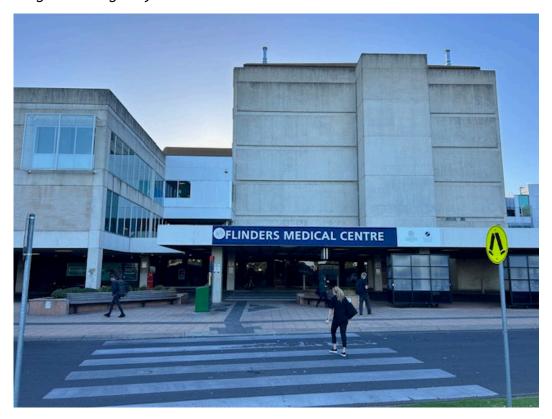


Image 4: Multi Level Car Park adjacent Flinders Drive



Image 5: On-Site Open Space south of Proposed Development, looking North towards Proposal

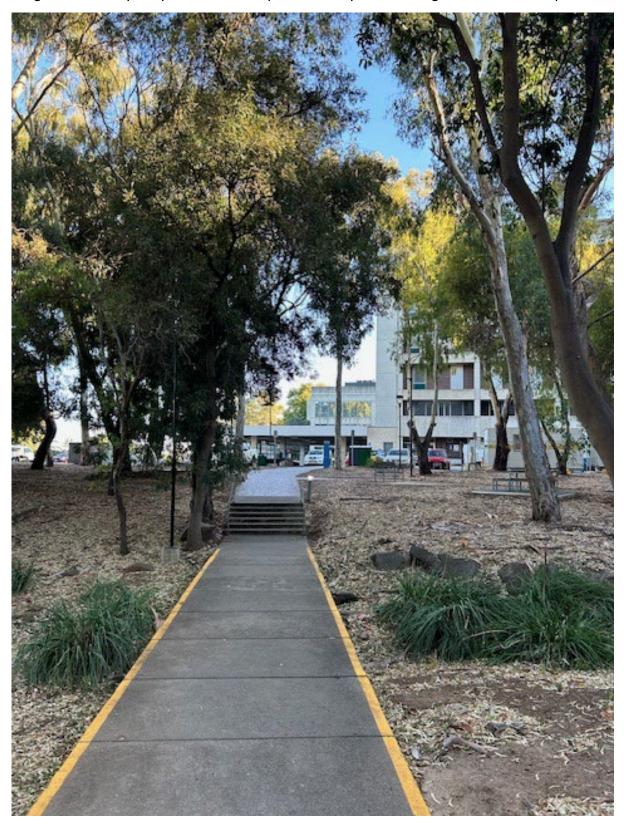


Image 6: Rupert Avenue, with Existing Hedge Separating Flinders Drive

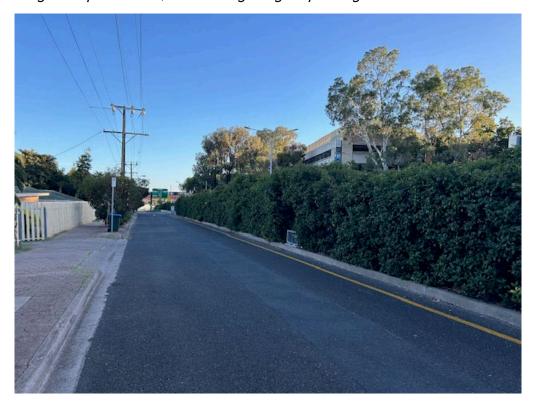


Image 7: Dwellings facing Rupert Avenue.



Image 8: 26 Rupert Avenue.



Image 9: Two-storey Dwelling facing Rupert Avenue.



Image 10: Public Open Space South-West of Proposed Development



# 5. Proposed Development

The proposal is an emergency services facility in the form of a hospital.

Hospital is undefined by the:

- Planning, Development and Infrastructure Act 2016 (the Act).
- Planning, Development and Infrastructure (General) Regulations 2017 (the Regulations).
- The Planning and Design Code.

The Australian - Oxford Dictionary (fourth edition) defines "hospital" as follows:

"Institution providing medical and surgical treatment and nursing care for ill and injured people".

The proposed land use satisfies the definition of "hospital".

The proposed development forms an extension to the existing hospital (Flinders Medical Centre (FMC)).

FMC is the southern area's largest hospital and provides medical services for people living in the southern metropolitan area of Adelaide, as explained above.

The hospital is co-located with the Flinders University School of Medicine and Flinders Private Hospital.

More specifically, the proposed development includes an 8-level building that connects to the existing buildings on the land.

A breakdown of each proposed building level is below:

Level	Proposed Activities
1	Entry and lifts.
	Parenting amenities.
	Reception.
	Café.
	Clinics (for pandemic testing).
	Switch room, fire plant room and communications.
2	Public lift lobby
	18 bed medical day ward.
	Treatment rooms.
3	Theatres and Recovery rooms.
4	Ophthalmology (eye and vision medical procedures).
5	ICCU (Intensive and Critical Care Unit.



	CT (Computed Tomography – x-ray imaging).
6	32 Bed IPU (Integrated Procedures Unit).
7	32 Bed IPU (Integrated Procedures Unit).
8	Plant level.

The proposed development is best presented on the attached architectural plans.

An indicative image of the proposal is shown below.

Image 11: Indicative Image of Proposed Development



The proposal also includes the removal of Significant and Regulated trees as explained further below in this report.

# 6. Procedural Matters

# 6.1 Zone, Sub-Zone and Overlays

The subject land is situated in the Strategic Innovation Zone and Flinders Sub-Zone of the Planning and Design Code.

The following Overlays also apply:

- Airport Building Heights (Regulated) All structures over 30 metres.
- Advertising near Signalised Intersections.
- Affordable Housing.
- Hazards (Bushfire Medium Risk).
- Hazards (Flooding Evidence Required).
- Major Urban Transport Routes.
- Noise and Air Emissions.
- Prescribed Wells Area.
- Regulated and Significant Tree.
- Stormwater Management.
- Traffic Generating Development.
- Urban Tree Canopy.

# 6.2 Crown Development and Relevant Authority

Section 131 of The Planning, Development and Infrastructure Act 2016 (the Act) defines the "Crown" and "State Agency" as follows:

"Crown means the Crown in right of the State or in any of its other capacities".

"State agency means—

- a) the Crown or a Minister of the Crown;
- b) an agency or instrumentality of the Crown (including a Department or administrative unit of the State);
- c) any other prescribed person or prescribed body acting under the express authority of the Crown"

The proposed development will be undertaken by a "state agency", being SALHN and Department of Infrastructure and Transport.

The proposal therefore qualifies as a development that is to be undertaken by the "Crown". The proposal is therefore a "Crown Development" for the purposes of the Act.



Part 9 of the Act prescribes that the "state agency" must lodge an application for approval with the Commission. This means that the State Planning Commission is the relevant authority for the Development Application.

The Commission is therefore the relevant authority.

# 6.3 Assessment Pathway

The proposal does not qualify as "accepted development", "deemed to satisfy" or "restricted development" as per the Code.

The proposal will therefore be "Performance Assessed" with respect to the Planning and Design Code.

# 6.4 Public Notification

Part 9, Clause (13) of the Act prescribes that the Commission must undertake public notice where the total amount of work will exceed \$10,000,000.

The proposal will exceed this amount meaning that public notice is required.

The public notification period is 15 business days, in which a person may make a written submission.

Table 5 of the Zone further identifies when "performance assessed" development is excluded from public notification, however this is superseded by the Act as above.

Table 5 does not exclude the proposed development from public notification, meaning it would also be required under the Planning and Design Code.

#### 6.5 Referrals

Part 9, Clause (10) of the Act prescribes that the Commission must refer the application to a body prescribed by the Planning, Development and Infrastructure (General) Regulations 2017 (the Regulations).

This means that the proposed development must be referred to particular authorities.

# 6.6 Interpretation of the Planning and Design Code

Part 1 of the Code explains the rules of interpreting the Code, particularly the hierarchy of policies.

It is acknowledged that the provisions within the Code will prevail in descending order as follows:

- Overlays.
- Sub-Zone.
- Zone.
- General Development Policies.

Part 1 also explains the following:

• Desired Outcomes are designed to aid the interpretation of performance outcomes by setting a general policy agenda for the Zone or Overlay.



- Performance Outcomes are designed to facilitate assessment according to specified factors.
- Designated Performance Features are provided to assist the interpretation of Performance Outcomes, and act as a guide to what is generally considered to satisfy the corresponding Performance Outcome.

Importantly, a Designated Performance Feature does not necessarily need to be satisfied to meet the corresponding Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way.

Understanding how the Code is to be interpretated is important when undertaking an assessment of any development application.



# 7. Development Assessment

Below is an assessment of the proposal against the most relevant provisions of the Code.

## 7.1 Land Use

#### 7.1.1 Sub-Zone

Desired Outcome (DO) 1 of The Flinders Sub-Zone seeks:

"A range of education, health, research and employment facilities of regional significance mixed with medium to high density housing and various forms of accommodation supported by active and passive open space and a range of complementary activities such as shops, consulting rooms, offices and entertainment facilities concentrated around new railway infrastructure to meet the need of workers, students, residents and visitors".

(Underlining added)

The proposal will provide medical services to the southern areas of Adelaide, meaning the development is of regional significance.

The proposal will enhance the range of health and employment facilities as sought by DO 1.

The proposed land use is specifically anticipated in the Sub-Zone and appropriate to the subject land, as an addition to the existing Flinders Medical Centre.

#### 7.1.2 Zone

DO 1 of the Zone seeks:

"A range of health, education, and research <u>activities</u> supported by a mix of compatible housing, accommodation, tourism, hospitality, cultural, entertainment, recreation and retail land uses".

(Underlining added)

PO (Performance Outcome) 1.1 of the Zone guides:

"<u>Development is associated with or ancillary to the provision of health</u> and education services and the conduct of research".

(Underlining added)

DPF (Designated Performance Feature) 1.1 prescribes some land uses anticipated in the Zone. This specifically includes "hospitals".

The proposal will enhance health services as anticipated in the Zone. The proposed land use is therefore appropriate.

As explained above, South Australia has numerous challenges within the health care system. The proposal will contribute to resolving some of these challenges.



# 7.2 Site Contamination

General Development Policy – Site Contamination DO 1 and PO 1.1 state:

DO 1 - Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

PO 1.1 - Ensure land is suitable for use when land use changes to a more sensitive use.

To further determine whether the proposal is suitable to the subject land, it is appropriate to determine whether the change of land use constitutes a more sensitive use when compared to its prior/current use.

Practice Direction 14 issued by the State Planning Commission specifies the procedural requirements associated with site contamination and guides how to determine when a use is more sensitive.

Table 1 within Practice Direction 14 provides a land use sensitivity hierarchy which has been used to determine if the proposal constitutes a more sensitive use.

With reference to Table 1, the land already comprises a hospital land use (i.e. sensitivity item 4). As such, a more sensitive use is not proposed, acknowledging that the proposal will match the existing use of the land.

On this basis, it is my view that the proposal does not result in a more sensitive land use and a preliminary site investigation is not required with respect to site contamination.

The proposed land uses are therefore considered suitable with respect to site contamination when noting the previous and ongoing use of the land.

The proposed land use therefore satisfies General Development Policy – Site Contamination DO 1 and PO 1.1 of the Planning and Design Code in that the land is suitable for tourist accommodation.

#### 7.3 Built Form

The layout and appearance of the development has been designed in close consultation with SALHN to ensure the needs of the hospital, but also with careful regard to the Flinders Drive streetscape.

PO's 2.1, 2.2 and 2.4 of the Zone guide the following with respect to built form design:

- PO 2.1 Development achieves a high standard of contemporary architectural design, using a mixture of solid and glass finishes to produce visual interest on all sides.
- PO 2.2 Buildings are orientated towards public open space and defined pedestrian and cycle routes, where possible.
- PO 2.4 Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential.

These guidelines are achieved in that:

- The external appearance of the building is contemporary and of a high standard design.
- The building is orientated towards Flinders Drive, but also remains attractive at other elevations.



• The building is adaptable with good ground to ceiling heights that can accommodate a range of land uses, particularly at ground level. Of note, a café is proposed at ground level to enhance vibrancy at street level.

A representation of the buildings façade to Flinders Drive and on-site green spaces are pictured below.

Image 12: Indicative Image of Proposed Development from Flinders Drive.

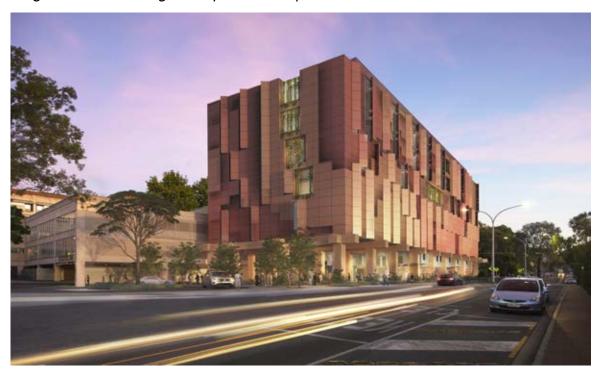


Image 13: Indicative Image of Proposed Development as viewed from the South, looking North.





General Development Policies, Design in Urban Areas, DO 1 further guides that development is contextual, durable, inclusive, and sustainable. This is achieved as follows:

# Internal layout:

- The internal layout of the building has been designed in close consultation with SAHLN to support the hospital and its operations.
- The internal layout ensures linkages to the existing hospital buildings wherever needed.
- Importantly, patient bedrooms have primarily been positioned at the perimeter of the building to ensure a window for outlook and natural light to individual rooms.
- Level 1 and 2 has expansive windows to allow natural light into the building, while also allowing visual linkages to surrounding green areas. These also provide activation and casual surveillance at street level.
- Levels 5, 6 and 7 also have direct access to an outdoor terrace that is available for patients and staff.

#### External materials and finishes:

- All external materials and finishes will be low-light reflective, durable and fit for purpose.
- Material and colour selections have been inspired by the natural environment of South Australia.
- Material and colour selections are varied to create visual interest, yet complementary to each other.

## • Design features:

 The proposed building will comprise proportionate design features including windows, doors and staggered projections. These, in connection with the appropriate material selection, ensure the built form is attractive when viewed from each elevation and suitable in its locality.

## Plant equipment:

 All mechanical plant equipment, including air-conditioning systems, will be discreetly positioned at roof level and screened by architectural components of the building. This is presented within the Architectural Plans.

#### Context:

- The building acknowledges available green spaces within the site and ensures good linkages to these areas,.
- Although the proposal is higher than some buildings nearby, it has a suitable scale and mass with respect to the adjacent Hills Neighbourhood Zone. This is discussed further in this report.

#### • Pedestrians and Outdoor Spaces:

- The development provides pedestrian links to nearby green spaces within the land.
- The pedestrian pathways are separated from vehicle movements, creating safe and useable spaces. The development is therefore inclusive.



# Environmentally sustainable design:

 The building will be designed to integrate the SA Health IGRAT system on GreenStar, in line with General Development Policies, Design in Urban Areas DO 1(d) which desires environmentally sustainable development.

The proposed built form reasonably achieves the design and appearance guidelines within the Planning and Design Code.

Importantly, the proposal will positively contribute to the public realm and the framing of Flinders Drive.

The design and appearance of the proposed development is best presented on the attached architectural plans.

# 7.4 Siting and Setbacks

The subject land is substantially constrained by existing buildings which are critical to the ongoing function of the FMC, and medical services to the community.

It is also essential that the FMC continues to provide services without impact from the development of the proposal.

The proposal will therefore consume a portion of the land that does not currently comprise buildings. This will ensure that existing services within the hospital are not disrupted.

The siting of the proposal is shown on the map below, in context of other buildings also on the land.

Image 14: Siting of the Proposal within the Flinders Medical Centre Site.

The Sub-Zone and Zone do not provide numeric guidelines with respect to the setback of buildings from boundaries.

#### PO 3.3 of the Zone states:

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

The proposal will project to the boundary with Flinders Drive and be oriented to provide a continuous built form in accordance with PO 3.3.

The ground level of the proposal will be inset under the building above to provide a sheltered and comfortable pedestrian environment.

#### PO 3.4 of the Zone states:

PO 3.4 - 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.

The proposal is adjacent the Hills Neighbourhood Zone as shown on the attached Zone Map.

Flinders Drive and Rupert Avenue are not State Maintained Roads. These are under the care and control of the City of Mitcham.

Properties on the opposite side of Flinders Drive and Rupert Avenue comprise single storey and twostorey dwellings as pictured further above.

The proposal is considered to provide an orderly transition to the adjacent built form scale for the following reasons:

- The FMC currently comprises multi-level buildings. The proposed scale of development is not out of context for the subject land.
- The adjacent Hills Neighbourhood Zone anticipates dwellings up to two building level or 8 metres in height, meaning larger dwellings than those currently adjacent the land could be development over time.
- The front of adjacent residential properties is approximately 30 metres away from the proposed development and separated by several lanes of public road (Flinders Drive, Rupert Avenue and onstreet car parking lanes).
- The nearest dwelling is approximately 36.5 metres away from the proposed development, with others setback marginally further.

The nature of the development, it's context within the FMC and separation distance from adjacent dwellings is considered to present an orderly transition in accordance with PO 3.4.

This transition is further supported by:

• The attractive and well considered appearance of the proposal.



• The limited interface impacts imposed upon adjacent residential uses (i.e. overshadowing and privacy) as discussed further within this report.

The proposal satisfies PO's 3.3 and 3.4 of the Zone.

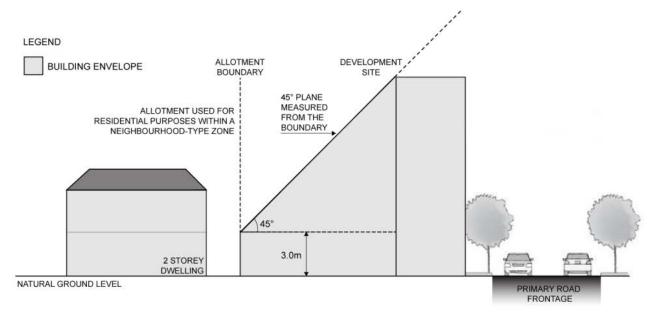
# 7.5 Interface Height

PO and DPF 3.2 in the Zone provides:

PO 4.1 - Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.

DPF 4.1 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 the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):

(Underlining added)



The Hills Neighbourhood Zone is adjacent the land to the west and considered a 'neighbourhood-type zone' under the Code.

It is relevant to note that the adjacent Hills Neighbourhood Zone does not abut the subject land and is not situated directly south of the development site. This means that the interface height DPF's do not technically apply to the proposal.

Adjacent residential uses are also more than 6.5 metres away on the opposite side of Flinders Drive and Rupert Avenue.

Land within the Hills Neighbourhood Zone is physically separated by public roads.



This means that the proposed building massing height does not impose unreasonable impact upon land within the Hills Neighbourhood Zone.

The proposal satisfies PO 4.1 in the Zone and this is discussed further throughout this report.

# 7.6 Building Height

PO 3.1 of the Zone guides:

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

The Zone guides that buildings have a height not exceeding 4 and 10 levels in particular areas of the development site, or 16.5 and 40.5 metres respectively.

"Building height" is defined by the Planning and Design Code as follows:

"Means the maximum vertical distance between the lower of the natural or finished ground level or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) 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:

"Building level" is defined by the Planning and Design Code as follows:

"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 proposal will have a "building height" of 34.31 metres when excluding roof plant as anticipated by the definition of building height.

This means that some components of the proposal will breach numeric height guidelines, while other components will be substantially lower.

PO 3.4 of the Zone guides:

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.

The proposed building height is considered acceptable when acknowledging the following:

• Some buildings on the land already have a substantial height. The proposed height is appropriate in this context.



- Portion of the land anticipates buildings up to 10 storeys or 40.5 metres. The proposal is substantially lower than this.
- The proposed height does not impose unreasonable interface impacts with the adjacent Hills Neighbourhood Zone given the substantial separation. This is explained below.
- The proposal does not include unreasonable overshadowing or privacy impacts despite it's proposed height. This is explained further below.
- The built form design is attractive and interesting to the Flinders Drive streetscape and along other elevations. This is explained above and throughout this report.
- The proposal will not impact upon the operational and safety requirements of airfields, airports, airstrips, and helicopter landing sites as explained below.

I believe that the proposed building height is acceptable when considering each of the matters explained.

## 7.7 Airport Building Heights

The land is situated in the Airport Building Heights (Regulated) Overlay.

DO 1 of the Overlay guides:

DO 1 - Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

PO 1.1 and 1.2 of the Overlay state:

PO 1.1 - Building height does not pose a hazard to the operation of a certified or registered aerodrome.

PO 1.2 - Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.

The Overlay on the land guides that building height be up to 30 metres, before a referral is required to the relevant airport-operating company.

The proposal will have a "building height" of 34.31 metres when excluding roof plant as anticipated by the definition of building height.

The proposal does not comprise any exhaust stacks that will generate plumes, smoke, dust or any other air pollution.

Notwithstanding the proposed height, I understand that the proposal will not impact upon the operational and safety requirements of airfields, airports, airstrips, and helicopter landing sites. This includes the helicopter landing site directly associated with the FMC.

#### **7.8** Wind

General Development Policies, Design in Urban Areas PO 14.3 guides the following with respect to wind movements.



PO 14.3 - Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:

- a) A podium at the base of a tall tower and aligned with the street to deflect wind away from the street.
- b) Substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas.
- c) The placement of buildings and use of setbacks to deflect the wind at ground level.
- d) Avoiding tall shear elevations that create windy conditions at street level.

The proposal will exceed 5 building levels and 21 metres.

Development in the adjacent Hills Neighbourhood Zone is anticipated up to 2 buildings levels or 8 metres. This means that development on the western side of Flinders Drive will generally remain low-rise and the building height proposed herein will not generate a wind tunnelling effect within the streetscape.

Notwithstanding this, the proposal satisfies Design in Urban Areas PO 14.3 because:

- Pedestrian areas will be sheltered underneath the building levels above. The building design therefore has a ground level verandah to deflect downward winds.
- The ground level is setback into the subject land, under the levels above.
- The building's façades includes a range of projections that will deflect wind. This is shown in the images elsewhere in this report.

The proposal therefore comprises features designed to minimise the impacts of wind in accordance with Design in Urban Areas PO 14.3.

### 7.9 Pedestrian Environment and Street Activation

The proposal has been carefully designed to ensure a high-quality pedestrian environment with good activation.

PO's 1.5, 2.3 and 2.5 of the Zone states:

- PO 1.5 Ground floor level uses promote high levels of pedestrian activity and contribute to an active and vibrant public realm.
- PO 2.3 Buildings create visual interest and an active interface along streetscapes, pedestrian and cycle routes and building surrounds to enhance casual surveillance and provide appropriate lighting and clear lines of sight.
- PO 2.5 Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.

The proposal has been designed with careful regard to the pedestrian environment along Flinders Drive but also hospital operations in all circumstances, including pandemic emergency.



With respect to hospital operations, it is important that the building can be closed from pedestrian entry if needed (i.e. during a pandemic). An air-locked entry to the building is essential, but also minimised entry points such that access to the building can be carefully controlled and managed as needed.

Despite these requirements of the hospital, the proposal also achieves high levels of pedestrian activity and casual surveillance as follows:

- The ground level features expansive areas of glass that allow views into and out of the building. This ensures good levels of visual permeability and assists wayfinding.
- The ground level features a ground level café that will encourage people to stay in the area adjacent Flinders Drive, contributing to activity in the streetscape.
- The ground level entry of the building is sheltered by the levels above so that pedestrians are safe from rain and wind.
- The inset ground level when compared to the levels above, also allows a distinct pedestrian footpath with good separation from vehicle movements on Flinders Drive. This ensures that the pedestrian environment is comfortable.

These features are evident in the images below and demonstrate compliance with PO's 1.5, 2.3 and 2.5 of the Zone.

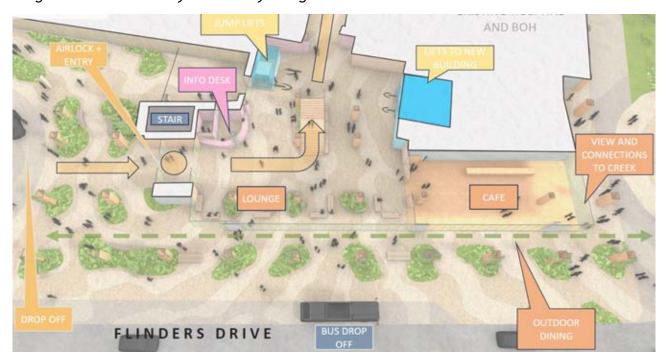


Image 14: Ground Level Layout and Wayfinding.

Image 15: Ground Level Appearance adjacent Flinders Drive.



Image 16: Proposed Entry from Flinders Drive.



Image 17: Proposed Entry from Flinders Drive.



# 7.10 Wayfinding

The building has also been designed so that all users can easily navigate to the front door.

PO 2.2 of the Zone states:

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

The proposal satisfies PO 2.2. as follows:

- The building is orientated toward Flinders Drive.
- The entry to the building is orientated towards the on-site drop off point and is visible from Flinders Drive.
- The entry to the building is within a reasonable distance to the relocated bus stops on Flinders Drive (up to 25 metres).
- Pedestrians will be guided to the entry via carefully considered surface treatments and landscaping placement.
- On-site directional signage will guide people to the entry of the building where appropriate. Such signage will be small scale and not require Development Approval.



The proposal adequately achieves a good wayfinding outcome in accordance with PO 2.2.

## 7.11 Public Open Spaces

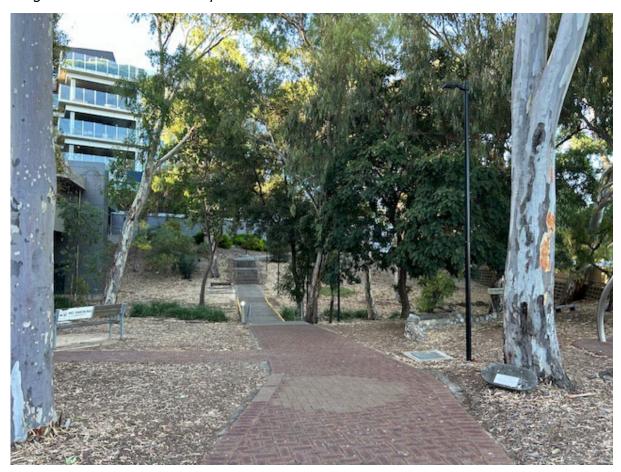
PO 1.3 of the Sub-Zone guides:

"Significant open space areas are retained and include areas for active and passive recreation and informal vegetated areas that contribute to an open character and provide visual linkages to key sites".

Existing bushland is currently situated within the subject land, south of the proposed development. This area is pictured below.

The bushland will remain on the land with improvements and pedestrian linkages from the proposed development. This will enhance public interaction with the open space area and encourage passive recreation in accordance with PO 1.3.

Image 18: Bushland South of Proposal.



## 7.12 Interface Between Land Uses

General Development Policy – Interface between Land Uses DO 1 guides that development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

The proposal satisfies DO 1 when considering the following:

- The proposal will not produce smoke, dust, fumes or other air-quality impacts.
- The proposal will not produce vibration or electrical interference.
- The proposal will not produce odour noting that all waste will be suitably managed.
- All proposed lighting will be directed to minimise light spill or distraction to motorists or nearby residents. The applicant is happy to accept a condition to this effect.
- The proposal will not unreasonably overshadow upon another property noting the substantial setback distances. This is discussed in further detail below.
- The proposal will not impact upon the privacy of another property noting the substantial setback distances. This is discussed in further detail below.
- The proposal will not generate unreasonable traffic impacts. This is discussed in further detail below.
- The proposed land use is specifically anticipated in the Zone and therefore associated noise levels are also expected. Noise is explained further below.

For these reasons, and acknowledging the context of the locality and intent of the Sub-Zone and Zone, the proposal is reasonably located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

## 7.13 Overshadowing

#### 7.13.1 Habitable Room Windows and Private Open Spaces

General Development Policies – Interface between Land Uses, PO 3.1 and PO 3.2 seek to minimise overshadowing upon private open spaces, communal open spaces and habitable room windows of adjacent residential land within neighbourhood type zones.

The respective DPF's specifically state:

DPF 3.1 - North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.

DPF 3.2 - Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:

- a) for ground level private open space, the smaller of the following:
  - i. half the existing ground level open space

or

ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)

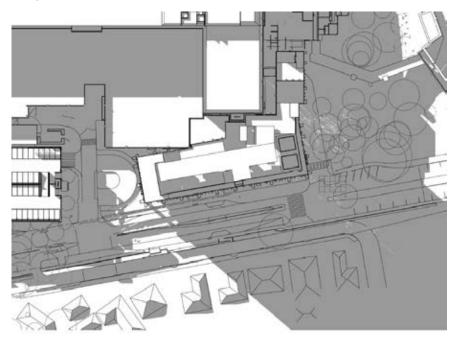


b) for ground level communal open space, at least half of the existing ground level open space.

The applicant has prepared shadow diagrams that present the existing level of shadow cast by buildings on the land, in comparison to the additional shadow cast.

The shadows represent the winter solstice at 9am, midday and 3pm as pictured below:

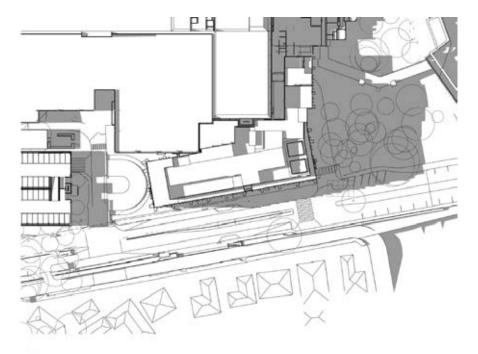
Image 19: 9AM Shadow on 21 June.



04 Shadow Diagram - Proposed - 0900hrs Winter Solstice

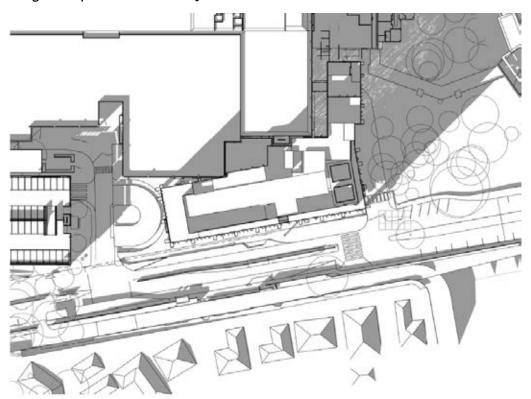
Image 20: Midday Shadow on 21 June.





05 Shadow Diagram - Proposed - 1200hrs Winter Solstice

Image 21: 3pm Shadow on 21 June.



