

## APPLICATION ON NOTIFICATION – CATEGORY 2

<b>Applicant:</b>	Little Company of Mary Health Care Ltd C/- Angus Bradley
<b>Development Number:</b>	020/A077/17
<b>Nature of Development:</b>	Alteration and additions to Calvary North Adelaide Hospital, comprising the demolition of a dwelling at 306 Ward Street, removal of a significant tree, construction of a new single storey hospital ward, ancillary two-level basement car parking, landscaping and associated building works.
<b>Type of development:</b>	Merit
<b>Zone / Policy Area:</b>	North Adelaide Historic (Conservation) Zone, Hill Street Policy Area 1
<b>Subject Land:</b>	89 Strangways Tce, North Adelaide, SA 5006, and 306 Ward St, North Adelaide, SA 5006
<b>Contact Officer:</b>	Karl Woehle
<b>Phone Number:</b>	7109 7169
<b>Start Date:</b>	7 June 2018
<b>Close Date:</b>	22 June 2018
<p><b>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).</b></p> <p><b>Electronic copies of the plans are available for viewing at <a href="https://www.saplanningcommission.sa.gov.au/scap/public_notices">https://www.saplanningcommission.sa.gov.au/scap/public_notices</a></b></p>	

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.

**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:

Development Division  
Department of Planning, Transport and Infrastructure  
Level 5, 50 Flinders St  
ADELAIDE SA 5000

Email Address: [scapreps@sa.gov.au](mailto:scapreps@sa.gov.au)



# DEVELOPMENT APPLICATION FORM

**COUNCIL:** STATE PLANNING COMMISSION

**APPLICANT:** LITTLE COMPANY OF MARY HEALTH CARE LTD

Postal Address: C/- ANGUS BRADLEY, NATIONAL MANAGER,  
DEVELOPMENT, PROPERTY AND PROCUREMENT  
LEVEL 12 – 135 KING ST, SYDNEY NSW 2000

**OWNER:** LCM CALVARY HEALTH CARE HOLDINGS LTD, AS ABOVE

Postal Address: & C L AND G J RISCHBIETH 306 WARD STREET  
NORTH ADELAIDE SA 5006

**BUILDER:** N/A

Postal Address: \_\_\_\_\_

Licence No: \_\_\_\_\_

**CONTACT PERSON FOR FURTHER INFORMATION:**

Name: JULIE JANSEN - MASTERPLAN SA PTY LTD

Telephone: 8193 5600

Email: JULIEJ@MASTERPLAN.COM.AU

Mobile: 0413 832 616

**EXISTING USE:**

DETACHED DWELLING

FOR OFFICE USE				
<b>Development No:</b> _____				
<b>Previous Development No:</b> _____				
<b>Assessment No:</b> _____				
<input type="checkbox"/> Complying	Application forwarded to DA			
<input type="checkbox"/> Non-complying	Commission/Council on: _____			
<input type="checkbox"/> Notification Cat 2	/ /			
<input type="checkbox"/> Notification Cat 3	Decision: _____			
<input type="checkbox"/> Referrals/Concurrence	Type: _____			
<input type="checkbox"/> DA Commission	Date: / /			
	Decision	Fees	Receipt No	Date
<b>Planning:</b>				
<b>Building:</b>				
<b>Land Division:</b>				
<b>Additional:</b>				
<b>Dev Approval:</b>				

**DESCRIPTION OF PROPOSED DEVELOPMENT:** DEMOLISH EXISTING DWELLING AND OUTBUILDINGS AND CONSTRUCT ALTERATIONS AND ADDITIONS TO CALVARY NORTH ADELAIDE HOSPITAL COMPRISING NEW SINGLE STOREY HOSPITAL WARD WITH LINKAGES TO EXISTING HOSPITAL AND ASSOCIATED ALTERATIONS AND THE CONSTRUCTION OF TWO LEVELS OF BASEMENT CAR PARKING AND ALTERATIONS TO EXISTING DRIVEWAY

**LOCATION OF PROPOSED DEVELOPMENT:**

House No: \_\_\_\_\_ Lot No: 10 & 5 & OTHERS \_\_\_\_\_ Street: 306 WARD STREET & 89 Town/Suburb: NORTH ADELAIDE STRANGWAYS TEC \_\_\_\_\_  
 Section No (full/part): 12702 \_\_\_\_\_ Hundred: YATALA \_\_\_\_\_ Volume: 5585 \_\_\_\_\_ Folio: 401 \_\_\_\_\_  
 Section No (full/part): 107755 \_\_\_\_\_ Hundred: YATALA \_\_\_\_\_ Volume: 5187 \_\_\_\_\_ Folio: 588 \_\_\_\_\_

**LAND DIVISION: N/A**

Site Area (m<sup>2</sup>): \_\_\_\_\_ Reserve Area (m<sup>2</sup>): \_\_\_\_\_ No of Existing Allotments: \_\_\_\_\_  
 Number of Additional Allotments - (Excluding Road and Reserve): \_\_\_\_\_ Lease: YES:  NO:

**BUILDING RULES CLASSIFICATION SOUGHT: N/A**

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: \_\_\_\_\_ Female: \_\_\_\_\_ Male: \_\_\_\_\_  
 If Class 9a classification is sought, state the number of persons for whom accommodation is required: \_\_\_\_\_  
 If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: \_\_\_\_\_

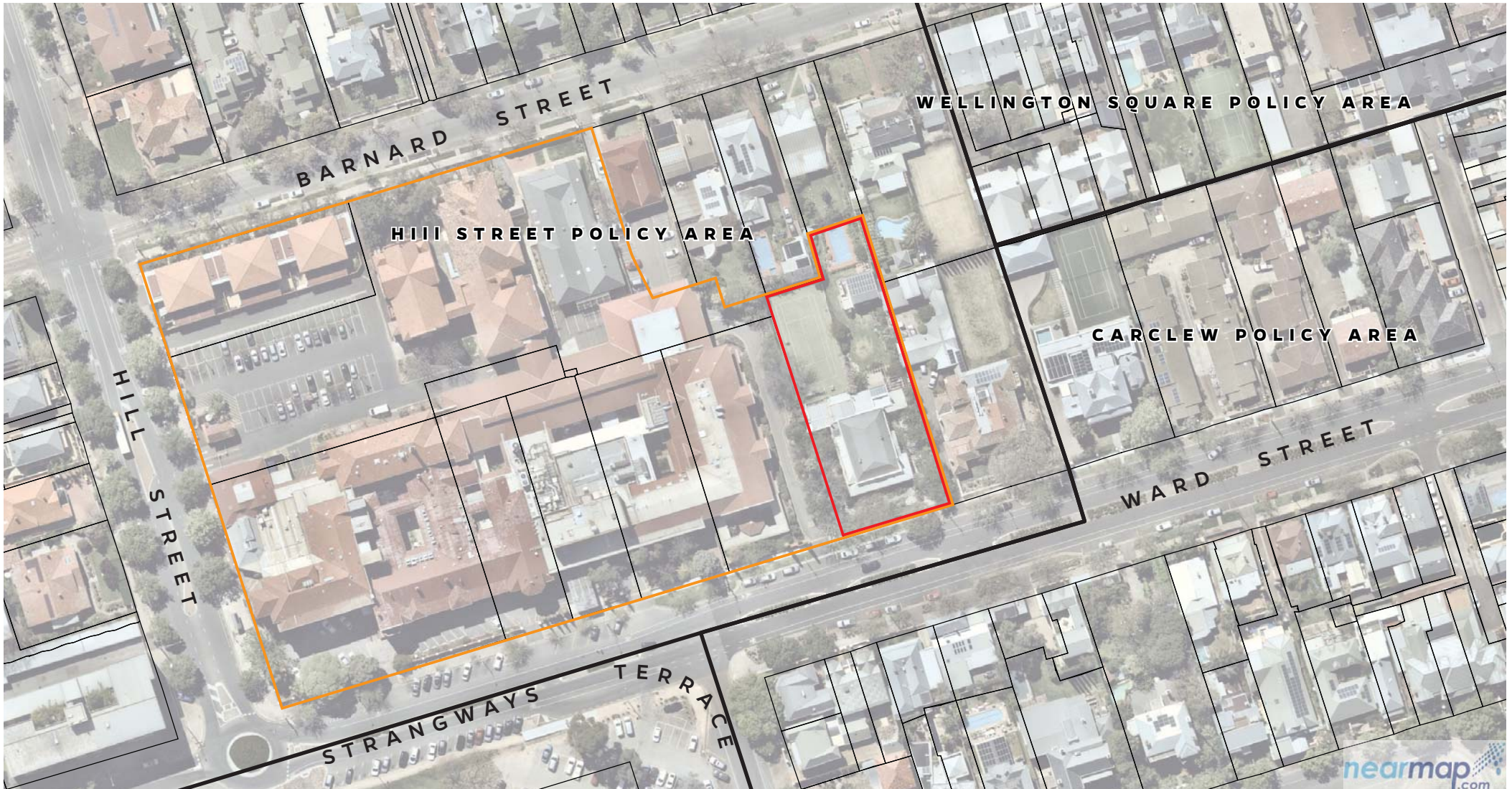
**DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY?** YES:  NO:   
**HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID?** YES:  NO:

**DEVELOPMENT COST** (Do not include any fit-out costs): \$11,015,700.00

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

**SIGNATURE:**   
 \_\_\_\_\_  
 ANGUS BRADLEY, FOR AND ON BEHALF OF LITTLE COMPANY OF MARY HEALTH CARE LTD

**Dated:** 21 NOVEMBER 2017



- 306 Ward Street
- Calvary North Adelaide Hospital site of development
- NAH (C)** North Adelaide Historic (Conservation) Zone
- Policy Area Boundary

## Locality Plan

306 Ward Street &  
89 Strangways Terrace  
NORTH ADELAIDE

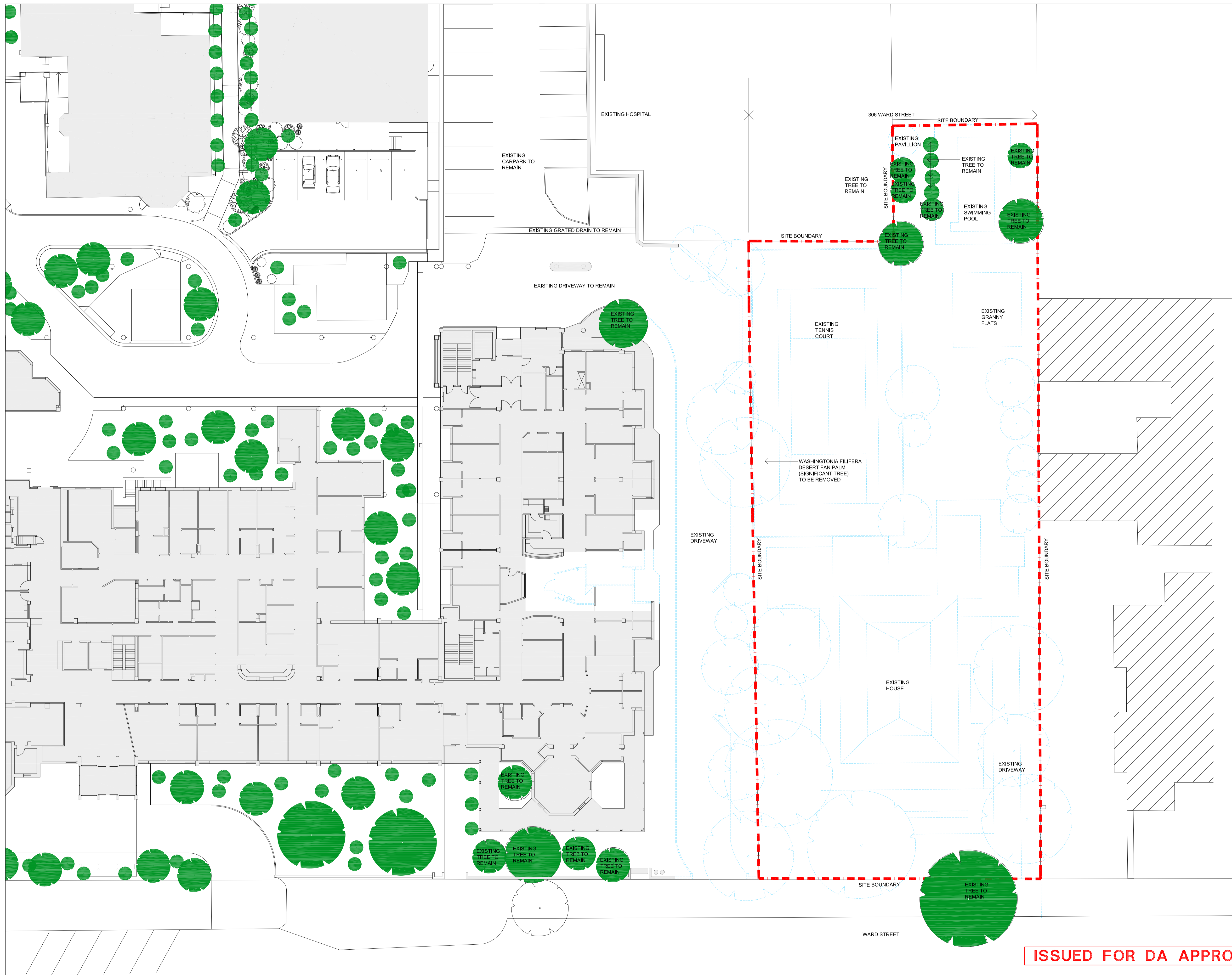
CALVARY NORTH ADELAIDE HOSPITAL



1:1500 @ A4  
0 20m

MASTERPLAN.COM.AU  
SA | NT | QLD  
© NOVEMBER 2017 DS:50522 1.1





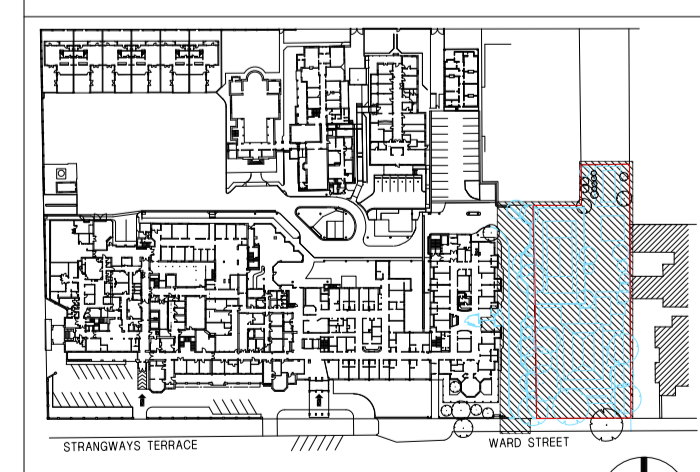
**LEGEND**

	EXISTING CONDITION NOT PART OF SCOPE
	EXISTING CONDITION TO BE DEMOLISHED

2	TREE REMOVAL NOTE ADDED	24.11.17	YL
1	FIRST ISSUE	18.10.17	YL
REV	REVISION DESCRIPTION	DATE	BY

Project  
**CALVARY NORTH ADELAIDE HOSPITAL  
 EXPANSION OVER 306 WARD STREET**

Principal  
**LITTLE COMPANY OF MARY  
 HEALTH CARE LTD**



KEY PLAN

**HP HEALTH PROJECTS INTERNATIONAL**  
 Architects and Health Facility Planners  
 ACN 066 856 595  
 Suite 1, Ground Floor, 68 Milsons Point, NSW 2061  
 Ph: (02) 9460 4199 Fax: (02) 9460 4299

CAD File: CNA8-D-G  
 Dwg No: **CNA8-D-G**  
 Issue: **2**

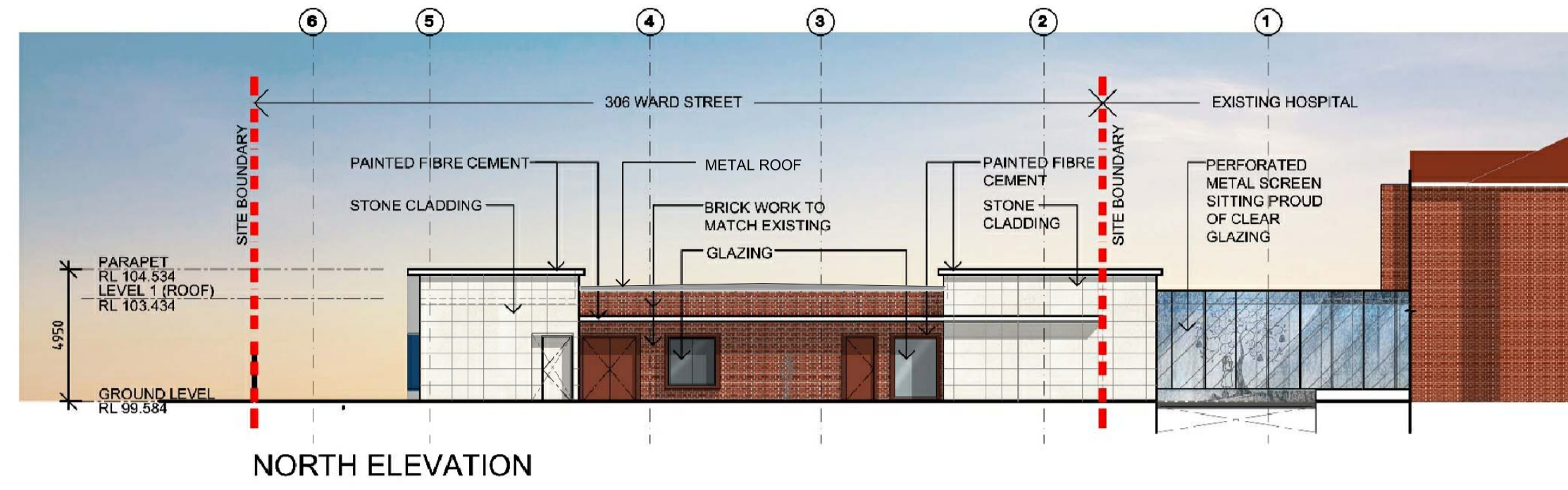
**ISSUED FOR DA APPROVAL**

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.  
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND  
 DISCREPANCIES IMMEDIATELY BROUGHT TO THE  
 ATTENTION OF THE PROJECT MANAGER  
 FOR RESOLUTION

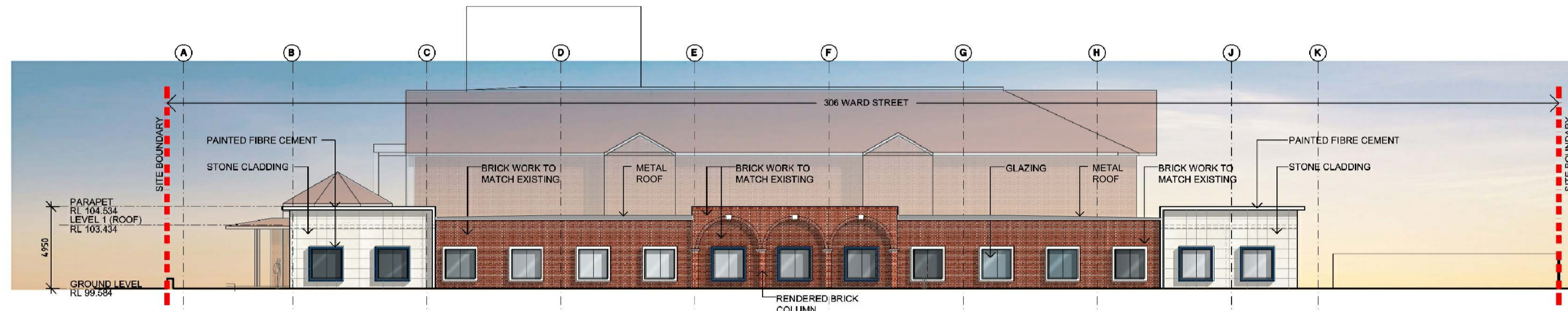
"CLOUDS" & REVISIONS ARE INTENDED AS GUIDES  
 AND DO NOT NECESSARILY DESCRIBE THE FULL  
 EXTENT OF REVISIONS.  
 ASCERTAIN FULL EXTENT BY COMPARISON WITH  
 PREVIOUS VERSION.