06 Shadow Diagram - Proposed - 1500hrs Winter Solstice

These shadow diagrams reveal that the proposal satisfies DPF's 3.1 and 3.2 because:



- The proposal will not overshadow buildings or land to the north due to the northern path in which the sun orbits the southern hemisphere.
- The proposal will increase morning shadow upon some adjacent dwellings on the western side of Flinders Drive. This would only occur up to approximately 11:00am during portion of the winter months.
- The proposal does not impose any overshadowing upon adjacent dwellings from at least 11:00am onwards on all days.

In accordance with the applicable PO's and DPF's, this means that:

- All residential land uses in the locality will continue to receive at least 3 hours of direct sunlight upon habitable room windows between 9am and 3pm. In reality, much more sunlight would be received.
- All residential land uses in the locality will continue to receive at least 2 hours of direct sunlight upon private open spaces between 9am and 3pm. In reality, much more sunlight would be received.

The proposal therefore satisfies the Planning and Design Code with respect to shadow.

## 7.13.2 Roof-Top Solar Energy Facilities

General Development Policies – Interface between Land Uses, PO 3.3 guides that development does not unduly reduce the generating capacity of rooftop solar energy facilities.

PO 3.3 specifically states:

- PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:
  - a) the form of development contemplated in the zone
  - b) the orientation of the solar energy facilities
  - c) the extent to which the solar energy facilities are already overshadowed.

Once again, the proposal will not overshadow properties to the north of the subject land.

Any overshadowing from the proposal will be limited to early morning hours during some winter months.

The proposal will not unduly reduce the generating capacity of adjacent rooftop solar energy facilities.

The proposal satisfies PO 3.3.

## 7.14 Privacy

Design in Urban Areas PO's 10.1 and 10.2 guide:

- PO 10.1 Development mitigates direct overlooking from upper-level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.
- PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.

The respective DPF's state:



DPF 10.1 - Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:

- a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm
- b) have sill heights greater than or equal to 1.5m above finished floor level
- c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

#### DPF 10.2 - One of the following is satisfied:

- a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or
- b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:
  - i. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or
  - ii. 1.7m above finished floor level in all other cases

The Planning and Design Code defines "direct overlooking" as follows:

"In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of that wall containing the overlooking window.

In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace".

The proposal includes west facing upper-level windows and terraces. These will look towards Flinders Drive and the adjacent Hills Neighbourhood Zone which comprises dwellings.

These windows and terraces present improved casual surveillance upon public areas as encouraged by the Planning and Design Code.

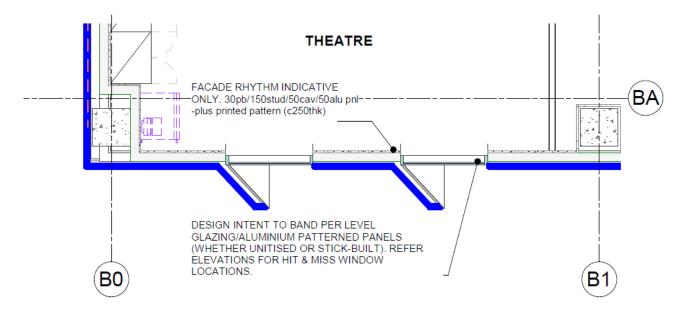
The nearest portion of an adjacent dwelling is approximately 36 metres away from the proposed building façade, on the opposite of public spaces (Flinders Drive and Rupert Avenue). The private open spaces of these dwellings are approximately 55 metres away from the proposal and positioned on the opposite side of the respective dwellings from the development.

The separation distance means that the proposed terraces satisfy PO's and DPF's 10.1 and 10.2 with respect to neighbouring privacy (i.e. more than 15 metres of separation).

Notwithstanding this, the western façade of the development will also comprise projecting screens that also restrict views from respective windows to minimise any perceived overlooking. These are shown in the image below.

## Image 22: Façade Projections





The proposal satisfies the Planning and Design Code with respect to privacy and overlooking.

### 7.15 Noise and Air Emissions

The land is subject to the Noise and Air Emissions Overlay which seeks to protect community health and amenity from the adverse impacts of noise and air emissions.

I understand that the land is within the Overlay due to its proximity to the Southern Expressway and Main South Road, both State Maintained Roads.

## PO 1.1 of the Overlay states:

PO 1.1 - Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:

- a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers
- b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source
- c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met
- d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades).

General Development Policies – Interface between Land Uses, PO and DPF 4.1 further state:

PO 4.1 - Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).



DPF 4.1 - Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.

"Sensitive receiver" is defined within Part 8 of the Planning and Design Code as follows:

"Sensitive receiver means:

- Any use for residential purposes or land zoned primarily for residential purposes:
- Childcare facility.
- Educational facility.
- Hospital.
- Supported accommodation.
- Tourist accommodation".

The proposed and continued use of the land qualifies as a "sensitive receiver" (i.e. hospital).

The locality also comprises "sensitive receivers", primarily residential uses to the west of Flinders Drive.

#### 7.15.1 Noise

It is relevant to consider noise levels in the context of the existing operating hospital. This means that some noise sources associated with the proposal currently exist in the locality by way of the existing hospital operations (i.e. ambulance sirens, bus movements etc).

Additional noise sources from the proposed development will include:

- External plant equipment.
- Building service upgrades.

The applicant has engaged Aurecon to address noise from the proposal. Aurecon has explained:

- External plant including roof plant will need to be assessed for compliance against the Noise EPP criteria.
- External plant impacts should also be designed to achieve compliance at residential areas and within the FMC precinct to contain noise impacts to sensitive areas.
- Specific mitigation will be designed if necessary for external plant to achieve the external noise criteria.
- Building services upgrades are yet to be assessed from an acoustic perspective. Given that there are existing services interfacing with the future upgraded areas, services emissions from existing and future allocations will need to be considered.
- Specific mitigation will be developed where necessary once initial services design are available. The inclusion of new services must not add-on to current emissions of existing services.

Aurecon has subsequently made some recommendations to ensure noise emissions are not unreasonable within the locality and all "sensitive receivers", including the hospital itself.

I understand that the proposal will satisfy the noise provisions of the Planning and Design Code.



#### 7.15.2 Air Emissions

The proposal does not include any chimneys or flues and will not produce smoke, dust, soot or other air emissions.

The proposal is a hospital where air-quality and health are important. Notably, no treatment or bedrooms are positioned at ground level close to public roads and vehicle movements to ensure reasonable shielding from air emission sources in the locality.

The proposed building and its internal layout will not create air-emissions or place sensitive uses in an unreasonable position with respect to air-emission sources in the locality.

## 7.16 Public Transport

#### PO 1.2 of the Sub-Zone guides:

PO 1.2 - Public transport use, and opportunities for multi-purpose trips and passive surveillance of public transport stations are enhanced by:

- a) a high quality, themed, cohesive public realm
- b) active and vibrant frontages along streets and pedestrian thoroughfares, including the provision of retail and entertainment land uses
- c) the provision of intensive forms of residential and other accommodation

within walking distance of and along connections to existing or planned public transport stops and stations".

#### PO 1.2 of the Zone guides:

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

The applicant has engaged Aurecon to review public transport arrangements in the locality and in relation to the proposal.

Aurecon has subsequently prepared the attached Traffic Impact Assessment which explains:

- The Flinders Railway Station, located north of FMC, serves as the final stop for the Flinders line. The Flinders Line provides transport between the inner southern metropolitan suburbs and Adelaide City.
- Currently, there are two bus zones located in front of the main building at FMC.
- In addition to these bus zones, there is a bus stop on Flinders Drive for the Flinders University Campus Connector bus. This bus operates as an internal loop bus, connecting Flinders University and FMC.
- The proposed upgrade includes the relocation of the existing bus interchange onto Flinders Drive and installation of an additional corresponding bus zone.
- The configuration of the bus zones has been finalised in consultation with SAPTA (South Australia Public Transport Authority) and the City of Mitcham.



- The relocated bus zones feature passenger seating/shelters, wheelchair spaces and Tactile Ground Surface Indicators (TGSI) and all existing bus services will remain albeit slightly adjusted.
- The proposed upgrade of the bus interchange at the Flinders Drive location includes the relocation of the existing bus interchange and the addition of a new bus zone.
- The upgraded bus zones will continue to facilitate services provided by Adelaide Metro as well as Flinders University Loop services.

The proposal will therefore retain existing public transport opportunities (train and bus) in accordance with PO 1.2 of the Sub-Zone above.

Furthermore, the position of public transport facilities will contribute to an active frontage and passive surveillance in the streetscape.

## 7.17 Waste Management

General Development Policies, Design PO 1.5 states:

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

The applicant has engaged Colby Phillips Advisory to prepare the attached:

- Waste Management Report for the existing system.
- Waste Management Plan.

These identify that the existing hospital and the proposed additions require the following waste streams:

- General waste to landfill.
- Dry waste to energy recovery.
- Cardboard and paper.
- Food waste, organics to compost.
- Medical waste (including sharps) to incineration.
- Cytotoxic waste.
- Confidential paper (shredded on site).
- PVC recycling.
- E-Waste.
- Batteries.
- Single use pallets.
- Hard waste.



The Waste Management Report for the existing system identifies existing waste volumes and the method of disposal, storage and collection from existing hospital areas/buildings.

The intent of this report is to establish existing waste streams and to find efficiencies within existing and proposed operations.

The Waste Management Plan is directly applicable to the development hereby proposed.

The Waste Management Plan describes how wastes will be disposed and moved around the site, and what impact they will have on the existing waste aggregation and collection areas of the hospital.

The objectives of the Waste Management Plan are to:

- Demonstrate how waste can be effectively managed on site.
- Ensure that staff are provided with suitable space to conveniently separate and store recoverable wastes from landfill.
- Encourage education of waste system users to maximise diversion of waste from landfill.
- Provide a cost-effective waste management system.

In accordance with the Planning and Design Code, the Waste Management Plan confirms:

- Existing waste collection systems are to be used wherever possible.
- Bins are to be stored in purpose-built waste storage areas that are screened from view.
- Space is provided for waste collection and separation.
- Bin washrooms are available where needed.
- Waste storage areas are ventilated, and the open-air loading dock is not accessible by the public.
- Waste collection systems use designated loading areas that are separated from the public. This means the collection of waste will not impact upon surrounding amenity.
- Food waste is to be segregated, collected and transported off-site for processing and composting.

Waste will be suitably managed in accordance with the Planning and Design Code, particularly PO 1.5 as above.

## 7.18 Regulated and Significant Trees

The land is situated in the Regulated and Significant Tree Overlay which seeks to conserve regulated and significant trees.

The applicant has engaged Arborman Tree Solutions to inspect trees on the land and establish the extent of impact proposed by the development.

Arborman Tree Solutions has subsequently prepared the attached Arboricultural Impact Assessment and Development Impact Report. This reveals:

- Up to 21 trees are likely to be negatively impacted by the proposed development.
- 16 trees require removal to facilitate the development.



- The remaining 5 trees are at risk and further work is required in relation to their retention.
- Trees 61 and 64 are Regulated with a high retention rating.
- Tree 37 is Significant and at risk, meaning it could potentially be retained. Further investigation will be required to determine retention.
- 57 trees in within the study area will not be impacted as part of the proposed development, including 13 trees which are either Regulated or Significant.

Arborman Tree Solutions subsequently make recommendations which the applicant agrees to adopt. Some of the trees proposed for removal are pictured below.

Image 23: Some Existing Trees Proposed for Removal.



South Australian Courts have considered the removal of regulated/significant trees on several occasions in the past and have approached the assessments in a very consistent manner.

The first question the planning authority must ask is whether the trees are worthy of preservation in the first instance. The answer to this question is determined with reference to the planning provisions (i.e., the Regulated and Significant Tree Overlay).

DO 1 of the Overlay guides:



DO 1 - Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

## PO's 1.1, 1.2 and 1.4 of the Overlay state:

- PO 1.1 Regulated trees are retained where they:
  - a) <u>make an important visual contribution to local character and amenity</u>
  - b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species

and / or

- c) provide an important habitat for native fauna.
- PO 1.2 Significant trees are retained where they:
  - a) <u>make an important contribution</u> to the character or amenity of the local area.
  - b) are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a <u>rare or endangered</u> native species.
  - c) represent an important habitat for native fauna.
  - d) are part of a wildlife corridor of a remnant area of native vegetation.
  - e) are important to the maintenance of biodiversity in the local environment. and/or
  - f) form a notable visual element to the landscape of the local area.
- PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:
  - a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible.
  - b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

(Underlining added)

The policies above seek significant trees to be retained "where" they achieve the qualities listed within PO 1.2. These provisions seek to preserve trees which are rare/endangered or make an "important" contribution to the character, amenity and habitat.

In the matter of "Savoy Development Pty Ltd v Town of Gawler (2013) – SAERDC 32", the court delivered the following statement:

"In my view, for habitat to be raised to the level of 'important' (as sought by Objective 2(d)), it must be beyond that likely to be expected in any mature tree of indigenous origins – that is, it is beyond the normal level that might be expected or that it is so unique or special that it may be considered important. From the evidence before me I do not consider the trees to provide "important habitat for native fauna."

This interpretation of "important" as meaning "beyond the normal level that might be expected or that is so unique or special" can also be applied when considering the contribution of a tree to character and amenity.



The fact a tree has a combined trunk which exceeds a 3-metre girth does not necessarily mean it is "important" and worthy of preservation – it is simply the threshold requiring an assessment to occur.

In my view, the trees proposed for removal do not achieve any of the criteria within Regulated and Significant Tree Overlay and do not warrant retention.

The position of some of the trees will prevent the reasonable development of the subject land in accordance with the Zone.

Removal of the required trees is therefore warranted and satisfies provisions of the Regulated and Significant Tree Overlay.

## 7.19 Urban Tree Canopy

The land is situated in the Urban Tree Canopy Overlay.

DO 1 of the Overlay states:

DO 1 - Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

The proposal is not for residential development meaning that the provisions of the Urban Tree Canopy Overlay do not apply to the proposal.

Notwithstanding this, the proposal will enhance planting on-site and the applicant has engaged JPE Design to design the landscape architecture associated with the proposal.

## 7.20 Overlays

I note the following with respect to the applicable Overlays:

- I understand that the proposal will not impact upon the operations of an airfield or airport, as explained above.
- The proposal does not include advertising near a signalised intersection.
- The proposal is not a residential type of development that is required to provide affordable housing.
- Acknowledging the locality, the proposal will not be susceptible to unreasonable bushfire risk. Nor will the development increase the risk of bushfire in the locality.
- The proposal will include suitable finished floor levels and stormwater management to ensure it is not susceptible to flood or stormwater impacts.
- All vehicle movements can be readily accommodated in the surrounding road network such that all
  roads retain the safe and efficient movement of vehicles. The proposal satisfies the Major Urban
  Transport Routes Overlay.
- The proposal will not generate unreasonable levels of traffic. Additional traffic can be readily accommodated in the surrounding road network.
- The proposal will not impact upon a well.



- The proposed building and its internal layout will not create unreasonable noise or air-emissions and will not place sensitive uses in an unreasonable position with respect to noise or air-emission sources in the locality.
- Trees that are proposed for removal will prevent the reasonable development of the subject land in accordance with the Sub-Zone and Zone.
- The proposal will provide high quality landscaping despite the Urban Tree Canopy Overlay only applying to residential development.

The proposal therefore satisfies the applicable Overlays.



# 8. Summary

The proposal involves hospital additions to the existing Flinders Medical Centre.

The additions have been designed in close consultation with SALHN to ensure the efficient and ongoing operation of the hospital.

The proposal will partly resolve health challenges within South Australia by providing 200-hospital beds in Southern Adelaide, replace infrastructure that is at or nearing the end of its functional design life and enhance modernisation of digital healthcare.

The proposal satisfies the Planning and Design Code as follows:

- Land Use:
  - It is an anticipated use of land in the Sub-Zone and Zone.
- Site Contamination:
  - It does not include a more sensitive use of land and is not susceptible to site contamination with regard to Practice Direction 14.
- Built Form and Design:
  - The proposed built form reasonably achieves the design and appearance guidelines within the Planning and Design Code.
  - The proposal will positively contribute to the public realm and the framing of Flinders Drive.
- Siting and Setbacks:
  - The proposal will project to the boundary with Flinders Drive and be oriented to provide a continuous built form in accordance with PO 3.3.
  - The proposal is considered to provide an orderly transition to the adjacent built form scale.
- Building Height:
  - The proposal has an appropriate height to maximise productive use of the land while managing interface, wind and aircraft considerations.
- Pedestrian Environment and Street Activation:
  - The proposal will significantly enhance the existing pedestrian environment while ensuring good levels of activation, casual surveillance and wayfinding.
- Overshadowing and Privacy:
  - The proposal will not introduce overshadowing or privacy impacts in a manner that is contrary to the Planning and Design Code.
- Noise and Air-Emissions:
  - The proposal will not introduce unreasonable noise impacts and will not diminish air-quality.
- Waste Management:



- Additional waste will be adequately managed by existing networks within the FMC.

## • Trees:

- The trees proposed for removal do not achieve any of the criteria within Regulated and Significant Tree Overlay and do not warrant retention.
- The position of some of the trees will prevent the reasonable development of the subject land in accordance with the Zone.

The proposed development is consistent with the Sub-Zone, Zone and Overlays of the Planning and Design Code such that it warrants Planning Consent.

Please contact me on (08) 8333 7999 if you have any queries.

Yours sincerely

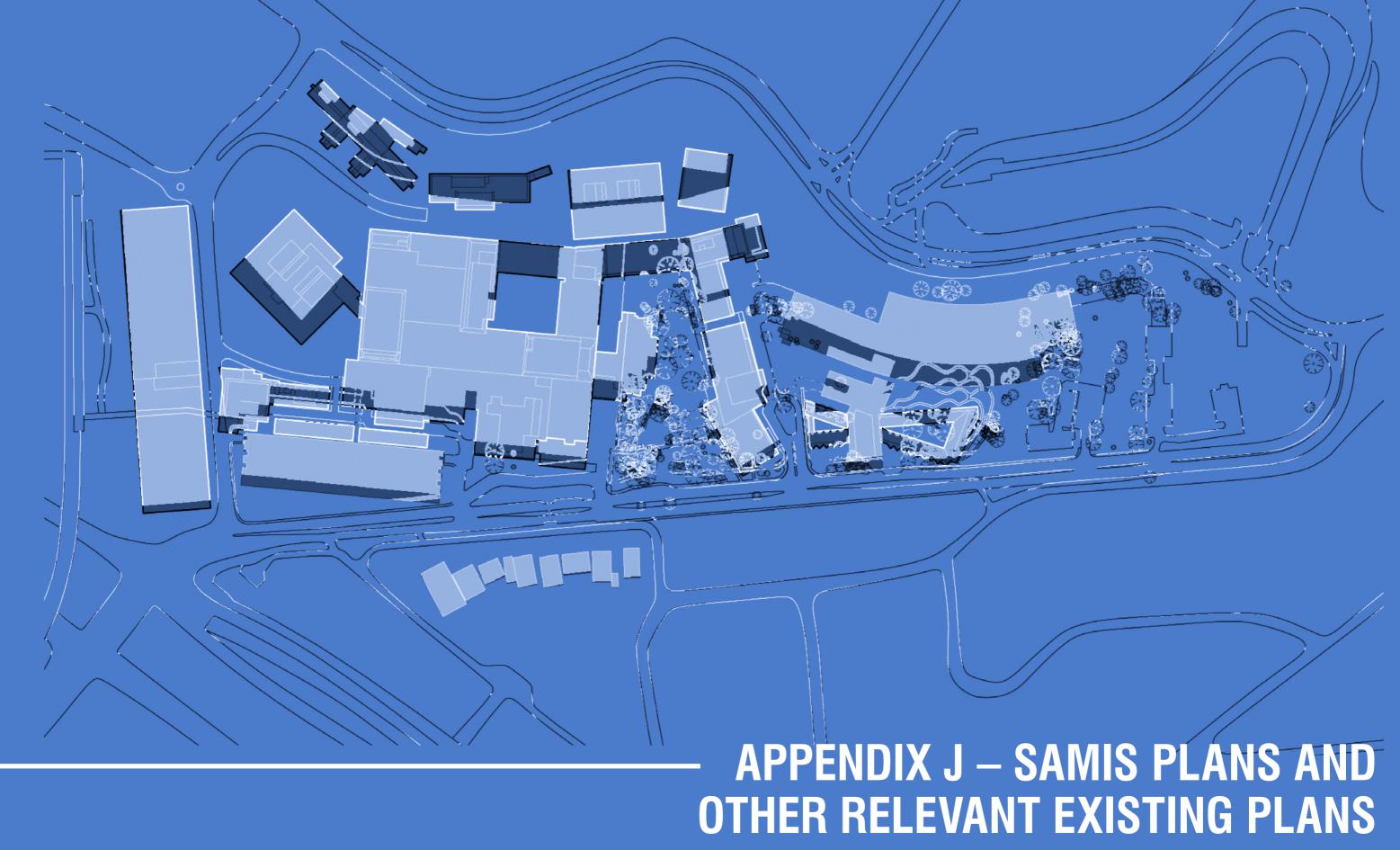
Phil Harnett

**Principal Consultant** 



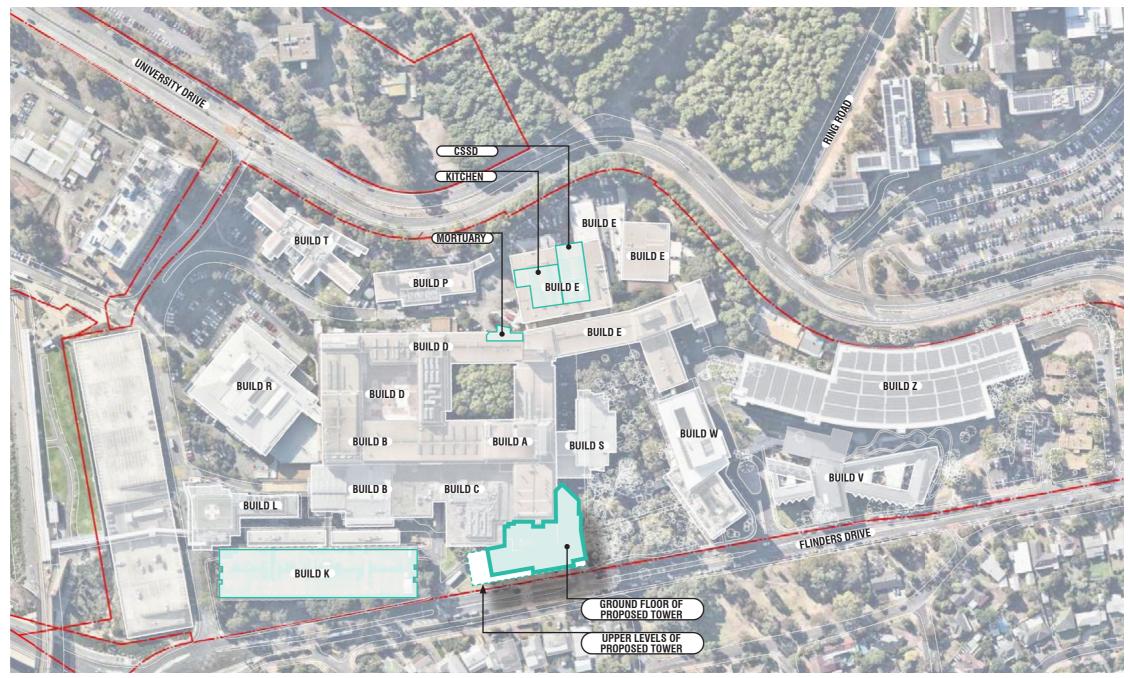






## 1.8 SAMIS BUILDINGS

OARNO ACCET	WINDER 00070			
SAMIS ASSET NUMBER 03273				
REF	BUILDING NAME	SAMIS NUMBER		
Α	Building A	01A		
В	Building B	01B		
C	Theatres / Imaging / Clinics	01D		
D	ICCU / Labs	01G		
E	Medical School	01J		
E	Animal House	01M		
E	Library / Supplies	02		
E	Environmental Services	03		
E	Lecture Theatre	04		
Р	Energy Plant	01P		
K	Western Car Park & Tenan- cies	06 / 07 / 13		
CCC	Child Care Centre	08 / 08A		
FA - FG	Residential Flats	09A-09G		
T	Margaret Tobin Centre	10		
CPS	Child Protection Services	11 & 16		
Р	Flammable Goods Store	12		
NCP	Northern Car Park	14		
S	Building S	21		
R	Flinders Private Hospital	22		
L	FCIC / Cancer Centre	24		
Р	Main Switch Room	25		
V	Older Persons Mental Health Unit	26		
W	Rehabilitation Centre	27		
Z	Southern Car Park	28		



BUILDING REFERENCE PLAN - FLINDERS MEDICAL CENTRE

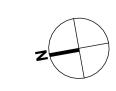




Building Ref	Building Name	SAMIS Number	Internal Area (m2)	~Age
Α	Building A	01A	22,391	1975
В	Building B	01B	22,391	1975
С	Theatres / Imaging /	01D	3,680	1975
	Clinics			
D	ICCU / Labs	01G	14,689	1975
E	Medical School	01J	19,472	1975
E	Animal House	01M	268	1995
E E	Library / Supplies	02	10,988	1975
	Environmental Services	03	750	2004
E	Lecture Theatre	04	2,688	1975
Р	Energy Plant	01P	1,138	1975
K	Western Car Park &	06 / 07 / 13	22,468	1990
	Tenancies			
CCC	Child Care Centre	08 / 08A	533	1986
FA – FG	Residential Flats	09A-09G	5,130	1976
Т	Margaret Tobin Centre	10	3,000	2006
CPS	Child Protection Services	11 & 16	686	1994
	(N + S)			
Р	Flammable Goods Store	12	97	1975
NCP	Northern Car Park	14	15,870	2006
S	Building S	21	4,344	2010
R	Flinders Private Hospital	22	-	-
L	FCIC / Cancer Centre	24	5,777	
Р	Main Switch Room	25	39	-
V	Older Persons Mental	26	4,308	2017
	Health Unit			
W	Rehabilitation Centre	27	13,032	2017
Z	Southern Car Park	28	55,794	2017



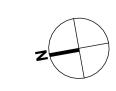






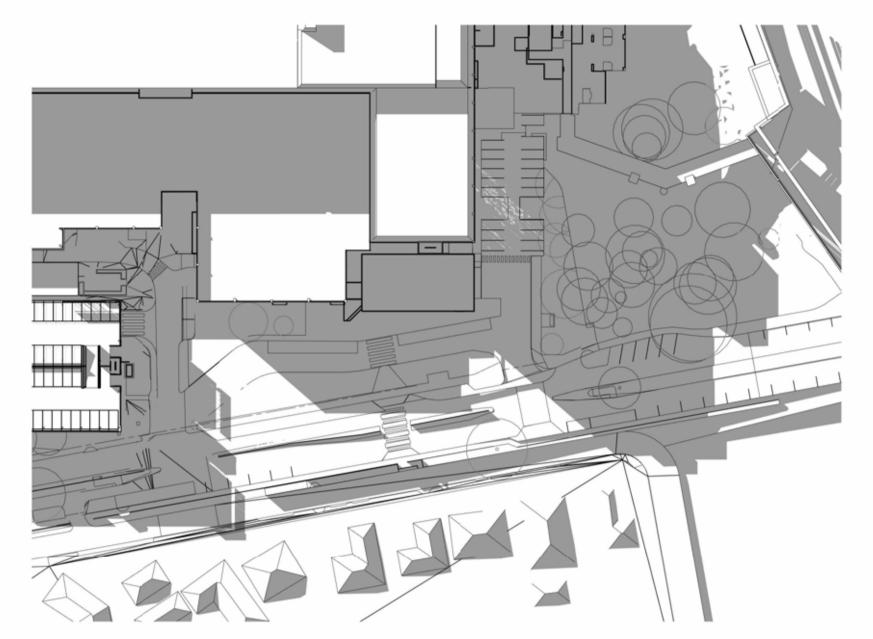








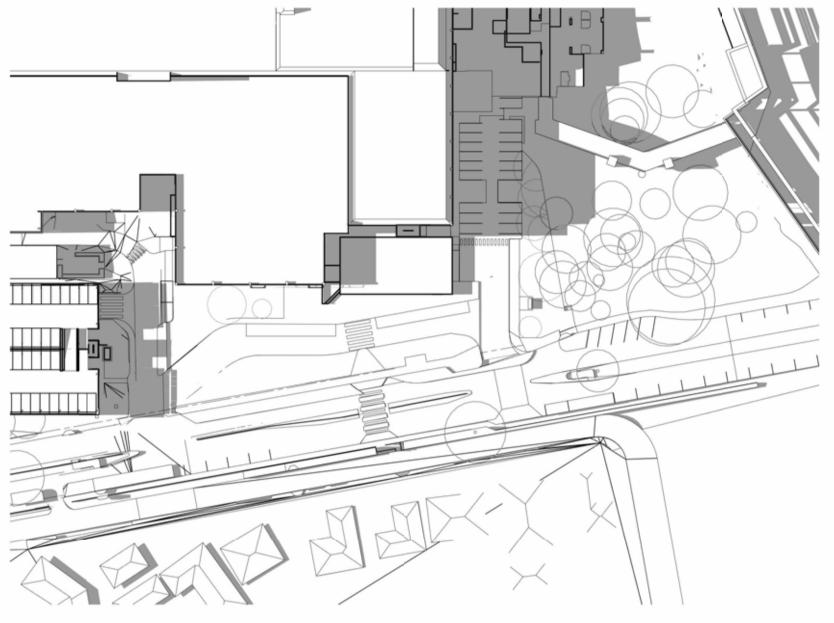




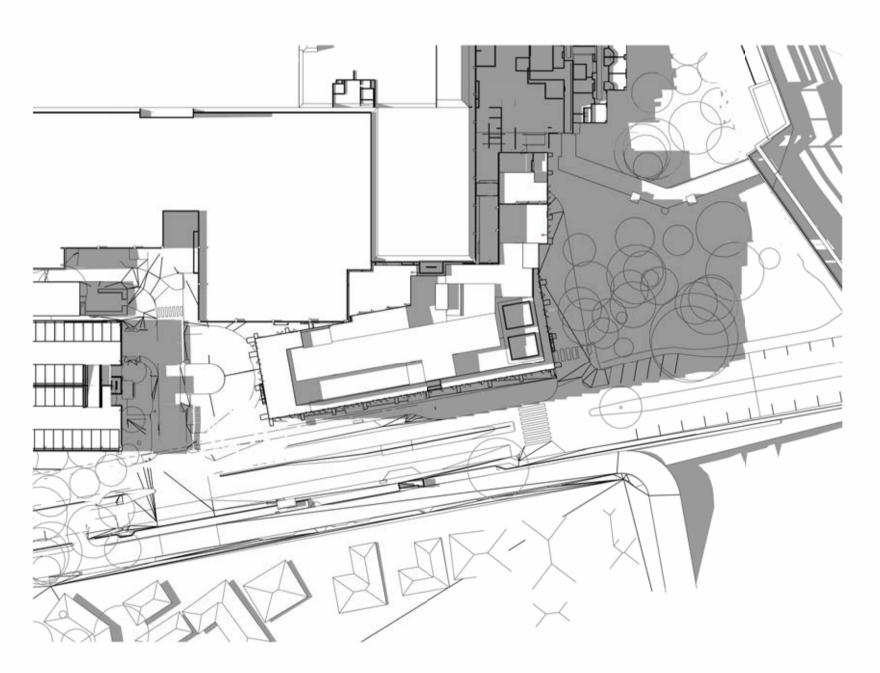
Shadow Diagram - Existing - 0900hrs Winter Solstice
SCALE: 1:1000



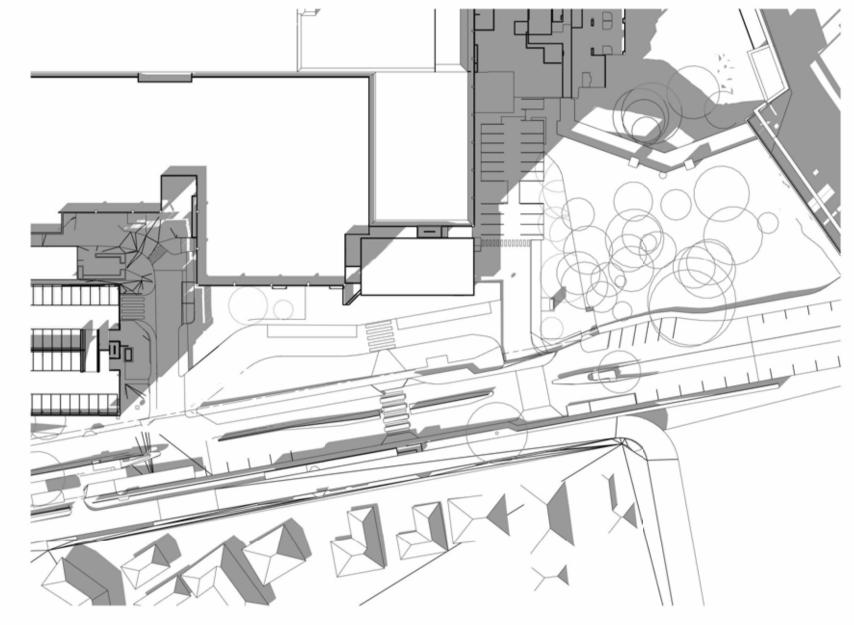
**O4** Shadow Diagram - Proposed - 0900hrs Winter Solstice SCALE: 1:1000



**O2** Shadow Diagram - Existing - 1200hrs Winter Solstice SCALE: 1:1000



**Shadow Diagram - Proposed - 1200hrs Winter Solstice**SCALE: 1:1000

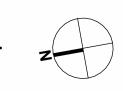


Shadow Diagram - Existing - 1500hrs Winter Solstice
SCALE: 1:1000



**Shadow Diagram - Proposed - 1500hrs Winter Solstice**SCALE: 1:1000

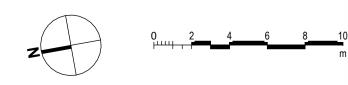






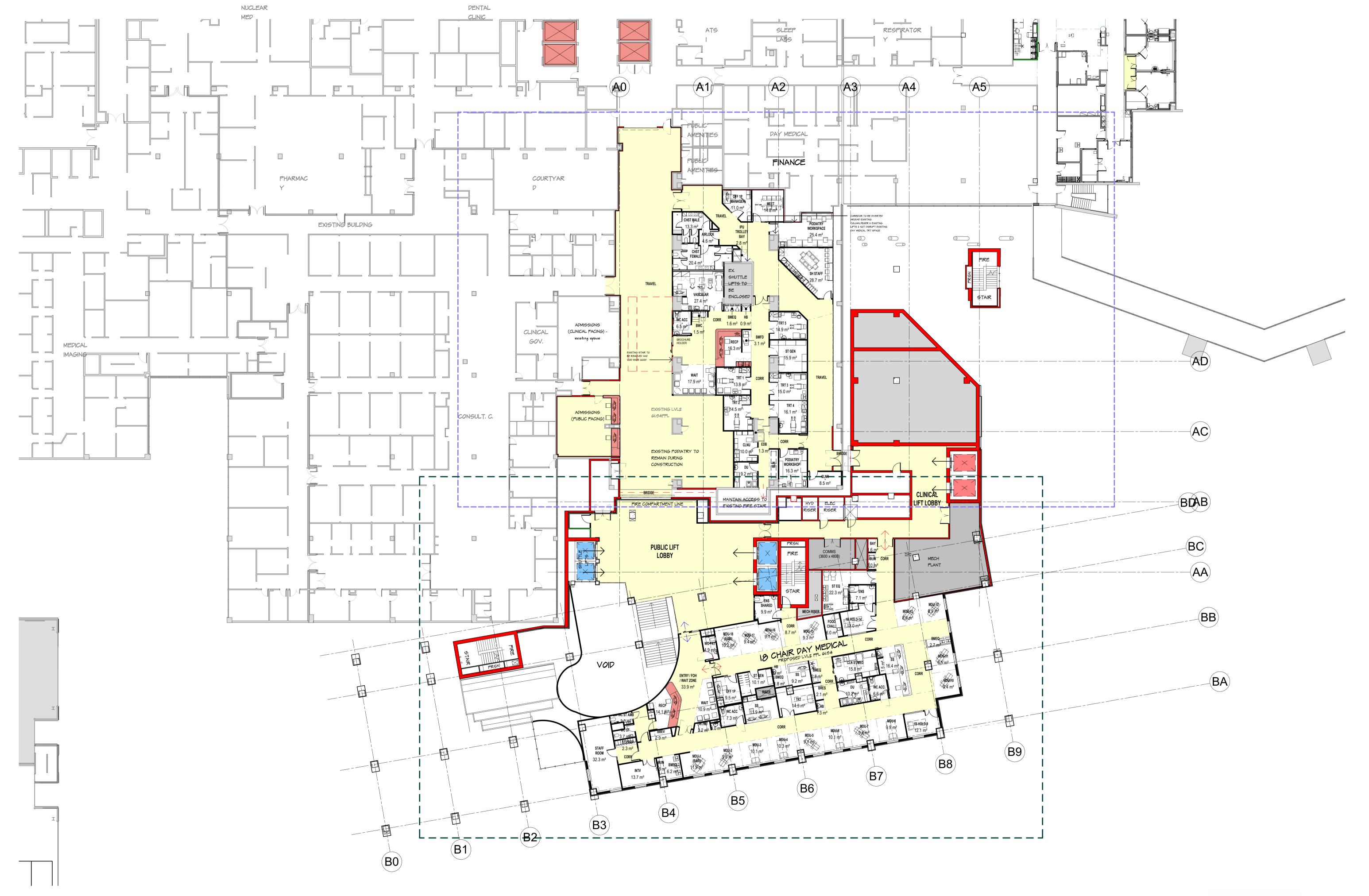


# LEVEL 1 - ENTRY / FOH / PROPOSED DOSA





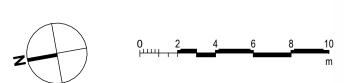
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# LEVEL 2 - DAY MEDICAL & PODIATRY





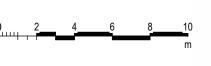








# LEVEL 4 - OPHTHALMOLOGY



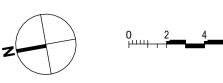


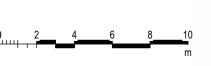








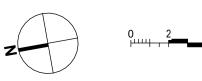


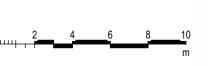




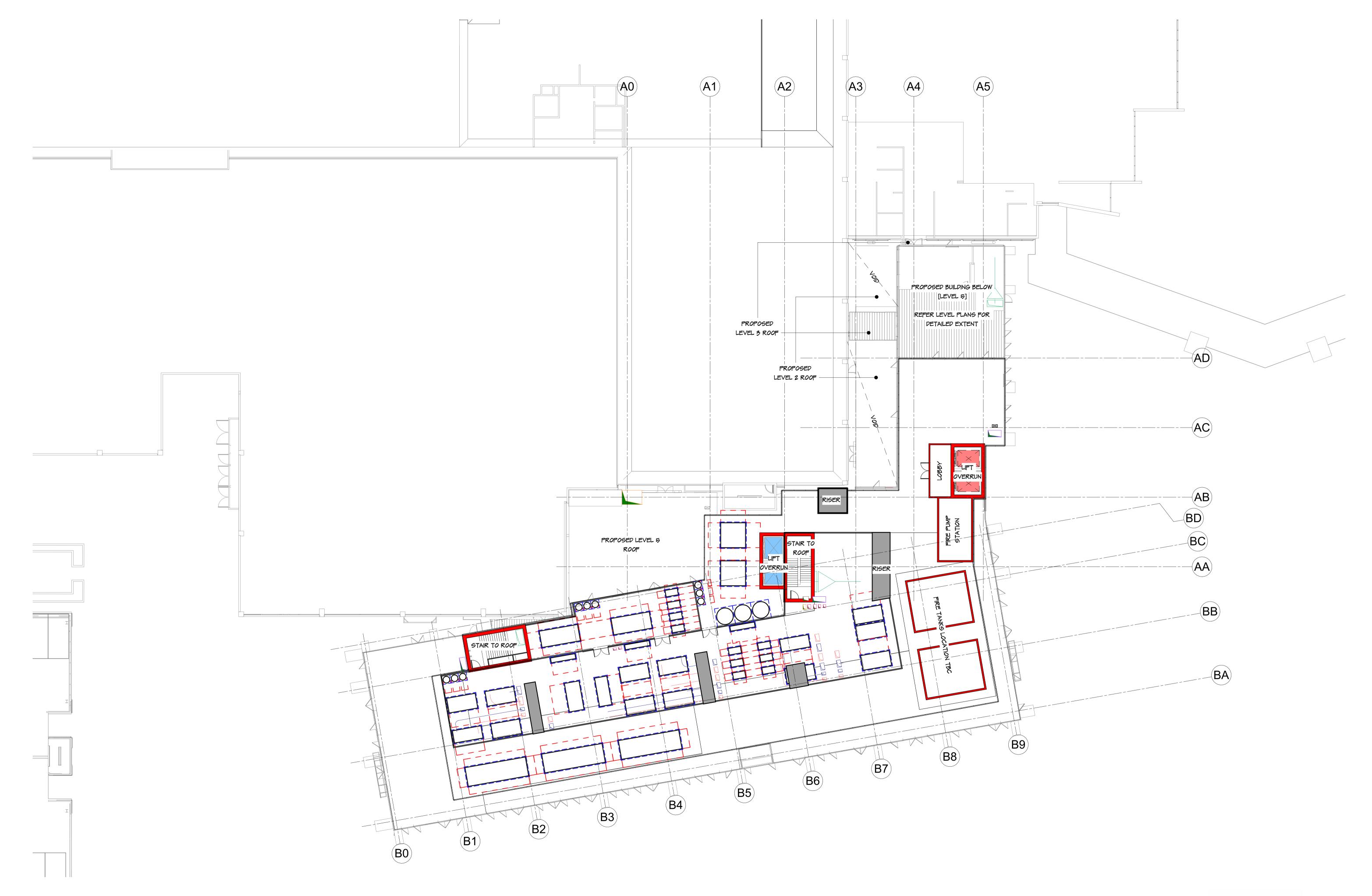






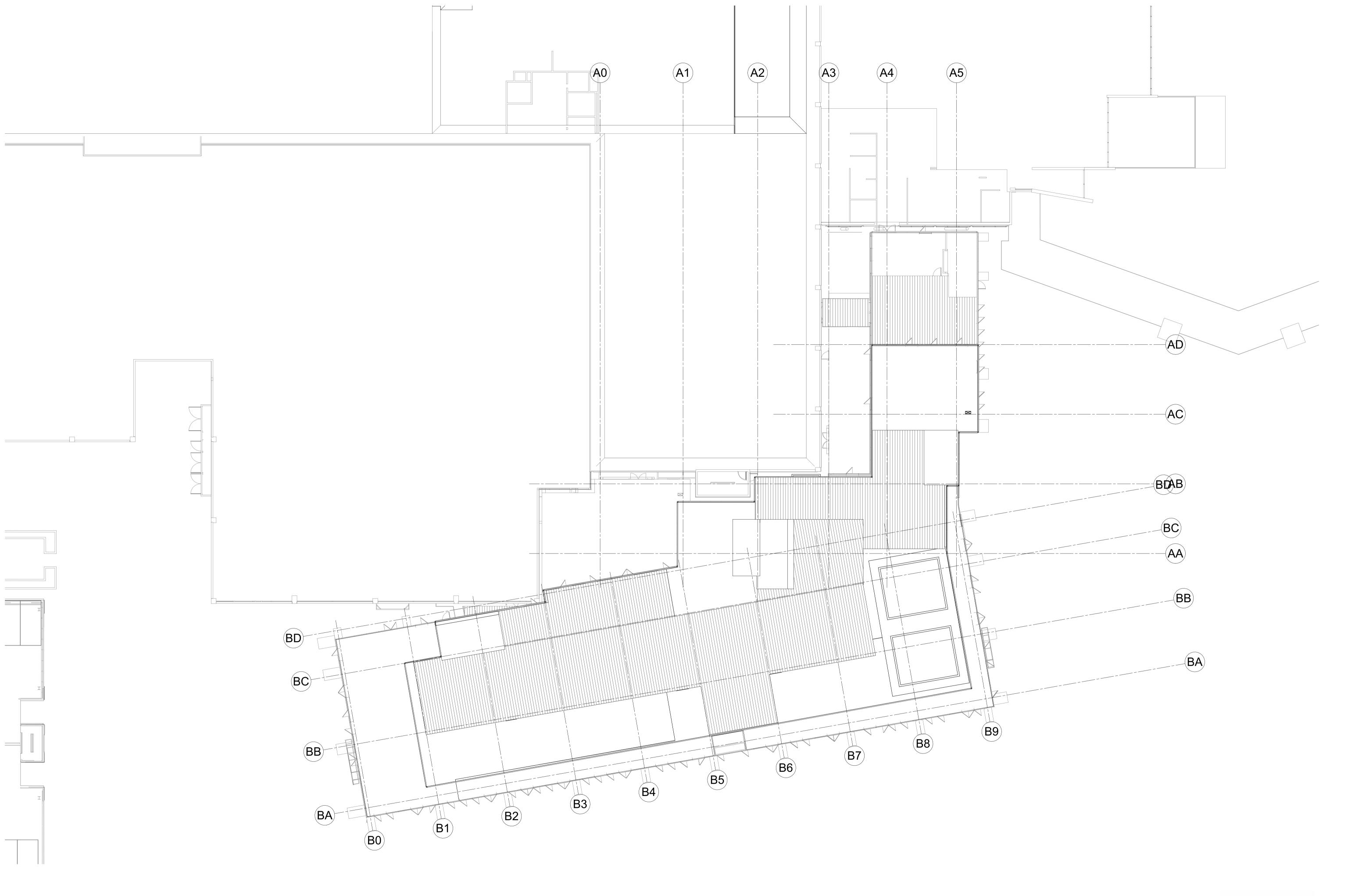








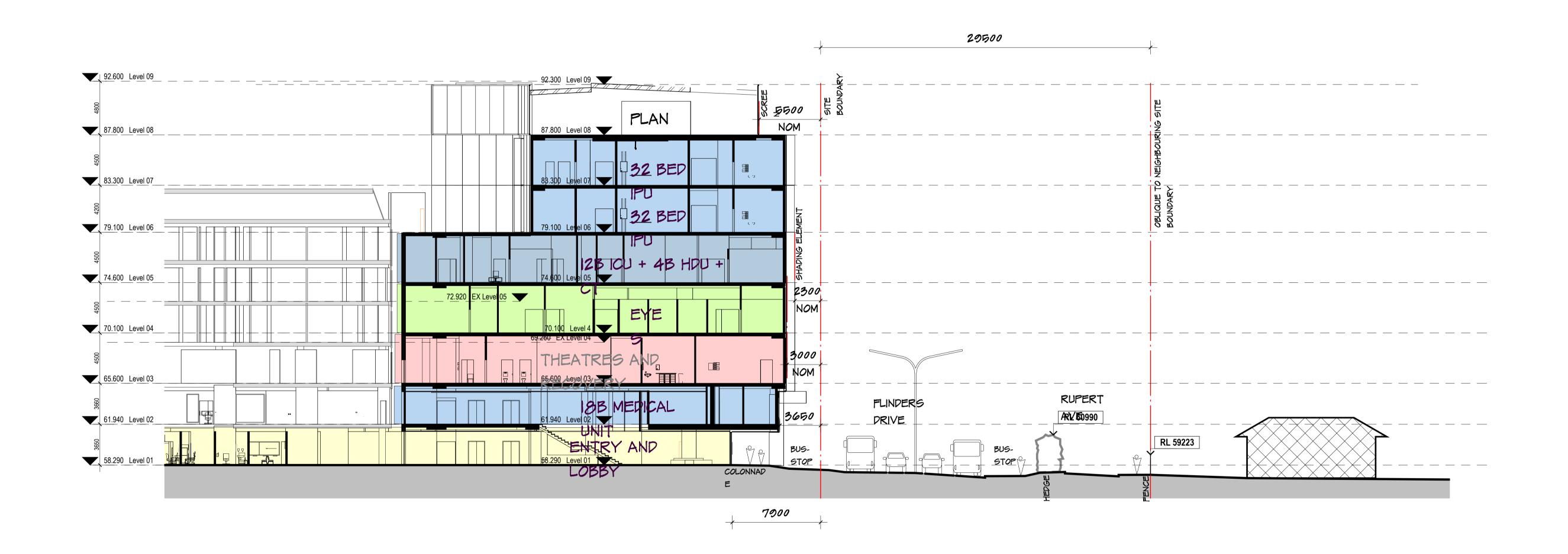






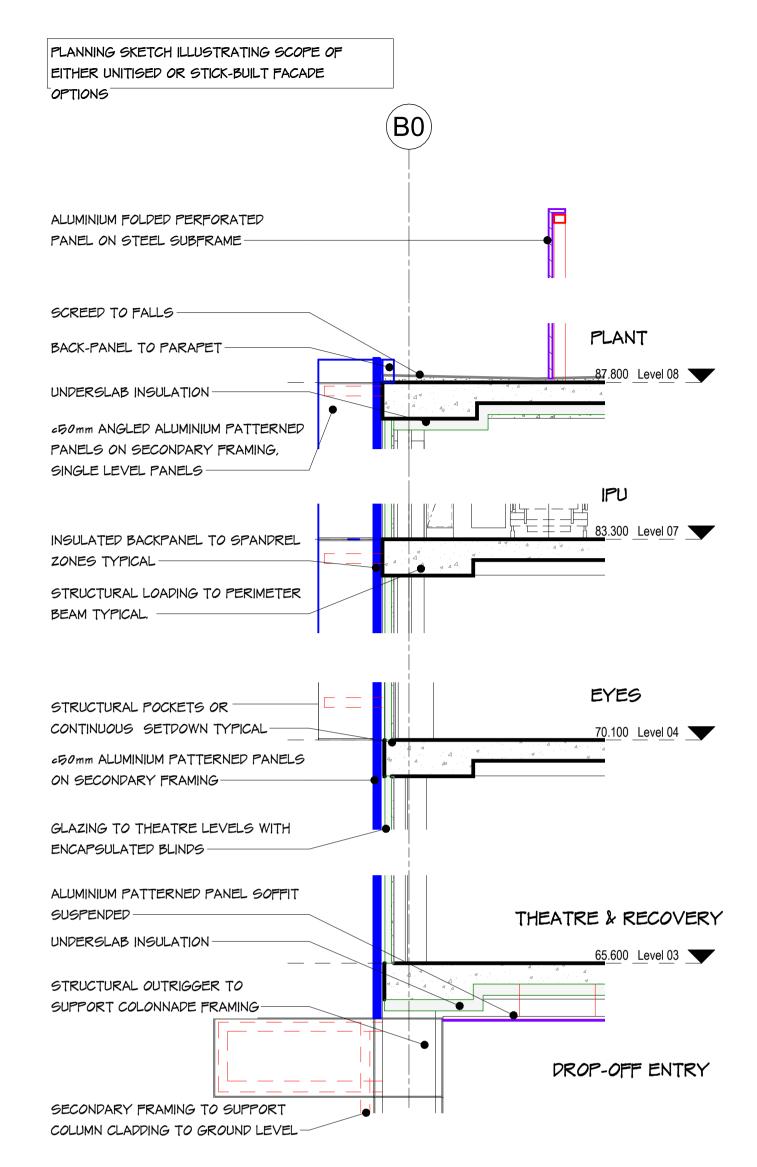
Flinders Medical Centre Redevelopment



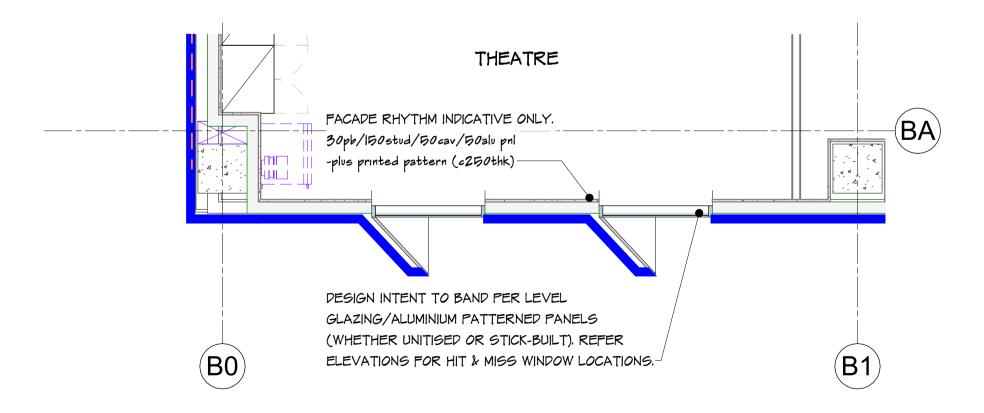








# 2 Facade Section - Planning Detail SCALE: 1:50



1 Facade Plan - Planning Detail
SCALE: 1:50

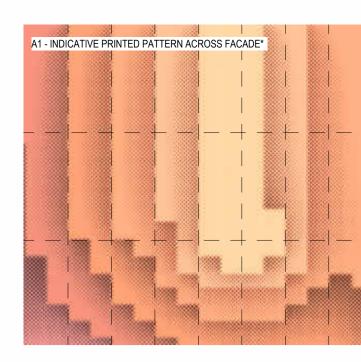
# FACADE DETAILS

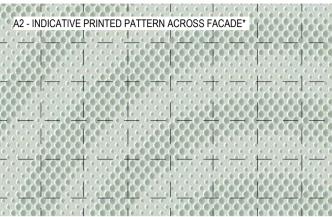
Flinders Medical Centre Redevelopment

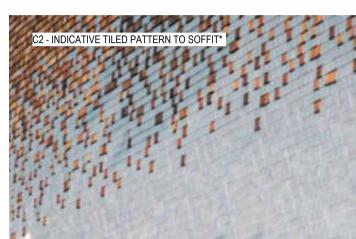










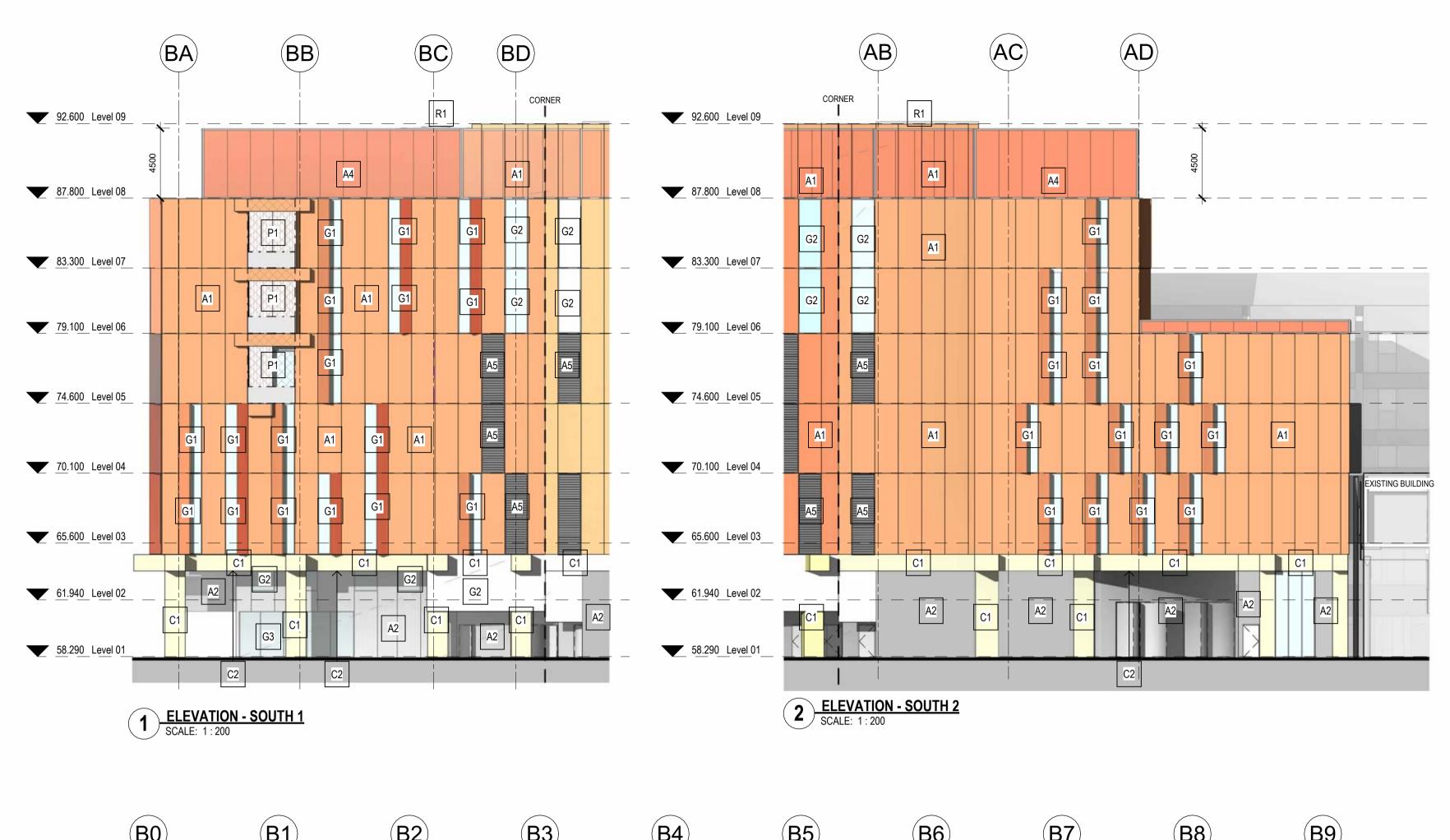




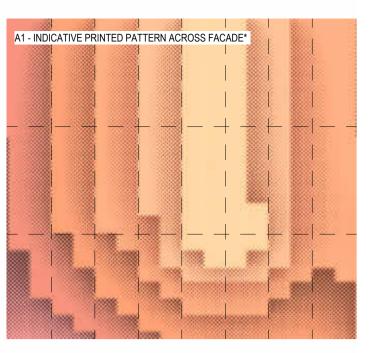
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- A2 ALUMINIUM PANELS PRINTED
- A3 ALUMINIUM PANELS GREY

  A4 PERFORATED ALUMINIUM PLANT SCREENING COLOURED TO MATCH ADJACENT PATTERN
- A5 ALUMINIUM LOUVRE COLOURED TO MATCH ADJACENT PATTERN
- C1 KERA TWIN CERAMIC WOODLOOK
- C2 KERA TWIN CERAMIC TILED ARTWORK PATTERN\* (TO SOFFIT)
- P1 PLANTER
- G1 GLAZING F1 COLOURBACK SPANDRELS
- G2 GLAZING COLOUR BACK SPANDRELS
- G3 GLAZING SHOPFRONT
- F1 ALUMINUM SHADING DEVICE COLOURED TO MATCH ADJACENT PATTERN
- R1 ROOFING TRIMDEK COLORBOND SURFMIST