Quality Endorsed Company	Subject	By	Date	Subject	By	Date	Subject	By	Date	Block/ Zone	Drawn	Checked	Date	Scale/s
	RDS			STRUCT							YL	HST	17.10.17	1:200
	ARCH			SPEC. CONS										
	AUT			SERV										

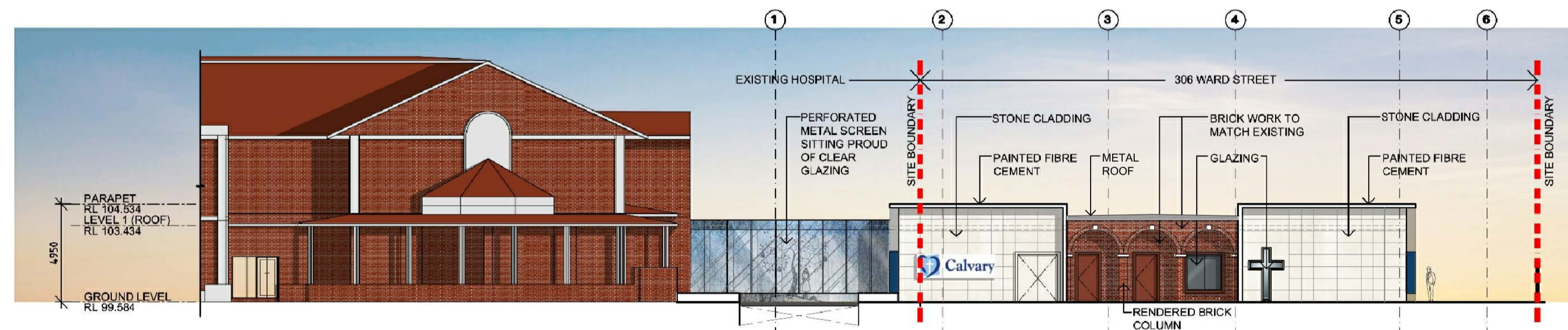
Drawing Title  
**EXISTING PLAN/ DEMOLITION PLAN**



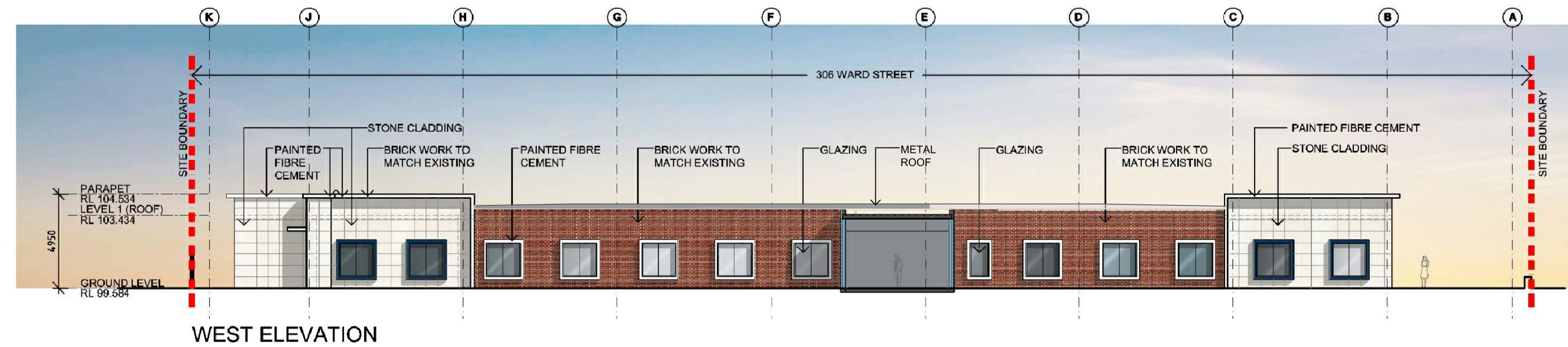
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



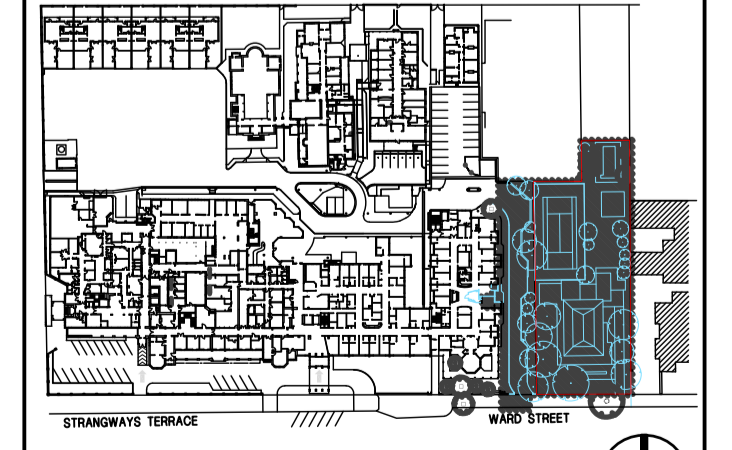
WEST ELEVATION

**ISSUED FOR DA APPROVAL**

3	ROOF MATERIAL AND FALL REVISED	03.04.18	YL
2	NORTH AND EAST BOUNDARY FENCE REVISED	24.11.17	JL
1	FIRST ISSUE	18.10.17	JL
REV	REVISION DESCRIPTION	DATE	BY

Project  
**CALVARY NORTH ADELAIDE HOSPITAL  
EXPANSION OVER 306 WARD STREET**

Principal  
**LITTLE COMPANY OF MARY  
HEALTH CARE LTD**



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Suite 1, Ground Floor, 68 Milsons Point, NSW 2061  
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CAD File: CNA8-E-1  
Dwg.No: **CNA8-E-1**  
Issue: **3**

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	RDS			STRUCT			PRQJ	ARCH		-
	ARCH			SPEC. CONS						Drawing Title
	AUT			SERV						<b>ELEVATIONS</b>

Drawn	Checked	Date	Scale/s
JL	HST	17.10.17	1:200

EXISTING BUILDING FABRIC



ENTRANCE CANOPY



RED FACE BRICK, ARCH COLONNADE, WHITE WINDOW FRAME

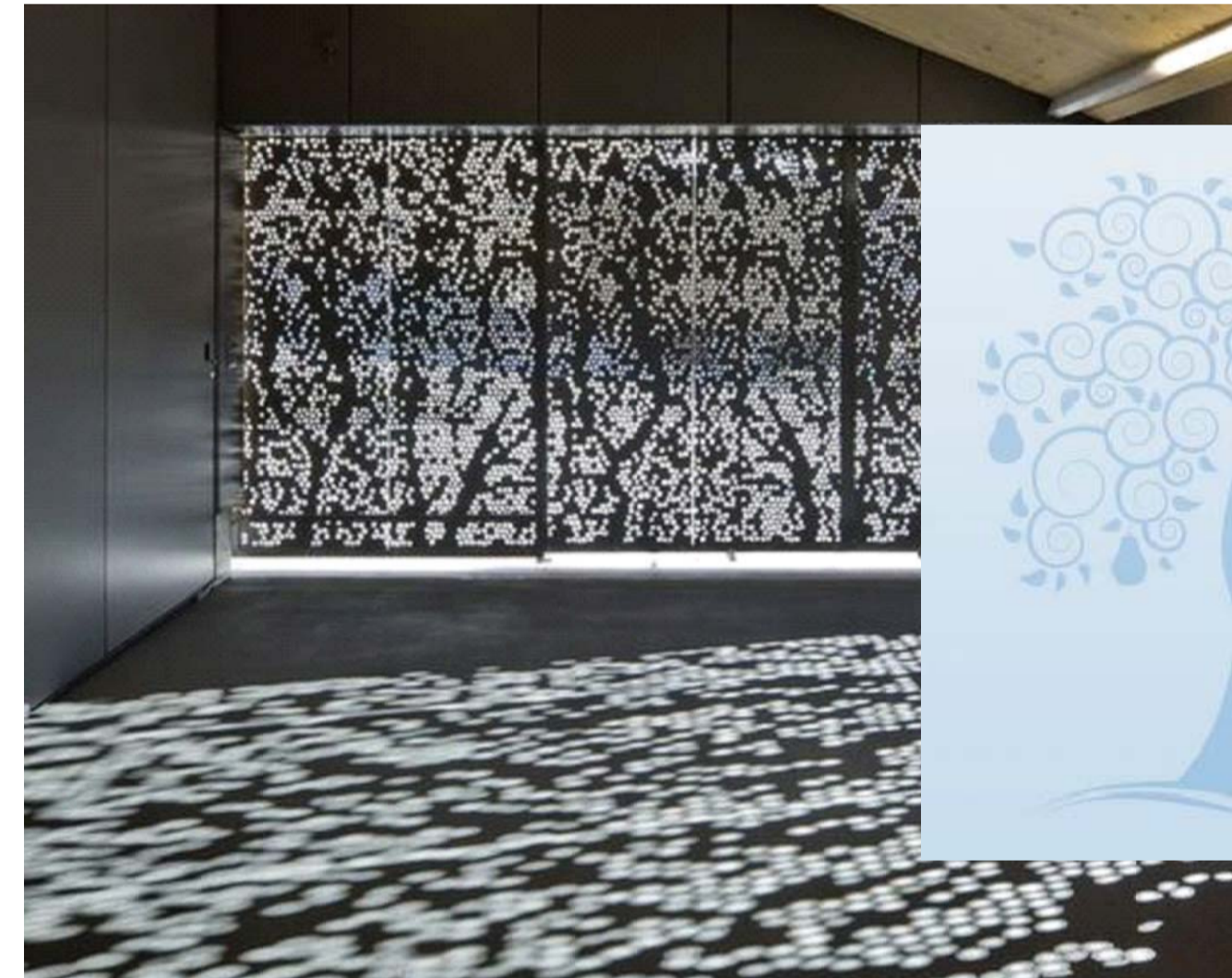
PROPOSED FEATURE ELEMENTS



POP-OUT WINDOW SUNHOOD FOR WINDOWS TO BEDROOM



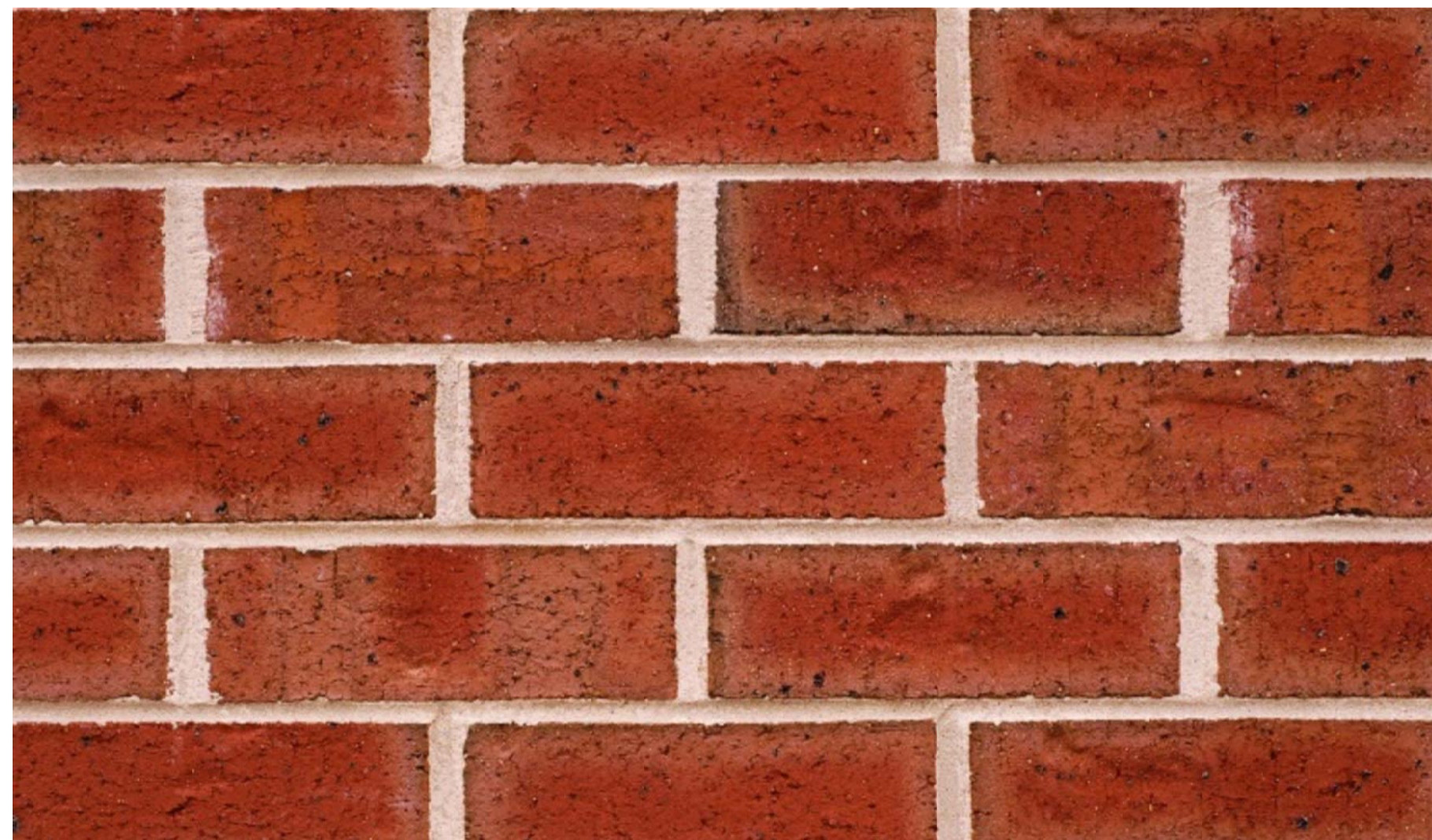
RED BRICK ARCH COLONNADE TO MATCH EXISTING



METAL SCREEN WITH CALVARY SYMBOL PEAR TREE SITTING PROUD OF GLAZED LINK BRIDGE



PROPOSED BUILDING MATERIALS



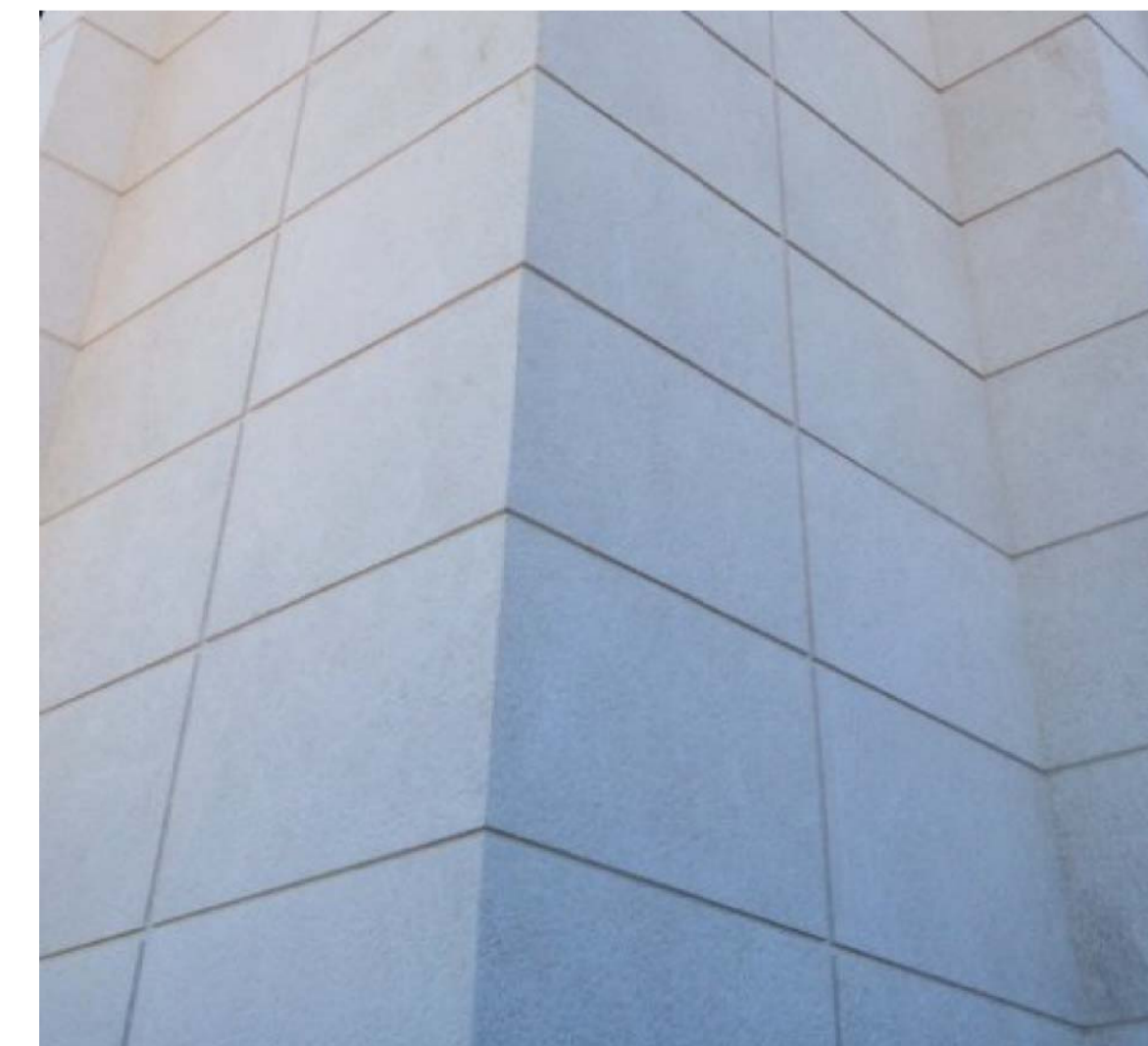
RED BRICK MATCHING EXISTING



PERFORATED METAL SCREEN SITTING PROUD OF GLAZED LINK BRIDGE



PAINTED FIBRE CEMENT SUNHOOD



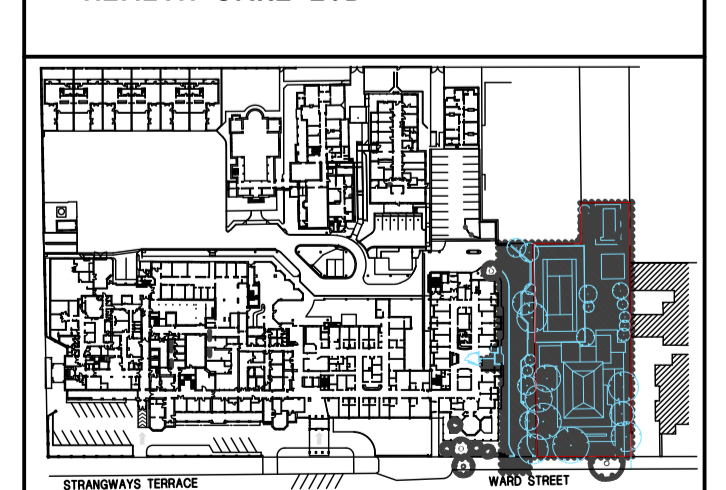
STONE CLADDING AT BUILDING CORNERS

**ISSUED FOR DA APPROVAL**

1	FIRST ISSUE	18.10.17	JL
REV	REVISION DESCRIPTION	DATE	BY

Project  
**CALVARY NORTH ADELAIDE HOSPITAL  
EXPANSION OVER 306 WARD STREET**

Principal  
**LITTLE COMPANY OF MARY  
HEALTH CARE LTD**



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CAD File: CNA8-MA-1  
Dwg.No: **CNA8-MA-1**  
Issue: **1**

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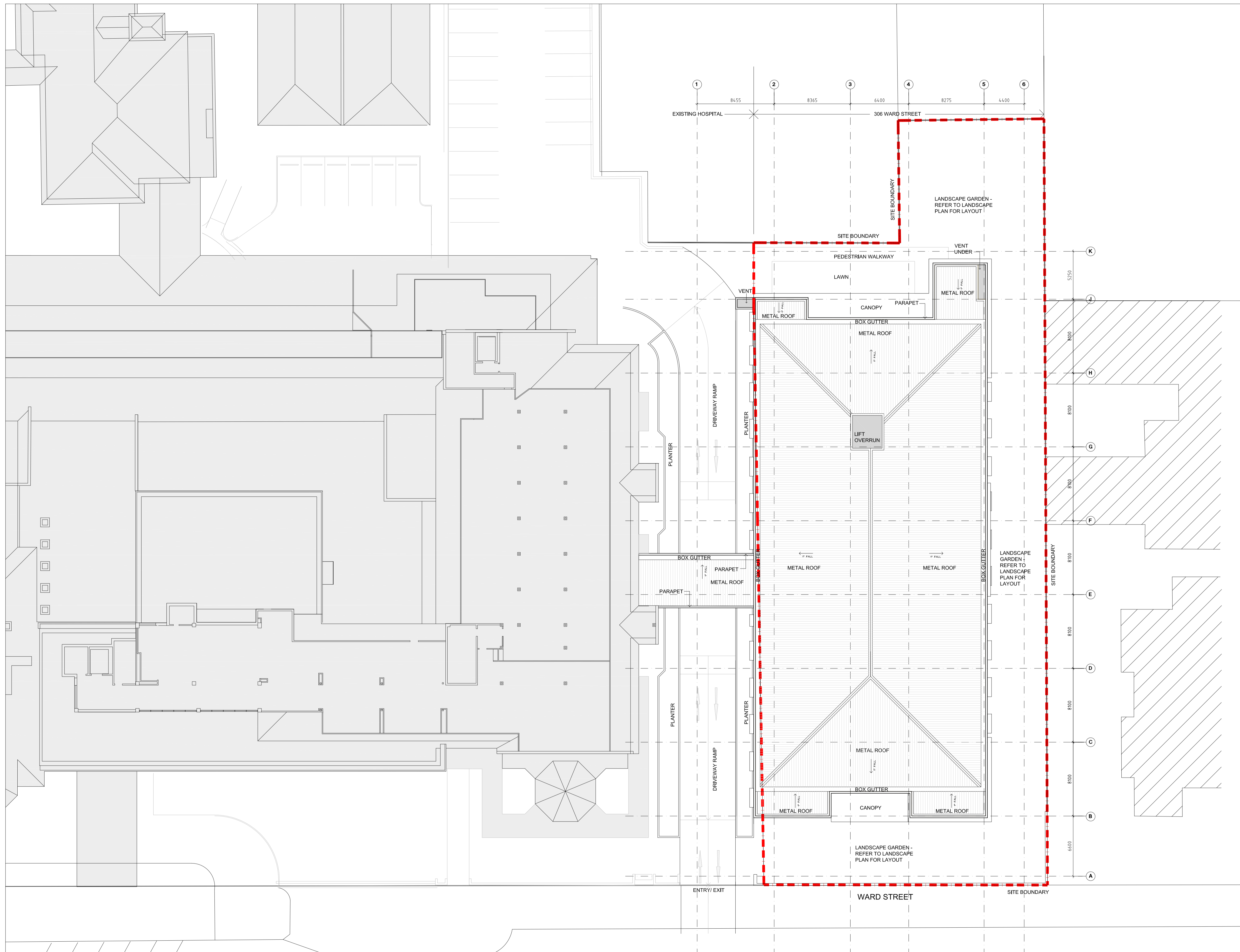
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RDS			STRUCT			PRQJ. ARCH		
ARCH			SPEC. CONS					
AUT			SERV					

Block/ Zone	Drawn	Checked	Date	Scale/s
-	YL	HST	17.10.17	NTS

Drawing Title  
**FAÇADE MATERIALS AND DESIGN INTENT**

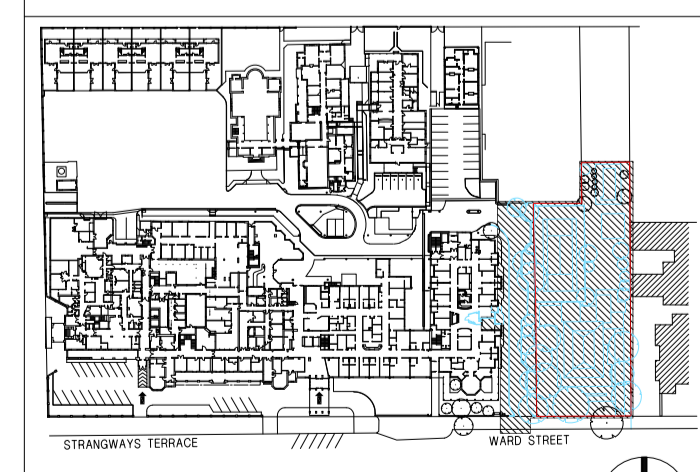


**LEGEND**  
 [Grey Box] EXISTING CONDITION NOT PART OF SCOPE

5	PEDESTRIAN WALKWAY DELETED	05.04.18	YL
4	ZEBRA CROSSING DELETED	03.04.18	YL
3	ROOF MATERIAL AND FALL REVISED	02.03.18	YL
2	HATCH REVISED. LANDSCAPE NOTE ADDED	24.11.17	YL
1	CROSSING RELOCATED BOUNDARY FENCE ADDED		
1	FIRST ISSUE	18.10.17	YL
REV	REVISION DESCRIPTION	DATE	BY

Project  
**CALVARY NORTH ADELAIDE HOSPITAL  
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 Ph: (02) 9460 4199 Fax: (02) 9460 4299  
 CAD File: CNA8-P-1 Dwg No: **CNA8-P-1** Issue: **5**

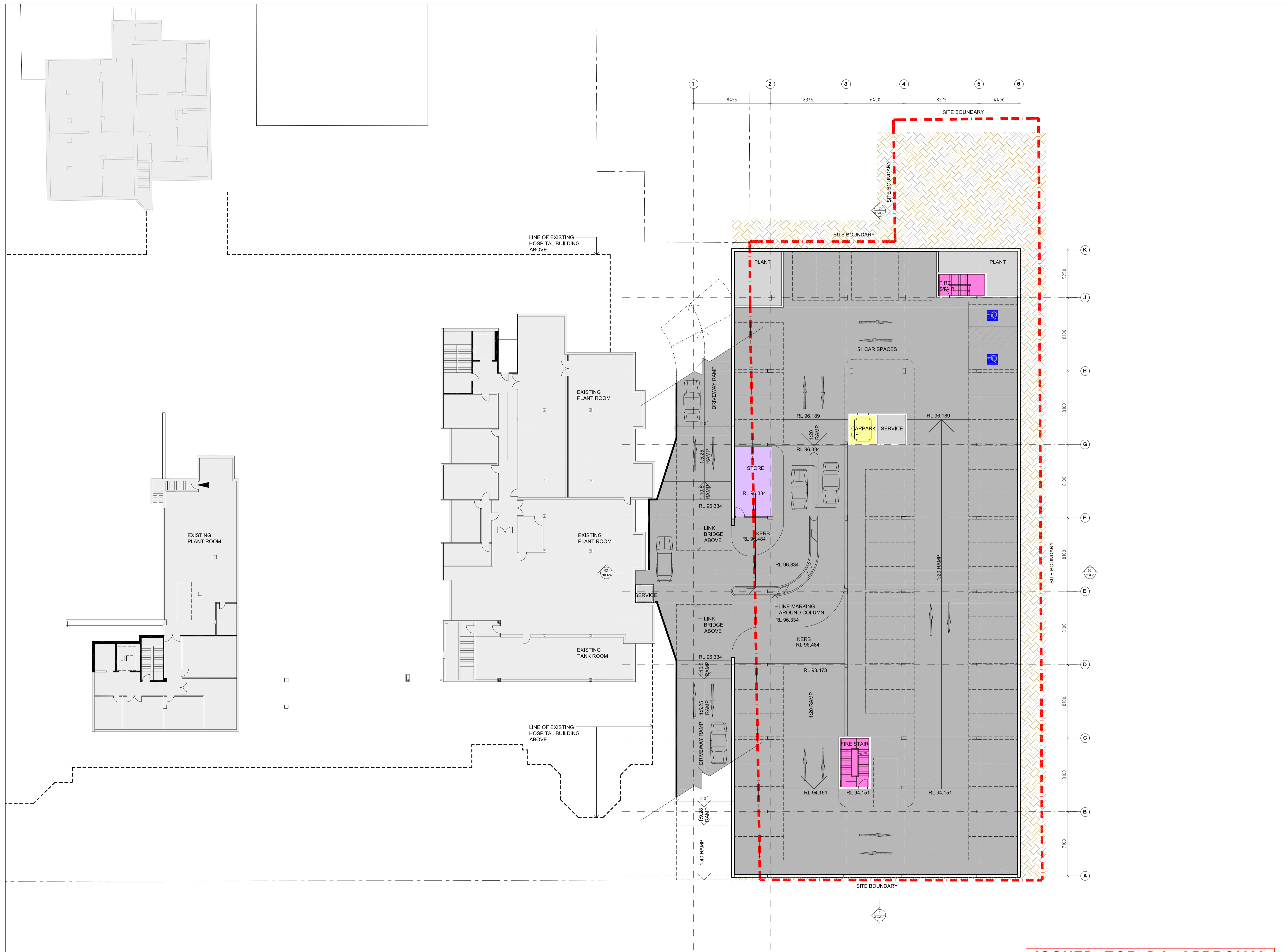
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★	RDS	STRUCT		-	YL	HST	17.10.17	1:200
★	ARCH	SPEC. CONS						
★	AUT	SERV						

Block/ Zone  
 -  
 Drawing Title  
**LEVEL 1 (ROOF) PLAN**

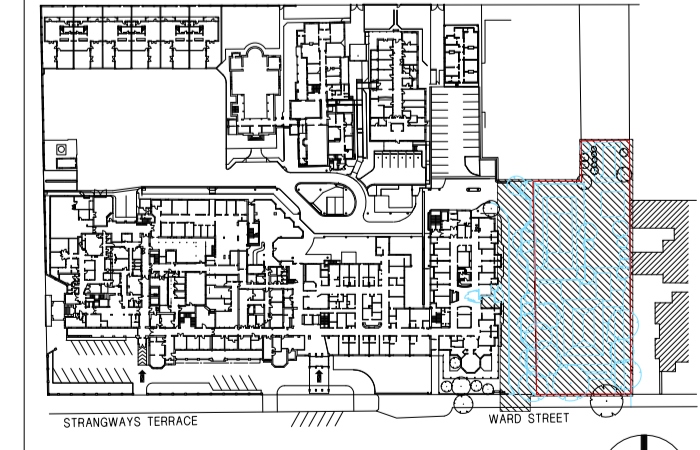


**LEGEND**  
 [Hatched Box] EXISTING CONDITION NOT PART OF SCOPE

2	LINE MARKING ADDED. HATCH REVISED	24.11.17	YL
	FIRE STAIR REVISED		
1	FIRST ISSUE	18.10.17	YL
REV	REVISION DESCRIPTION	DATE	BY

Project  
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CAD File: CNA8-P-B1  
 Dwg No: **CNA8-P-B1**  
 Issue: **2**

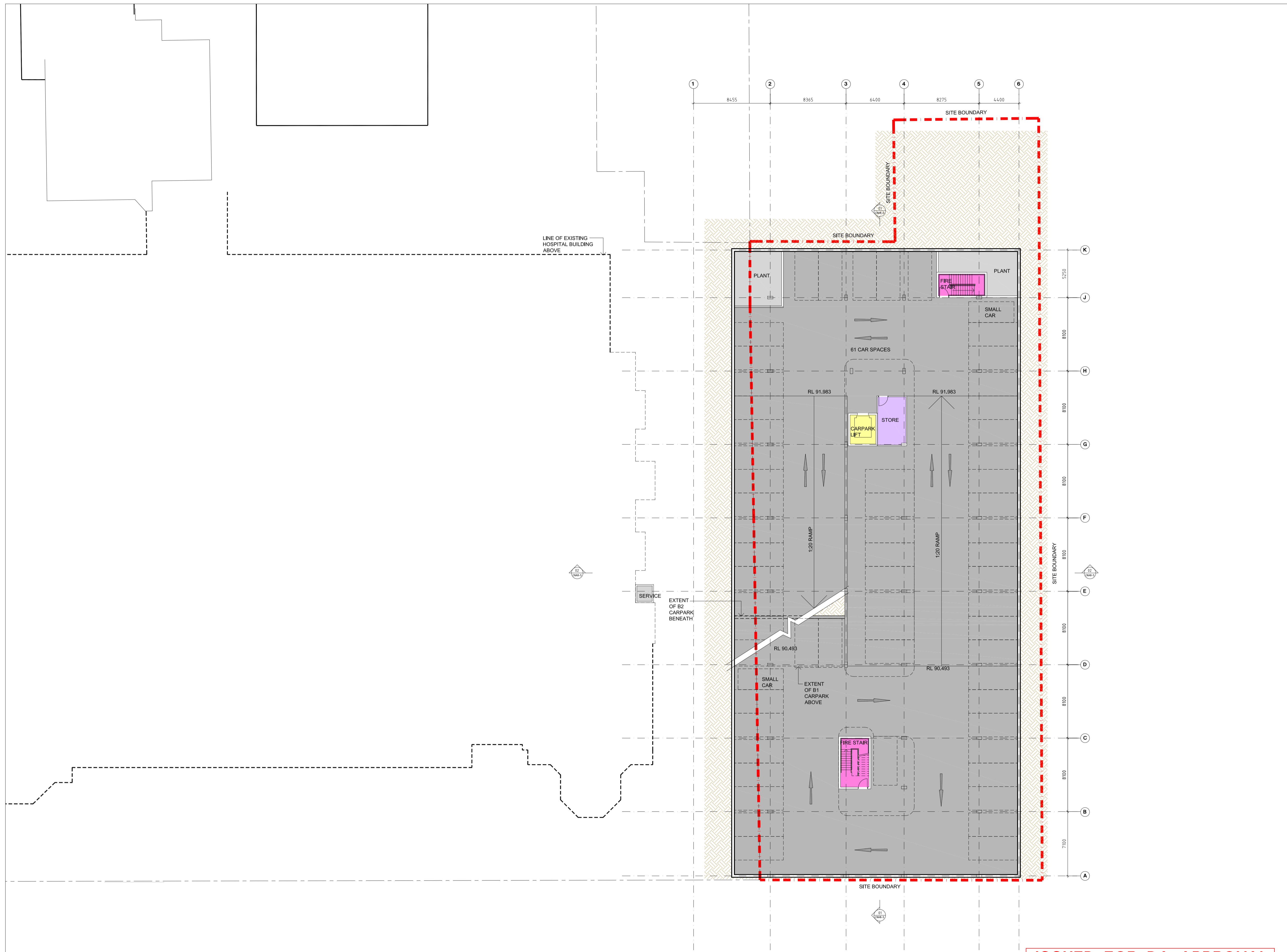
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	RDS			STRUCT			PROJ. ARCH				YL	HST	17.10.17	1:200
	ARCH			SPEC. CONS										
	AUT			SERV										

Drawing Title  
**BASEMENT LEVEL 1 FLOOR PLAN**

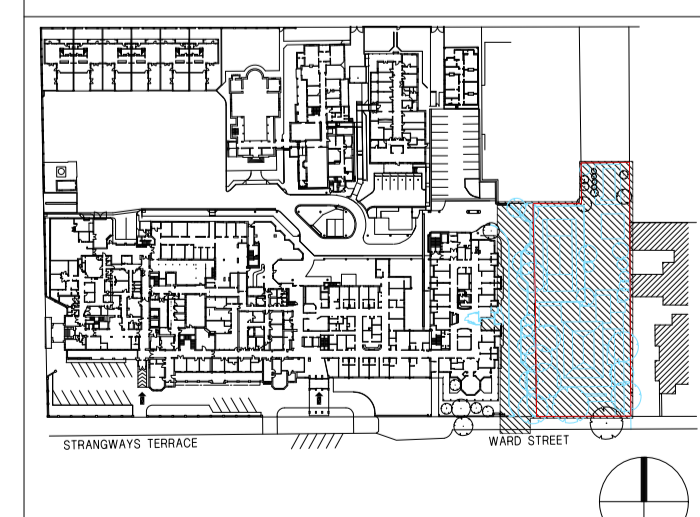


**LEGEND**  
 [Hatched Box] EXISTING CONDITION NOT PART OF SCOPE

2	FIRE STAIR REVISED	24.11.17	YL
1	FIRST ISSUE	18.10.17	YL
REV	REVISION DESCRIPTION	DATE	BY

Project  
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 CAD File: CNA8-P-B2 Dwg.No: **CNA8-P-B2** Issue: **2**

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	RDS			STRUCT			PRQJ	ARCH			YL	HST	17.10.17	1:200
	ARCH			SPEC. CONS										
	AUT			SERV										

Drawing Title										<b>BASEMENT LEVEL 2 FLOOR PLAN</b>				
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Build area table			
	306 Ward Street	Existing hospital site	Total new build area
Site area (SQ Metres)	2462	N/A	
Build area (SQ Metres)	1405	101	1506

Plot ratio comparison		
	306 Ward Street	Existing hospital site
Maximum plot ratio by ACC development plan	0.6	1.5
Existing plot ratio	N/A	0.888
Proposed plot ratio	0.57	0.893

Car spaces study	
	Proposed car space quantity
Ground Floor	0
Basement 1	51
Basement 2	61
<b>Total</b>	<b>112</b>

44 Car space required for new 29 bed ward  
75 additional car spaces in proposed layout for existing hospital use

Bed number comparison			
	New inpatient ward	Existing hospice	Net bed number change
Added	29		
Minus		2	
<b>Total</b>			<b>27 (added)</b>

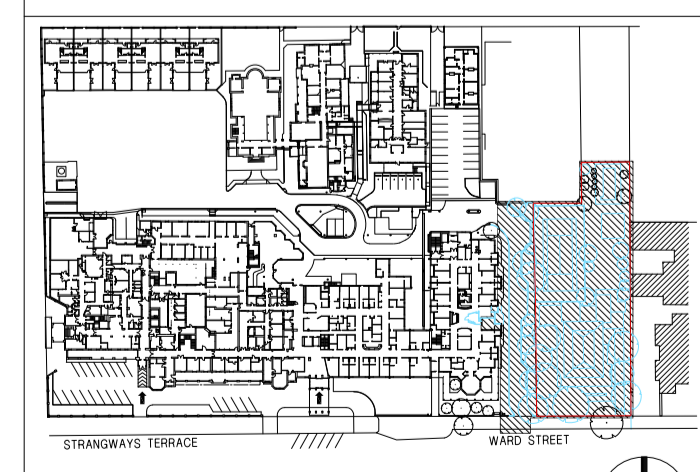


**LEGEND**  
 [Symbol] EXISTING CONDITION NOT PART OF SCOPE

REV	REVISION DESCRIPTION	DATE	BY
4	PEDESTRIAN PATH DELETED. DOOR SWING REVISED	05.04.18	YL
3	ZEBRA CROSSING DELETED	03.04.18	YL
2	HATCH REVISED. CROSSING RELOCATED.	24.11.17	YL
	BOUNDARY FENCE ADDED. LANDSCAPE NOTE ADDED		
1	FIRST ISSUE	18.10.17	YL

Project  
**CALVARY NORTH ADELAIDE HOSPITAL EXPANSION OVER 306 WARD STREET**

Principal  
**LITTLE COMPANY OF MARY HEALTH CARE LTD**



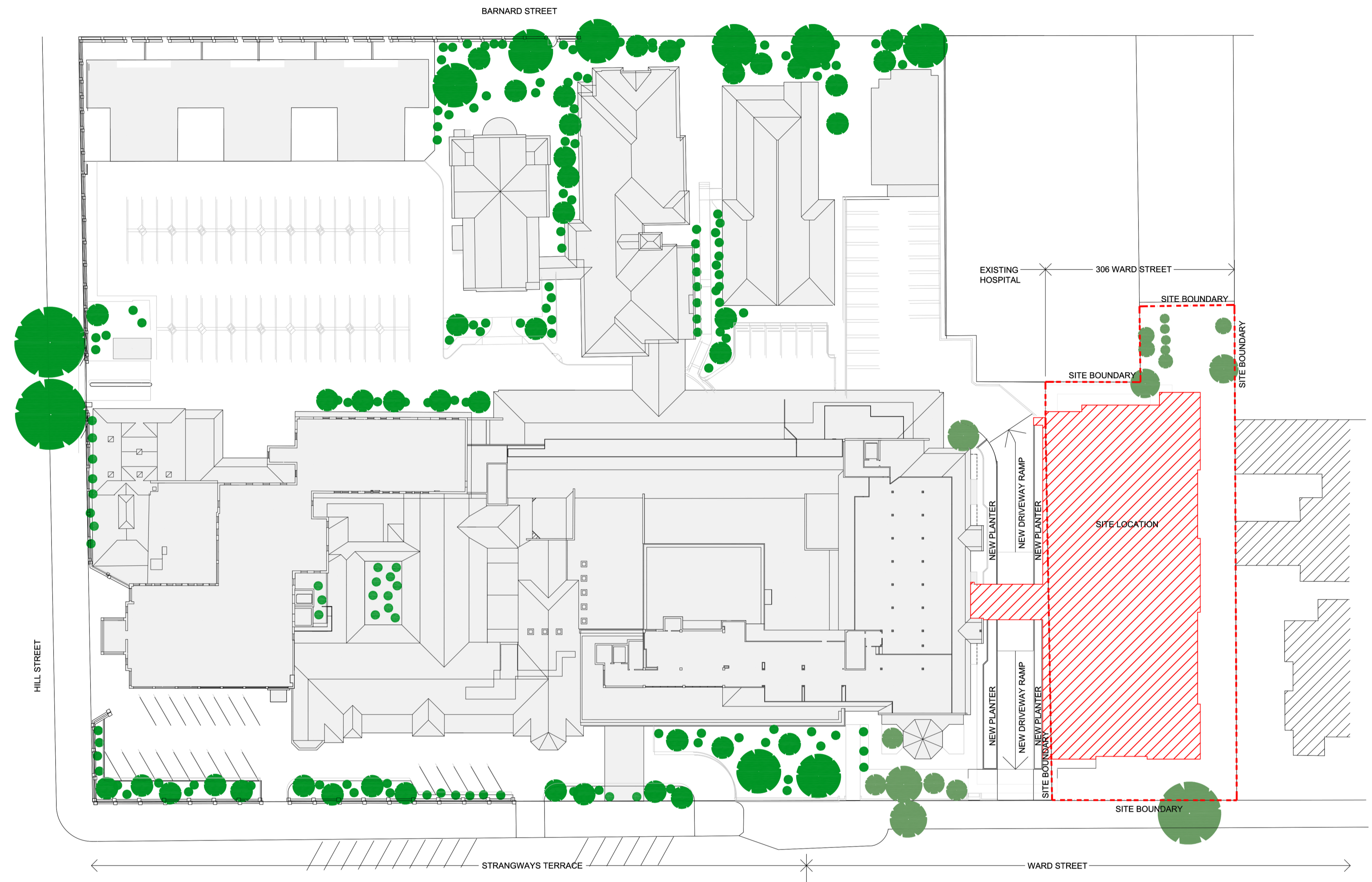
KEY PLAN  
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 CAD File: CNA8-P-G Dwg.No: CNA8-P-G Issue: 4

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	RDS			STRUCT							YL	HST	17.10.17	1:200
	ARCH			SPEC. CONS										
	AUT			SERV										

Drawing Title: **GROUND FLOOR PLAN**



SITE PLAN



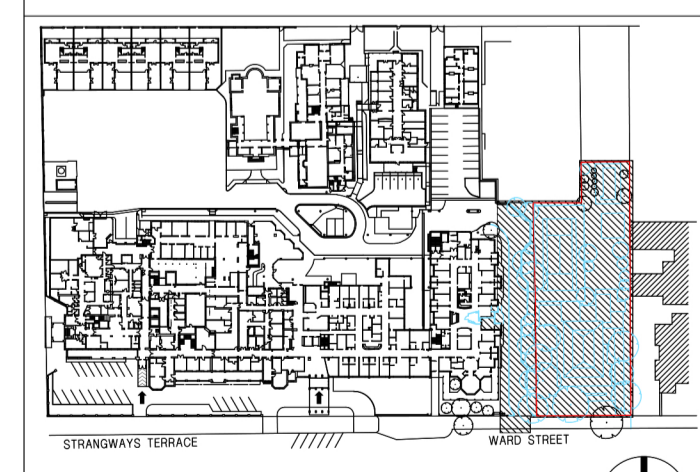
STREET ELEVATION

**ISSUED FOR DA APPROVAL**

2	LANDSCAPE REVISED: NOTE ADDED	24.11.17	JL
1	FIRST ISSUE	18.10.17	JL
REV	REVISION DESCRIPTION	DATE	BY

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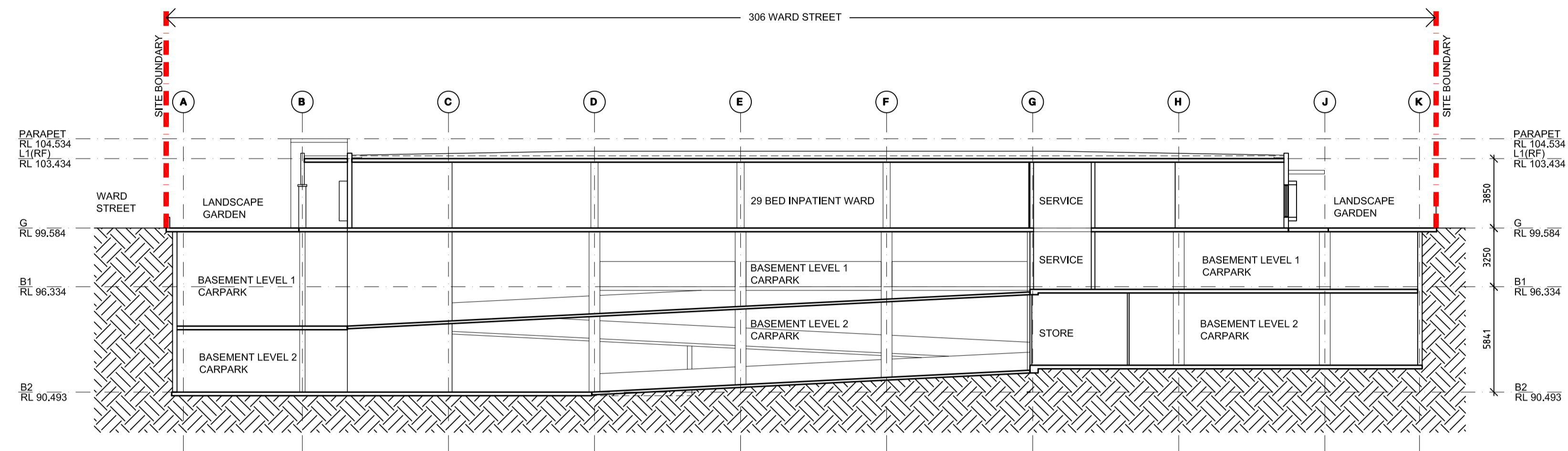
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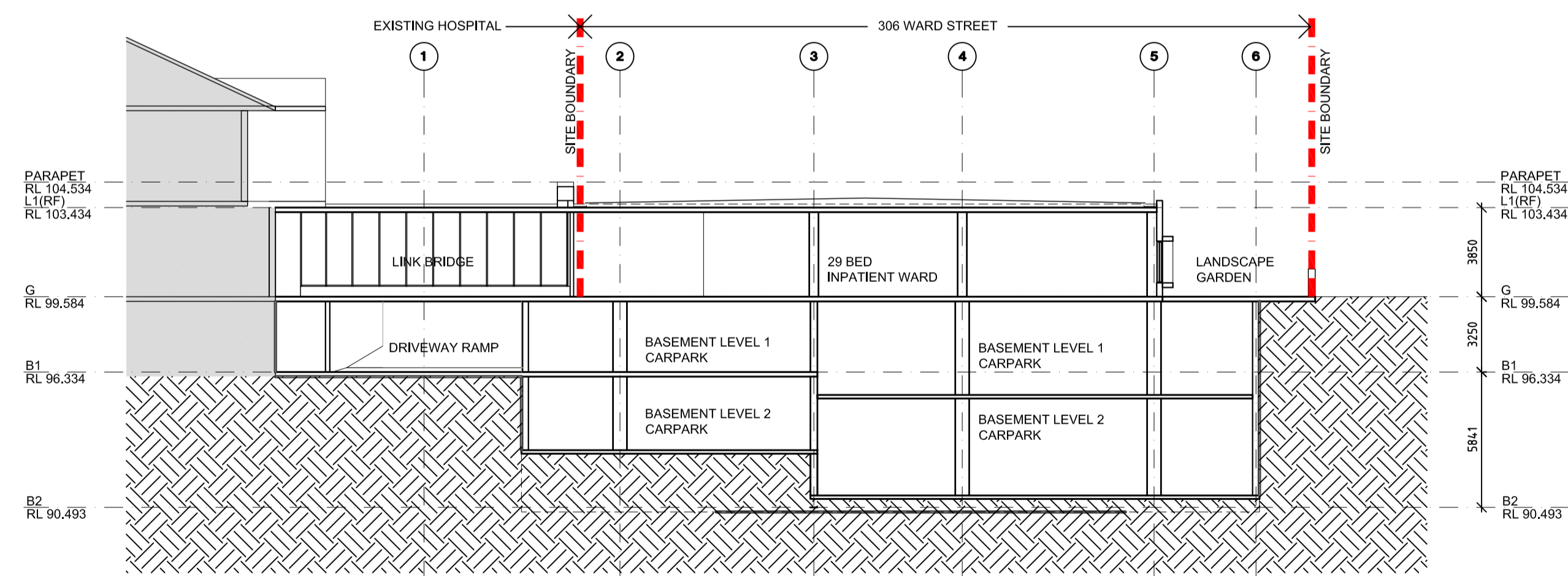
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Drawing Title  
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01 - SECTION