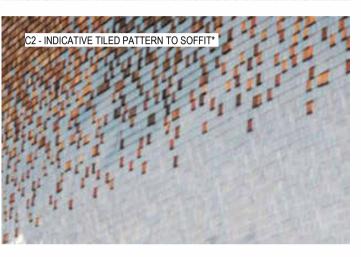
ALL ARTWORK AND PATTERNS SHOWN INDICATIVELY AND MAY BE ALTERED WITH FURTHER











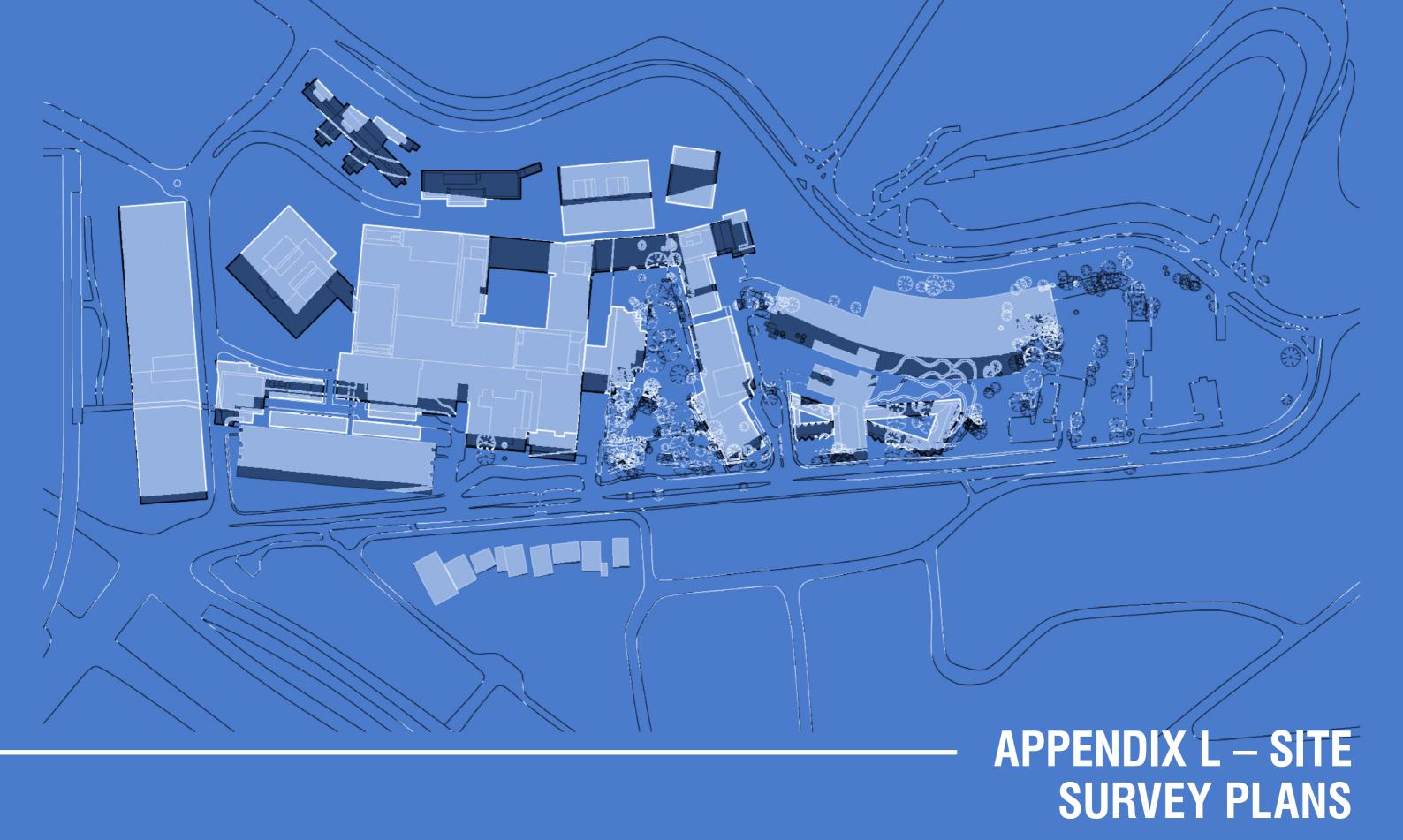


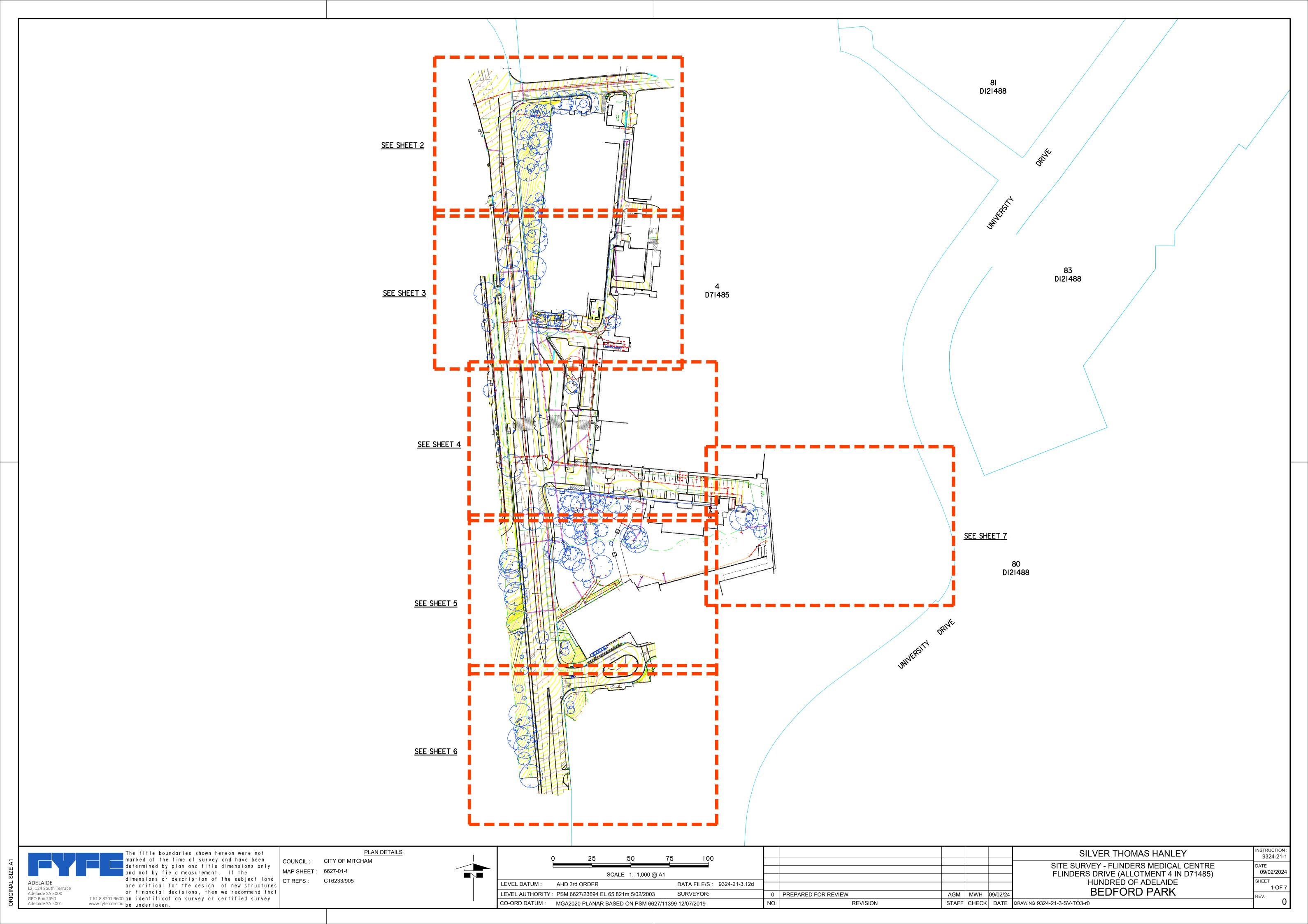
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- A5 ALUMINIUM LOUVRE COLOURED TO MATCH ADJACENT PATTERN
- C1 KERA TWIN CERAMIC WOODLOOK

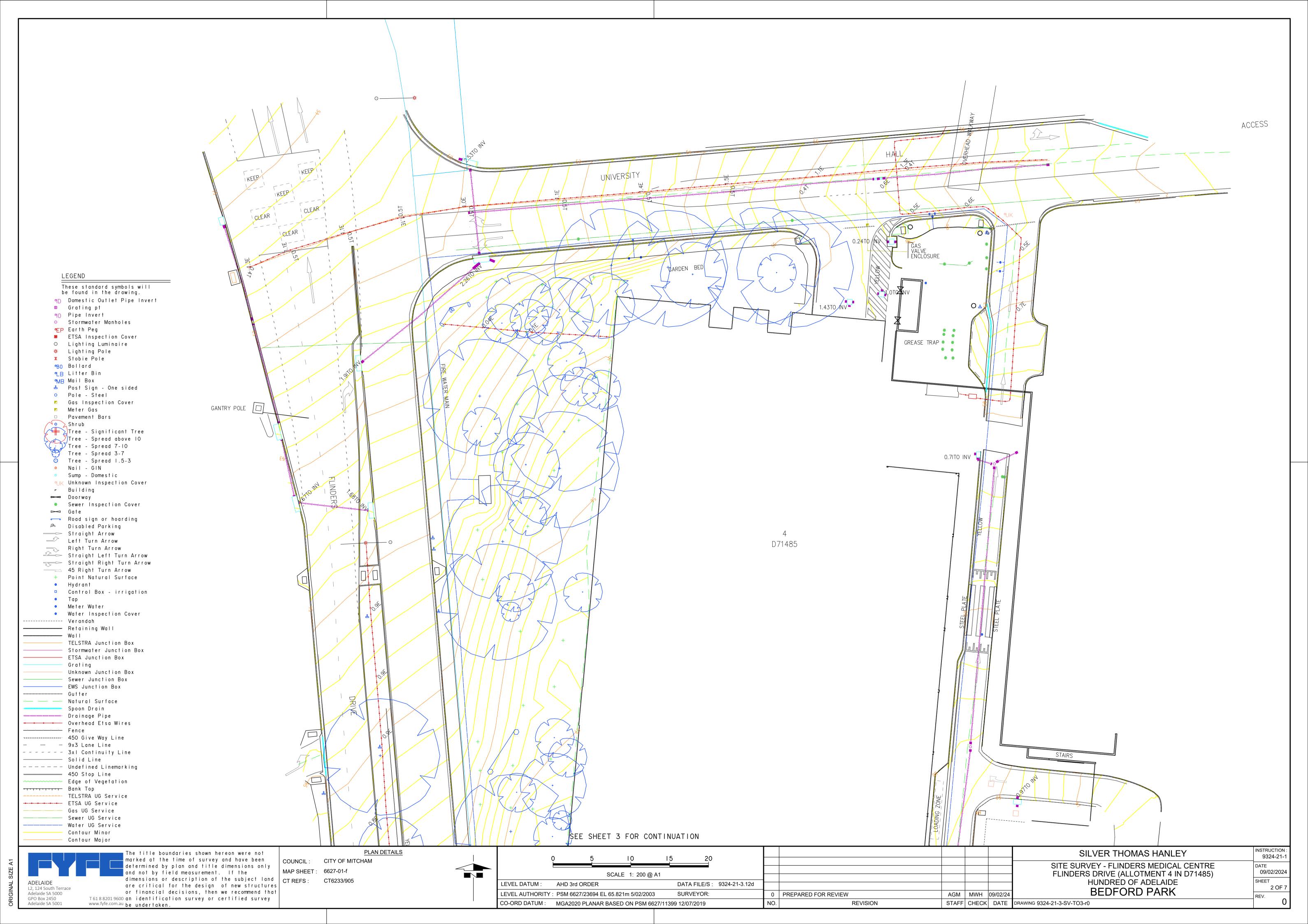
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- P1 PLANTER
- G1 GLAZING F1 COLOURBACK SPANDRELS
- G2 GLAZING COLOUR BACK SPANDRELS
- G3 GLAZING SHOPFRONT
- F1 ALUMINUM SHADING DEVICE COLOURED TO MATCH ADJACENT PATTERN
  R1 ROOFING TRIMDEK COLORBOND SURFMIST
- ALL ARTWORK AND PATTERNS SHOWN INDICATIVELY AND MAY BE ALTERED WITH FURTHER CONSULTATION FROM THE FIRST NATION CO-DESIGN PROCESS.