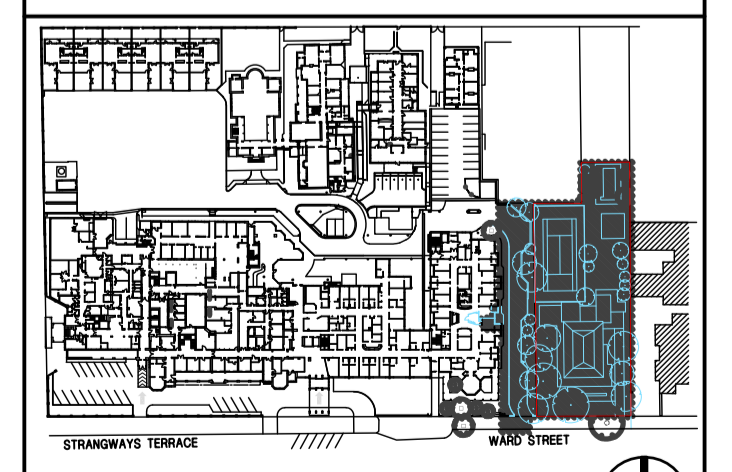


02 - SECTION

3	ROOF MATERIAL AND FALL REVISED	03.04.18	YL
2	TAG ADDED	24.11.17	YL
1	FIRST ISSUE	18.10.17	YL
REV	REVISION DESCRIPTION	DATE	BY

Project  
**CALVARY NORTH ADELAIDE HOSPITAL  
 EXPANSION OVER 306 WARD STREET**

Principal  
**LITTLE COMPANY OF MARY  
 HEALTH CARE LTD**



KEY PLAN

**HEALTH PROJECTS INTERNATIONAL**  
 Architects and Health Facility Planners  
 ACN 066 856 595  
 Suite 1, Ground Floor, 68 Milsons Point, NSW 2061  
 Ph: (02) 9460 4199 Fax: (02) 9460 4299

CAD File: CNA8-S Dwg.No: **CNA8-S** Issue: **3**

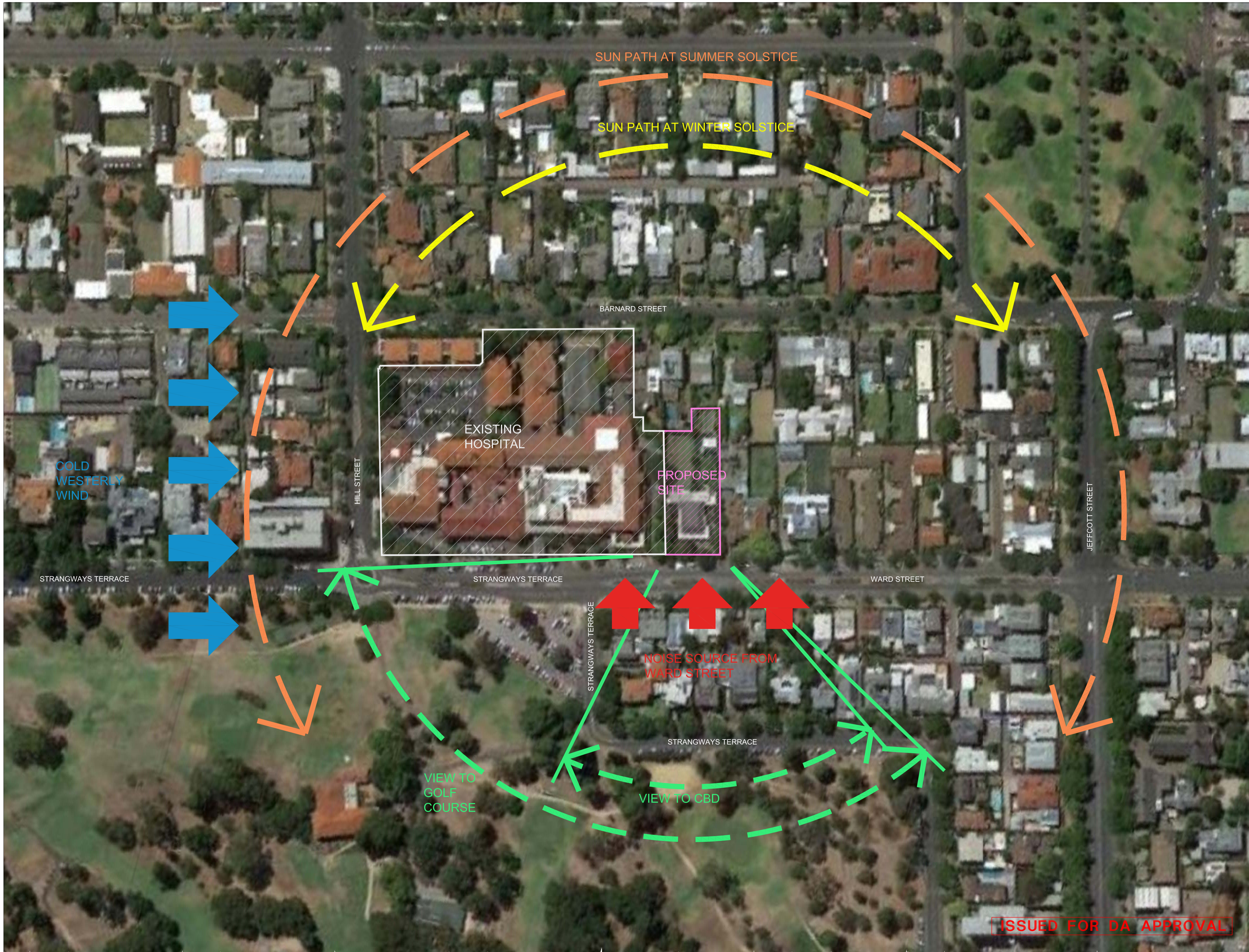
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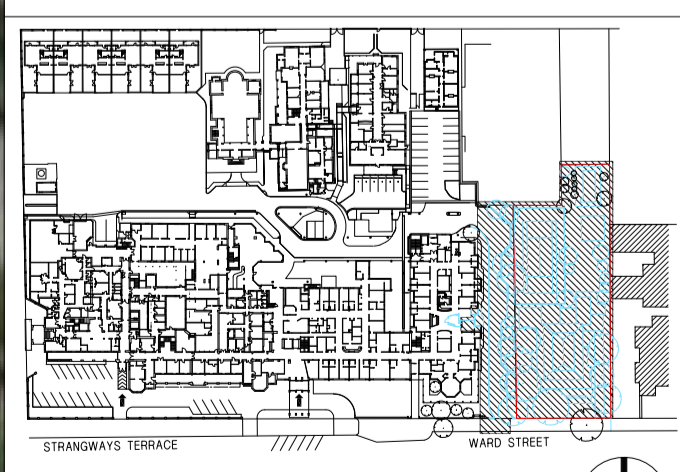
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1	FIRST ISSUE	18.10.17	YL
REV	REVISION DESCRIPTION	DATE	BY

Project  
**CALVARY NORTH ADELAIDE HOSPITAL EXPANSION OVER 306 WARD STREET**

Principal  
**LITTLE COMPANY OF MARY HEALTH CARE LTD**



KEY PLAN

**HEALTH PROJECTS INTERNATIONAL**  
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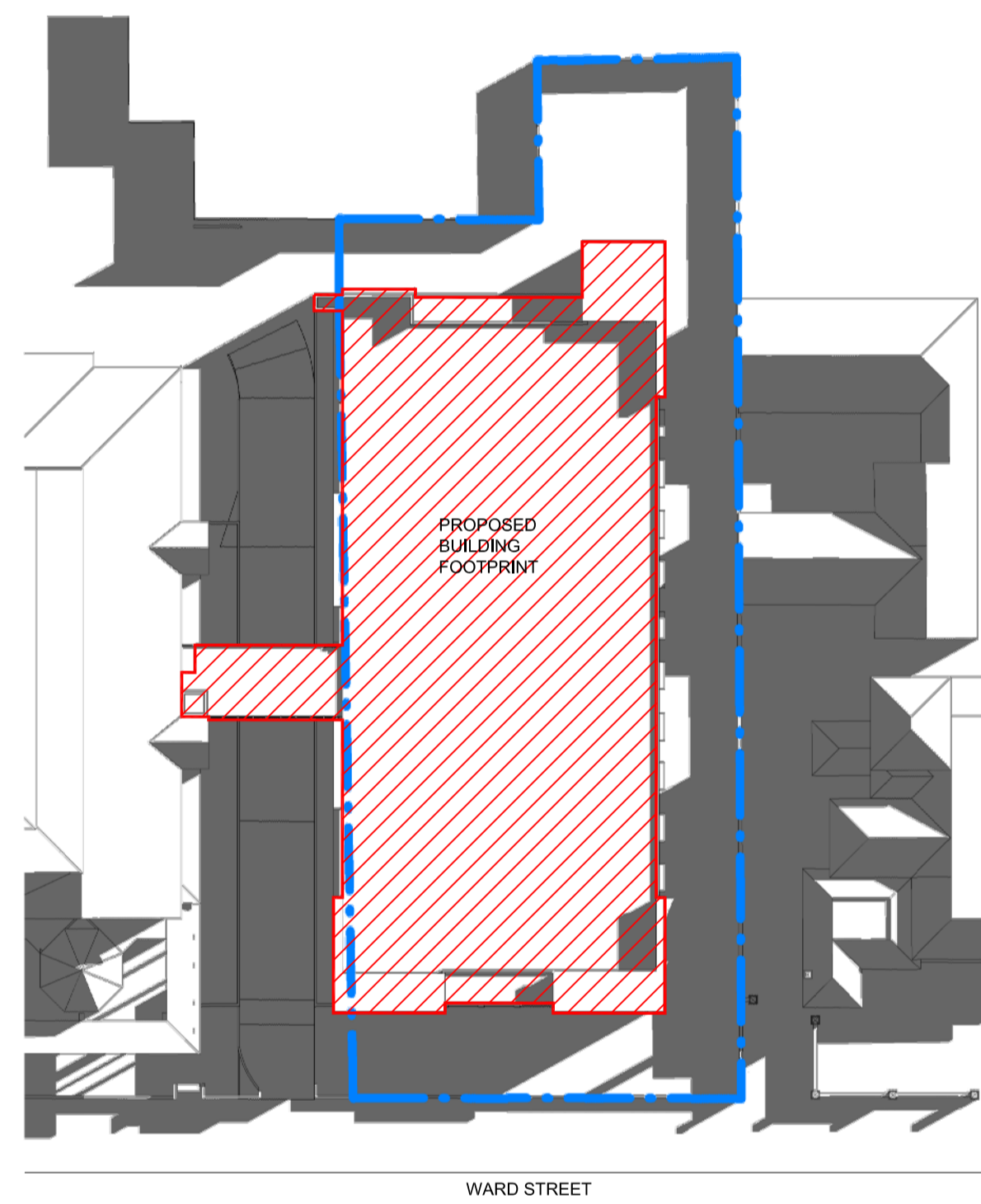
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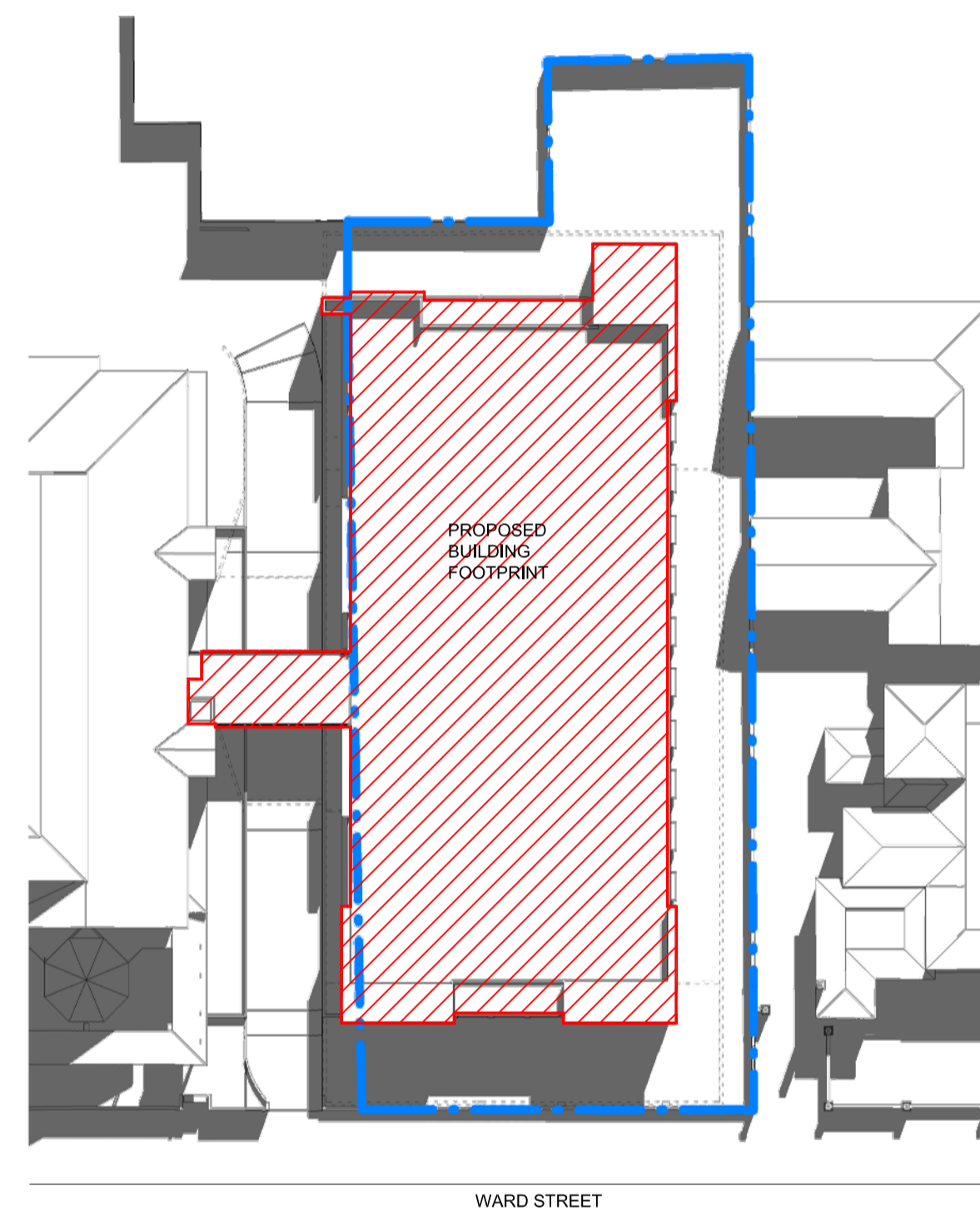
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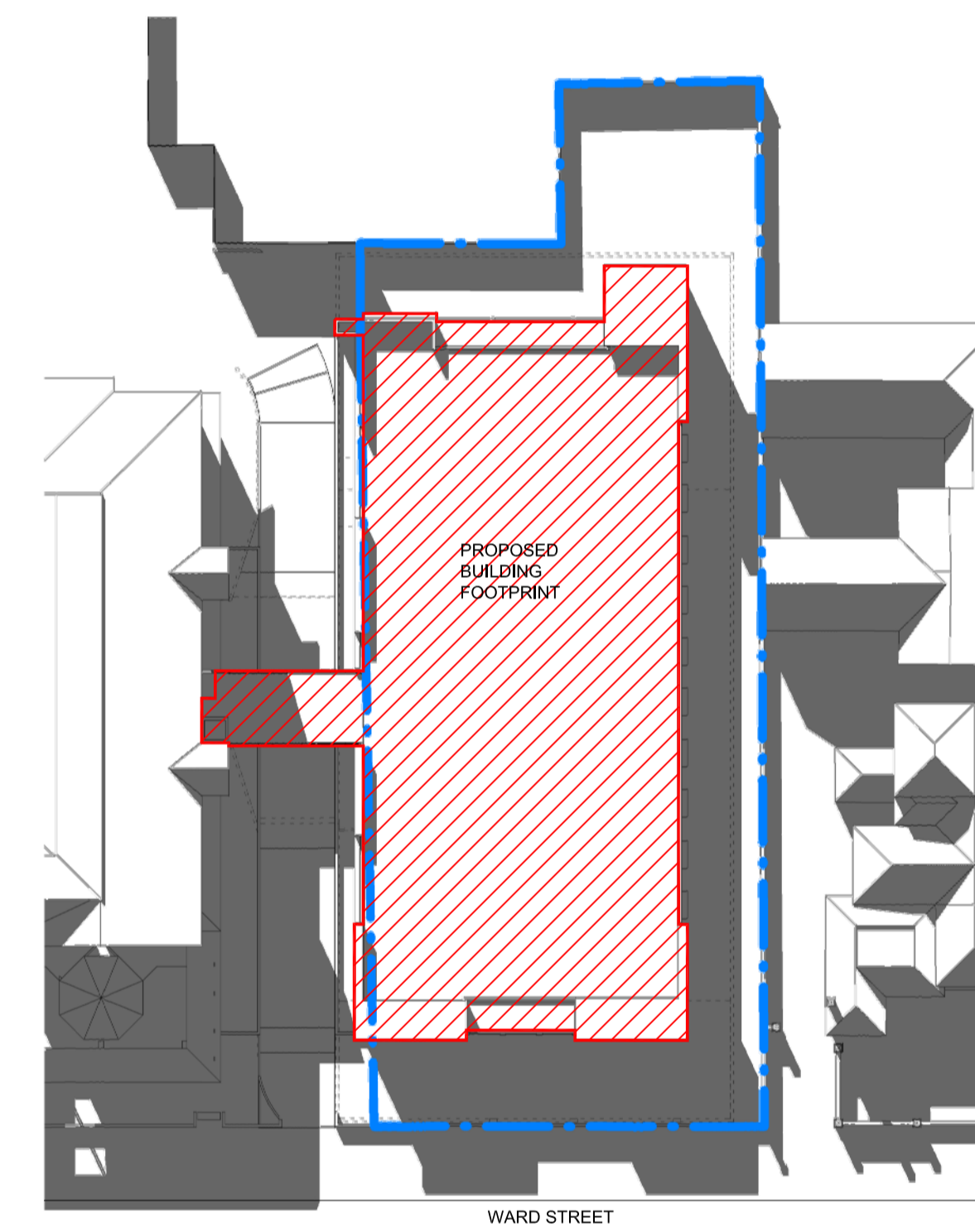
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22ND JUNE 9AM



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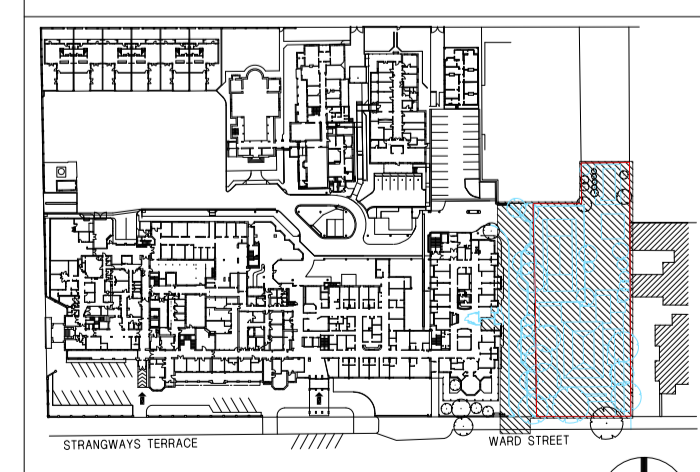
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1	FIRST ISSUE	18.10.17	YL
REV	REVISION DESCRIPTION	DATE	BY

Project  
**CALVARY NORTH ADELAIDE HOSPITAL  
 EXPANSION OVER 306 WARD STREET**

Principal  
**LITTLE COMPANY OF MARY  
 HEALTH CARE LTD**



KEY PLAN

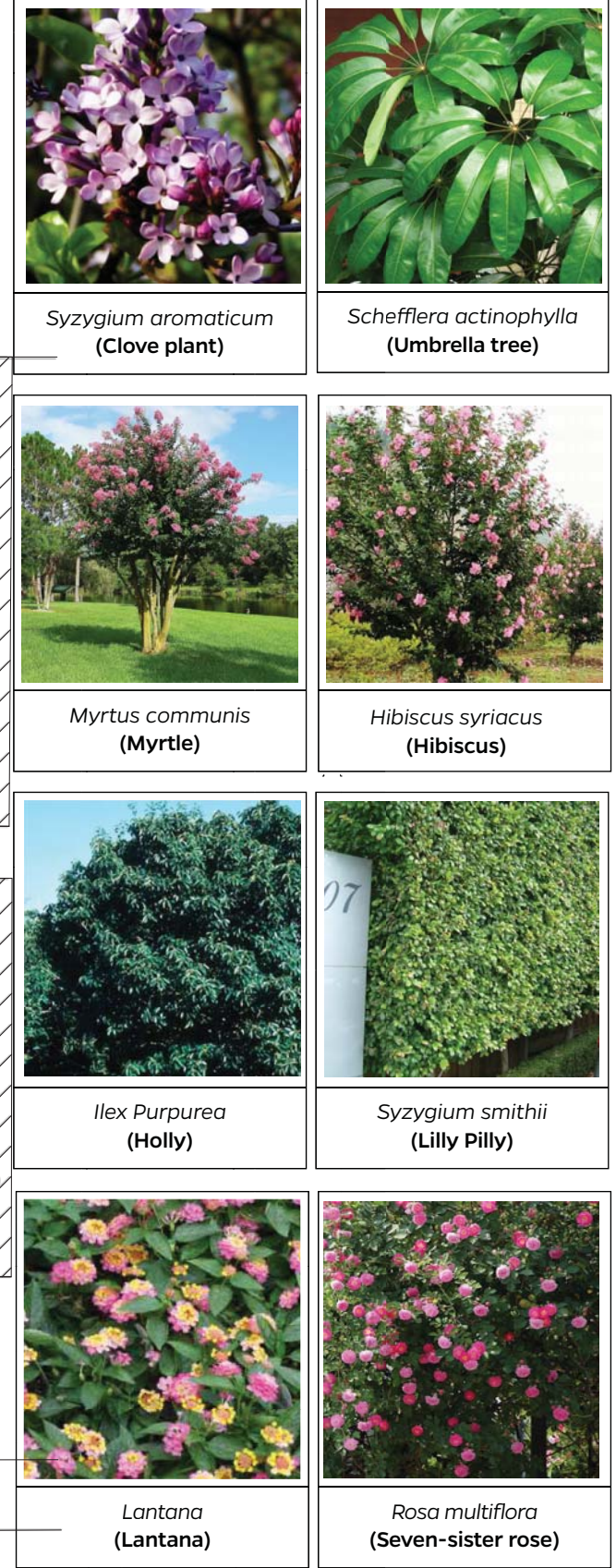
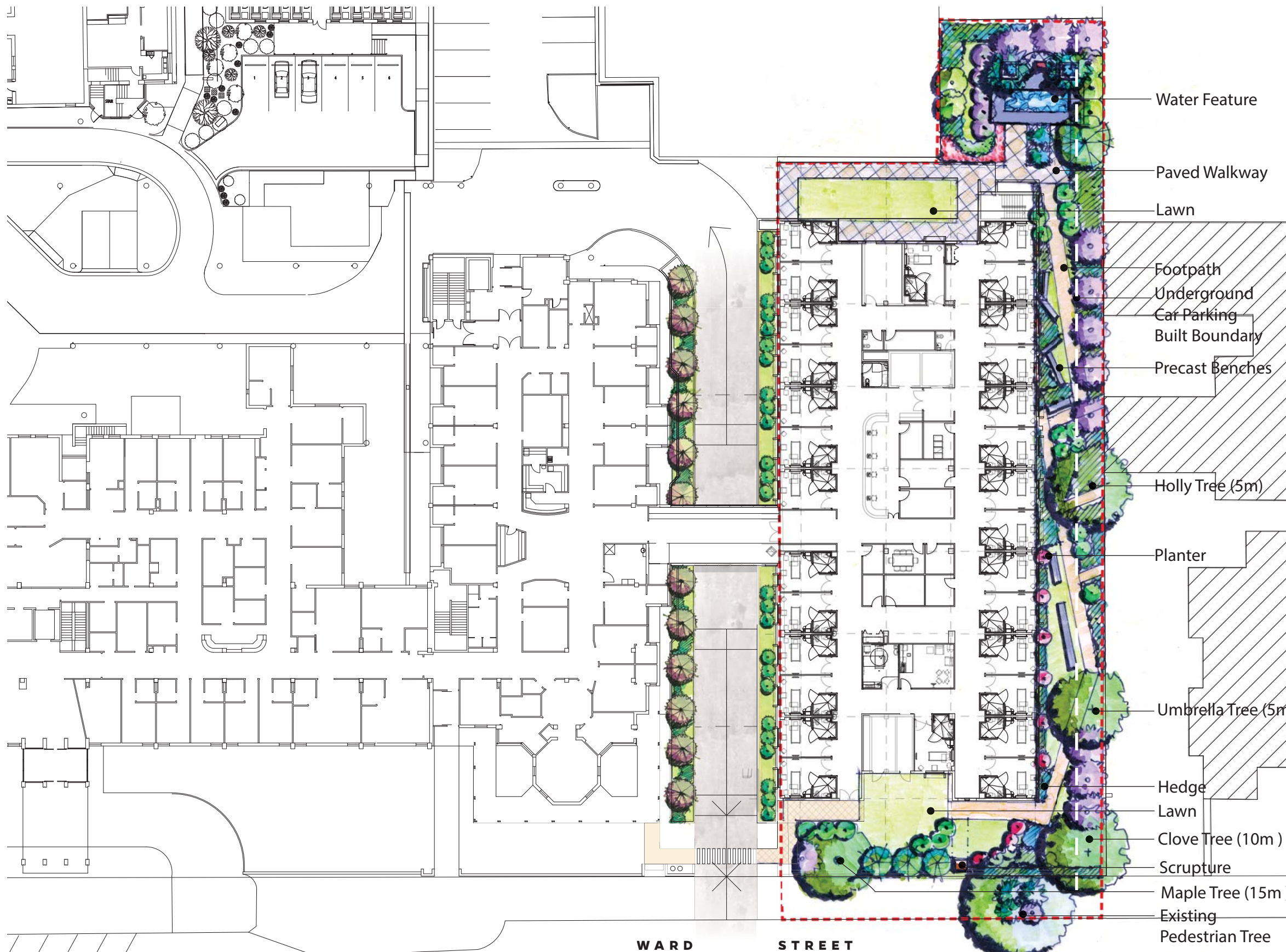
**HP HEALTH PROJECTS INTERNATIONAL**  
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CAD File: CNA8-SH-1 Dwg.No.: **CNA8-SH-1** Issue: **1**

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- TREES**
- Ilex Purpurea* (Holly tree 5m)
  - Syzygium aromaticum* (Clove plant 10m)
  - Schefflera actinophylla* (Umbrella tree 5m)
  - Acer mono maxim* (Mono maple 15m)
  - Myrtus communis* (Myrtle 5m)

- SHRUBS**
- Lantana* (Lantana)
  - Rosa mutiflora* (Seven-sister rose)
  - Syzygium smithii* (Lilly Pilly)
  - Hibiscus syriacus* (Hibiscus)

- GROUNDCOVER**
- Danthonia linkii* (Wallaby grass)
  - Themeda triandra* (Kangaroo grass)
  - Enchylaena tomentosa* (Ruby saltbush)
  - Agapanthus africanus* (Agapanthus)

**Landscape Plan**

306 Ward Street  
North Adelaide

for Calavary North Adelaide Hospital

# **DEVELOPMENT PLAN ASSESSMENT REPORT**

## **Alterations and Additions to an Existing Hospital**

89 Strangways Terrace and 306 Ward Street, North Adelaide  
Calvary North Adelaide Hospital



Prepared by  
MasterPlan SA Pty Ltd  
ABN 30 007 755 277, ISO 9001:2015 Certified  
33 Carrington Street, Adelaide SA 5000  
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**November 2017**



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## 1.0 INTRODUCTION

MasterPlan SA Pty. Ltd have been engaged by Calvary North Adelaide Hospital ('our client') to prepare and lodge documentation for a development application at 89 Strangways Terrace and 306 Ward Street, North Adelaide ('the subject site').

The proposed development incorporates alterations and additions to Calvary North Adelaide Hospital, comprising the demolition of a dwelling at 306 Ward Street and the construction of a new single storey hospital ward, with linkages to the existing hospital and associated alterations, and the construction of two levels of basement car parking and alterations to vehicle driveways across both the existing hospital site and 306 Ward Street.

Detailed within this report is a description of the subject site, locality, nature of the proposed development and an assessment against the relevant Council Wide and Zone Objectives, Desired Character and Principles of Development Control (PDC) associated with the Adelaide (City) Development Plan (consolidated on 20 June 2017).

This report is to be read in conjunction with the following documentation:

- copies of the relevant Certificates of Title, attached as **Attachment A**;
- a locality plan, attached as **Attachment B**;
- architectural drawings prepared by Health Partners International, attached as **Attachment C**; and
- landscaping concept plan attached as **Attachment D**.

Calvary North Adelaide Hospital was established in 1900 by the Sisters of the Little Company of Mary. An acute care 153 bed facility, the hospital provides an excellent standard of maternity, acute medical, surgical and oncology services along with the renowned Mary Potter Hospice Palliative Care Service. These services are supported by an intensive care, coronary care, and high dependency unit and paediatric services.

Calvary North Adelaide Hospital provides a comprehensive range of surgical services and is well equipped with six operating theatres, Day Procedure Suite, public and private Lithotripsy Service and an Intensive Care Unit (ICU) with doctors on-site 24 hours a day. Calvary North Adelaide Hospital is accredited by the Australian Council on Healthcare Standards (ACHS) and supports a variety of surgical specialties.

Calvary North Adelaide Hospital has an ongoing program of improvements to the hospital to improve facilities for patients and staff and to ensure ongoing compliance with current best practice. An opportunity has arisen to develop the property immediately to the east of the current hospital, at 306 Ward Street, as an extension of the hospital. The proposed development would provide Calvary North Adelaide Hospital with additional patient beds and additional on-site car parking.



## 2.0 SUBJECT SITE

Calvary North Adelaide Hospital has multiple allotments and Certificates of Title (as listed below and attached). The property is commonly referred to as 89 Strangways Terrace, North Adelaide:

- Town Acre 763, Hundred of Yatala, Certificate of Title Volume 5187 Folio 584;
- Allotment 5, Filed Plan 107755, Hundred of Yatala, Certificate of Title Volume 5187 Folio 588;
- Allotment 4, Filed Plan 107754, Hundred of Yatala, Certificate of Title Volume 5187 Folio 591;
- Allotment 3, Filed Plan 107753, Hundred of Yatala, Certificate of Title Volume 5187 Folio 587;
- Allotment 11, Filed Plan 107761, Hundred of Yatala, Certificate of Title Volume 5187 Folio 589;
- Allotment 5, Filed Plan 13015, Hundred of Yatala, Certificate of Title Volume 5187 Folio 583; and
- Allotment 2, Deposited Plan 60528, Hundred of Yatala, Certificate of Title Volume 5888 Folio 266.

Overall the site of Calvary North Adelaide Hospital is approximately 18,320 square metres with frontage to Strangways Terrace to the south, Hill Street to the west and Barnard Street to the north.

Calvary North Adelaide Hospital comprises a number of Local and State Heritage buildings, including:

- 88 Strangways Terrace – 1940's Maternity Ward – Local Heritage;
- 55 Barnard Street – St Joseph's House – Local Heritage;
- 63 Barnard Street – Kimberly House and fence – Local Heritage;
- 69 Barnard Street – Connery House – Local Heritage;
- Hill Street and Barnard Street – Boundary wall – Local Heritage; and
- 73-75 Barnard Street – Chapel.

The property at 306 Ward Street is immediately east of the existing Calvary North Adelaide Hospital. Currently 306 Ward Street comprises a single storey double fronted cottage with rear additions, a freestanding outbuilding, in-ground pool and tennis court. There is no state or local heritage listing on 306 Ward Street.

A Certificate of Title Registrar Search, attached in Attachment A, formally describes 306 Ward Street as follows:

- Allotment 10: Deposited Plan 12702, Hundred of Yatala, Volume 5585 Folio 401.



No restrictive covenants or easements are illustrated on the Certificate of Title, which demonstrates the following dimensions:

- a street frontage of 31.88 metres;
- a minimum site depth of 70.39 metres and a maximum site depth of 84.07 metres;
- the rear boundary is 'stepped' and comprises a total width of 31.9 metres; and
- comprising a total site area of 2,462 square metres.

In combination, the addition of 306 Ward Street to the existing Calvary North Adelaide Hospital site will result in a site area of approximately 2.08 hectares.



**View of the existing dwelling at 306 Ward Street.**



**View of the eastern wing of Calvary North Adelaide Hospital (Mary Potter Hospice) and existing driveway which adjoins 306 Ward Street.**

### **3.0 LOCALITY**

Calvary North Adelaide Hospital, St Dominic's Priory School and the City of Adelaide Golf Links are the major non-residential land uses within the locality. The locality has an attractive setting with the parklands and golf links to the south of Strangways Terrace and numerous tree lined streets.

To the north, west and east of the hospital is a variety of residential dwellings, including several Heritage Listed Places. The scale and form of residential dwellings within the locality ranges from one and two storey detached dwellings to six storey residential flat buildings. Within the locality there are dwellings of numerous styles and eras. The Heritage Listed Places, attractive gardens and public streets all combine to create an attractive townscape within the locality.

Attachment B contains an aerial photograph locality plan which illustrates the subject land and its context.



#### **4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The proposed development incorporates alterations and additions to Calvary North Adelaide Hospital, comprising the following:

- demolition of a dwelling and outbuildings at 306 Ward Street;
- a change of land use of the existing residential property at 306 Ward Street to hospital;
- construction of a new single storey hospital ward with linkages to the existing hospital;
- new ward to comprise 29 inpatient beds;
- a net increase of hospital beds of 27, as two beds removed to facilitate the link between existing and new building/wards;
- internal alterations to the hospital to facilitate the linkages to the new (east);
- construction of two levels of basement car parking comprising 112 car parking spaces;
- alterations to vehicle driveways to facilitate access to the new basement car park;
- associated services plant and equipment; and
- new landscaping.

#### **4.1 Land Use**

Currently the subject land comprises the Calvary North Adelaide Hospital (being a hospital land use) and the dwelling (residential land use) at 306 Ward Street. The proposed development seeks to demolish all existing structures on 306 Ward Street and integrate an extension to the existing hospital, incorporating a new 29 bed inpatient ward associated physically linked to the existing hospital and new basement car parking.

The proposed development will result in a net increase of up to 27 hospital beds. Two beds are removed from the existing Mary Potter Hospice area of the hospital to facilitate the link to the new ward. The overall increase in beds to the hospital may be further reduced in the future, as the ongoing master plan includes the replacement of two bed rooms with singles. Given the conversion of rooms is not specified in this application, the net increase has been stated as up to 27 beds.



## 4.2 Built Form

### 4.2.1 Boundary Setbacks

The proposed development seeks the following boundary setbacks from the new single storey ward:

BOUNDARY	PROPOSED SETBACKS
North (rear)	Varies between 6.0 and 14.9 metres
South (front)	7.415 metres
East (side)	5.85 to 6.30 metres
West (side)	To be constructed over Allotment Boundary of 306 Ward Street and within the Calvary North Adelaide Hospital property.

### 4.2.2 Site Coverage and Plot Ratio

Development of the new single storey inpatient ward is located in part on the existing hospital site and 306 Ward Street. A "link bridge" of enclosed walkway/passage is proposed over the altered (and excavated) driveway to join the existing and proposed hospital.

The total floor area of the proposed development is 1,506 square metres. The following table details the building areas and plot ratio:

	306 WARD STREET	EXISTING HOSPITAL	TOTAL
Site Area	2,462	18,320 <sup>1</sup>	20,782
Building Area	1,405	101	1,506
Plot Ratio	0.57 (max 0.6)	0.89 (max 1.5)	

<sup>1</sup>Estimated site area

### 4.2.3 Building Height

The maximum building height, above natural ground level (N.G.L) is 4.95 metres. The wall height is 3.85 metres.

### 4.2.4 External Materials and Finishes

The proposed development seeks to utilise a varied materials pallet, that will include the following:

- extensive use of red-brick to match the existing hospital;



- white window frames and painted fibre cement sunhoods; and
- perforated metal screens attached to the exterior of the glass bridge.

### 4.3 Vehicle Access and Parking

Access to the hospital and the proposed development will be retained from Strangways Terrace via the existing driveway currently on the eastern side of the Mary Potter Hospice (hospital building). The access to 306 Ward Street will be closed.

Alterations are proposed to the driveway adjacent the eastern side of the hospital to accommodate access to the proposed basement car park. Other than the eastern driveway, there are no other alterations proposed to the internal driveways on the existing hospital site.

The proposed development seeks to construct a two-level basement level car park which will comprise the following elements:

- a total 112 vehicle parks including two disabled spaces;
- the basement levels will comprise two stairwells, one lift, two store rooms and four plant room areas, located to the northern (rear) end; and
- the existing vehicle access, associated with 306 Ward Street will be reinstated to kerb and gutter, providing an additional on-street vehicle park.

### 5.0 NATURE OF PROPOSED DEVELOPMENT

The subject site is located within the North Adelaide Historic (Conservation) Zone, Hills Street Policy Area 1 of the Adelaide (City) Development Plan (consolidated on 20 June 2017). Calvary North Adelaide Hospital is located within the Calvary Hospital Concept Plan Fig HS/1 and 306 Ward Street is immediately east, but not within this Concept Plan.

Within the North Adelaide Historic (Conservation) Zone a change of land use to a hospital is a non-complying form of development, in accordance with PDC 27, except *"where directly associated with the Calvary Hospital site on Fig HS/1"*. The proposed development involves the change of use of land from residential to hospital which is directly associated with the existing Calvary North Adelaide Hospital. The extension of the hospital is on land which abuts the existing hospital to the east and is integrated with the hospital via physical links, access and car parking. In terms of land use, the proposed development is a consent land use to be determined on merit.

The development does not involve the demolition of a State or Local Heritage Place and therefore is not non-complying for this reason (PDC 27(b)).



PDC 27(c) states that development exceeding any applicable maximum plot ratio is a non-complying form of development. The maximum plot ratio applicable for Calvary North Adelaide Hospital, being “*the land identified as the Calvary Hospital site on Fig HS/1*” is 1.5, in accordance with PDC 9(b) of the Hill Street Policy Area 1 (as quoted below). In relation to 306 Ward Street, which is outside of the land identified on Fig HS/1, the maximum plot ratio is 0.6 in accordance with PDC 4(a) of the Hill Street Policy Area 1.

#### **Hill Street Policy Area 1**

**PDC 4 The bulk and density of development should satisfy the following:**

- (a) **Basic and maximum plot ratio: 0.6 (except for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic’s Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3)...**

**PDC 9 Development of Calvary Hospital should:**

- (a) **be in accordance with Concept Plan Fig HS/1;**
- (b) **not exceed a plot ratio of 1.5...**

PDC 27(d) states that development is non-complying if it exceeds both the building levels and maximum building height prescribed. The relevant maximum building height/levels for Calvary Hospital site on Fig HS/1 is five building levels and a ceiling height of 15 metres. As proposed, the development within the Calvary Hospital site as shown on Fig HS/1 is one building level and has a building height of approximately 3.85 metres. On this basis, the development within Fig HS/1 does not exceed the established maximums. In relation to the development outside of Fig HS/1 on the property at 306 Ward Street, the development is single storey (1 building level above natural ground level) and has a maximum building height of 4.95 metres, which are both less than the prescribed maximum of two building levels and 6.0 metres above the median or natural ground level.

#### **Hill Street Policy Area**

**PDC 3 Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building (except for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic’s Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3).**

It is our respectful submission that the proposed development is a consent land use, to be determined on merit.

In accordance with PDC 28(b)(i) of the North Adelaide Historic (Conservation) Zone the development is a Category 2 form of development.

**PDC 28(b) Category 2, public notification required, third parties may, at the discretion of the relevant planning authority, appear before the relevant planning authority on the matter. Third parties do not have appeal rights:**

- (i) **all development, other than development classified as non-complying or which falls within Part (a) of this provision.**



The proposed development does not directly affect a State Heritage Place, nor does it, in our respectful opinion materially affect the State Heritage listed Chapel (73-75 Barnard Street) within the site of the development. On this basis, it is our respectful opinion that a referral to the Minister administering the *Heritage Places Act 1993*.

## **6.0 DEVELOPMENT PLAN ASSESSMENT**

The subject site is located within the North Adelaide Historic (Conservation) Zone, Hills Street Policy Area 1 of the Adelaide (City) Development Plan (consolidated on 20 June 2017). The following provisions of the Adelaide (City) Development Plan are considered relevant to the assessment of the proposed development:

### North Adelaide Historic (Conservation) Zone

Statement of Heritage Value

Objectives: 1, 2, 3 and 4.

PDC's: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 14, 16, 17, 19, 20, 21, 23, 27 and 28.

### Hill Street Policy Area 1

Desired Character Statement

Objectives: 1, 2 and 3.

PDC's: 1, 3, 4, 7, 8, 9 and 10.

### Council-wide

*Community Facilities:*

Objectives: 4 and 5.

PDC's: 2.

*Environmental:*

Objective: 24.

PDC's: 82 and 84.

*Noise Emissions*

Objectives: 26 and 27.

PDC's: 89, 93, 94, 95, 97 and 100.

*Waste Management*

Objective: 28.

PDC's: 101, 102, 103 and 104.