3 ELEVATION - WEST SCALE: 1:200

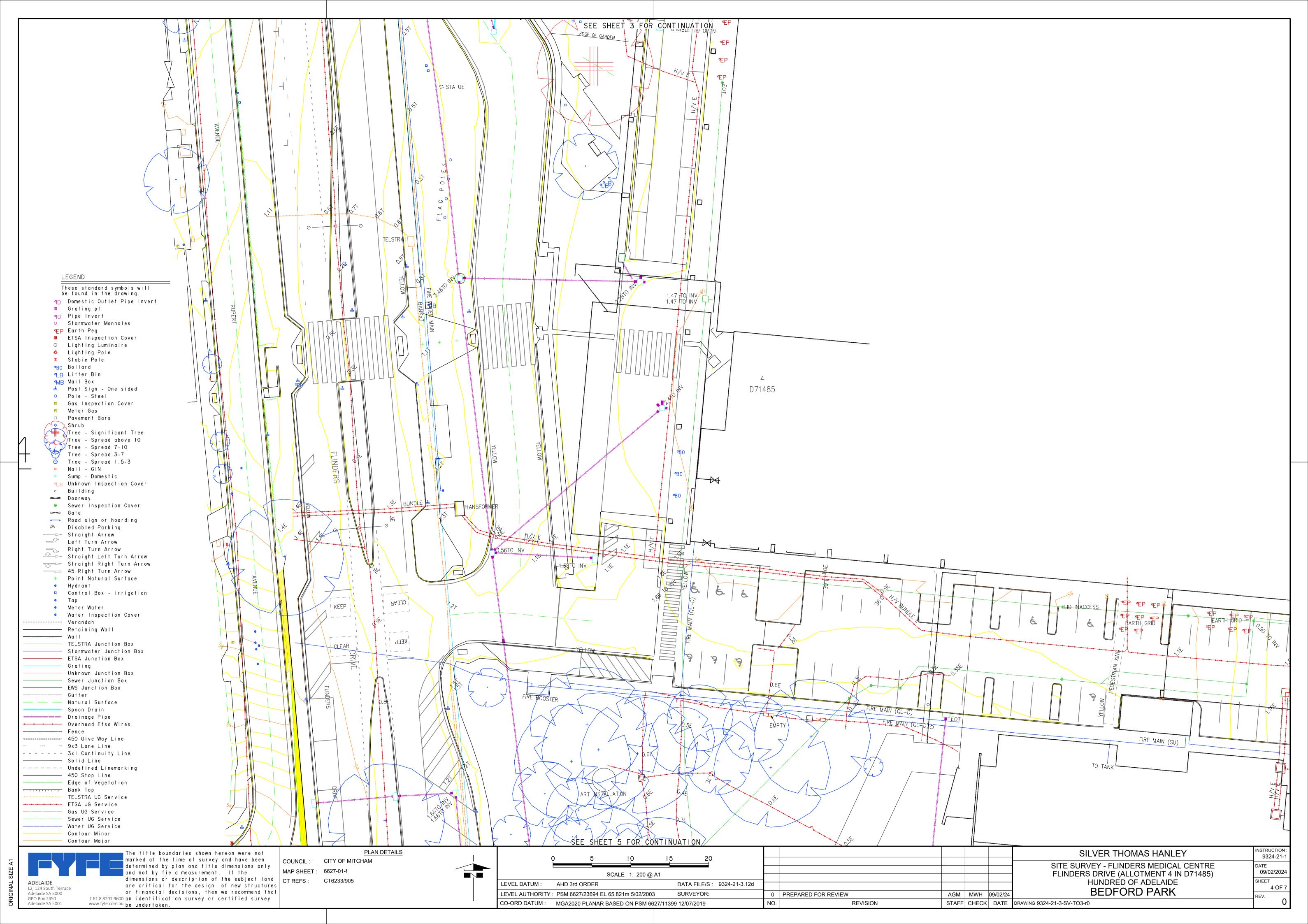
Rev: **2** 

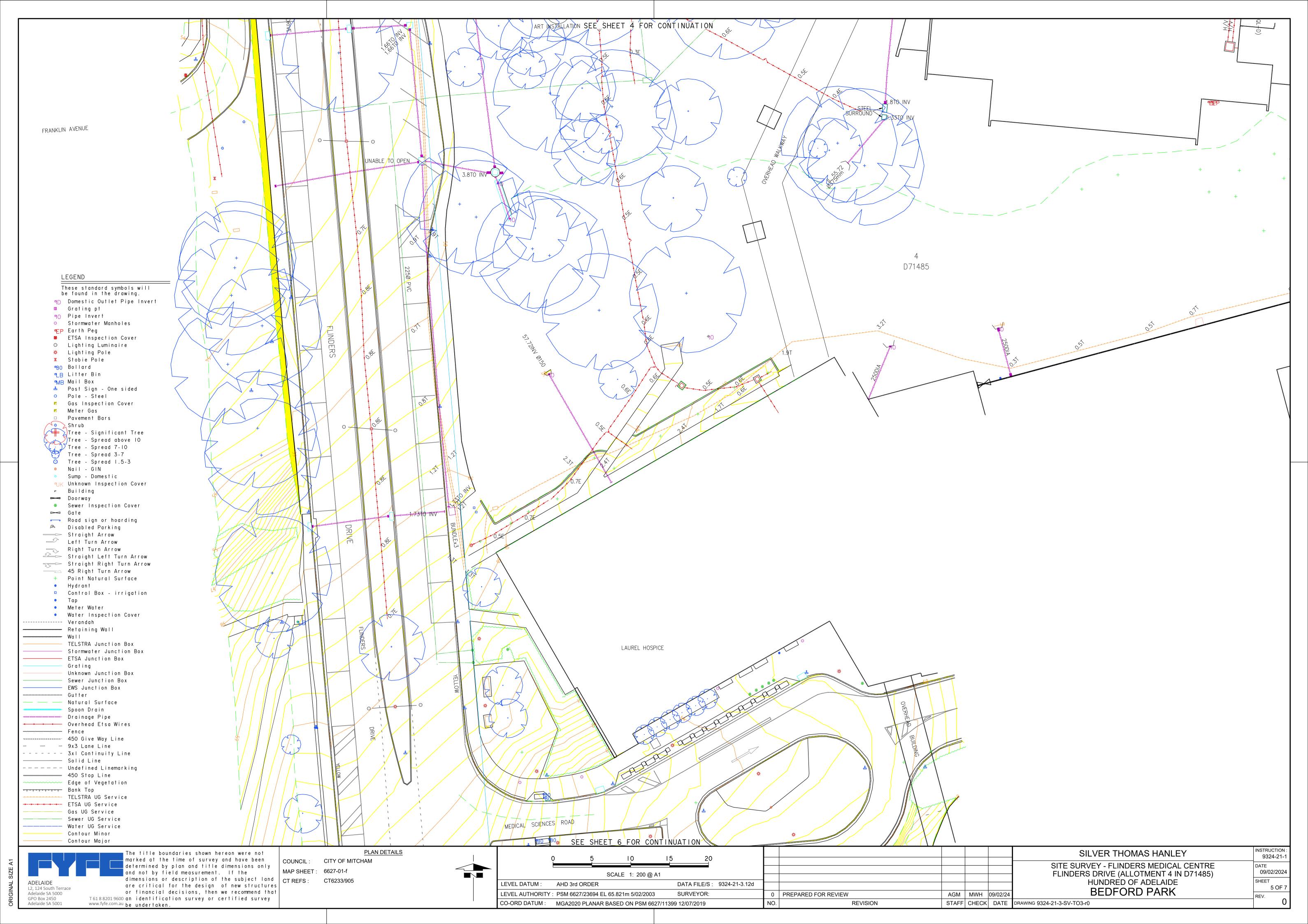


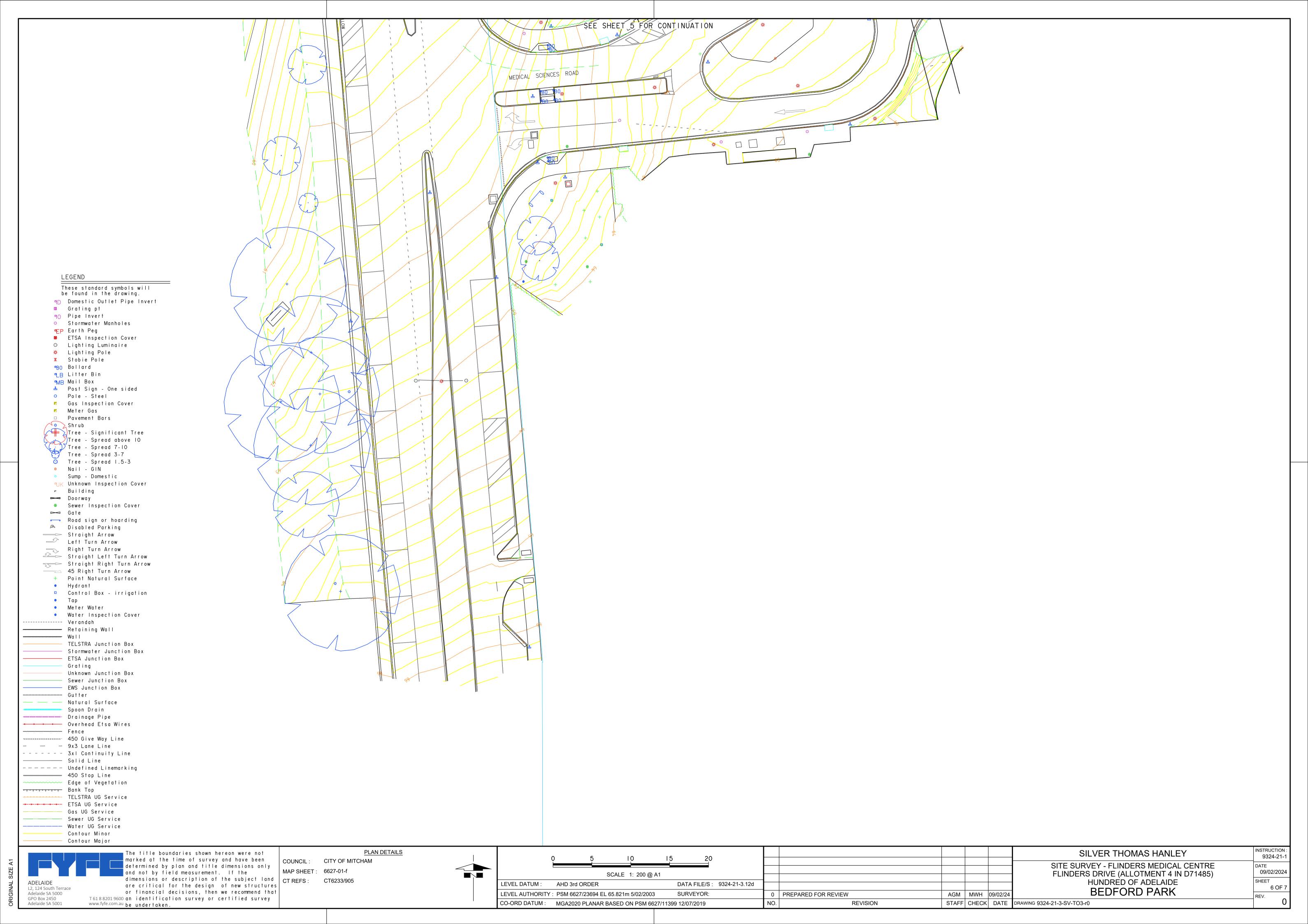




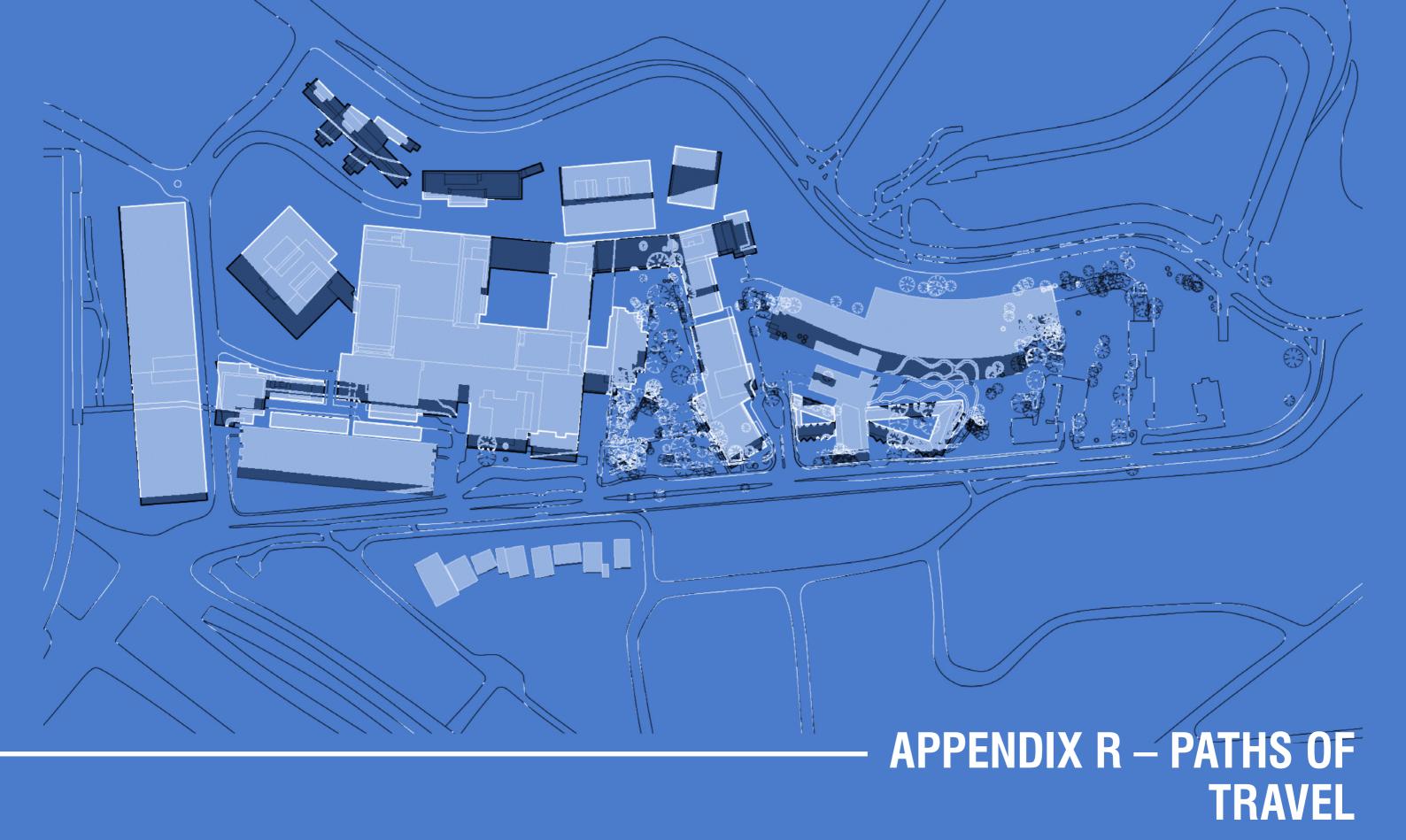


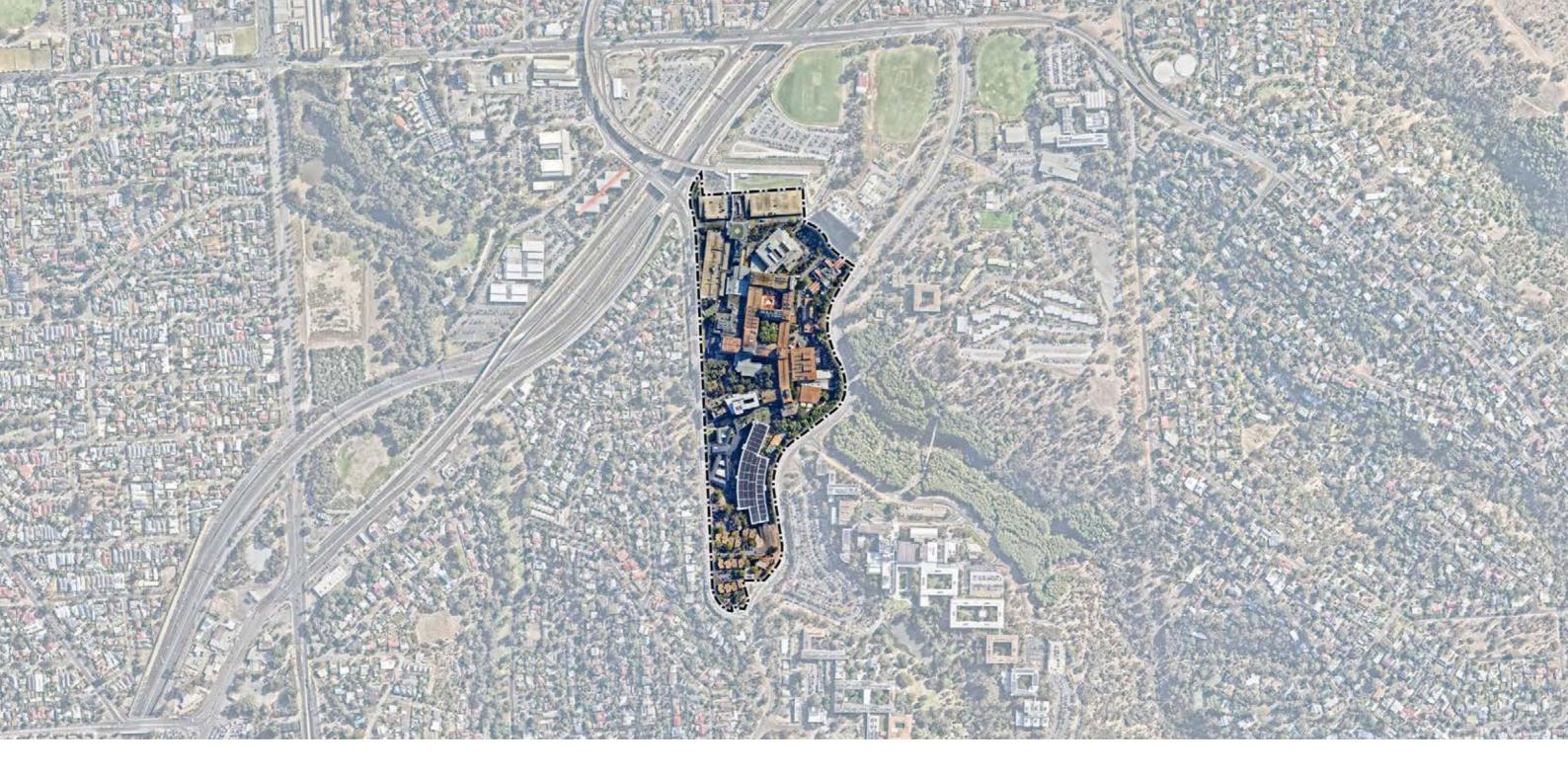










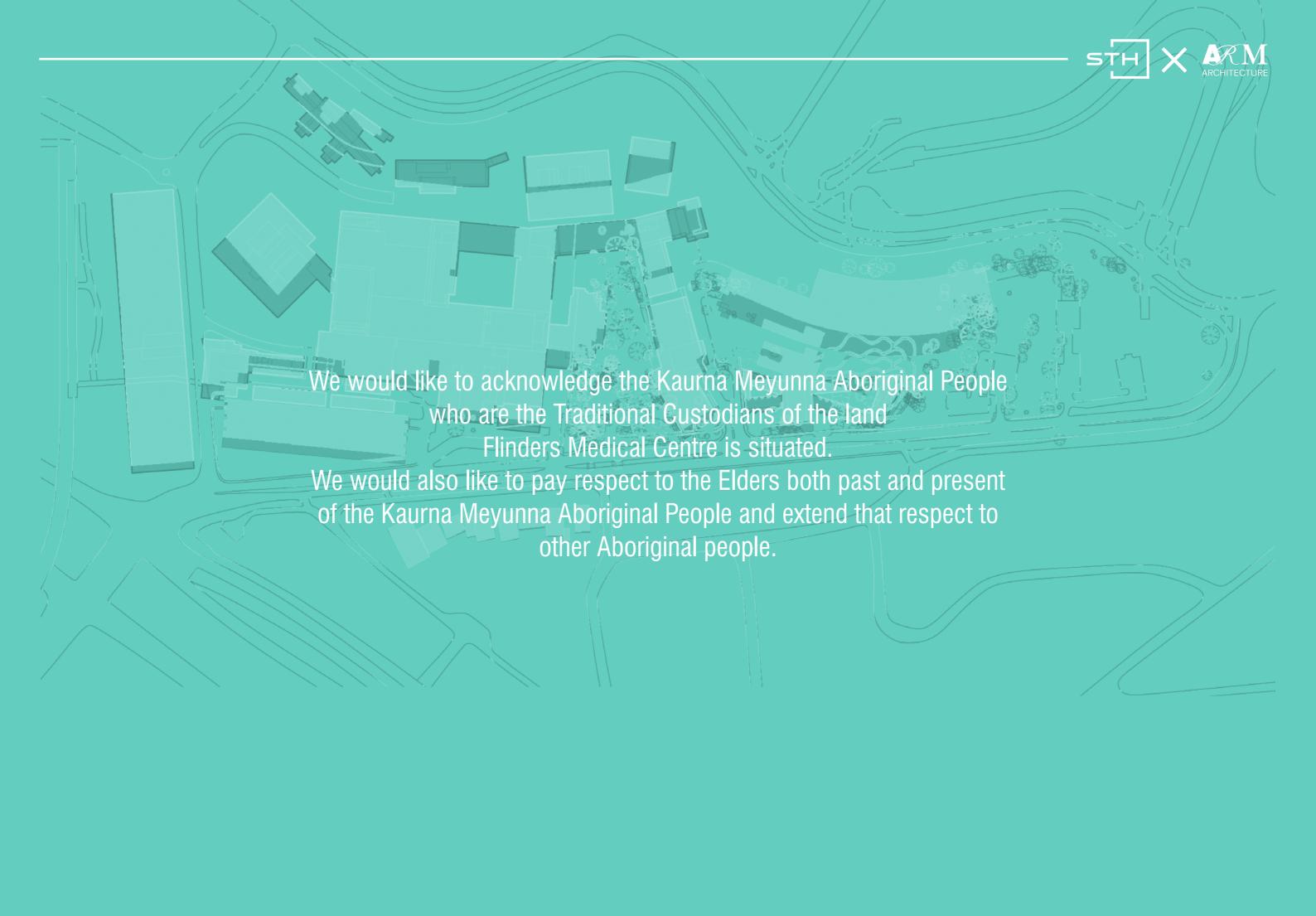


# FLINDERS MEDICAL CENTRE REDEVELOPMENT PATHWAYS CSSD + LINEN + WASTE + FOOD

**16 JANUARY 2024** 











SIMPLIFIED SECTION

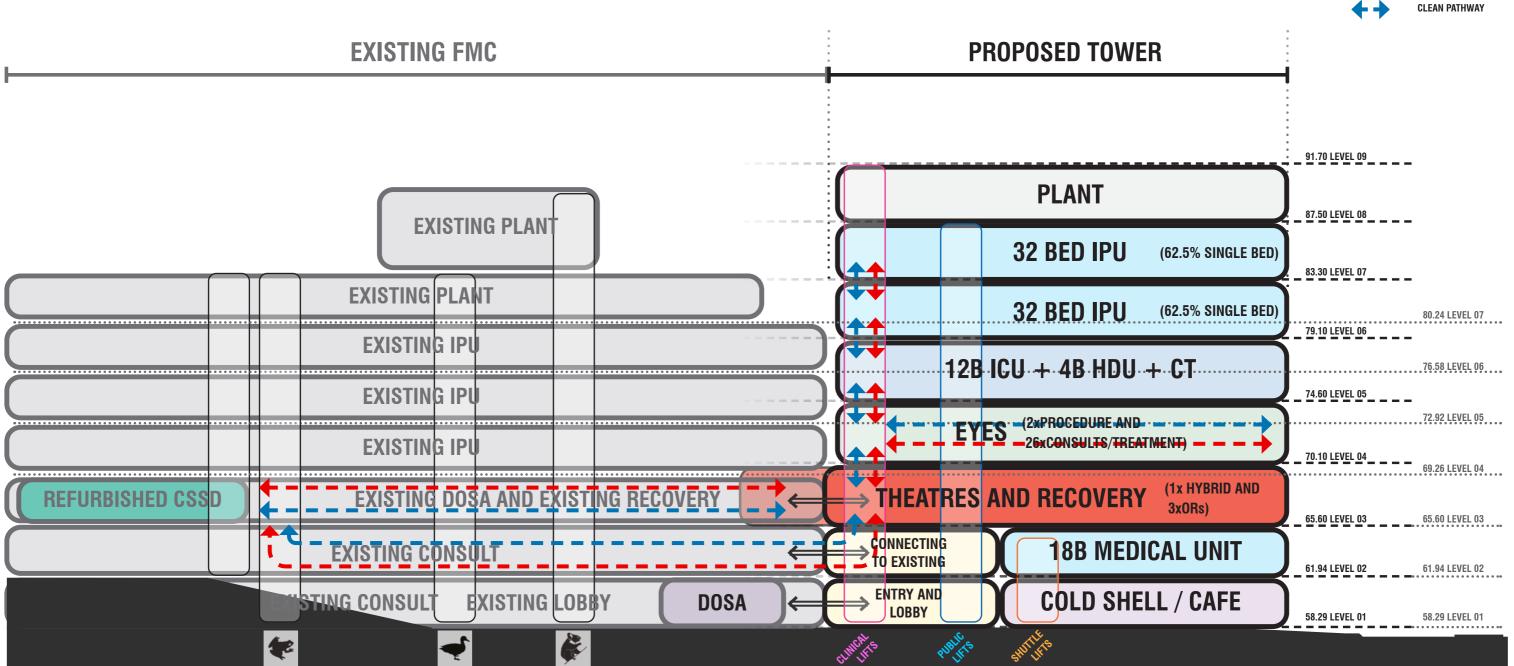
#### **PATHWAY - SIMPLIFIED SECTION**







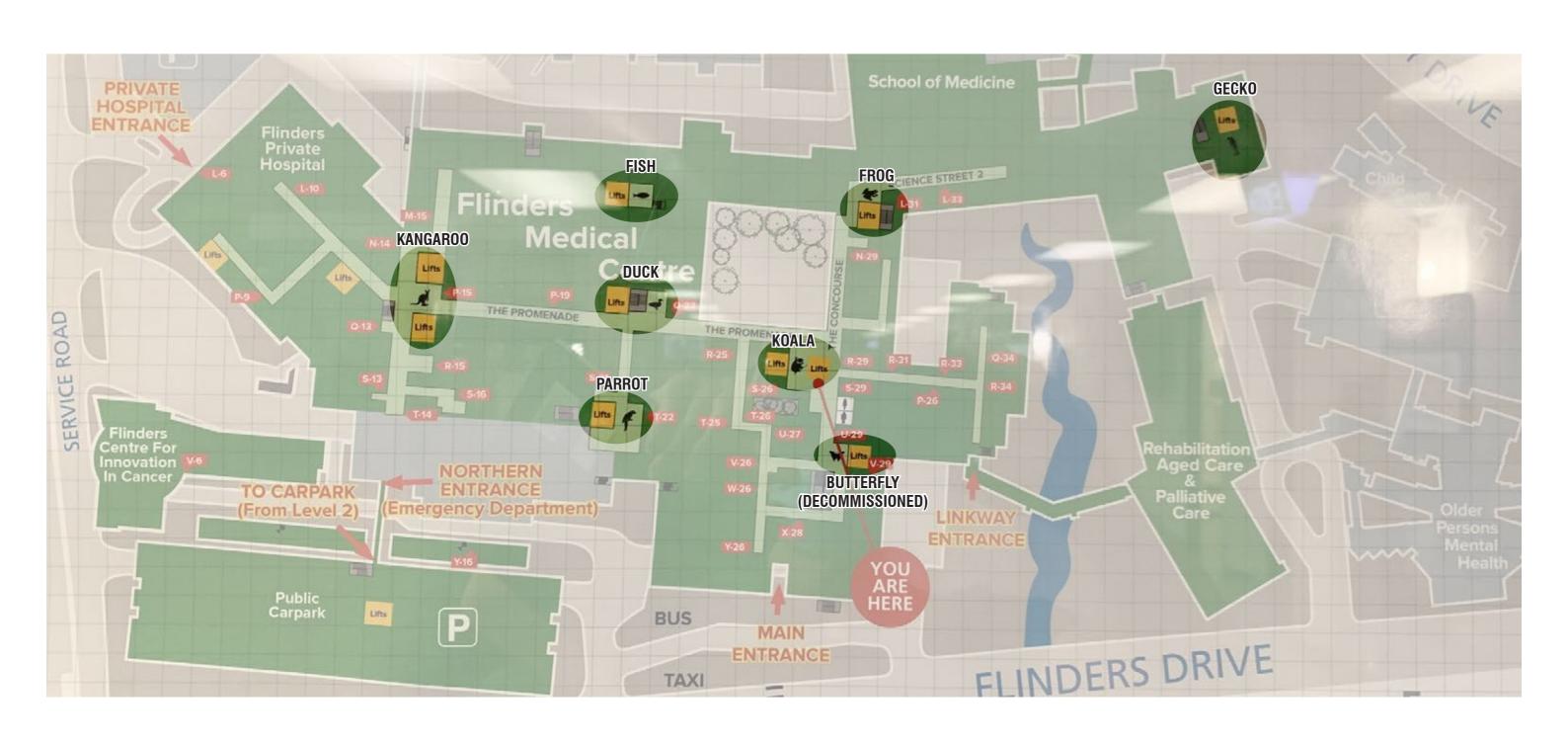




#### **PATHWAY - SIMPLIFIED LIFT LOCATIONS**







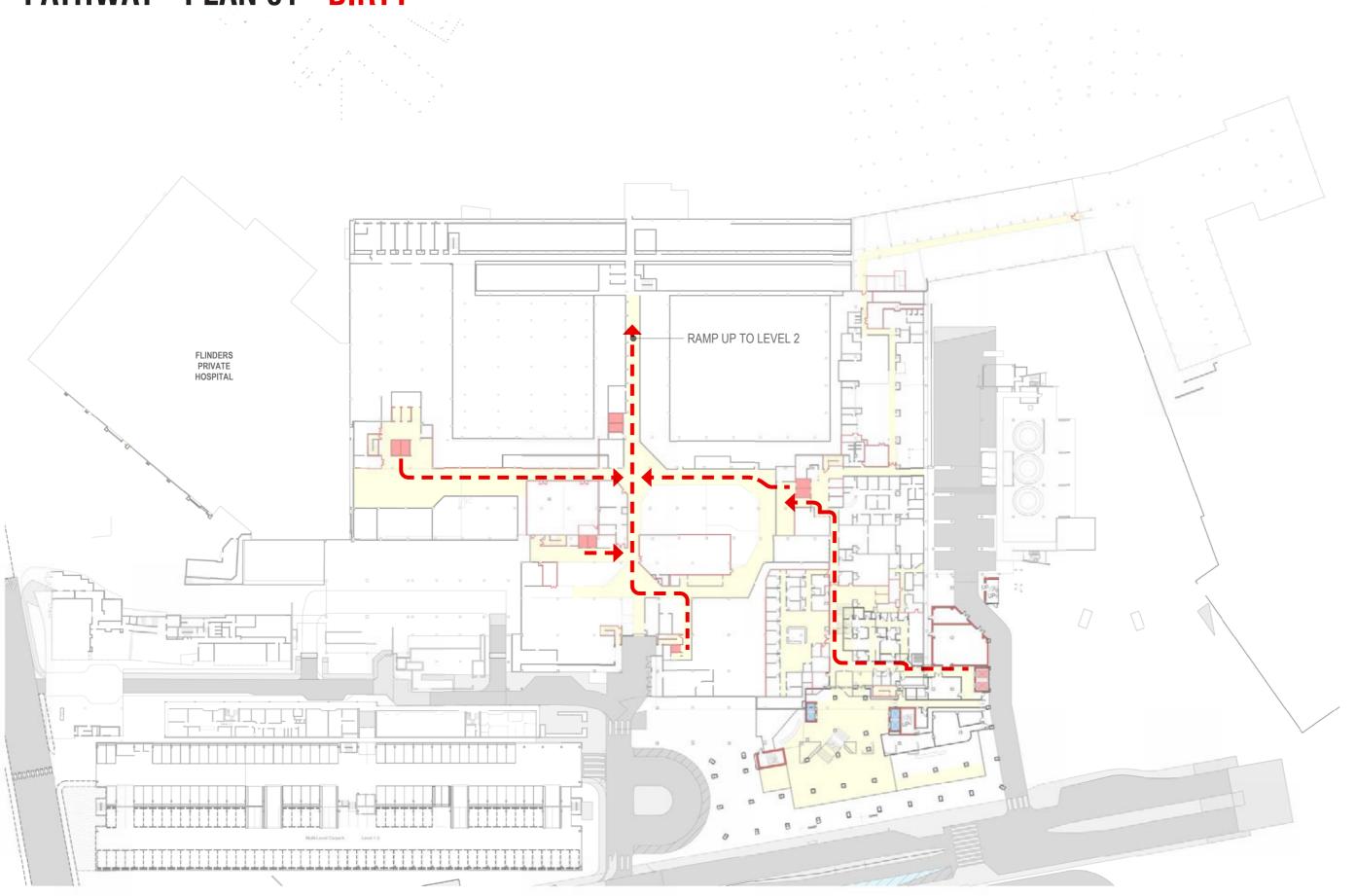


DIRTY PATHWAY PLANS

## PATHWAY - PLAN 01 - DIRTY





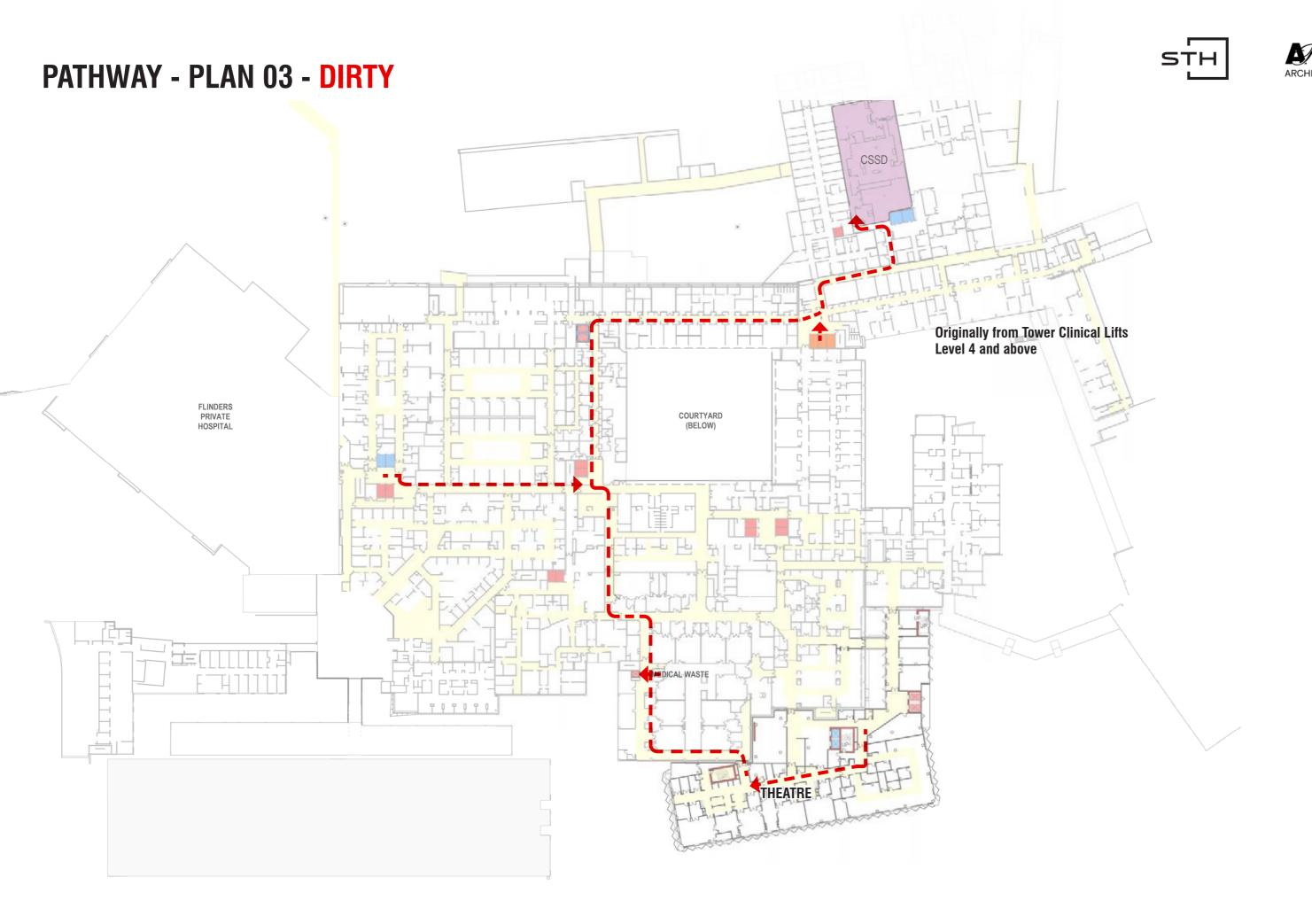


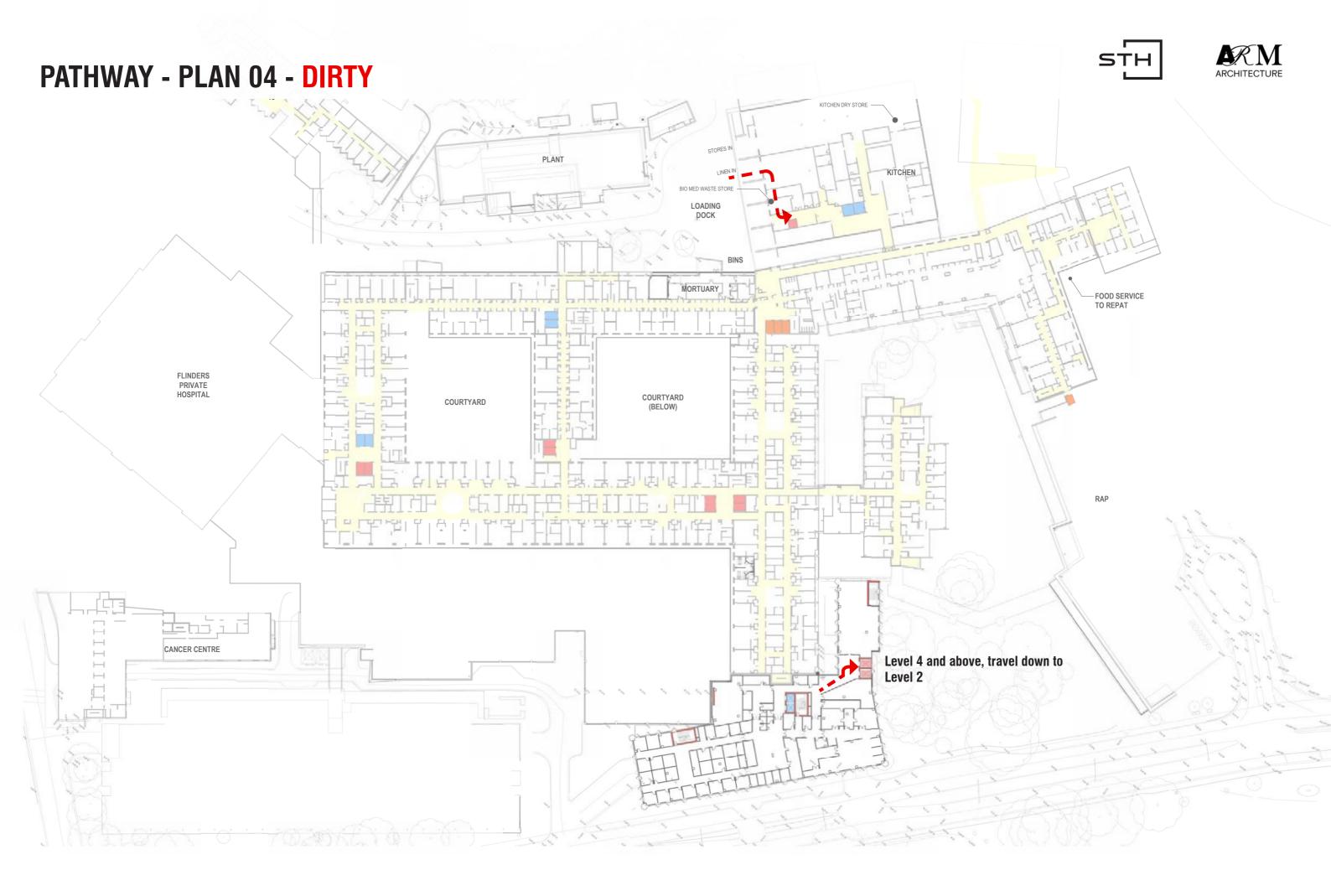
# PATHWAY - PLAN 02 - DIRTY











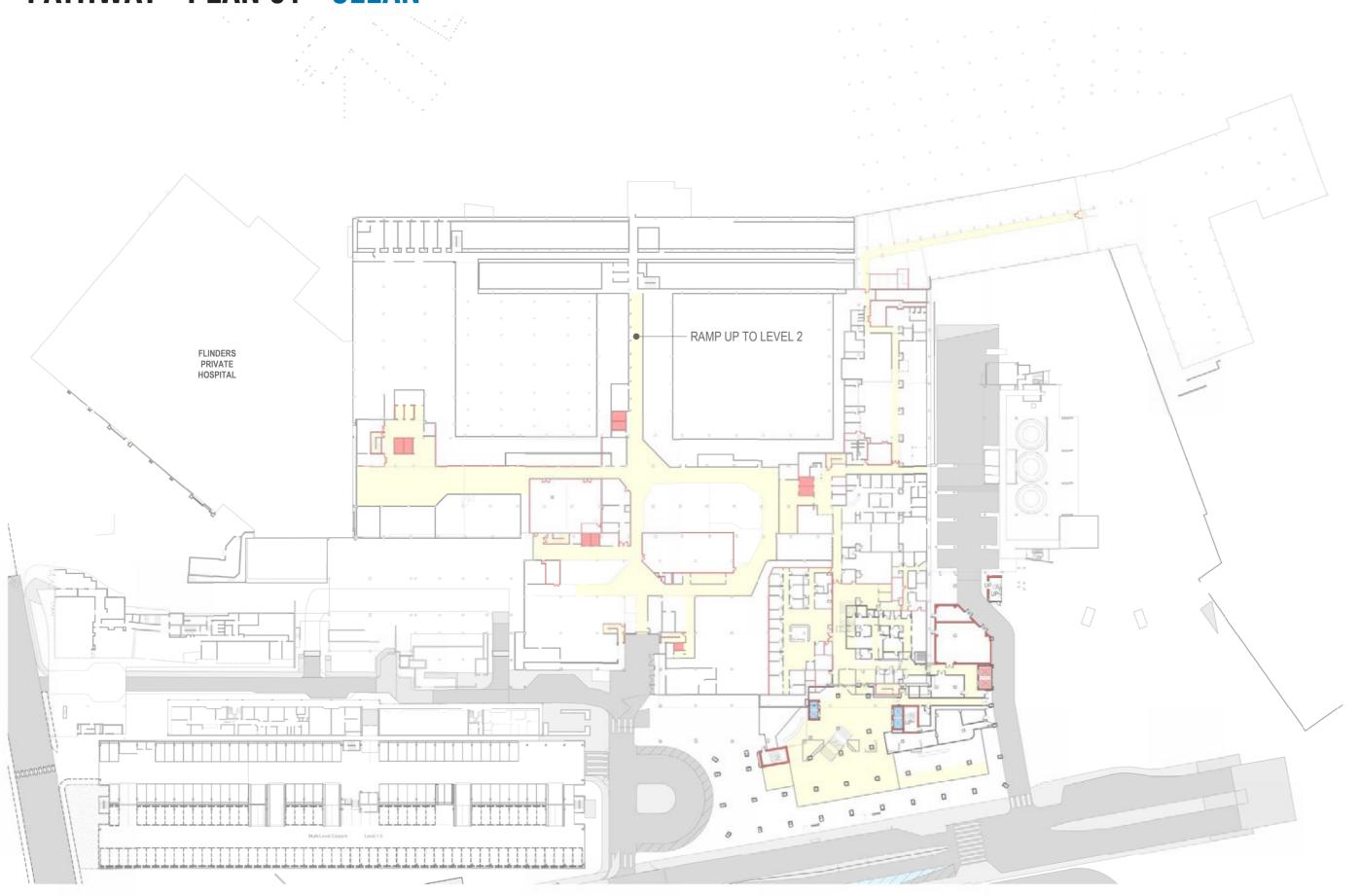


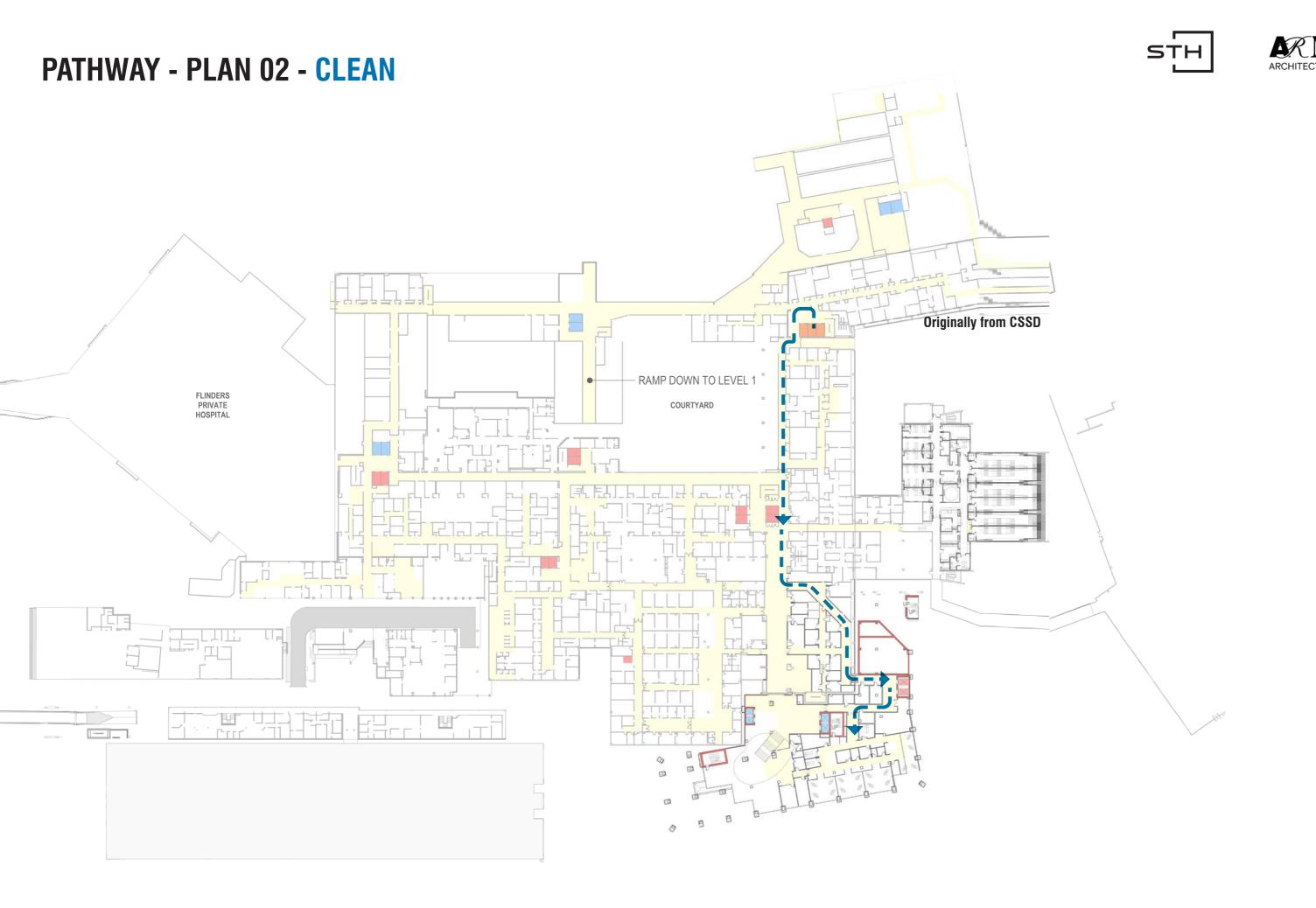
CLEAN PATHWAY PLANS

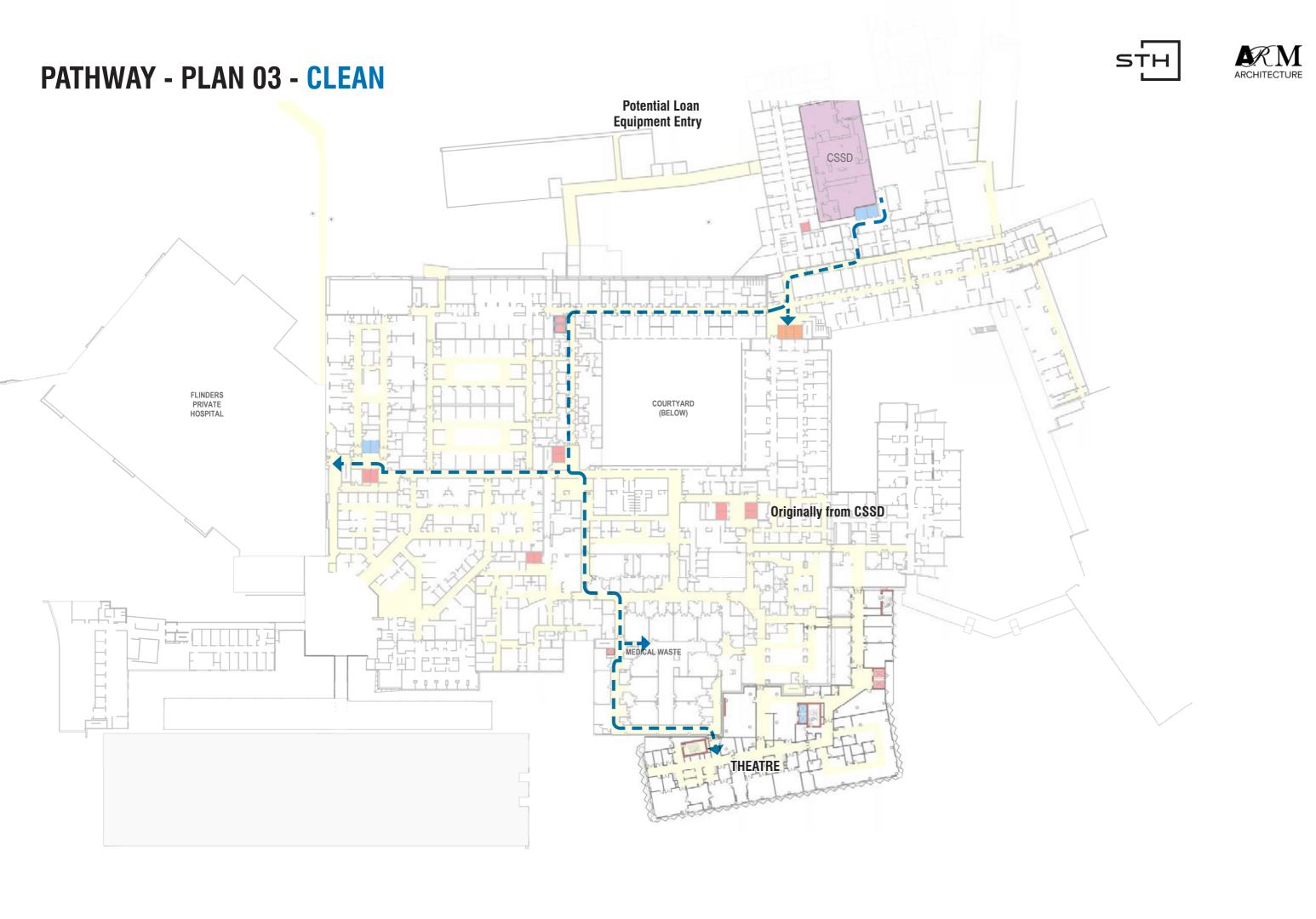
### PATHWAY - PLAN 01 - CLEAN

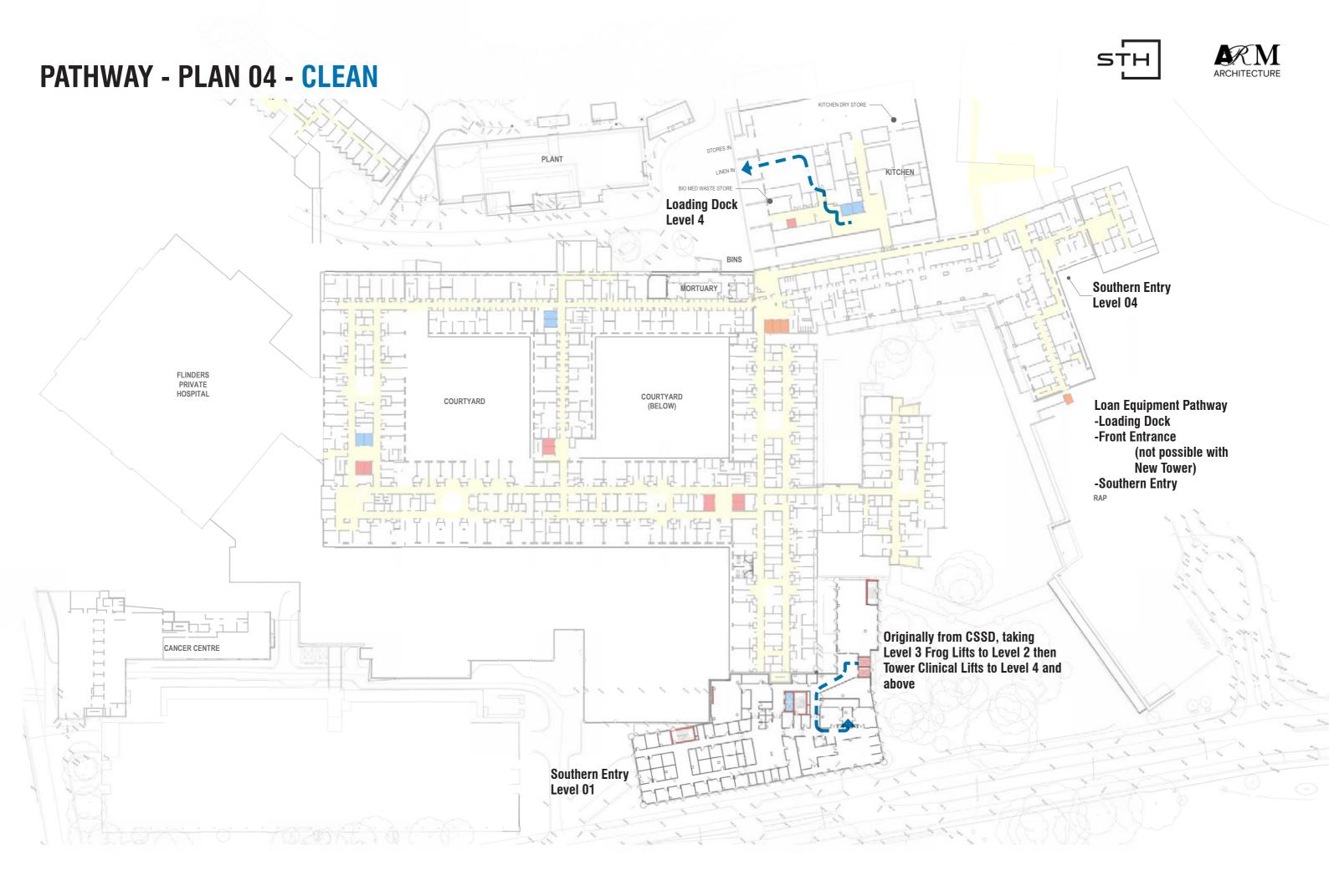












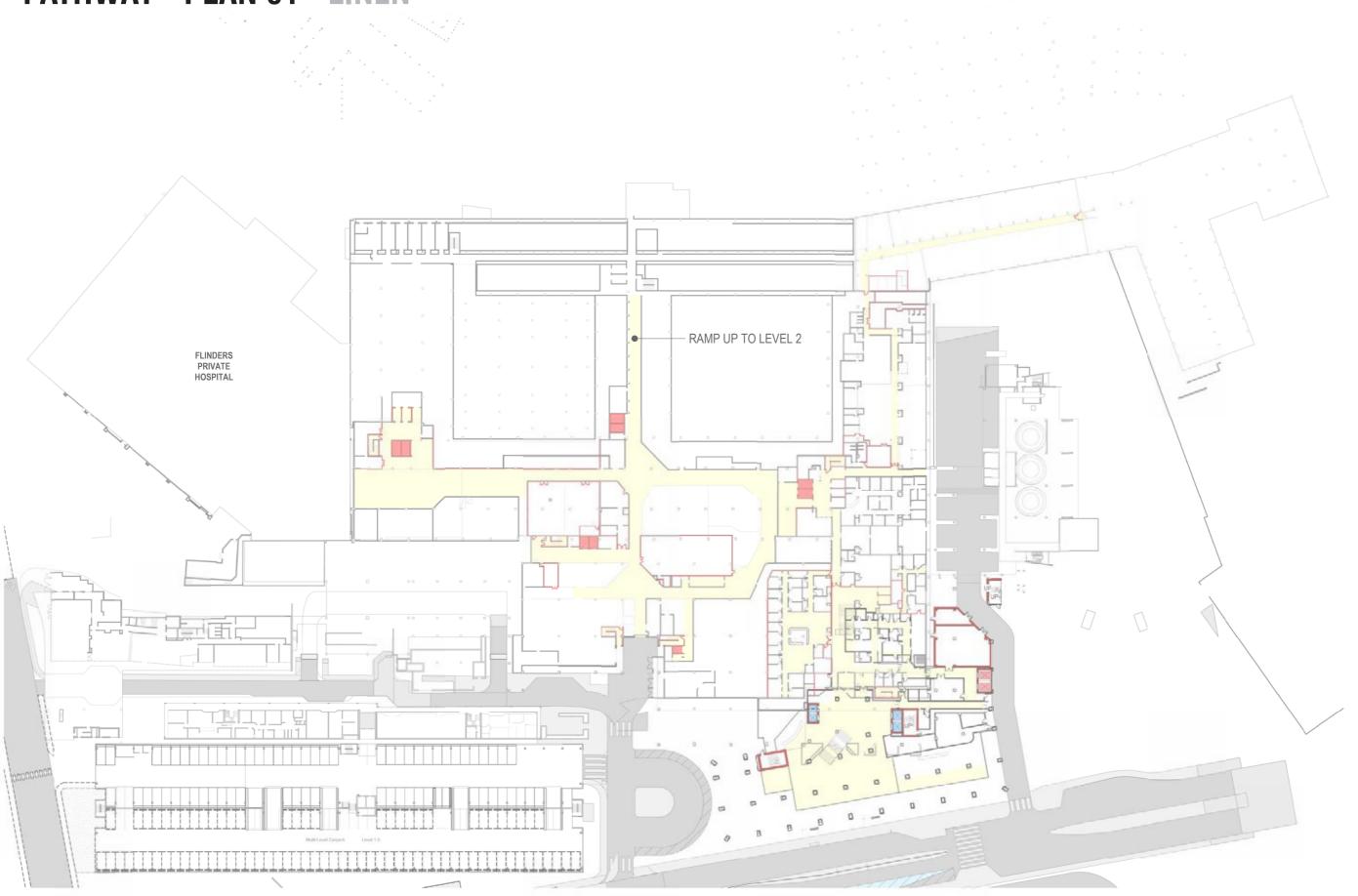


**LINEN PATHWAY PLANS** 

# **PATHWAY - PLAN 01 - LINEN**













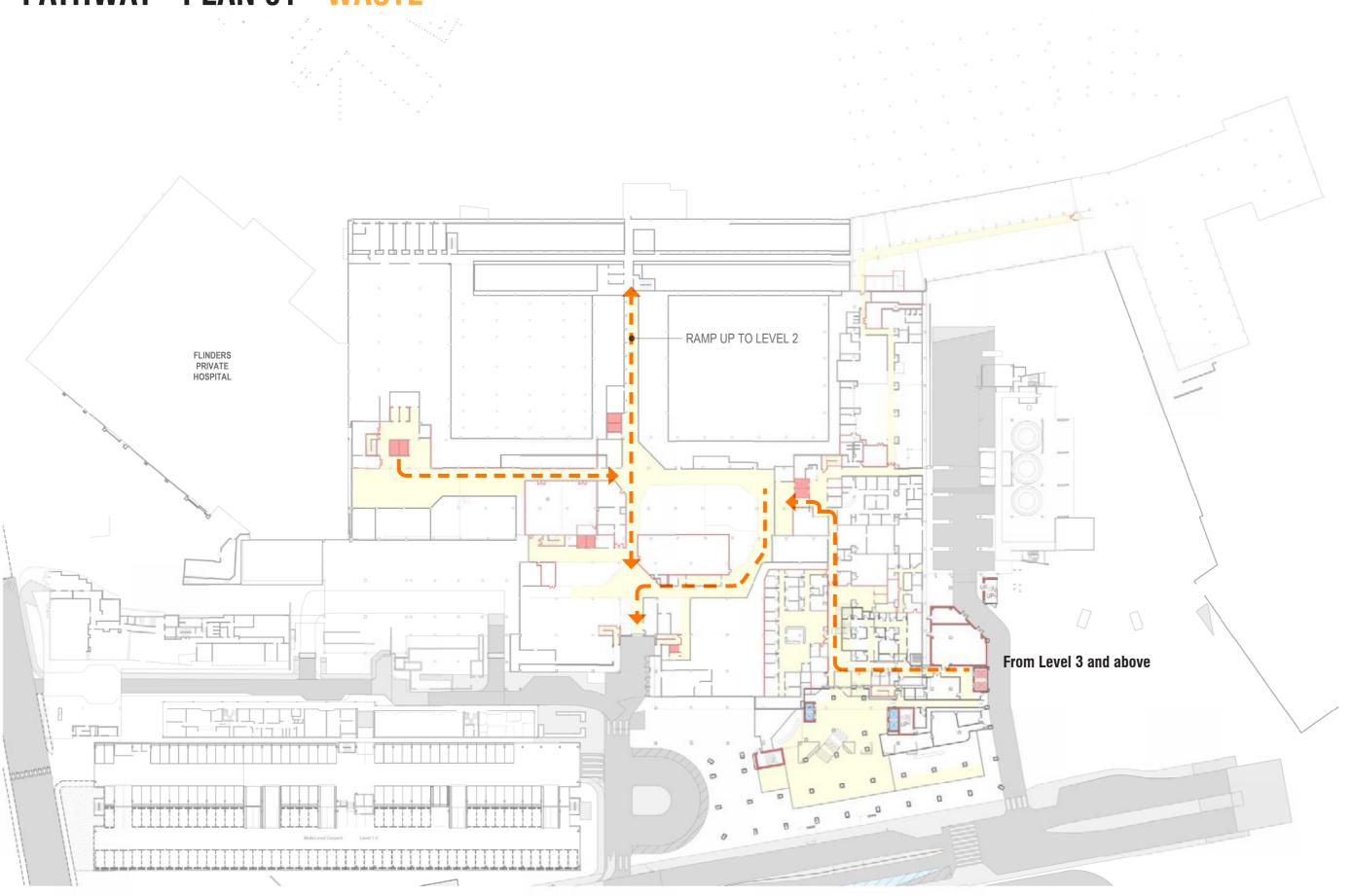


**WASTE PATHWAY PLANS** 

## PATHWAY - PLAN 01 - WASTE

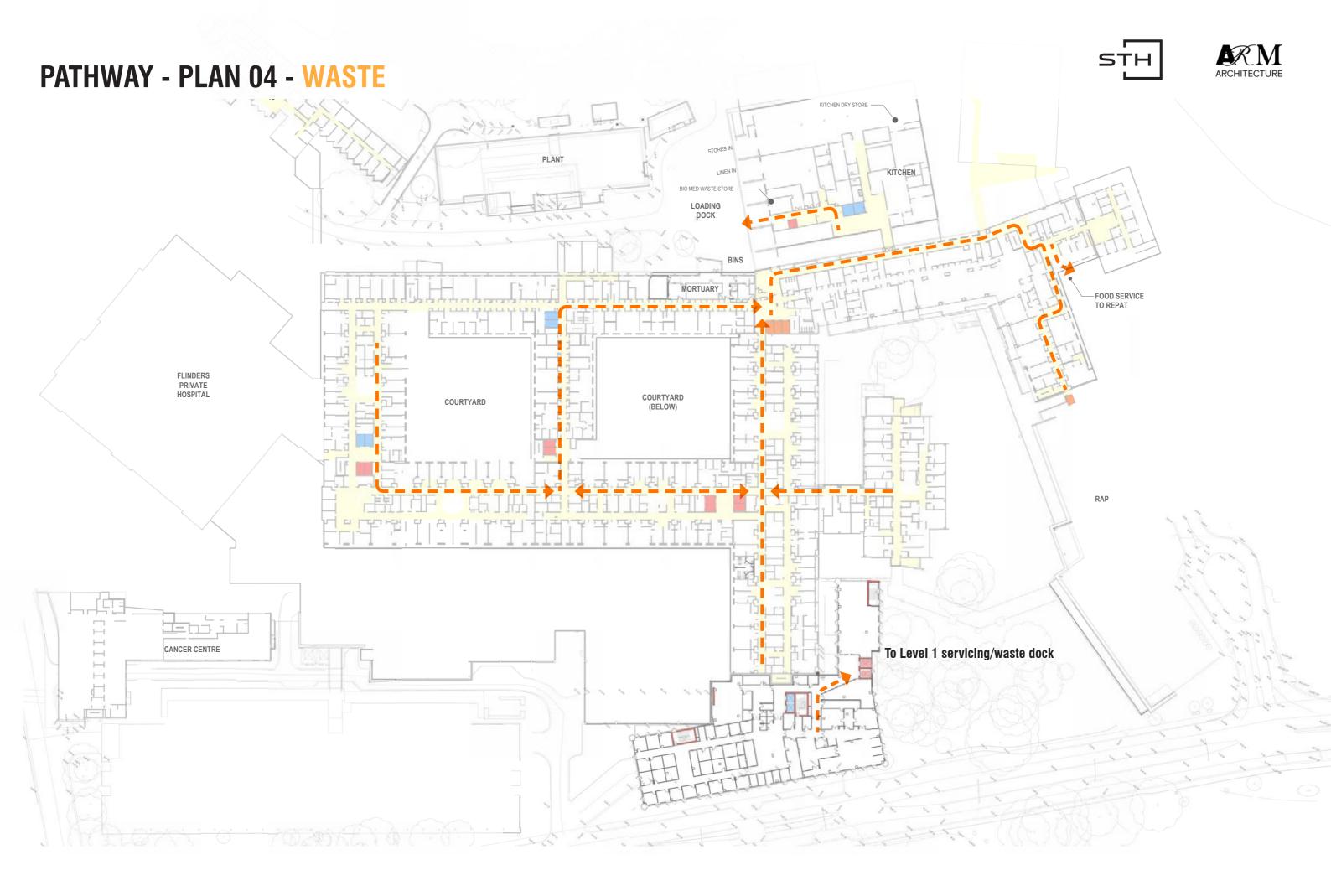












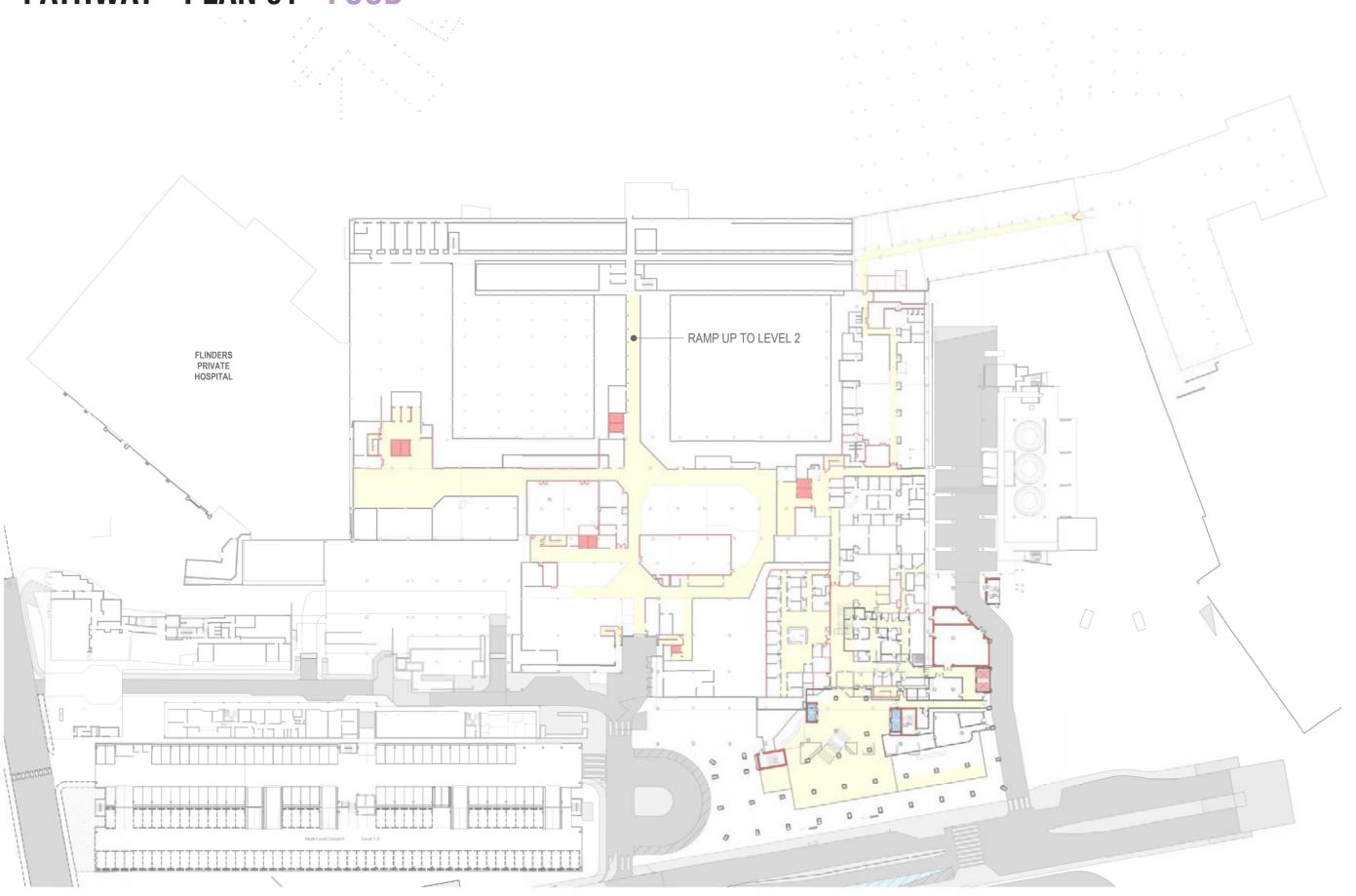


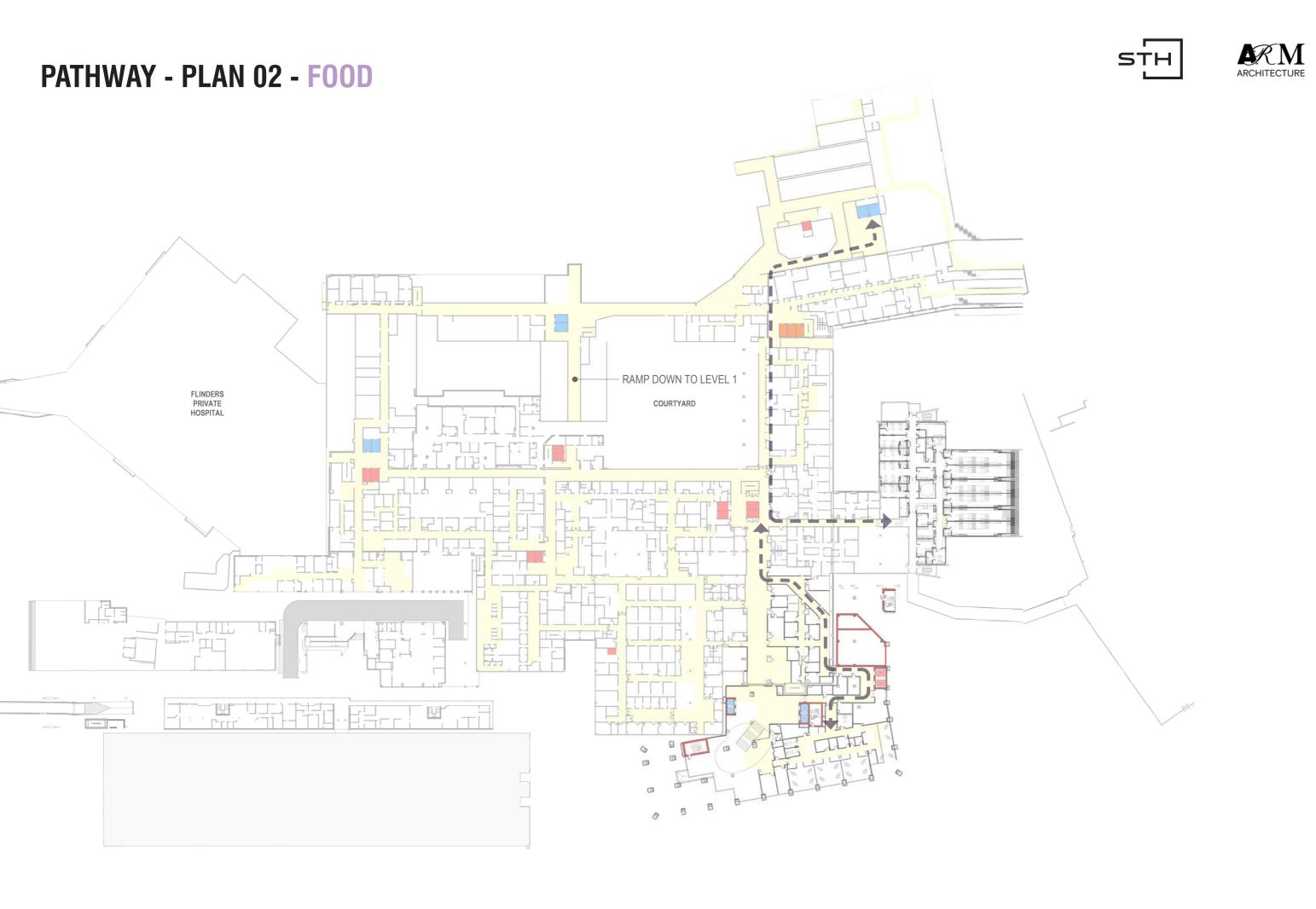
**FOOD WASTE PATHWAY PLANS** 

## PATHWAY - PLAN 01 - FOOD

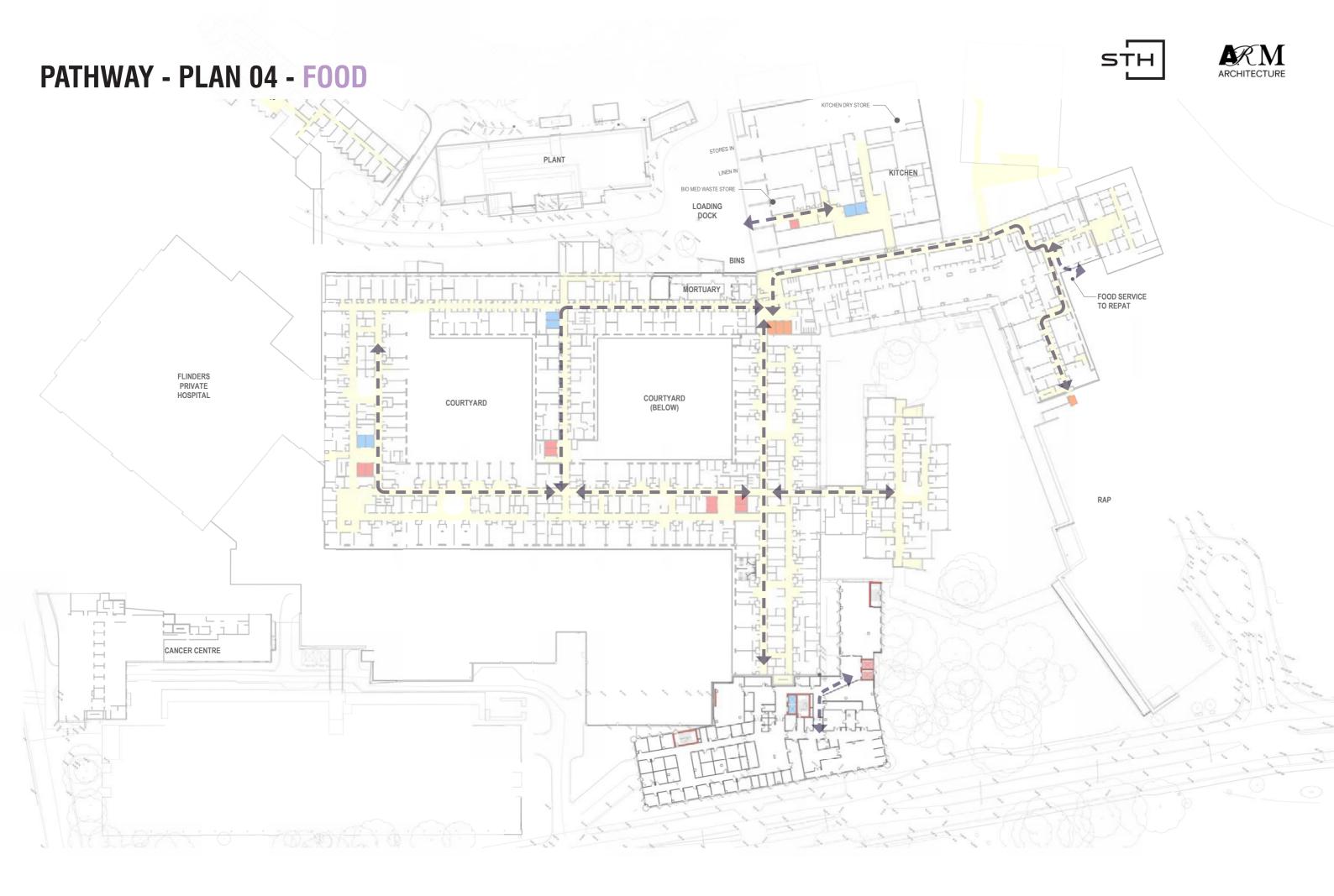


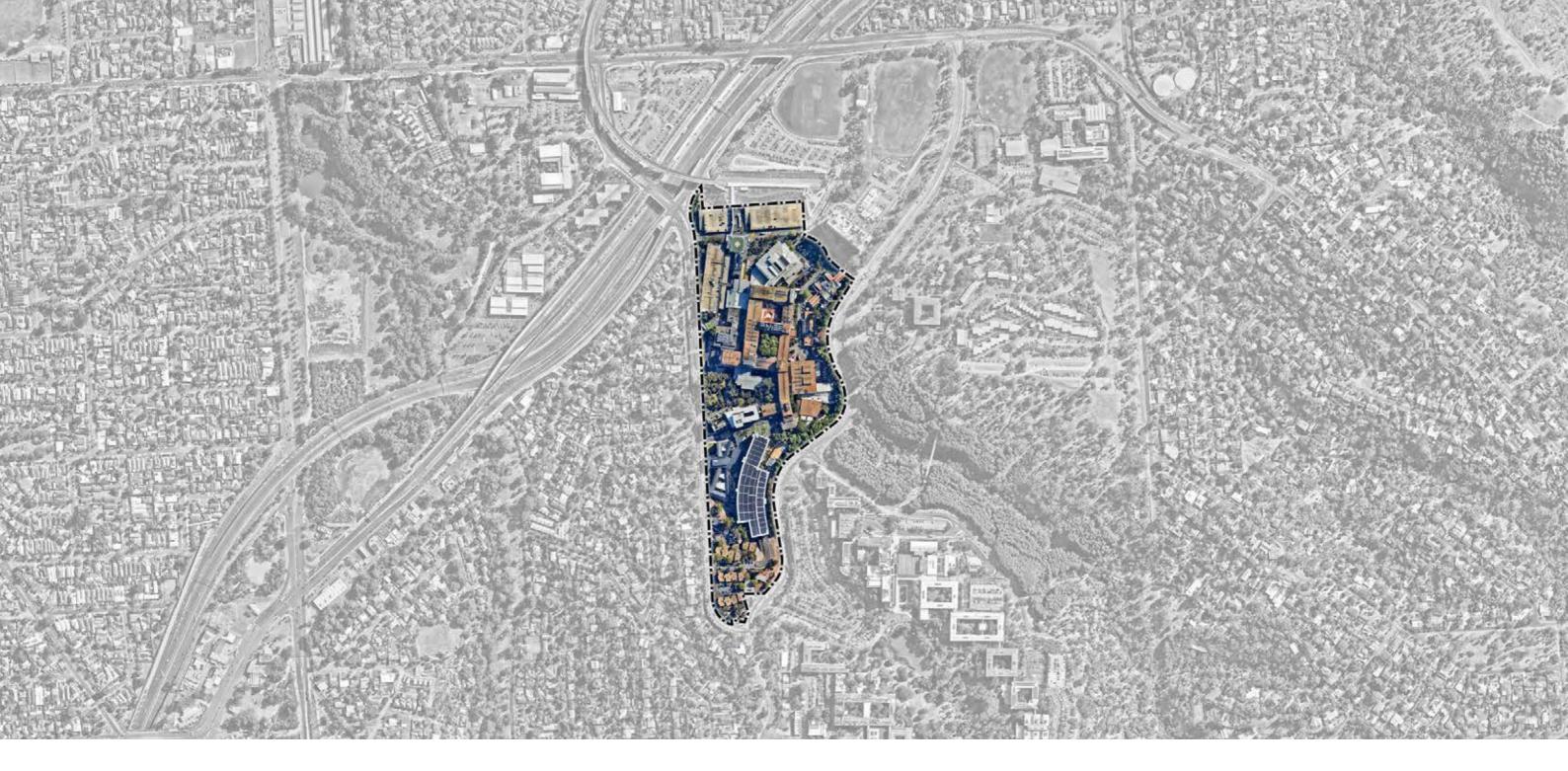












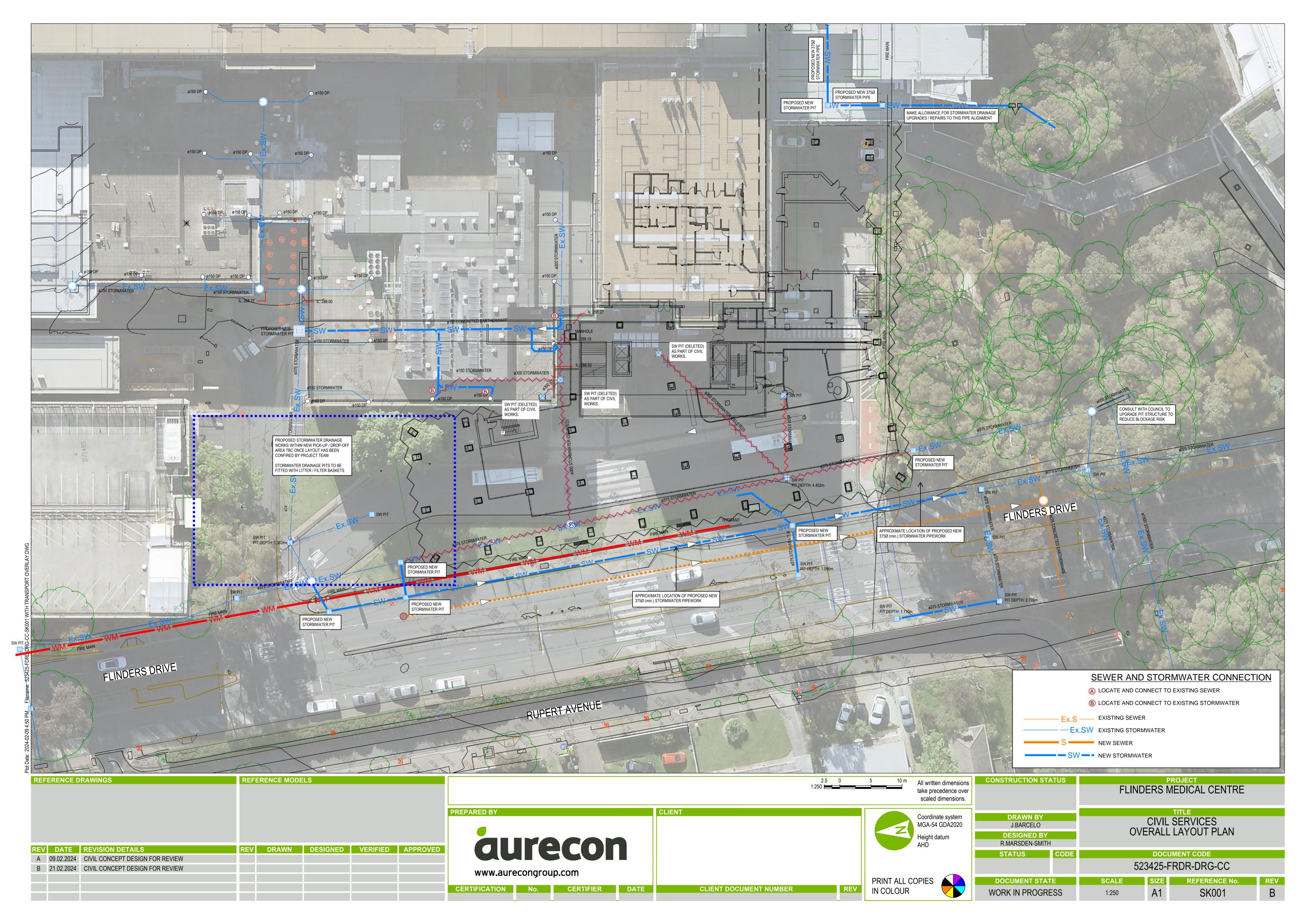


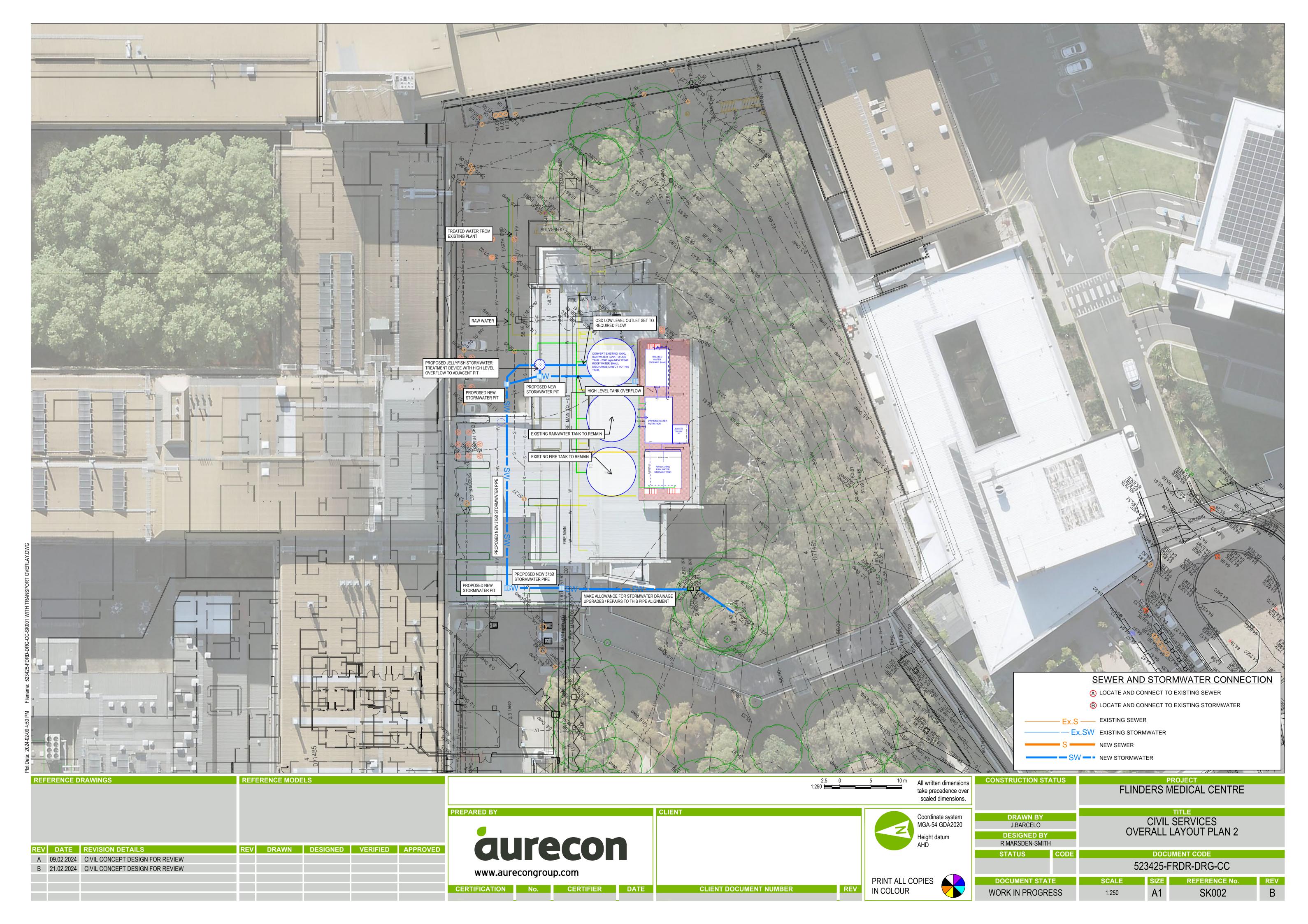


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## Landscape Architecture

JPE Design Studio

2303

18.03.202 Revision

Concept Design



#### JPE Design Studio Pty Ltd Architecture

Architecture
Interior Design
Landscape Architecture
Urban Design

Level 4, 19 Gilles Street Adelaide SA 5000

Tel 08 8406 4000 Fax 08 8406 4007 design@jpe.com.au www.jpe.com.au

ABN 97 007 776 249

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D_Concept	06.02.2024	LM
E_Concept	19.02.2024	LM
F_SCAP Lodgement	18.03.2024	LM



## **Contents**

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#### **Design Objectives**

#### **Project Scope**

The Flinders Medical Centre redevelopment landscape stems from a commitment to enhance safety, and inclusivity for all visitors and staff. This inclusive theme will resonate throughout the landscape, fostering a welcoming environment for everyone at Flinders Medical Centre.

The project landscape scope includes:

- Creation of spaces for staff, visitors and patients
- Integration of quiet reflection areas and cultural safe spaces
- Create a hierarchy of gathering spaces small to large scale spaces
- Protection and retention of trees and significant vegetation
- Integration of DDA seating and inclusive furniture/ features
- Investigate best pavement options for substantial tree roots
- Consultation with First Nations representatives