### *Energy Efficiency*

Objective: 30.

PDC's: 106, 107, 108, 109, 110, 111 and 112.

### *Micro-climate and Sunlight*

Objective: 33 and 34.

PDC's: 119, 120, 121.

### *Stormwater Management*

Objective: 35 and 36.

PDC's: 126, 127, 128, 129, 130, and 131.

### *Heritage and Conservation*

Objectives: 42, 43 and 45.

PDC: 136, 137, 142, 145 and 146.

### *Heritage and Conservation- North Adelaide*

PDC's: 153 and 158.

### *Built Form and Townscape*

Objectives: 47 and 48.

PDC's: 168, 169, 170, 172, 175, 177, 178, 180, 182, 185, 186, 187, 188, 189 and 190.

### *Sky and Roof Lines*

Objectives: 49.

PDC's: 192, 193, 194 and 195.

### *Active Street Frontages*

Objectives: 50 and 51.

PDC's: 196 and 198.

### *Demolition*

Objective: 53.

PDC: 203.

### *Landscaping*

Objective: 55.

PDC's: 207, 208, 209 and 210.

### *Transport and Access*

Objectives: 60, 61, 62, 63, 64, 65, 66, 67, 68, 70, 71 and 72.



PDC's: 224, 232, 234, 235, 236, 237, 239, 241, 242, 243, 246, 248, 251, 252, 253, 254, 256, 257, 263, 264 and 265.

#### *Economic Growth and Land Use*

Objectives: 73, 74, 75 and 76.

PDC's: 271.

#### *Overlay 2 – Noise and Air Emissions*

Objective: 1.

PDC's: 1.

The following assessment has been undertaken against all most relevant of these Council Wide and Zone Objectives, Desired Character and Principles of Development Control (PDC) of the Development Plan.

## **6.1 Land Use**

The North Adelaide Historic (Conservation) Zone specifically anticipates and supports the development and ongoing role of established health land uses, as stated in Zone Objective 4. Calvary North Adelaide Hospital is a recognised long standing and well established health sector land use, as stated in the Hill Street Policy Area 1 Desired Character Statement.

**Objective 4: A Zone which continues to support the development of the role of the long established health and education sectors whilst reinforcing the heritage value of the Zone and maintaining residential amenity.**

#### **Hill Street Policy Area 1 – Desired Character Statement**

**...Helping Hand Aged Care will be a valuable multi-functional aged care facility providing a variety of levels of care and accommodation for the elderly community. St Dominic's Priory College will continue to be associated with educational land uses. Calvary Hospital will provide hospital uses such as patient care, research, consulting rooms, visitor accommodation and ancillary services. Development of these long established institutions should meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area....**

**The Calvary Hospital is a prominent corner site that contributes to the character of the area. The visual prominence of Calvary Hospital should be retained. New development should be compatible with the Heritage Places and should maintain the orientation and frontage of the hospital to Strangways Terrace. The use of landscaped open space should be incorporated to break up building mass. Car parking and access areas should be consolidated and landscaping established.**

**East of Calvary Hospital, the existing townscape along Ward Street is characterised by a number of single storey detached residences of consistent architectural style, form and siting.**

Both Objective 4 and the Hill Street Policy Area 1 Desired Character Statements recognise and reinforce the Objectives of the North Adelaide Historic (Conservation) Zone to conserve heritage values and historic character of the Zone. The Desired Character Statement of the Hill Street Policy Area recognises the prominence of Calvary Hospital in the locality.



The proposed development does not involve any alterations or additions to an identified Heritage Places, as included in Table Adel/1 – State Heritage or Table Adel/2 – Local Heritage Places in the Development Plan. Calvary North Adelaide Hospital contains both State and Local Heritage Places, but the proposed development does not directly affect or impact upon those identified heritage buildings. The property at 306 Ward Street, which is to be demolished as part of the proposed development is not an identified State or Local Heritage place.

#### **North Adelaide Historic (Conservation Zone)**

**Objective 1:** Conservation of the heritage values and historic character of North Adelaide established by areas of intact and architecturally diverse historic townscapes in a series of wide streets and other roads laid out according to Colonel William Light's original 1837 town plan.

**Objective 2:** Development compatible with the heritage values and historic character of the Zone achieved by:

- (a) supporting and reinforcing the Statement of Heritage Value for North Adelaide and the desired character for each Policy Area;
- (b) maintaining a regular allotment pattern and orientation of buildings to public roads and incorporates high standards of design, building materials and landscaping to complement the:
  - (i) pattern of land division established by Heritage Places, particularly the width of frontage;
  - (ii) bulk and scale of residential Heritage Places;
  - (iii) front and side boundary building set-back patterns of adjacent Heritage Places in each Policy Area; and
  - (iv) established environmental quality of public and private landscaped open spaces and the adjacent Park Lands;
- (c) buildings interspersed with open space and landscaped front gardens forming a distinct edge to the majority of the perimeter of the Zone, visually defining the interface with the Park Lands;
- (d) a high degree of pedestrian amenity and safety achieved through landscaping, paving and streetscape works, with convenient access to the Park Lands, Wellington Square and the Main Street Policy Areas; and
- (e) managing vehicle access and parking to conserve and enhance the heritage value of North Adelaide.

#### **PDC 1 Development should:**

- (a) retain and conserve Heritage Places;
- (b) reflect the historic built form and its visual character through residential development of complementary design, form and density consistent with the desired character for each Policy Area; and
- (c) contribute to the landscape character of private and public open spaces and incorporate attractive landscaping to street frontages where building set-backs permit.



Design and siting of the proposed new hospital ward adjacent Strangways Terrace/Ward Street frontage has been carefully considered in developing the scheme in the context of the locality. To complement the streetscape character the proposed development:

- is single storey with orientation to Strangways Terrace/Ward Street;
- the setback is consistent with that of the existing hospital and adjoining residential properties to the east;
- maintains a suitable side setback to the nearest adjoining residential property;
- provides for an attractive landscaped frontage;
- appropriately caters for pedestrian amenity;
- retains existing vehicular access with significantly improved car parking on the site; and
- comprises building elements and materials that complement the existing hospital building.

Siting of the proposed development is consistent with the intent of numerous provisions of the Zone and Policy Area relating to new forms of development. The proposed development is a non-residential form as an extension to the existing hospital. Alterations, additions and extension to Calvary North Adelaide Hospital are required to continue to meet the needs and future requirements of the hospital and the community as identified in the Policy Area Desired Character Statement, which states: "development of these long established institutions should meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area....".

There is some conflict within the policies of the Development Plan which seek to provide for the ongoing development of non-residential health and educational land uses, including Calvary North Adelaide Hospital, whilst endeavouring to retain residential housing stock. Adelaide (City) Development Plan recognises that a change of land use to a hospital where it is "*directly associated with the Calvary Hospital site on Fig HS/1*" is a consent land use to be determined on its merits (PDC 27). The capability of expanding the hospital land use is not reflected in the Concept Plan Fig HS/1, which rather concentrates future development within the boundaries of the existing hospital. Changing the land use of 306 Ward Street from residential to hospital is not only directly associated with Calvary North Adelaide Hospital, as anticipated in PDC 27, but it is also physically integrated with the hospital. In terms of meeting the community's needs, the proposal significantly improves available on-site car parking for staff and visitors to the hospital by the inclusion of two levels of basement car parking.



**Objective 3:** A Zone where the existing housing stock is maintained through the retention of Heritage Places and the number of dwellings increased primarily through:

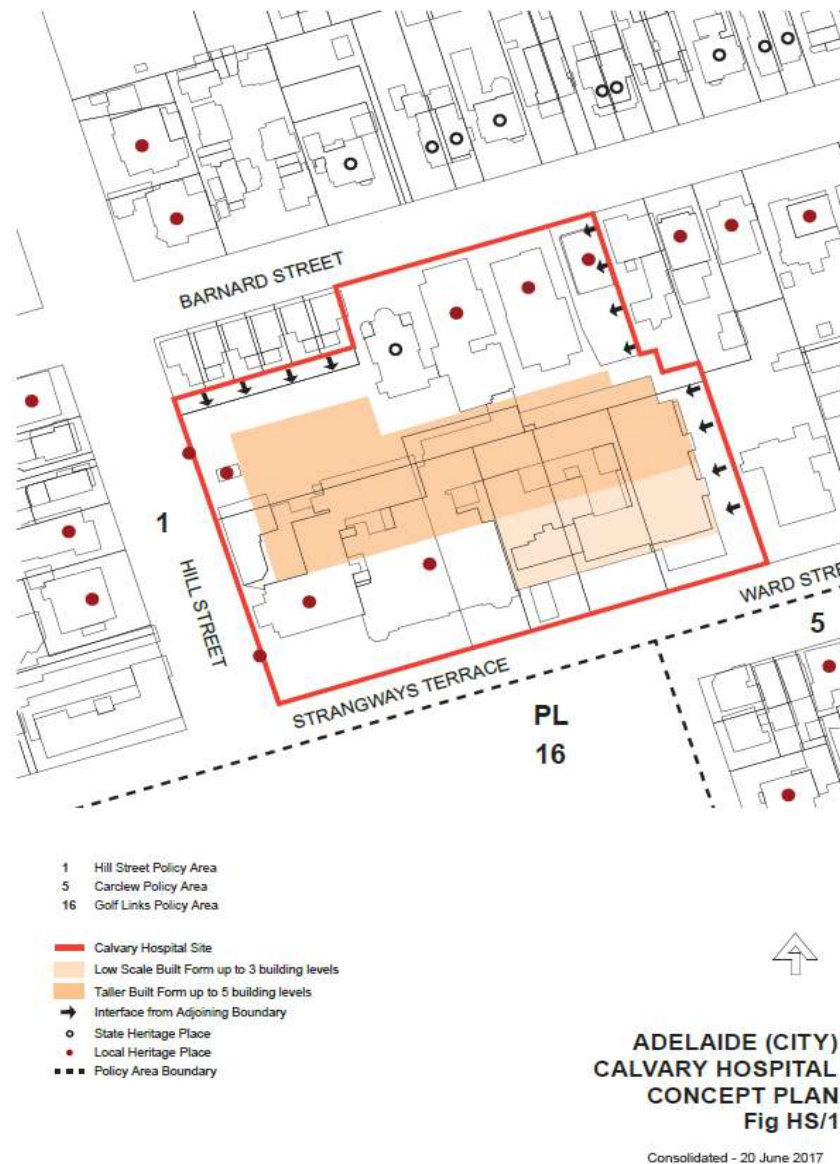
- (a) the replacement of buildings that are not identified Heritage Places;
- (b) the development of vacant or under-utilised sites that does not compromise the established residential amenity and the identified heritage value of the Zone and Heritage Places; and
- (c) a change in use of non-residential buildings for residential purposes.

Hill Street Policy Area 1 PDC's 8 and 9 specifically address non-residential forms of development and development of Calvary Hospital.

**PDC 8** Non-residential development comprising new buildings should respect the generally lower scale of residential buildings and provide a transition of built form at site boundaries.

**PDC 9** Development of Calvary Hospital should:

- (a) be in accordance with Concept Plan Fig HS/1;
- (b) not exceed a plot ratio of 1.5
- (c) ensure new buildings up to a maximum of 5 building levels or 15 metres above the median natural or finished ground level at any or any part of a building are designed to:
  - (i) be located in central areas of the site and in areas identified as Taller Built Form;
  - (ii) ensure buildings up to 4 building levels are located along Hill Street and in areas identified as Taller Built Form;
  - (iii) ensure buildings up to 3 building levels are in areas identified as Low Scale Built Form;
  - (v) provide a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places; and
  - (vi) minimise building mass at the interface from an adjoining boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.



As a single storey building, the mass of the proposed building respects the lower scale of residential buildings and provides for an appropriate transition of built form between the taller built form of the hospital and the lower scale residential properties to the east.

The proposed development addresses PDC 9 in the following manner:

- it incorporates low scale built form as an interface to adjoining boundaries, albeit that the boundary or interface to the residential properties is further east than that shown in the Concept Plan HS/1;
- the proposal does not exceed the plot ration of 1.5, but rather the additional floor area within the site of the hospital (as shown on Fig HS/1) is estimated to be 0.89;



- ensures low scale development of less than three building levels adjacent residential properties (adjacent to low scale built form component of the Concept Plan);
- continues the front setback of the hospital and is consistent and compatible with adjoining residential properties to the east
- provides for a setback in the vicinity of 6.0 metres between the single storey building and the eastern boundary
- satisfies the test for building mass
- as single storey development with suitable side setbacks it does not create unreasonable overshadowing of adjoining residential properties.

Alterations and additions to the hospital continues to provide medical services to the community in a manner sought by Council-wide Community Facilities Objective 5 and Principle of Development Control 2. In accordance with the role of the City of Adelaide, Calvary North Adelaide Hospital is a community facility for the population of metropolitan Adelaide and South Australia in general. Calvary North Adelaide Hospital is a long standing well established hospital, that is conveniently located in North Adelaide and readily accessible by private vehicles, walking, cycling and public transport.

The additions to the hospital allow for the provision of improved services, providing for additional beds (net increase of 27 beds) and substantial increase in car parking. The design and siting of the hospital extension is proposed in a manner to minimise impacts on the residential amenity of adjoining residential properties.

### **Community Facilities**

**Objective 5: Location of appropriate community facilities (eg schools, hospitals and other institutions) where they are conveniently accessible to the population they serve.**

**2 Community facilities should:**

- (a) **be located conveniently in relation to the population they serve;**
- (b) **be designed for multi-purpose use where possible;**
- (c) **meet the demonstrated needs of the various communities who will use them;**
- (d) **be safe and easy to reach on foot, by bicycle and by public transport;**
- (e) **be situated in suitable locations; and**
- (f) **not unreasonably impact on the amenity of the surrounding locality through excessive traffic generation.**

**3 The redevelopment, alteration or change of use of community facilities should ensure the adequate provision of such facilities**



Calvary North Adelaide Hospital is a longstanding lawful land use and the proposed alterations and additions to the hospital continue the existing use in a manner sought by the general land use provisions of the Development Plan and Objective 4 of the Zone that specifically relates to the hospital within the North Adelaide Historic (Conservation) Zone.

## **6.2 Built Form - Design and Appearance**

### *6.2.1 Development Potential*

Calvary North Adelaide Hospital is one of the largest non-residential sites within the North Adelaide Historic (Conservation) Zone, with an estimated site area of approximately 1.8 hectares. The property at 306 Ward Street is a large allotment having a site area of 2,462 square metres.

In accordance with PDC's 3, 4 and 5 of the Hill Street Policy Area, the site at 306 Ward Street could accommodate a floor area of 1,477 square metres, which could be in the form of four or five dwellings within a residential flat building. Any such residential flat building could be two building levels with ceiling heights up to 6.0 metres.

Whilst a residential development is not proposed for 306 Ward Street, the development opportunities on the site are noted relative to the development that is being proposed, particularly in relation to building height and floor area. In relative terms, the proposed new hospital ward is less than the floor area that maybe developed on the site and smaller in building height. It is acknowledged that the single large footprint of the new hospital ward is likely to vary from a residential footprint, however the site is able to accommodate this footprint without significant adverse impact on the residential amenity of the adjoining residential properties.

**PDC 3 Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building (except for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic's Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3).**

**PDC 4 The bulk and density of development should satisfy the following:**

- (a) **Basic and maximum plot ratio: 0.6 (except for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic's Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3).**
- (b) **Dwelling Unit Factor:**
  - (i) **600 square metres - detached dwelling and group dwelling;**
  - (ii) **450 square metres - semi-detached dwelling;**
  - (iii) **500 square metres - residential flat building not contained within an existing building;**
  - (iv) **250 square metres - residential flat building contained within an existing building;**
  - (v) **350 square metres - residential redevelopment of a site occupied by a non-complying use.**



*In relation to Principle 4(b), satisfying the minimum site area for a dwelling (described as the Dwelling Unit Factor) may not be sufficient to address heritage considerations relevant to a particular place or streetscape.*

*In relation to Principle 4(b), in the case of a hammerhead allotment or similar allotment design where the only public road frontage represents the proposed vehicle access, the area of the 'handle' or right of way is excluded from the site area when performing the calculation of Dwelling Unit Factor.*

**PDC 5 Residential development at a greater density than that prescribed for desired dwelling types should only occur where buildings which will be visible from the primary street frontage are consistent with the desired character for the Policy Area or the street where prescribed (eg single storey detached dwellings) and only in the following circumstances:**

- (a) on land greater than 2000 square metres; or**
- (b) on land where the existing dwelling unit factor is 250 square metres or less and the development replaces a building that is not an identified Heritage Place; and**
- (c) in either case, the resultant Dwelling Unit Factor should not vary more than 20 percent from that required.**

## 6.2.2 Built Form

The single storey addition to the hospital has been designed in a manner consistent with the existing building on the hospital site and in the locality, in terms of wall height, roof design, materials and finishes. Constructed with a mix of red brick walls to match the existing hospital and contemporary building materials such as stone cladding, painted fibre cement and patterned glazing, the building would present as a low scale modern addition to the hospital, from the street and surrounding properties. The height, scale and massing of the building does not offend the streetscape of the Zone or Policy Area and satisfies Council-wide Principles of Development Control 170, 180 and 187 in the following manner:

- the development maintains a consistent floor level and ceiling height;
- portion of the façade incorporates columns and arches in red brick to reflect the existing heritage listed maternity ward of the hospital;
- the façade has a mix of materials and presents a rhythm incorporating four built elements, one of which is the glazed link between the old and new buildings;
- the glazed link incorporates a pattern or artwork to add visual interest and draw the eye of a passing pedestrian to this element and away from the driveway under;
- the design of building allows a clear interpretation that it is a new addition to the hospital; and
- attractive planting of the front setback will provide a pleasant environment and street frontage.



## **Built Form and Townscape**

**PDC 170 The height, scale and massing of buildings should reinforce:**

- (a) the desired character, built form, public environment and scale of the streetscape as contemplated within the Zone and Policy Area, and have regard to:**
  - (i) maintaining consistent parapet lines, floor levels, height and massing with existing buildings consistent with the areas desired character;**
  - (ii) reflecting the prevailing pattern of visual sub-division of neighbouring building frontages where frontages display a character pattern of vertical and horizontal sub-divisions; and**
  - (iii) avoiding massive unbroken facades...**
- (b) a comfortable proportion of human scale at street level by:**
  - (i) building ground level to the street frontage where zero set-backs prevail;**
  - (ii) breaking up the building facade into distinct elements;**
  - (iii) incorporating art work and wall and window detailing; and**
  - (iv) including attractive planting, seating and pedestrian shelter.**

## **Composition and Proportion**

**PDC 180 Development should respect the composition and proportion of architectural elements of building facades that form an important pattern which contributes to the streetscape's distinctive character in a manner consistent with the desired character of a locality by:**

- (a) establishing visual links with neighbouring buildings by reflecting and reinforcing the prevailing pattern of visual sub-division in building facades where a pattern of vertical and/or horizontal sub-divisions is evident and desirable, for example, there may be strong horizontal lines of verandahs, masonry courses, podia or openings, or there may be vertical proportions in the divisions of facades or windows; and**
- (b) clearly defining ground, middle and roof top levels.**

## **Materials, Colours and Finishes**

**PDC 187 The design, external materials, colours and finishes of buildings should have regard to their surrounding townscape context, built form and public environment, consistent with the desired character of the relevant Zone and Policy Area.**

## **North Adelaide Historic (Conservation) Zone**

**PDC 4 New buildings should utilise stone, brick and/or brick render as the main external finish to walls to complement the historic built form in the Zone. Coated surfaces that are visible from the street should be finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Buildings with brightly coloured or highly reflective surfaces should not be developed.**



### 6.2.3 Building Setbacks

The proposed building setbacks of the new building are:

BOUNDARY	PROPOSED SETBACKS
North (rear)	Varies between 6.0 and 14.9 metres
South (front)	7.415 metres to new building 30 metres (approx.) to the glass link between the existing and new buildings
East (side)	5.85 to 6.30 metres
West (side)	Approximately 10.5 metres between the existing (Mary Potter Hospice building) and the new buildings

Provisions of the Development Plan seek to maintain established pattern of setbacks so as to reinforce the established character. The setbacks in the immediate locality incorporate the existing hospital buildings, along with the residential dwellings to the east and north. There are varied setbacks to boundaries within the Calvary North Adelaide Hospital site, both street and side boundary setbacks. The setback proposed for the new hospital ward has taken its setback from the existing Mary Potter Hospice to the west and is complementary to the residential setbacks on the northern side of Ward Street to the east of the site.

All works associated with the proposal are located with a minimum 5.85 metre setback from common boundaries shared with residential allotments. The rear and side setbacks increase to 14.9 metres in part due to the irregular shape of the allotment. These setbacks enable substantial physical separation of buildings and areas for landscaping between the proposed additions and adjacent residential allotments/dwellings.

#### North Adelaide Historic (Conservation) Zone

**PDC 9** Where consistent building set-backs from front, side and rear allotment boundaries prevail, new development should be consistent with these established setbacks. Where a consistent building set-back is not evident in a particular locality, new buildings should not project forward of Heritage Places adjacent the development site. Building to side boundaries (other than for party walls in semi-detached, row dwellings or residential flat buildings) or to a rear boundary is generally inappropriate, but may be considered where it is demonstrated that there will be no detrimental effect on residential amenity or adjacent Heritage Place(s).

#### Council Wide - Building Set-backs

**PDC 178** In the City Living Zone, the Adelaide Historic (Conservation) Zone and the North Adelaide Historic (Conservation) Zone, buildings should maintain the prevailing set-back established by adjoining buildings, provided the resultant character reinforces the desired character for the locality.



## 6.2.4 Plot Ratio and Site Coverage

As discussed in Section 4.0 and 5.0, the maximum plot ratio applicable for Calvary North Adelaide Hospital, being “the land identified as the Calvary Hospital site on Fig HS/1” is 1.5, in accordance with PDC 9(b) of the Hill Street Policy Area 1 (as quoted below). In relation to 306 Ward Street, which is outside of the land identified on Fig HS/1, the maximum plot ratio is 0.6 in accordance with PDC 4(a) of the Hill Street Policy Area 1.