#### **An Inclusive Approach**

Flinders Medical Centre landscape will be a space for all ages and abilities. The design promotes social connection at all levels of ability and age to improve the social and health benefits of personal connection.

The aim is to create engagement for the widest possible user group. The design will empower people of all abilities to utilise the space.

Key design considerations include:

- **Everyone is invited** Design beyond access, and allow true inclusion
- Access to Nature Provide visual and physical connection to green spaces
- Welcoming Experience Invite the whole community
- A Connection to Community Ownership participation is part of the journey
- Independence I can do it myself
- Friendship Plan spaces to gather and connect

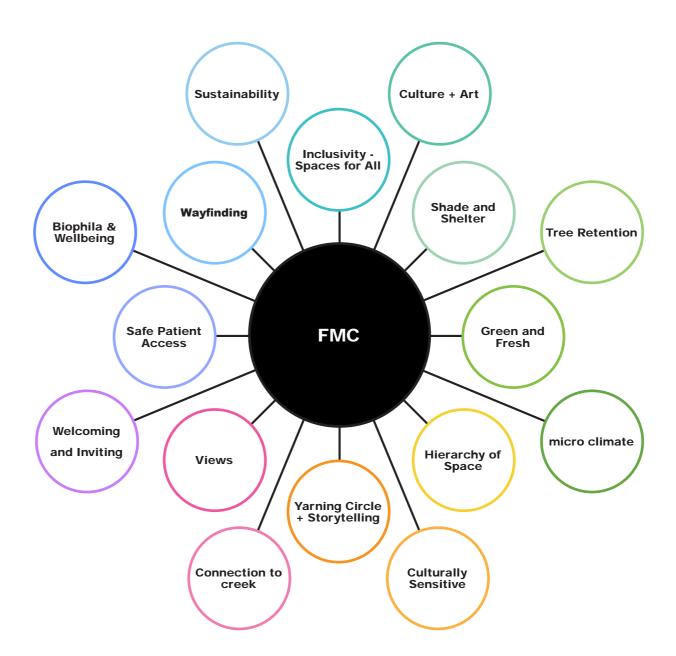
#### Consultation

Consultation will be a key driver of the design outcomes.

The design process will aim to:

- Build upon the **engagement** that has been undertaken.
- Create a dialogue to test, confirm, refine and add ideas.
- **Reflect** feedback on the draft concept design and arrive at the preferred concept design response to be presented to the project team for endorsement.
- Close by the loop by informing all stakeholders of the design outcome and how their inputs have helped shape this.



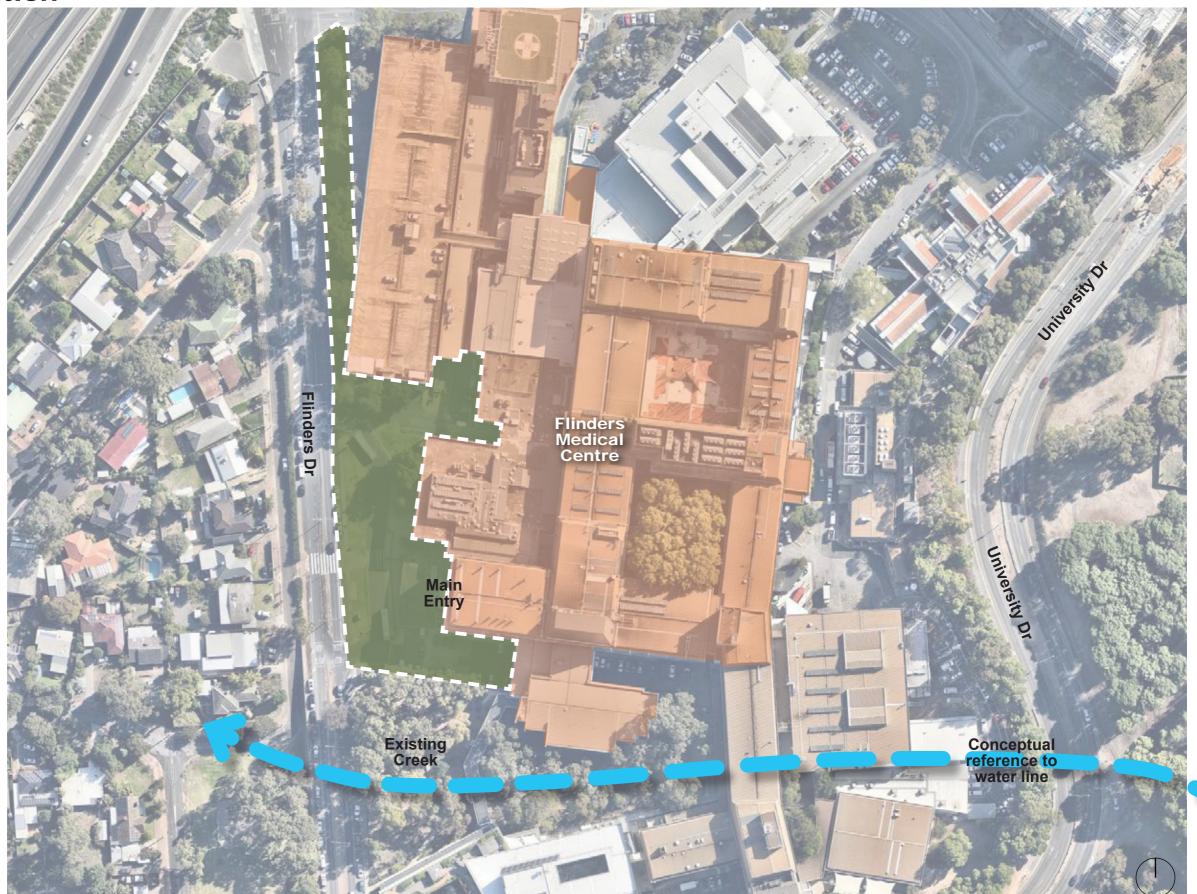


Flinders Medical Centre - Redevelopment | JPE Design Studio | 5.





## **Project Site Location**



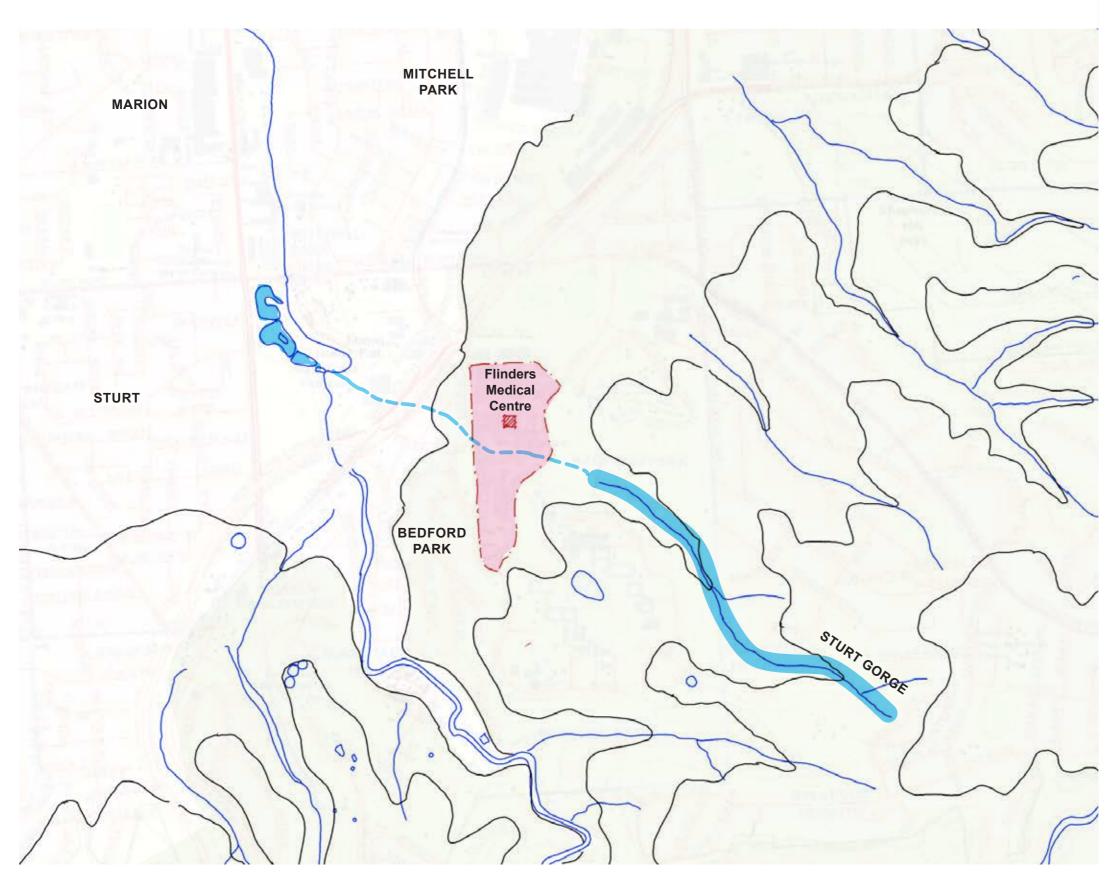
Flinders Medical Centre - Redevelopment | JPE Design Studio | 7.

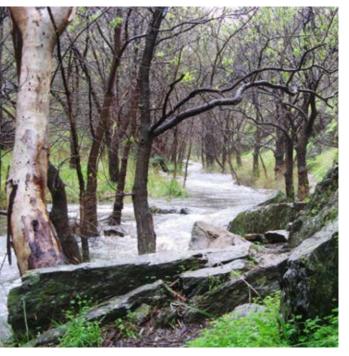
#### **Connection to Place**



#### Water







Sturt Gorge

Explore opportunity to connect with First Nation's stories of this place, and the presence of water



# **Site Extents BUILDING E MORTUARY BUILDING D BUILDING A** BUILDING R BUILDING S **BUILDING B** BUILDING C **BUILDING L BUILDING K (CARPARK)** TO BE DEMOLISHED EXISTING FOOTPATH SHORT TERM PARKING (LOADING / DROP OFF ZONES) EXISTING CARPARKING EXISTING PUBLIC TRANSPORT ZONES

Provided by STH. Current October 2023



#### **Existing Condition - Landscape Character**

- Areas of distinct character
- Sparse vegetation
- Minimal colour palette

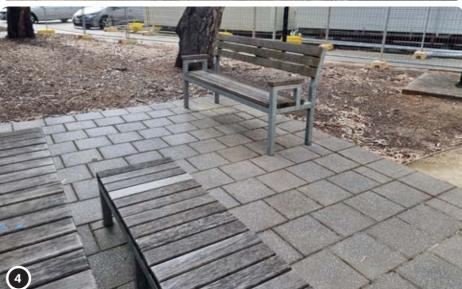


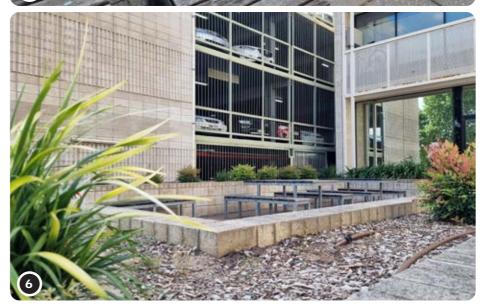














## **Existing Condition - Key Features and Artworks**

- Creekline
- Scupitural elements















#### **Existing Condition - Arrival Experience**

- Disjointed wayfinidng
- Minimal hierarchy of entrance points

2



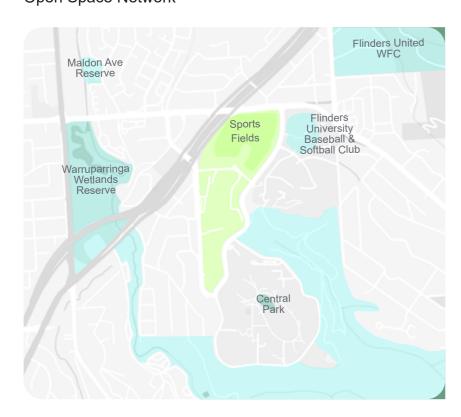


#### **Precinct Analysis**

Water & Land



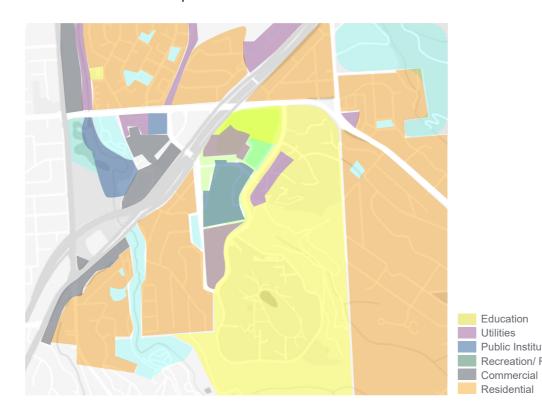
Open Space Network



Movement



Land Use & Ownership

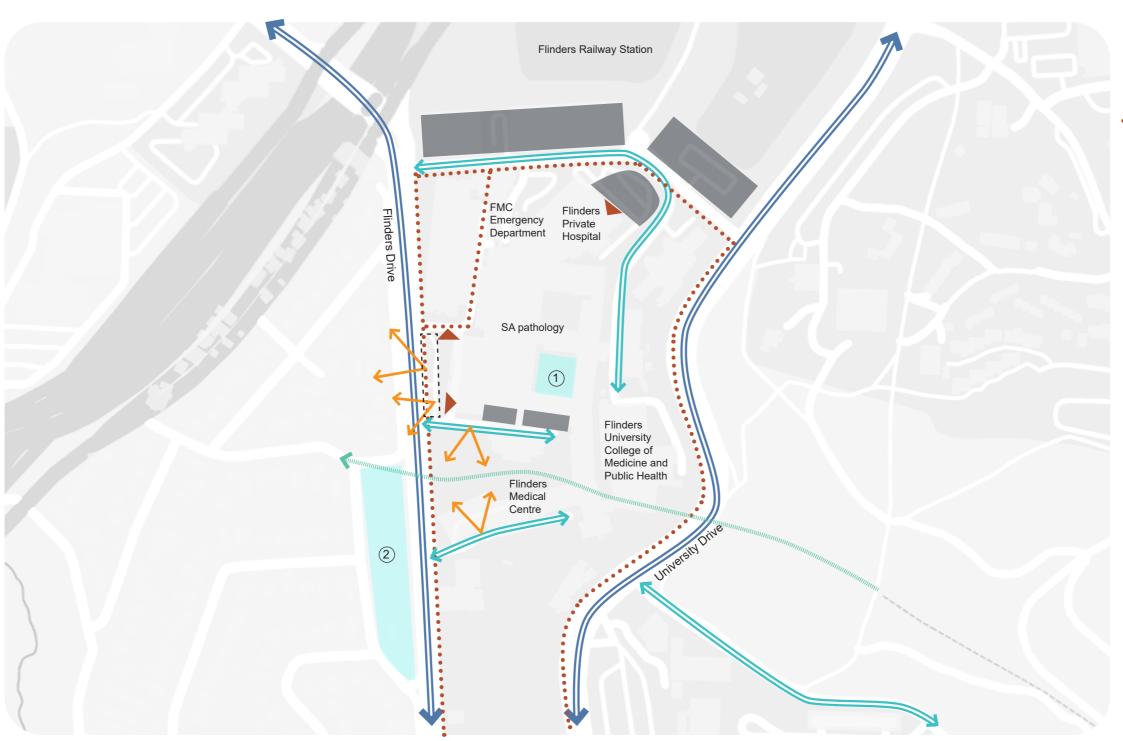


Public Transport



#### **Site Analysis**





#### Legend

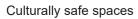






#### **Cultural Connection**



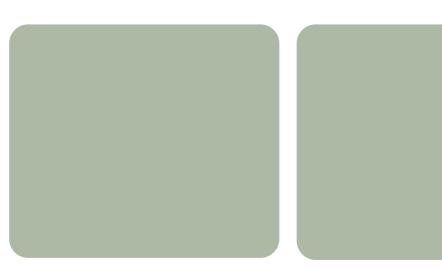




Cultural activation



Culturally safe spaces



Flinders Medical Centre - Redevelopment | JPE Design Studio | 17.







A human-centered approach gives users a sense of being understood and belonging...



Paved access path