### Hill Street Policy Area 1

**PDC 4 The bulk and density of development should satisfy the following:**

- (a) **Basic and maximum plot ratio: 0.6 (except for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic’s Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3)...**

**PDC 9 Development of Calvary Hospital should:**

- (a) **be in accordance with Concept Plan Fig HS/1;**
- (b) **not exceed a plot ratio of 1.5...**

The additional floor area within “the land identified as the Calvary Hospital site on Fig HS/1” is approximately 101 square metres establishing a plot ratio of approximately 0.89, well below the maximum 1.5. A floor area of approximately 1,405 square metres is proposed on the property at 306 Ward Street, which given it is outside of the identified Calvary Hospital site pursuant to Figure HS/1, has a maximum plot ratio of 0.6. As proposed, the single storey hospital ward has a plot ratio of 0.57, which is less than the maximum.

PDC 7 of the Hill Street Policy Area seeks to ensure significant landscaped open space is provided on the site of a development. The requirement for 50 percent landscaped open space is not currently met on the Calvary North Adelaide Hospital site given the nature of the land use and its ongoing development over the past 100 years. PDC 7 does not provide a distinction between residential and non-residential development in terms of the provision of open space.

Provision of landscaping between the proposed new single storey hospital ward is provided at both the front, side and rear of the site. In total it is estimated that the landscaped area exceeds 1,000 square metres, but is less than the desired 50 percent of the total site area (of 306 Ward Street). Whilst the development does not satisfy this landscape open space provision, it is not considered fatal to the proposal, as the proposal has attractive and substantial landscape and garden areas to provide an attractive amenity for patients of the hospital and for adjoining residential occupiers.

### Hill Street Policy Area

**PDC 7 A minimum of 50 percent of the total site area should be provided for landscaped open space on the site of development. Each dwelling in a development should provide as part of the landscaped open space, a private open space area in accordance with the Council Wide principles of development control.**



### 6.2.5 Building Height

The proposed development is a single storey built form above natural ground level (N.G.L) with two levels of basement vehicle parking below, which will be accessed via the existing driveway of the hospital.

The relevant maximum building height/levels for Calvary Hospital site on Fig HS/1 is five building levels and a ceiling height of 15 metres. As proposed, the development within the Calvary Hospital site as shown on Fig HS/1 is one building level and has a building height of approximately 3.85 metres. On this basis, the development within Fig HS/1 does not exceed the established maximums.

In relation to the development outside of Fig HS/1 on the property at 306 Ward Street, the development is single storey (one building level above natural ground level) and has a maximum building height of 4.95 metres, which are both less than the prescribed maximum of two building levels and 6.0 metres above the median or natural ground level.

#### **Hill Street Policy Area 1**

**PDC 3 Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building (except for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic's Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3).**

### 6.2.6 External Materials and Finishes

The proposed development seeks to utilise a range of external materials and finishes which will complement the built form character of the immediate locality. The proposing finishes are proposed:

- constructed with a mix of red brick walls to match the existing hospital and contemporary building materials such as stone cladding, painted fibre cement and patterned glazing;
- the proposed development seeks to incorporate these elements into the design of the new building, whilst ensuring there is a clear and defined separation between old and new; and
- the use of red brick and painted white aluminium panelling is considered a contemporary and complementary response to this interface, as well as the buildings presentation to the street and adjacent residential allotments.

## 6.3 Amenity

Provisions of the Development Plan for the Hill Street Policy Area 1 seeks to ensure that residential amenity is maintained. To assist in achieving this objective, the provisions seek to limit non-residential development to existing institutional sites and then establish a range of design criteria in Principle of Development Control 9. Potential impacts on residential amenity from the extension of the hospital are noise emissions, overlooking and overshadowing and vehicle movements.



The residential dwellings to the east (296 Ward Street) and north 47 and 43 Barnard Street immediately adjoin the proposed development. A driveway servicing the property at 296 Ward Street is located on its western boundary and immediately adjoins the proposed dwelling. The rear yards of 43 and 47 Barnard Street adjoin the hospital extension within the property at 306 Ward Street. Within the rear areas of the residential properties is private open space which contains a range of landscaping and a swimming pool on the property at 47 Barnard Street. Landscaping is proposed between the proposed building and the adjoining residential properties, as shown on the Landscaping Plan accompanying the application.

Fencing on the site of 306 Ward Street is of varying materials and heights. It is proposed to replace the existing fencing with a 2100mm sheet metal fence to minimise the potential for overlooking by people within the garden area of the hospital and provide suitable visual privacy.



**View of the existing driveway of 306 Ward Street and fencing on the eastern boundary.**



**View of the driveway and fencing at 296 Ward Street, immediately adjoining (to the east) the site of the proposed development.**

As a single storey development potential for overlooking is negligible, particularly when combined with the proposed 2,100 millimetre boundary fencing and landscaping. Similarly, overshadowing of the adjoining residential properties is insignificant, as shown on the shadow diagrams for the winter solstice on the architectural plans.

On this basis the development does not significantly reduce daylight to private open space to the adjoining residential property and satisfies Council-wide Objective 34 and Principles of Development Control 117 and 119.

#### **Micro-climate and Sunlight**

**Objective 33** Buildings which are designed and sited to be energy efficient and to minimise micro-climatic and solar access impacts on land or other buildings.

**PDC 119** Development should be designed and sited to minimise micro-climatic and solar access impact on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow.

**PDC 121** Development should not significantly reduce daylight to private open space, communal open space, where such communal open space provides the primary private open space, and habitable rooms in adjacent City Living Zone, Adelaide Historic (Conservation) Zone and North Adelaide Historic (Conservation) Zone.



Noise that may interfere with the adjoining residential properties is considered to be limited to vehicle noise and plant and equipment. Vehicle access is physically separated from adjoining residential properties as the basement car park is serviced by the existing driveway from Strangways Terrace. The basement car park would be fully enclosed and designed to minimise transmission of noise to the proposed hospital ward and adjoining residential properties. Ventilation from the basement car park would be designed to minimise impacts to adjoining residential properties.

Plant and equipment is proposed to be accommodated within the basement car parking for the proposed extension and appropriately acoustically designed to satisfy Council-wide Principle of Development Control 93.

#### **Noise Emissions**

**Objective 26**      **Development that does not unreasonably interfere with the desired character of the locality by generating unduly annoying or disturbing noise.**

**Objective 27**      **Noise sensitive development designed to protect its occupants from existing noise sources and from noise sources contemplated within the relevant Zone or Policy Area and that does not unreasonably interfere with the operation of non-residential uses contemplated within the relevant Zone or Policy Area.**

**PDC 89**      **Development with potential to emit significant noise (including licensed entertainment premises and licensed premises) should incorporate appropriate noise attenuation measures in to their design to prevent noise from causing unreasonable interference with the amenity and desired character of the locality, as contemplated in the relevant Zone and Policy Area.**

**PDC 93**      **Mechanical plant or equipment should be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site should not exceed**

- (a)      **55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.**
- (b)      **50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a City Living Zone, the Adelaide Historic (Conservation) Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.**

**PDC 94**      **To ensure minimal disturbance to residents:**

- (a)      **ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like should not occur:**
  - (i)      **after 10.00pm; and**
  - (ii)     **before 7.00am Monday to Saturday or before 9.00am on a Sunday or Public Holiday.**



- (b) **typical activity within any car park area including vehicles being started, doors closing and vehicles moving away from the premises should not result in sleep disturbance when proposed for use after 10.00pm as defined by the limits recommended by the World Health Organisation.**

The residential amenity of the adjacent residential properties is not unreasonably adversely affected by the proposed development, given the building setbacks, single storey built form, location and design of the basement car park and acknowledgement that compliance with PDC's 89, 93 and 94 is required.

#### **6.4 Vehicle Access and Parking**

As previously described, the proposed development incorporates construction of a two level basement carpark comprising a total 112 car parks. Access to the car park is proposed via the existing hospital driveway from Strangways Terrace. Alterations to the driveway in terms of site levels are proposed to facilitate the access to the basement car park, however the vehicle movement throughout the remainder of the hospital is unaltered. The vehicle access to 306 Ward Street would be closed and the net result of the proposed development is vehicle access being consolidated and in accordance with the intent of PDC's 17 and 19 of the North Adelaide Historic (Conservation) Zone.

Utilisation of the existing access point from Strangways Terrace ensures that vehicle movements do not immediately adjoin a residential property, thereby minimising potential noise and inconvenience from the movement of vehicles.

PDC's 20 and 21 of the North Adelaide Historic (Conservation) Zone discuss undercroft and basement car parking. PDC 21 supports basement parking, although PDC 20 does not support undercroft parking. Development of two levels of basement car parking as part of this development is a significant advantage for the staff and visitors to Calvary North Adelaide Hospital and will assist in alleviating ongoing concerns raised by residential owners and occupiers regarding on street parking and the adverse impact on residential amenity. Designed so that the access to the basement car park is not directly visible from Strangways Terrace/Ward Street, but rather from within the site, the car park has been designed and sited to minimise the impact on the historic character of the area.

The design of the driveway access and car parking spaces has been undertaken in consultation with GTA Traffic Consultants to ensure the internal design complies with relevant Australian Standards.

##### **Access and Car Parking**

**PDC 17 Vehicle access to land should be via minor streets, rear lanes and existing crossovers wherever possible. In a street where vehicle access does not prevail on the primary street frontage, new crossovers should be avoided.**

**PDC 19 Vehicle access points to development should be consolidated and located to minimise the impact on residential amenity from parking, loading and access.**



**PDC 20 Vehicle parking arrangements should not incorporate undercroft parking (unless specifically expressed in a Policy Area as a possible development option in a particular street) or other parking or access arrangements that are not in keeping with the heritage character of the Zone.**

**PDC 21 Other than low scale residential development, car parking should be provided at basement level to optimise the use of land and to limit the visual impact on the amenity and historic street character of the Zone.**

Table Adel/7 – On-Site Car Parking Provision of the Development Plan indicated a hospital has a minimum provision for car parking at a rate of 1.5 car park spaces per bed, with no maximum rate indicated. The proposed development has a net increase in hospital beds of up to 27 inpatient beds (29 additional beds minus 2 beds that will be lost as result of the pedestrian link to the existing building). On the basis of this minimum requirement, the development would require the provision of 41 car parking spaces. A total of 112 car parking spaces are to be provided, which provides a surplus of 71 spaces. Stated differently, these surplus spaces are no required for this development and may be available to satisfy car parking demand in the future.

The proposed development would meet community expectation for parking supply, as sought by Council Wide Objective 71.

**Objective 71: To meet community expectation for parking supply while supporting a shift toward active and sustainable transport modes.**

**PDC 251 Car parking areas should be located and designed to:**

- (a) ensure safe and convenient pedestrian movement and traffic circulation through and within the car parking area;
- (b) include adequate provision for manoeuvring and individually accessible car standing areas;
- (c) enable, where practical, vehicles to enter and leave the site in a forward direction;
- (d) minimise interruption to the pattern of built form along street frontages;
- (e) provide for access off minor streets and for the screening from public view of such car parking areas by buildings on the site wherever possible;
- (f) minimise adverse impacts on adjoining residential properties in relation to noise and access and egress;
- (g) minimise loss of existing on-street parking spaces arising through crossovers and access;
- (h) incorporate secure bicycle parking spaces and facilitate convenient, safe and comfortable access to these spaces by cyclists; and
- (i) provide landscaping, such as semi-mature trees, to shade parked vehicles and reduce the visual impact of the car parking area while maintaining direct sight lines and informal visual surveillance.

In accordance with Council Wide PDC 251 the proposed carparking areas has been designed and located to:

- provide safe pedestrian movement and traffic circulation;
- ensure all vehicles will be able to enter and exit the site in a forward direction;



- minimise interruption to the pattern of built form along the Strangways Terrace/Ward Street frontage with access to be gained via an existing access;
- ensure the carparking area is not visible from the public realm;
- provide an additional on street vehicle park as result of the existing crossover associated with 306 Ward Street being reinstated to kerb and gutter; and
- the proposed basement level parking will not sit above natural ground level (N.G.L).

## 6.5 Regulated and Significant Trees

The property at 306 Ward Street comprises a large number of mature trees, the majority of which are exotic species and none of which are within the class of trees defined in the *Development Regulations 2008*. Development Plan Table Adel/5 – Significant Trees identifies a number of trees within the Calvary North Adelaide Hospital site as being significant. Table Adel/5 states that on Certificate of Title Volume 5187 Folio 583 that Tree Ref 270, which is located 2.0 meters from the right hand boundary and 25 metres from Strangways Terrace, being a “*Washingtonia filifera* Desert fan palm, petticoat palm” is a significant tree.

Table Adel/5 includes criteria for listing against Section 23(4a) of the *Development Act 1993*, that is, the designation for local heritage listing. It is understood that the tree is not a local heritage place, but rather a significant tree identified by the Development Plan pursuant to the definition of a significant tree of the *Development Act 1993*.

The Desert fan palm is proposed to be removed. In accordance with Objective 108 – Significant Trees, trees of important aesthetic or environmental benefit should be conserved. The Desert Palm is visible from the southern side of Strangways Terrace/Ward Street when looking at Calvary North Adelaide Hospital in its streetscape context, as the palm is a tall vertical element. However, the tree is not clearly visible from the northern side of Strangways Terrace/Ward Street as it is hidden behind the building and other vegetation. The aesthetic importance is therefore considered to be negligible from a streetscape perspective and from the local area. Furthermore, under current definition of significant and regulated trees in the *Development Act 1993*, the Desert Palm would not qualify as significant. Given this genus of tree is not identified as significant or regulated by the Act, it is questionable as to whether this palm has an environmental benefit.

### Significant Trees

**Objective 108: The conservation of significant trees which provide important aesthetic and environmental benefit to Metropolitan Adelaide.**



In accordance with the Development Plan PDC 299, development should be designed and sited to retain existing trees of substantial size and merit and existing street trees. The development does propose to retain the existing street tree adjacent 306 Ward Street. Whilst the palm tree is tall, its setting or location on the site does not make it a strong visual element in the streetscape.

**PDC 299 Development should be designed and sited to retain:**

- (a) any existing tree of substantial size and merit; and
- (b) existing street-trees, and accommodating and protecting their normal growth pattern.

**PDC 300 Where a significant tree or group of trees:**

- (a) makes an important contribution to the character or amenity of the local area; or
- (b) is indigenous to the local area and its species is listed under the National Parks and Wildlife Act as a rare or endangered native species; or
- (c) represents an important habitat for native fauna; or
- (d) is part of a wildlife corridor of a remnant area of native vegetation; or
- (e) is important to the maintenance of biodiversity in the local environment; or
- (f) forms a notable visual element to the landscape of the local area; development should preserve these attributes.

**Note:** Trees or groups of trees are declared as significant in Table Adel/5. A tree not listed or identified in Table Adel/5 may also be significant if it falls within the class of trees declared to be significant by the Development Regulations 2008.

The Desert Palm is proposed to be removed as part of the development, given the excavation and construction of the basement car park would be undertaken where the tree is located. To ensure the basement car park satisfies Australian Standards and maximises its efficient and provision of car parking spaces, there is not a reasonable development alternative that retains the tree, as sought by PDC 302. Landscaping, which includes a variety of trees and shrubs is proposed for the development, to create an attractive streetscape setting and environment for hospital patients and visitors. An initial landscaping concept is included in the application documents to illustrate the form and quality that is proposed, as sought by PDC 303.

**PDC 302 Significant trees should be preserved and tree-damaging activity should not be undertaken unless:**

- (a) in the case of tree removal;
  - (1) (i) the tree is diseased and its life expectancy is short; or
  - (ii) the tree represents an unacceptable risk to public or private safety; or
  - (iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value; or
  - (iv) the tree is known to cause health problems; and all other reasonable remedial treatments and measures have been determined to be ineffective; or



- (2) **it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.**
- (b) **in any other case;**
- (i) **the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree; or**
  - (ii) **the work is required due to unacceptable risk to public or private safety; or**
  - (iii) **the tree is shown to be causing, or threatening to cause damage to a substantial building or structure of value; or**
  - (iv) **the aesthetic appearance and structural integrity of the tree is maintained; or**
  - (v) **it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activities occurring.**

**PDC 303 Where a significant tree is proposed for removal, such tree should be replaced on the same site within three months of Development Approval, subject to the season, by:**

- (a) **a mature tree of appropriate species and sufficient size when fully grown; or**
- (b) **landscaping of equivalent landscape value in accordance with a comprehensive landscaping plan for the site and the desired character for the locality.**

## **7.0 SUMMARY**

The proposed development is consistent with the abovementioned and most directly relevant provisions of the Development Plan for the following reasons:

- the development continues the lawfully approved land use of the Calvary North Adelaide Hospital;
- continues to meet the community's needs for health services;
- provides significantly improved on site car parking provision for the hospital over and above the needs generated by the provision of an addition 27 in-patient beds, providing an additional 112 car parking spaces;
- the development extends the hospital in a form that does not impact on heritage listed buildings whilst minimise impacts on residential amenity;
- provides an attractive single storey built form to Strangways Terrace integrated with the existing hospital;
- locates the new built form with suitable setbacks to residential boundaries and creates suitable areas for attractive landscaping;



- residential amenity of adjoining properties is not affected by overlooking or overshadowing and acoustic amenity can be appropriately managed;
- alterations to internal access driveway and creation of the basement car parking have been designed to be in accordance with Australian Standards; and
- the addition to the building is designed with a contemporary form and complementary materials to ensure an attractive streetscape.

It is anticipated that the proposed development would have a positive effect on the locality from a social perspective. The provision of car parking to service the hospital has always been a contentious matter with some residents within the locality. The proposal achieves a significant improvement in parking supply, thereby reducing demand for on street parking and reducing the associated impacts on residential amenity.

The proposed development has been assessed against the relevant provisions of the Adelaide (City) Development Plan. On balance, the proposed development is considered to display substantial planning merit insofar as it accords with the relevant provisions of the Development Plan and warrants the granting of Development Plan Consent.

**Julie Jansen** FPIA  
BA, BA (Hons, GDURP)

27 November 2017

Attachment A – Certificates of Title.  
Attachment B – Locality Plan.  
Attachment C – HPI Plans.  
Attachment D – Landscape Plan.

5 April 2018

Mr Karl Woehle  
Planning Officer – CBC & Inner Metro Team  
Planning and Development  
Department of Planning, Transport and Infrastructure  
GPO Box 1815  
ADELAIDE SA 5001

By email: [karl.woehle@sa.gov.au](mailto:karl.woehle@sa.gov.au)

Dear Karl,

**Re: Calvary North Adelaide Hospital  
Proposed Alterations and Additions  
Development Application No. 020/A077/17**

On behalf of the Little Company of Mary Health Care Ltd, we write to provide the State Commission Assessment Panel with additional information in relation to the proposed alterations and additions to Calvary North Adelaide Hospital at 89 Strangways Terrace and 306 Ward Street, North Adelaide.

During consultation on the application both the Office for Design and Architecture SA (ODASA) and City of Adelaide sought clarification and/or additional information on the proposed development. This correspondence provides a response to the matters raised and includes the following amended/additional information:

- Plans from Health Projects International:
  - Ground Floor Plan – CNA8-P-G Issue 4;
  - Sections – CNA8-S Issue 3;
  - Elevations – CNA8-E-1 Issue 3; and
  - Level 1 (Roof Plan) - CNA8-P-1 Issue 5.
- Indicative Order of Cost Estimate prepared by Rider Levett Bucknall dated March 2018;
- Letter of Advice from GTA Consultants dated 3 April 2018; and
- Tree Management Report by Arborman Tree Solutions dated 27 March 2018.



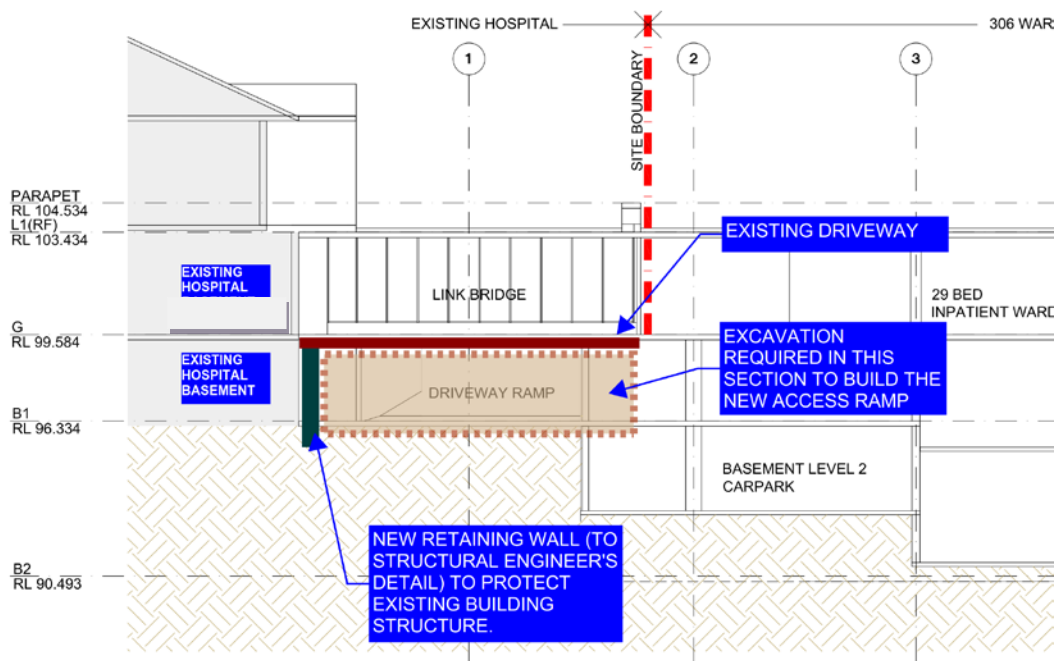
## Development Cost

It is understood that the City of Adelaide has sought clarification regarding the proposed cost of the development. The development application form listed a development cost of \$11,015,700. An assessment of the likely development cost has been prepared by Rider Levett Bucknall which provides a cost estimate of \$14,441,095.

## New Driveway

ODASA sought clarification regarding the driveway design and in particular: *"It is understood that the existing driveway is getting altered to provide access to the new basement car park. Please confirm if the level change (ramping) is not an existing condition. If so, what is happening to the existing building alongside the excavation? Is it currently underground? What is proposed to the existing structure where it is opened up at the new basement level?"*

The existing driveway is to be demolished and replaced by new ramp to access both the existing car park and new basement car park. A new retaining wall will be constructed adjacent the existing basement plantroom and new basement car park to protect existing hospital building. Other than the retaining wall, there is no work proposed to existing building at basement level. The architects have illustrated these alterations diagrammatically below (please note these illustrations were prepared prior to the plans being updated to remove the pedestrian crossing).