Resting nodes (fixed furniture) along the paved path



Arrival plaza



Accessible informal paths



Comfortable spaces for individuals and groups



#### **Places That Feel Like Home**



Home is not a place... it's a feeling

...it's about people and how they live



Nodes for quiet moments



A kids friendly space



Healing garden space



A pleasant place to be



Family time opportunities near the creek

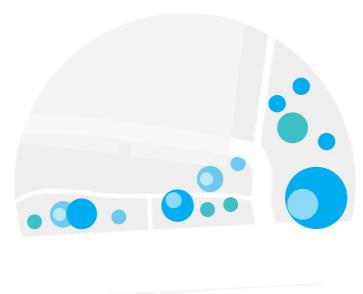


#### **Places to Linger - Private and Quiet Spaces**

"Cultures and climate differs all over the world, but people are the same. They'll gather in public, if you give them a good place to do it"



Jan Gehl (Danish architect)

















Seating opportunities amongst plantings









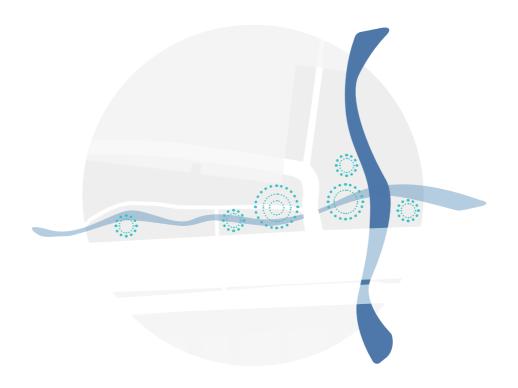
Cafe spillout area under forecourt canopy

Activate spaces with furniture and plantings

Incidental nature play opportunities

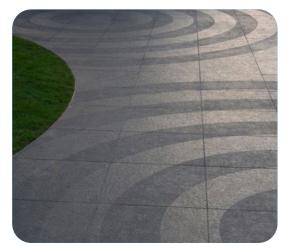


#### **Presence of Water**



# "Water is the driving force of all nature"

Leonardo da Vinci



Water interpretation through paving patterns



Circular formed seating planter represents water droplets



Amorphic pedestrian path 'flow's through north - south directions



Presence of water through interpretation design



Amphitheater reinforces water ripple effect (stage 2 scope)







...to create a space that welcomes people, one that is joyfully stimulating and feels safe



Programmed traffic time to provide a safe environment for people



Paving patterns to create a sense of space and slow down vehicle speed



Pedestrian-friendly paved path



Bollards to form road edge



Surface variations to slow down vehicle speed; organic design language to soften hard surface materials



Landscape Architectural Response



### **Landscape Architecture Principles**

Five key design principles have been defined by JPE Design Studio to guide the development of a cohesive built outcome. These objectives are the foundation for the successful integration of built form and public realm.









### **Connections**

Designed with a welcoming edge, quality outdoor active and passive spaces to enhance walkability, accessibility, gathering and connections which will encourage visitors to linger.

High-quality connected external spaces will be designed to connect and explore the surrounding views and landscape, enhancing the user experience.

### **Playful Experiences**

Encourage playful experiences and activities through a balanced approach of designated gathering spaces and integrated playful infrastructure.

### **Green Inside and Out**

Create opportunities for moments of rest and serenity, calmness, composure, and care by thoughtfully integrating green spaces into the built environment.

### **Nature Positive**

Promote nature positive design through establishment of standards for planning, design and construction with a focus on local materials and native plantings.

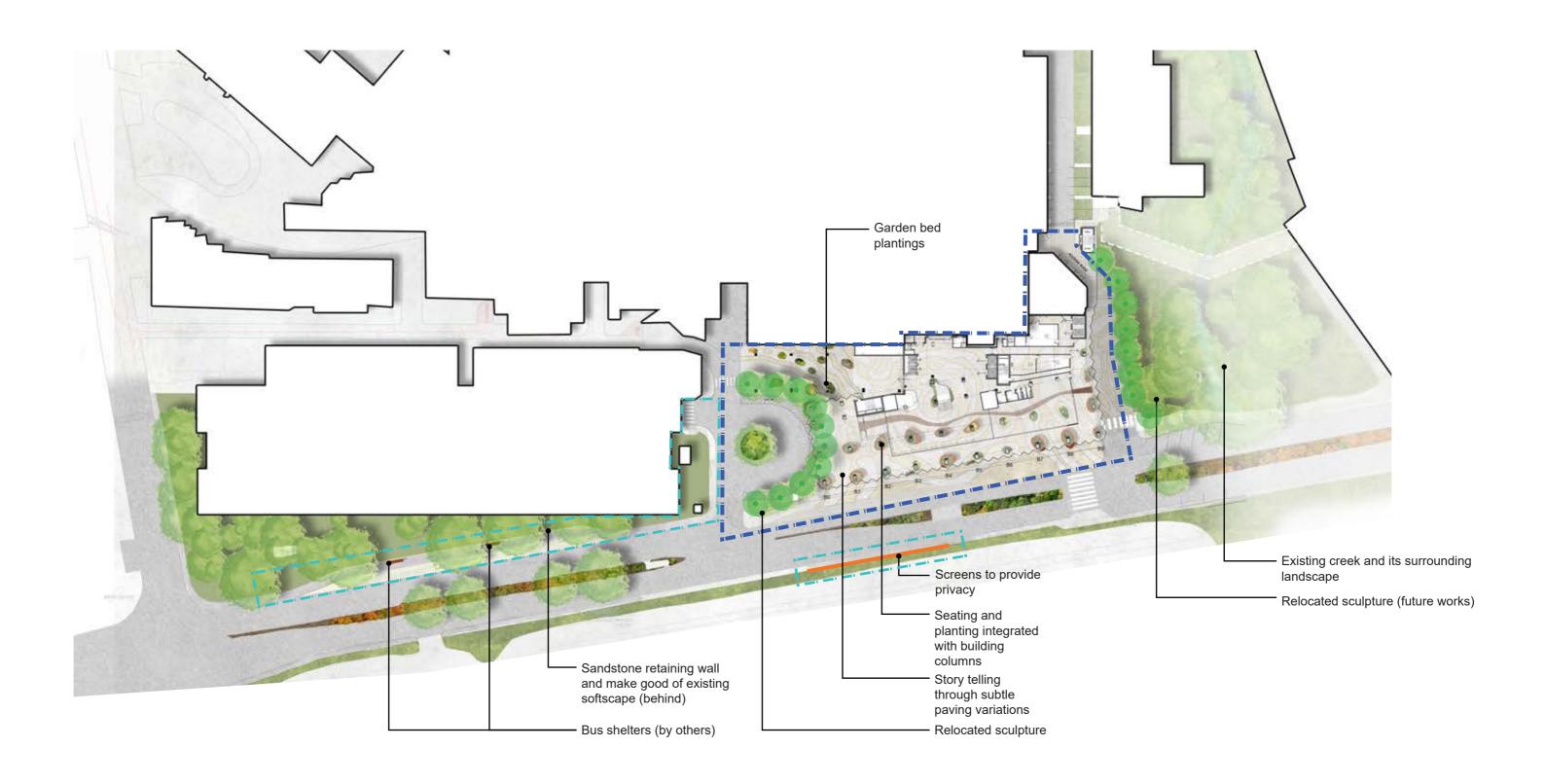
### **The Front Door**

Create a welcoming front door environment which promotes community, inviting everyone to participate.

Designed to be flexible and adaptable, open spaces create opportunities to hold events, exhibitions or temporary entertainment.

### Place Plan

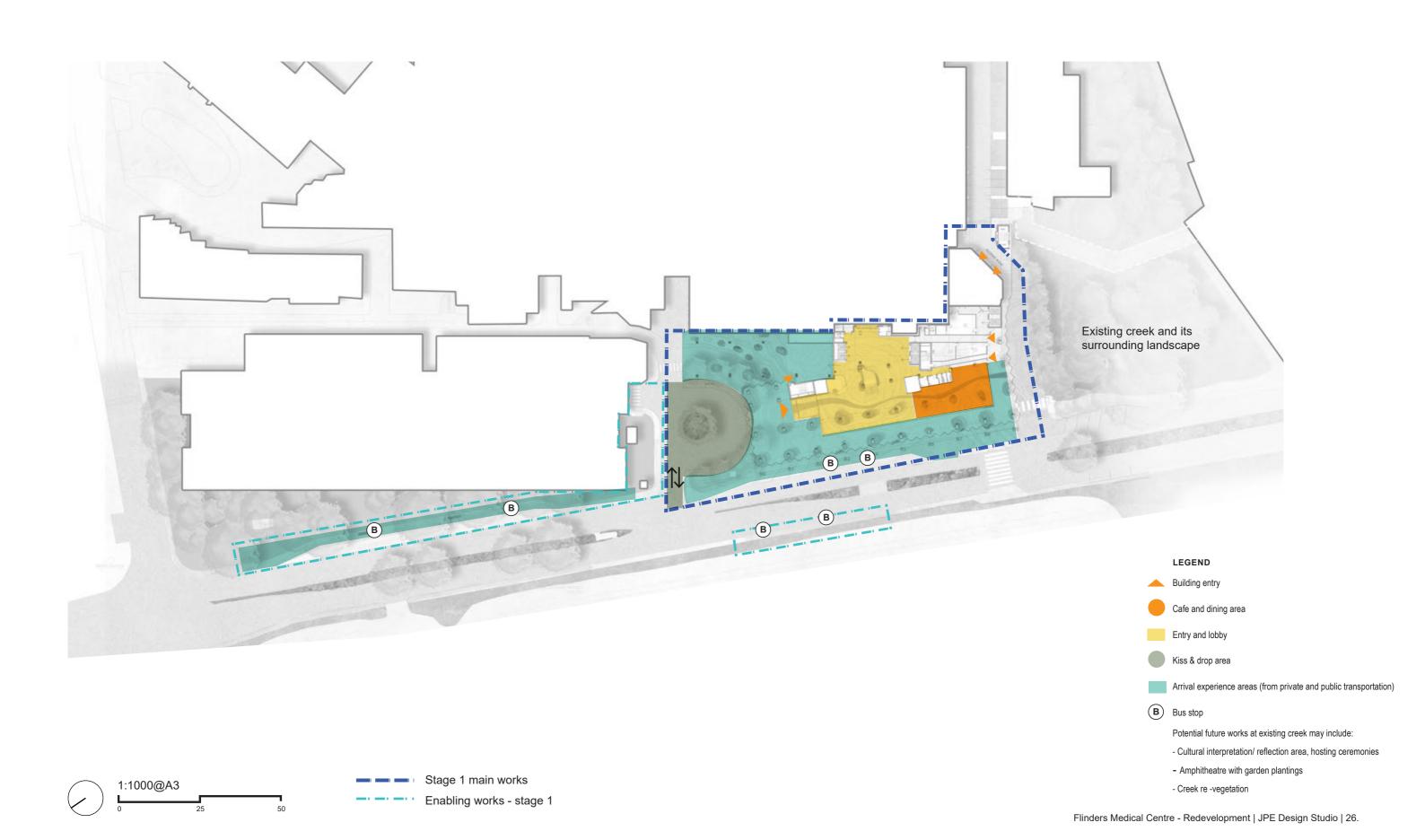






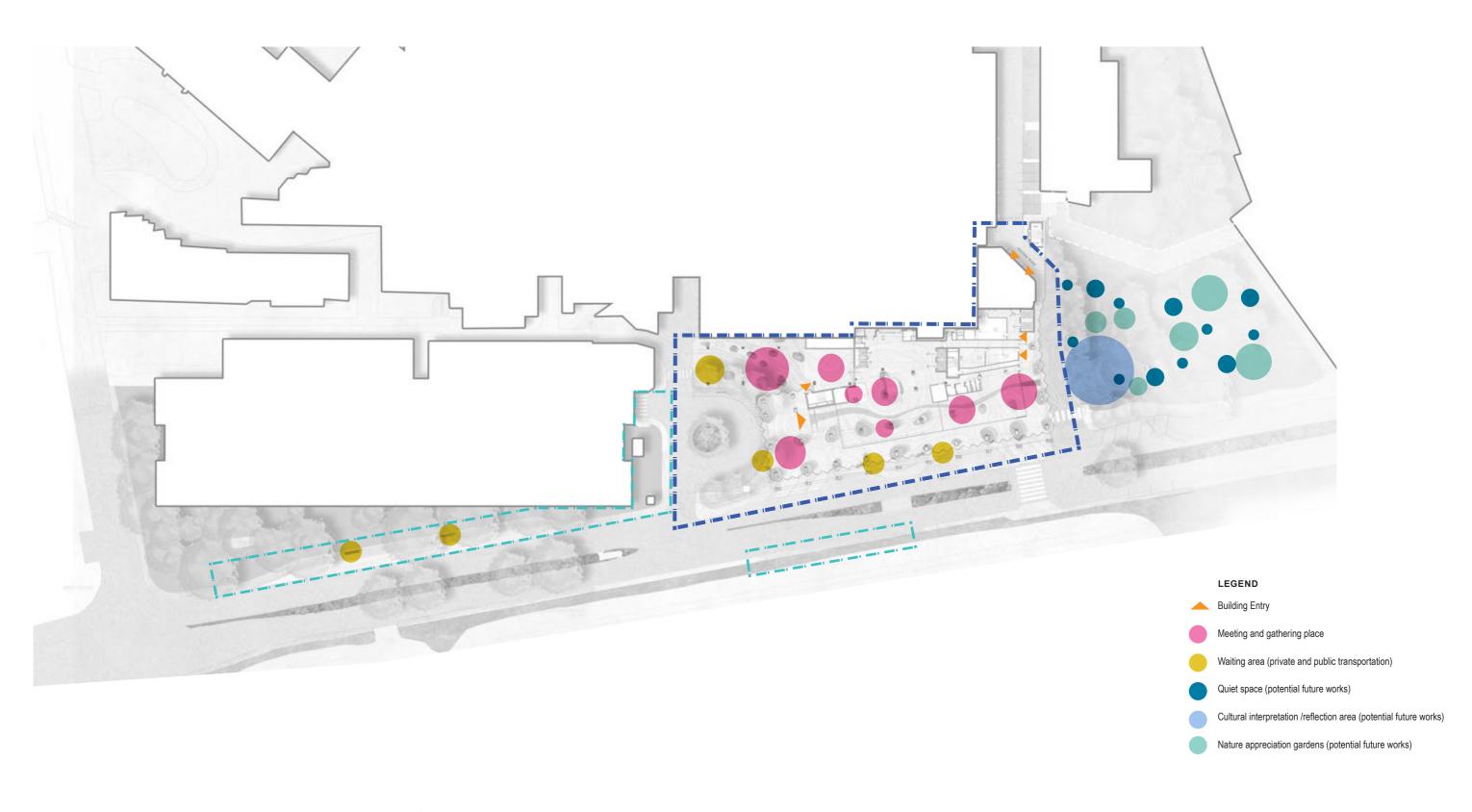
# **Program Overlay**





# **Functional Overlay**



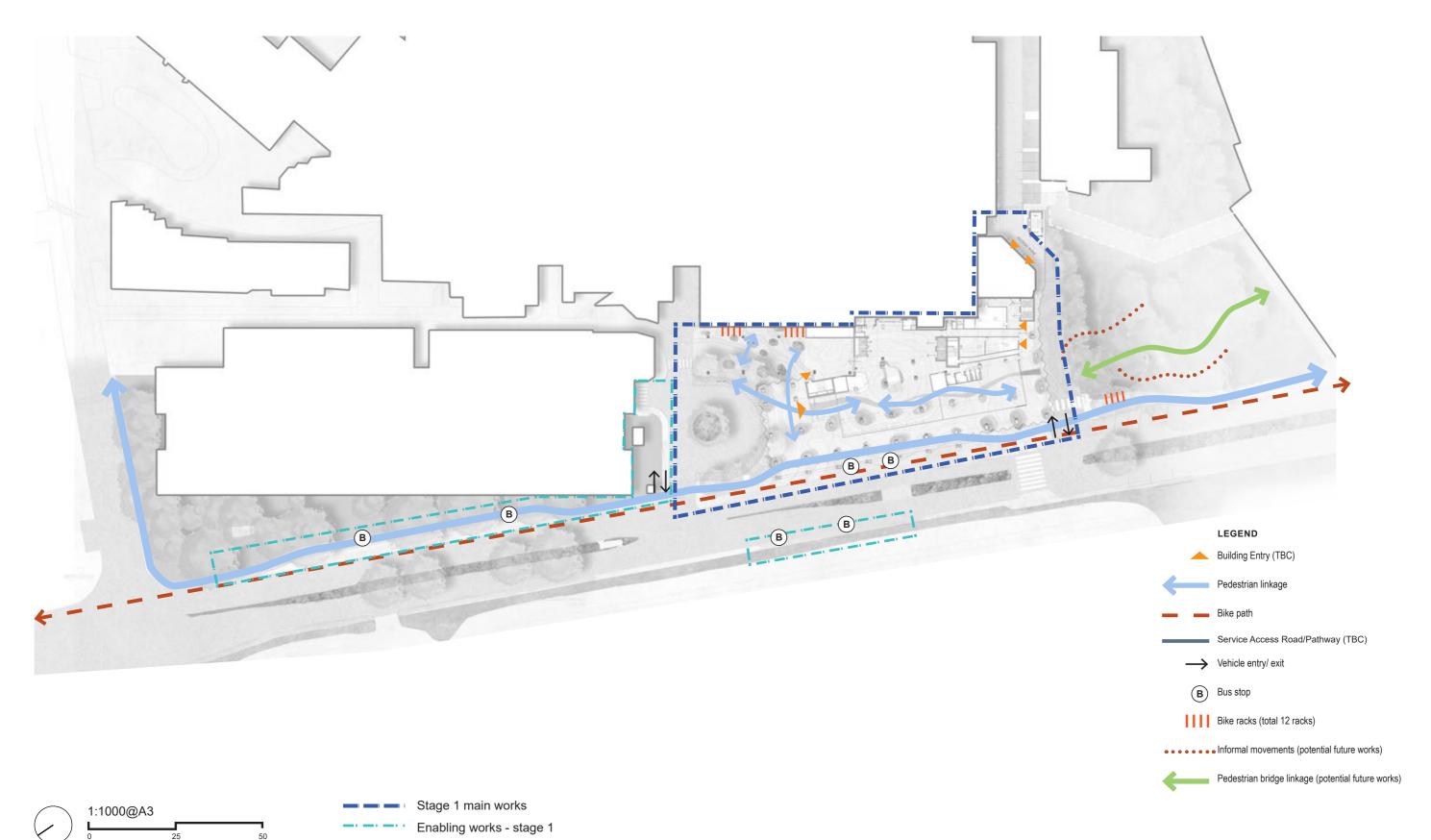




Stage 1 main works
Enabling works - stage 1

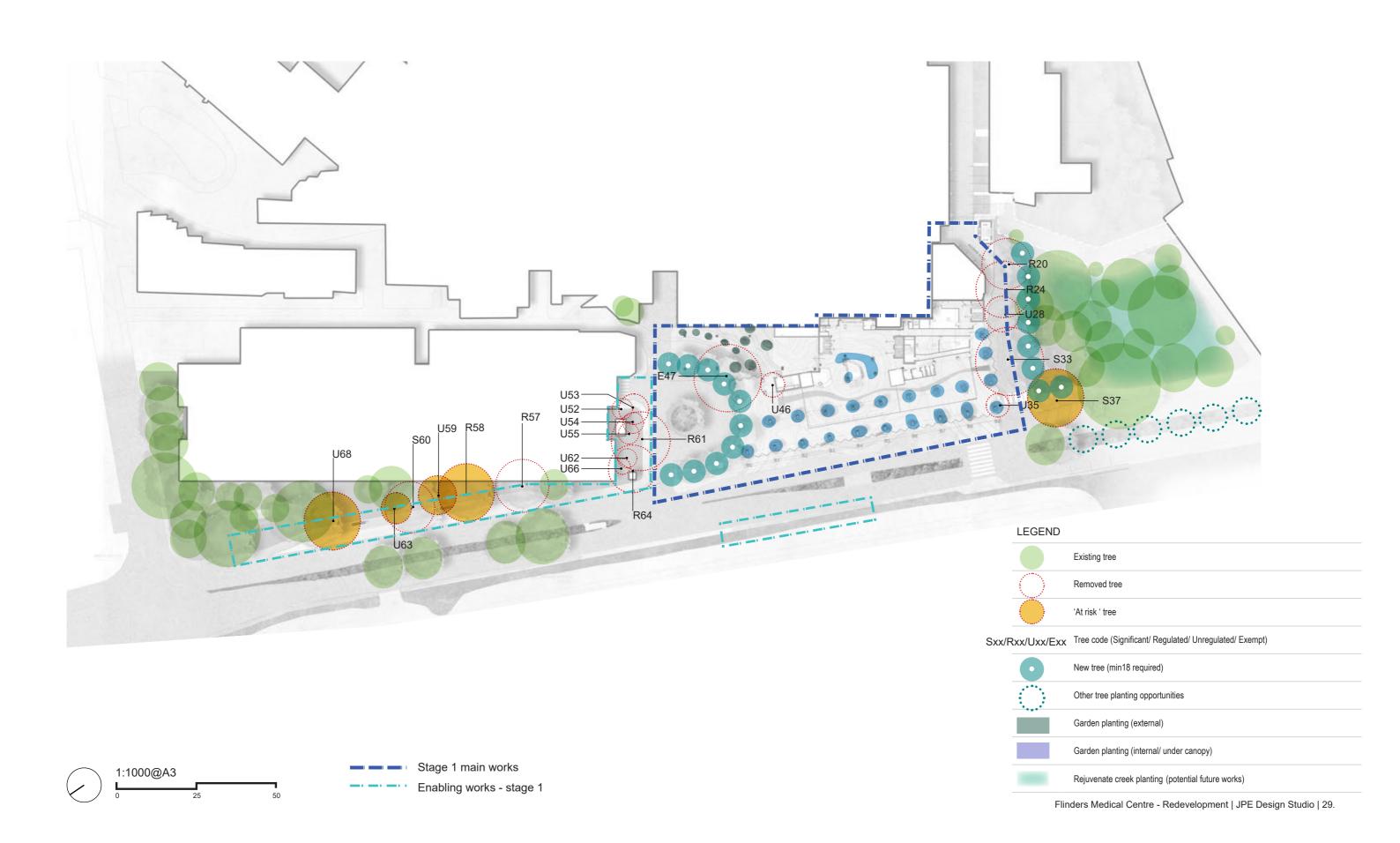
# **Movement and Pathways**





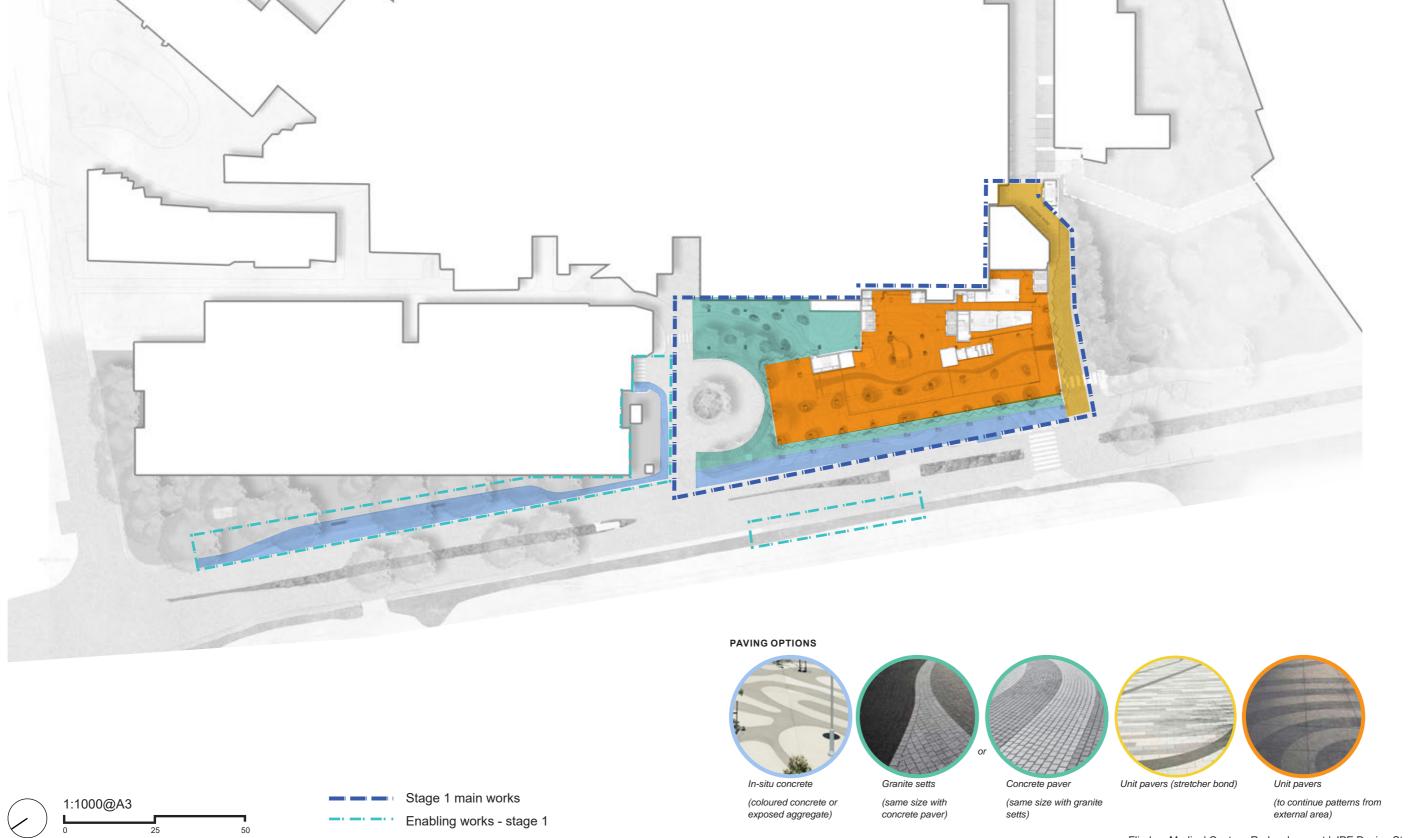
# **Trees & Planting**





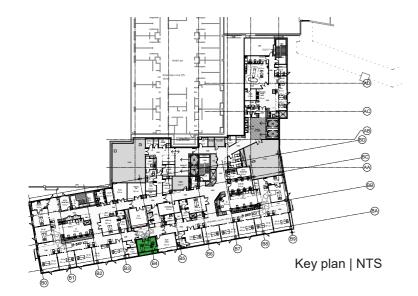
### **Pavement & Surfaces**



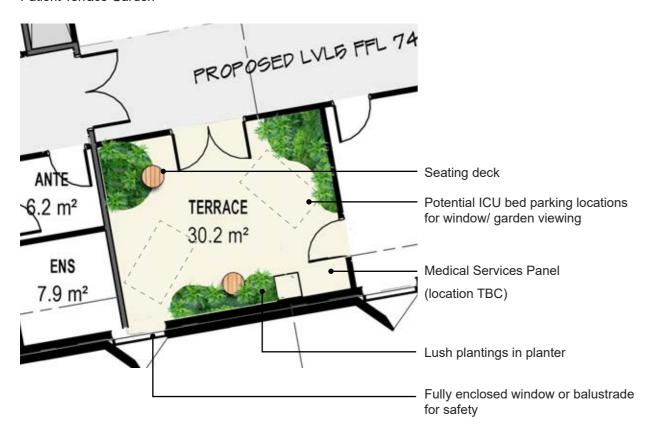


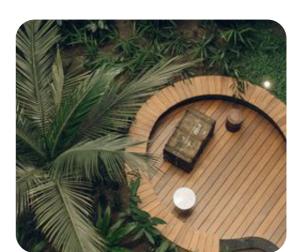
# **level 5 Courtyard Plans**





### Patient Terrace Garden





Conversation node immersed with plantings



Low raised planter with mounded garden planting



Seating integrated with planter

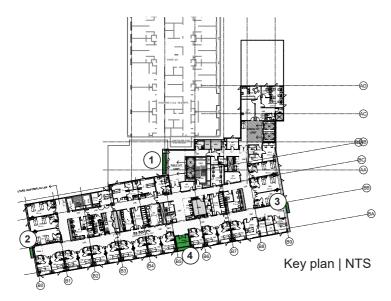


Lush plantings in planter with seating edge



# **level 6 Courtyard Plan**





### 1 2 3 Facade Planters outside the Lounge

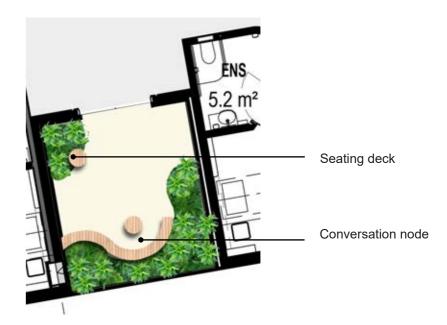


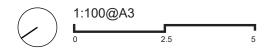
Facade planter with low shrub and ground cover plantings



Climbing plants in facade planter allow views from inside

### (4) Terrce Garden





# **Key area - details**

# UPE

# Shared path



Programed space under the canopy (opportunities for fixed seating elements and planting)

Paved access path

Transition space to creek
(Potential future works may include seating, planting and interpretation opportunities)



# **Key area - details**

# Integrated Bus Stop



Bus stop integrated with columns

# Materials & Selections





Forecourt

Insitu concrete - primary pavements



















Concrete paving patterns

Insitu Concrete - Primary Shared Paths





Furniture







Accessible picnic/ lunch set



Conversation units (smart furniture)



Bench seat (with back and arm rests) integrated with seating wall



Screen: pattern TBC



Safety bollards



Bike rack



Accessible drink fountain with bottle filler



Bin enclosure



Area lighting

# **Proposed Tree Planting**



Tree palette is not limited to the following. Trees used predominately for shade purposes and seasonal colour. All hardy species.



Eucalyptus leucoxylon ssp leucoxylon



Eucalyptus leucoxylon ssp pruinosa



Eucalyptus 'Euky Dwarf'



Eucalyptus microcarpa



Acacia stenophylla



Acacia pycnantha



Allocasuarina verticillata



Corymbia citriodora 'Scentuous'



High Level

High level planting palette is not limited to the following. Following to be a fully irrigated area. Once established irrigation can be reduced. Planting layout focuses on aesthetic value due to proximity to building entry points.





### Medium Level

Medium level planting palette is not limited to the following. To help aid in bird suppression, large variety of plant species is recommended. Minimal irrigation required. Screen planting included for areas that require visual blocks/aids.



Acacia rhetinocarpa



Banksia integrifolia 'Roller Coaster'



Dianella revoluta



Dodonaea viscosa purpurea



Eremophila 'Kalbarri Carpet'



Leucophyta brownii



Myoporum parvifolium



Poa poiformis 'Kingsdale'



Olearia ramulosa



Westringia fruticosa 'Mundi'



### Low Level

Low level planting palette is not limited to the following. To help aid in bird suppression, large variety of plant species is recommended. Minimal irrigation required. Planting to be close to the ground and not require maintenance. Plant species will naturally spread over time.



Austrostipa flavescens



Atriplex semibaccata



Senecio serpens



Eremophila kalbarri carpet



Halosarcia pergranulata



Myoporum parvifolium



Nitraria billardierei



Rhagodia candolleana



Anigozanthos 'Early Spring'



Suaeda australis



Under Canopy / Internal Planting

The planting palette is not limited to the following.





Creek / WSUD Planting (potential future works)

The planting palette is not limited to the following. Palette to be applied to swale areas. Assumed water will not be a permanent fixture within the swale, all planting to tolerate wet and dry conditions.









Juncus kraussii

Goodenia ovata prostrate

Poa labillardieri

Themeda australis 'Mingo'











Carex appressa

Dianella revoluta

Ficinia nodosa

Lomandra leucocephala

Juncus usitatus



# JPE Design Studio

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(08) 8406 4000

Level 4/19 Gilles Stree

### 4.4.6 Environmental noise

### Environmental noise criteria

The South Australian Environment Protection (Commercial and Industrial Noise) Policy 2023 (Noise EPP) provides a framework for environmental planning which is a subordinate legislation under the Environment Protection Act 1993 (EP Act). Determination of specific noise limits are based on the methodology in this Policy and the land use category principally promoted by the Planning and Design Code (PDC)

As stated in Part 1 Clause 5, Subclause 5 -

"if the principal land uses under the relevant PDC for the noise source and the noise affected premises are not within a single land use category, the indicative noise level is the average of the indicative noise factors for the land use categories within which those land uses fall."

As shown in Figure 1, FMC falls within a Commercial category which adjoins Residential land use opposite Flinders Drive. Based on this, the indicative noise level is as follows:

- Day (7am to 10pm): 57 dB(A)
- Night (10pm to 7am): 50 dB(A)

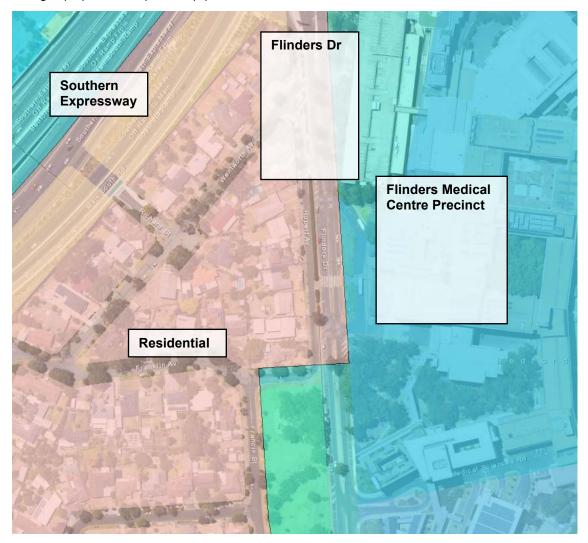


Figure 7 Land use planning map (source: SA map location)



### **External plant**

External plant including roof plant will need to be assessed for compliance against the Noise EPP criteria. External plant impacts should also be designed to achieve compliance at residential areas and within the FMC precinct to contain noise impacts to sensitive areas.

Specific mitigation will be designed if necessary for external plant in order to achieve the external noise criteria. For sensitive uses within the FMC precinct, the noise criteria are based on the indicative noise factor for the Commercial land use category. This corresponds to a noise criteria as follows when considering noise sensitive receptors within FMC:

Day (7am to 10pm): 62 dB(A)

Night (10pm to 7am): 55 dB(A)

### **Building Services**

Building services upgrades are yet to be assessed from an acoustic perspective. Given that there are existing services interfacing with the future upgraded areas, services emissions from existing and future allocations will need to be considered. This likely results in increased noise levels and reduced spatial capacity for acoustic treatment. Specific mitigation will be developed where necessary once initial services design are available.

The inclusion of new services must not add-on to current emissions of existing services. This means that in addition to existing services, the proposed new services will need to comply with the internal noise criteria set out in Section 1.2.1. Therefore, assuming existing services meets the design criteria, any new services that interface with existing noise sources will aim to achieve the relevant internal noise criteria less 3 dB(A).

This will be used as a design measure to safeguard all simultaneous services in operation do not exceed the target noise levels. It is important to note that this is not a criteria requirement, but rather an assessment method to account for existing services noise.

### **General considerations**

The following are general recommendations at this stage:

- Mechanical services units shall be located away from sensitive areas where possible.
- Perforated plasterboard ceilings shall be avoided where plant is located above
- Select quietest plant possible
- Partitions between sensitive occupancies and plant rooms shall not have any penetrations and are recommended to have a discontinuous construction.
- Avoid fan coil units over sensitive spaces and service these areas via circulation spaces where possible.
- Provide adequate allowance for smooth airflow by allocating duct lengths, take offs and transitions such as splits and bends that would minimise regenerated noise.
- Pipes associated with plumbing systems shall be drawn through dedicated shaft / risers / droppers where possible.
- All velocities and pressures should be minimised, and pipe and ducting layout to be considered to avoid introducing turbulence or cavitation to the flow.
- Staggered or fully discontinuous partitions are recommended for amenities that adjoin sensitive spaces to minimise the noise from hydraulic services within the wall cavity.
- Hydraulic services shall not be fixed to any partition structure to prevent structure borne noise.
- Any penetrations for amenities shall be acoustically treated with a minimum of 4kg/m² loaded vinyl on 25mm foam (e.g. Pyrotek, Bradford, Tontine, Insulation Solutions), and at least 1m either side of all elbows or sumps



- All pipe, cable and duct penetrations through floors, walls, ceilings and the like must not have direct contact with the intervening structure. This can be achieved by allowing 10-20mm clearance around the penetration and acoustically treating the clearance / penetration by packing with dense insulation and caulking with non-hardening acoustic sealant to maintain acoustic integrity.
- Electrical / data outlet sockets and other partition penetrations can present a noise-flanking path through partitions. Electrical / data sockets must not be located back-to-back in acoustic rated partitions and should be separated by at least 300mm (or two studs spacing) on each side of the wall. Continuous skirting ducting for electrical services running between rooms should not be for acoustically isolated spaces and where a partition or wall requires good acoustic performance (i.e., partitions rated at R<sub>W</sub> ≥ 45).