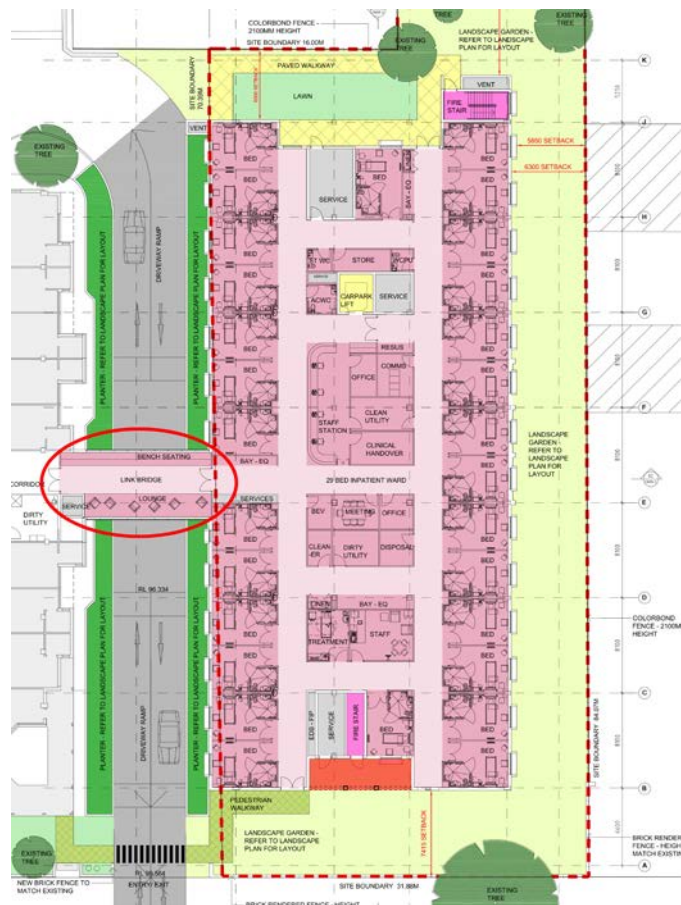




## Communal Visitor Spaces

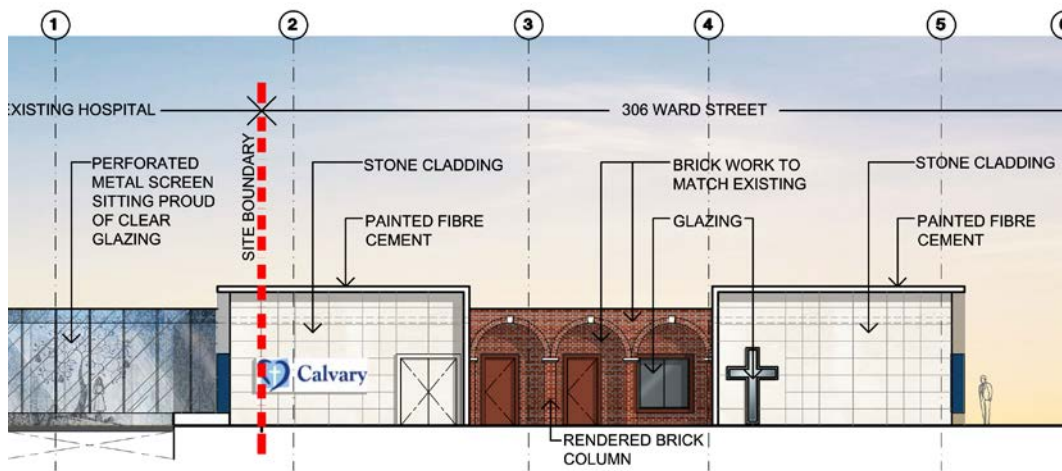
ODASA has sought clarification of any communal/lounge/visitor spaces that is proposed outside of individual patient rooms. The link bridge provides for seating/lounge area for patients and visitor use.

Designated lawn and landscape garden with water feature at East and North sides of the development are also provided for patient and visitor enjoyment.



## Location of Arches

Clarification was sought by ODAS on the location of the brick arches on the southern elevation and whether these are a facade treatment or a verandah. As shown in the below image, a verandah is provided on the south facade with feature arches. Arches on east facade are on the wall line and no arches are provided to the west facade.



## Traffic Design

Adelaide City Council provided a variety of commentary to SCAP (via DPTI) on the proposed development, many of which sought clarification in relation to access and design of the basement car parking. A response to the technical matters relating to the basement car park and access has been prepared by GTA Consultants as is **attached** to this correspondence.



## Transplanting of Palm Tree

Adelaide City Council have acknowledged that the significant tree (as listed in the Development Plan) is directly in conflict with the proposed development. However, Council has sought professional arborist advice on the opportunities for the Petticoat Palm (*Washingtonia filifera*) to be transplanted. Advice has been sought from Arborman Tree Solutions (as **attached**) regarding the options and likely cost of transplanting the tree within the site of the hospital or transporting it for replanting elsewhere. Arborman have concluded that *"the costs of both transplanting options are unreasonable as the tree offers a limited contribution to the area. Normally, a tree would offer a substantial contribution to the amenity/environment of the area to warrant such expenses. In summary, the subject tree is restricting the upgrade to essential public health services and the transplanting costs are unreasonable. This assessment therefore supports the removal of the tree."*

We trust that the additional information contained within, and **attached** to this correspondence provides sufficient information for the continued processing of this development application.

Yours sincerely

**Julie Jansen**  
MasterPlan SA Pty Ltd

enc: As detailed.

cc: Angus Bradley, Little Company of Mary Health Care Ltd.  
Sharon Kendall, CEO, CNAH.

Reference: #S134201

3 April 2018

Masterplan  
33 Carrington Street  
ADELAIDE SA 5000

**Attention: Ms Julie Jansen**

Dear Julie

**RE: DA 020/A077/17 – CALVARY HOSPITAL EXPANSION, 306 WARD STREET, NORTH ADELAIDE**

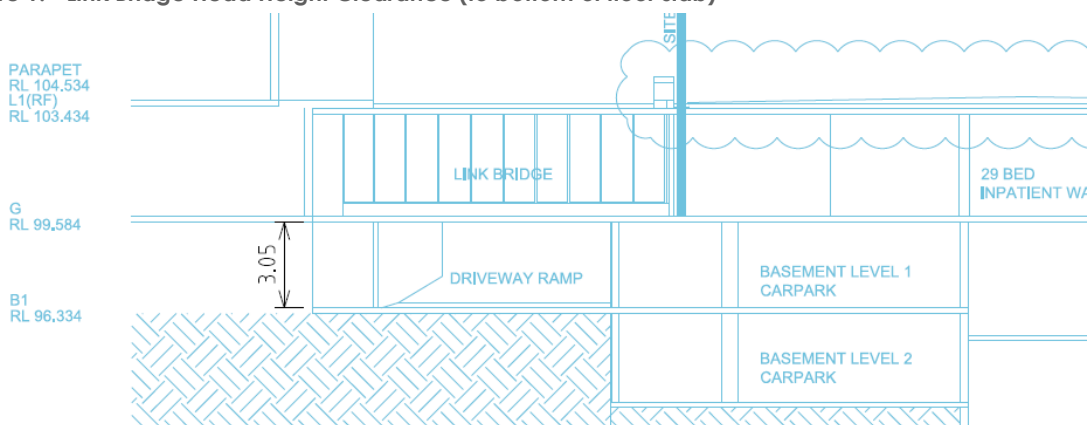
**RESPONSE TO COUNCIL COMMENTS**

This letter provides a response to comments received from the Adelaide City Council. The response to the relevant traffic related comments is as follows:

*What is the height clearance under the link bridge?*

The plans prepared by Health Projects International suggest that the minimum clearance under the link is measured to be 3.05m to the bottom of the floor slab, as outlined in Figure 1. Assuming an additional 500mm clearance is required for structural beams and services, it is assumed that the available clearance under the link bridge is approximately 2.55m. The available height clearance meets the head height clearance requirements for light vehicles. It is understood that deliveries and movements by heavy vehicles will be via the existing access point on Hill Street to/from the existing loading provisions.

**Figure 1: Link Bridge Head Height Clearance (to bottom of floor slab)**



*Sight lines to Pedestrians on western pathway connection appear deficient due to brick fence – please clarify what sight distance is achieved.*

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ACT | SA | WA

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The pedestrian pathway is proposed to be withdrawn from this proposal.

*Approvals are required for legal use of Zebra Crossing – concern is raised in relation to proximity of give way position for public footpath and sight lines above.*

The zebra crossing is proposed to be withdrawn from this proposal.

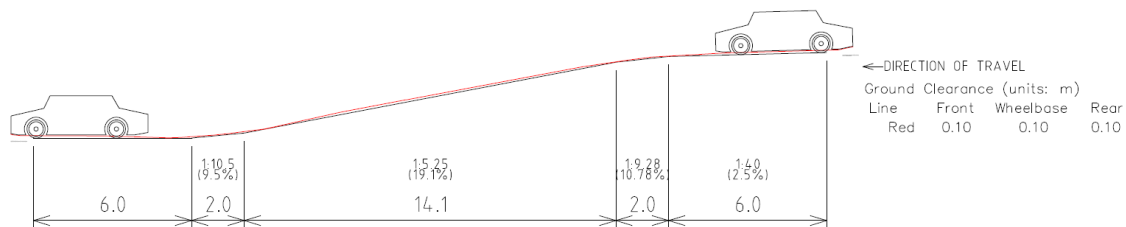
*What are the upper level ramp grade transitions?*

Plans prepared by Health Projects International outline that the upper transition ramp from Ward Street is outlined to be 1:9.28 (10.78%). It is noted that no grade is outlined for the rear upper transition ramp. It is understood that both the upper transition ramps will have the same 1:9.28(10.78%) grade.

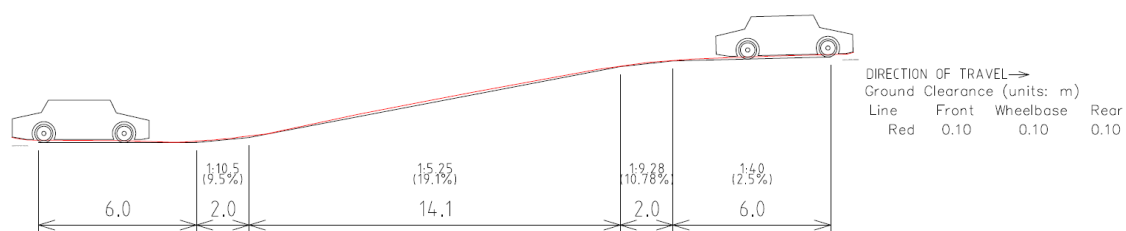
*Have these lower level grade transitions been checked in accordance with Appendix C of AS2890.1?*

It is noted that the ground clearance outlined within Appendix C is adopted to be 120mm. As a conservative assessment, the proposed ramp gradients and associated transitions have been assessed, with a 20mm offset from the vehicle body, resulting in an overall ground clearance of 100mm. The ground clearance of a B99 has been assessed utilising Autoturn software, with vehicle ingress and egress outlined in Figure 2 and Figure 3 respectively. Based on the transitions outlined on the plans, the assessment found that there will be adequate ground clearance as per Appendix C.

**Figure 2: B99 Ingress**



**Figure 3: B99 Egress**



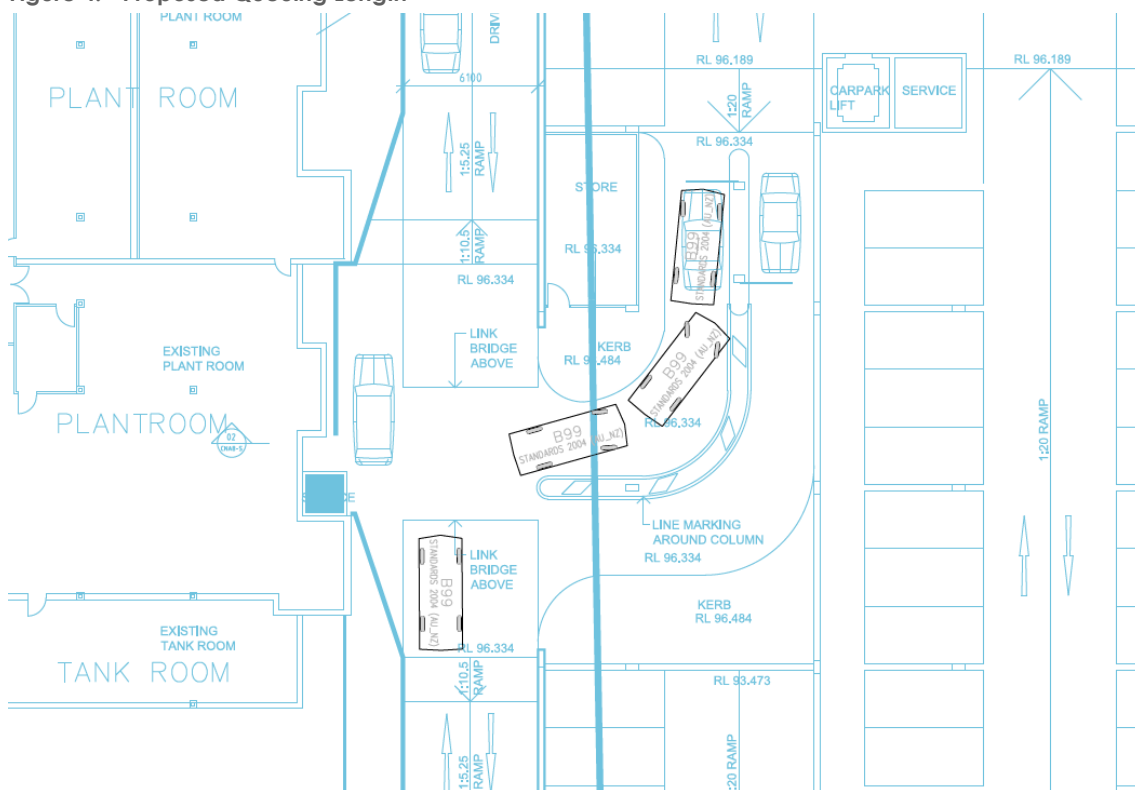
*What queue analysis has been conducted for the boom gates?*

Queuing analysis has been conducted as set out within AS2890.1 Section 3.4. The proposed car park provides a total of 112 parking spaces, with 51 spaces provided within level B1 and 61 provided in level B2. It could be anticipated that the site peak arrival period for the car park could result in an occupancy of 70% of the overall parking capacity. The queuing analysis as per AS2890.1 is outlined in Table 1.

**Table 1: Queuing Analysis**

Number of Parking Spaces	Queuing Rate	Queuing Requirement
112	First 100 Cars: 3% of Capacity	3
	Second 100 Cars: 2% of Capacity	1
<b>TOTAL</b>		<b>4</b>

Based on 70% of the overall parking capacity during the peak (i.e. approximately 80 spaces), it is expected that a queuing storage for 3 vehicles will be adequate. Even if all 112 parking spaces were to be occupied during the peak, based on the above, the proposed car parking would require an overall queuing capacity of 4 vehicles. The entry position allows for 3 vehicles to be queued within the entry, which would accommodate the typical anticipated demand, with an additional vehicle queued at the bottom of the ramp clear of the transition ramps. Figure 4 outlines the queuing storage provided. It should also be noted that the proposed car park entry is located approximately 50m into the subject site, allowing for approximately 8 vehicles to be queued before extending past the property boundary. Accordingly, there will not be any queuing overspill back on to Ward Street.

**Figure 4: Proposed Queuing Length**


Please contact me if you have any question.

Yours sincerely

**GTA CONSULTANTS**



**David Kwong**  
**Associate Director**



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tree solutions  
PROFESSIONALS IN ARBORICULTURE

## Tree Management Report

Site: Calvary North Adelaide Hospital, 89 Strangways Terrace,  
North Adelaide

Date: Tuesday, 27 March 2018  
ATS4914-CalHosWfilTMR

## Contents

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Report Reference Number: ATS4914-CalHosWfilTMR

Report prepared for

Sharon Kendall, Chief Executive Officer, Calvary North Adelaide Hospital

Author

Gary Moran, Consulting Arborist, Arborman Tree Solutions Pty Ltd

## Brief

Arborman Tree Solutions was engaged to conduct a Level 2 assessment of the *Washingtonia filifera* (Petticoat Palm) located at Calvary North Adelaide Hospital, 89 Strangways Terrace, North Adelaide and provide information in relation to the following points: -

- Assess the health and structure of the subject tree.
- Assess the tree against the City of Adelaide Development Plan relating to Significant Trees.
- Provide comment on the viability of transplanting the tree within the site and provide an estimated cost.
- Provide comment on the viability of transplanting the tree to another site and provide an estimated cost.
- Provide any additional relevant information.

## Executive Summary

Arborman was engaged to assess a Significant Tree which is in direct conflict with the redevelopment of the Calvary Hospital. This assessment aims to comment on the viability and costs of transplanting the tree within the site and relocating the tree to another site.

The tree is identified as *Washingtonia filifera* (Petticoat Palm) and is listed as Tree 270 on the City of Adelaide Significant Tree Register.

The tree has a tall slender trunk and a small crown. The species is not indigenous to the area. Additionally, the tree is inconspicuous from public vantage points and from much of Strangways Terrace and therefore offers a limited contribution to the area.

The species responds to transplanting well and the estimated costs of transplanting are below;

- Within the site: \$19,000.00
- Relocation to another site: \$32,000.00

The costs of both transplanting options are unreasonable as the tree offers a limited contribution to the area. Normally, a tree would offer a substantial contribution to the amenity/environment of the area to warrant such expenses.

In summary, the subject tree is restricting the upgrade to essential public health services and the transplanting costs are unreasonable. This assessment therefore supports the removal of the tree.

## Assessment

### Observations

The subject tree is identified as ***Washingtonia filifera* (Petticoat Palm)** and its status is as follows:-

**Assessment Date:**

13 March 2018

**GPS Location:**

34°54'35.79" S | 138°35'23.16" E

**Height:**

18 metres

**Spread:**

4 metres

**Age:**

Mature

**Useful Life Expectancy:**

>10 years

**Health:**

Good

**Structure:**

Good

**Circumference:**

1.61 metres



**Legislative Control Status:**

Significant Tree 270 on the City of Adelaide Significant Tree Register

- The location of the subject tree is highlighted on the attached plan (See Appendix A).
- The tree consists of a tall slender trunk with a small round crown which is typical of the species.
- There is a stone boundary wall and adjacent trees to the east.
- Health is good as indicated by the normal frond colour and density. No acute levels of pests or disease are evident within the form.
- Structure is good as no unstable defects are evident within the form.
- The species responds well to transplanting.

## Development Plan Principles of Development Control

The subject tree is listed as Significant Tree 270 on the City of Adelaide Significant Tree registry. The tree has been assessed against the Principles of Development Control within the Adelaide City Council Development Plan:-

- a) The tree does not make an important contribution to the character or amenity of the local area; the tree has a small crown and the species is not consistent with the character of the area (see Photo 2).
- b) The species is not indigenous to the local area. The species is indigenous to the south western United States.
- c) The subject tree does not represent important habitat for indigenous fauna; as an exotic species that does not display suitable nesting hollows, this tree has limited habitat value.
- d) The subject tree is not linked to a wildlife corridor or remnant area of native vegetation; the original vegetation in this area was cleared during the area's development.
- e) The subject tree is not important to the maintenance of biodiversity in the local environment; as an exotic species, this tree has limited biodiversity value.
- f) The tree does not form a notable visual element to the landscape of the local area; the tree is not considered to be remarkable, striking, eminent or worthy of particular note from public vantage points including from Strangways Terrace (see Photo 1).

*This tree is listed as Significant Tree 270 on the Significant Tree Register of the Adelaide City Council with the register indicating it has been assessed as achieving criteria a. and b. This suggests it achieves important character and/or amenity in the local landscape. The Significant Tree Registers were compiled at the introduction of the Significant Tree Legislation in 2001 before these criteria were defined or tested in the Environment, Resource and Development Court (ERD). Since 2001, the ERD Court has defined these criteria and this tree would no longer achieve the criteria if it were assessed taking into consideration the ERD Court's decisions.*

## Photographs

Photo 1



The view looking into the Strangways Terrace entrance. The subject tree is entirely obscured from view by the Jacaranda in the foreground.

Photo 2



The small crown in context with larger adjacent trees.  
Note there are no other trees of the species in this image  
indicating the inconsistent character of the tree.

## Discussion

Arborman was engaged to assess a Significant Tree which is in direct conflict with the redevelopment of the Calvary Hospital located at 89 Strangways Terrace, North Adelaide. This assessment aims to comment on the viability and costs of transplanting the tree within the site as well as relocating the tree to another site.

The tree is identified as *Washingtonia filifera* (Petticoat Palm) and is listed as Tree 270 on the City of Adelaide Significant Tree Register.

The tree has a tall slender trunk and a small crown with a four metre spread and for context, nearby street trees have a crown spread of approximately 15 metres. The species is indigenous to the south western United States and not the local area. As an exotic species with a small crown, the tree offers an extremely limited contribution of amenity, shade and habitat to the area and environment. Additionally, the tree is inconspicuous from public vantage points and from much of Strangways Terrace (see Photo 1). Additionally, the species is not consistent with the area.

The species responds to transplanting well and therefore transplanting the tree is possible. Listed in the tables below are the estimated costs of transplanting. To ensure the likelihood of a successful transplant and to minimise potential transplant shock, thorough preparation of the tree, new site, follow up consultation and treatments are required. In my experience, transplants are often conducted where 'corners have been cut' to reduce costs which has resulted in the death of the tree.

### Estimated costs for transplanting the tree within the site.

Item	Cost
Initial and follow up arboricultural assessments, consultation and soil ameliorations.	\$5,000
HydroVac excavation around the stone boundary wall.	\$3,000
Machinery costs- crane, backhoe, transport.	\$10,000
Stabilisation braces and wires	\$1000
	<b>Total</b>
	\$19,000

### Estimated costs for relocating the tree to another site

Item	Cost
Initial and follow up arboricultural assessments, consultation and soil ameliorations.	\$5,000
HydroVac excavation around stone boundary wall.	\$3,000
Machinery costs including crane, backhoe and transport.	\$10,000
Truck and dog trailer.	\$5,000
Police escort and traffic control for long vehicles	\$8000
Stabilisation braces and wires	\$1000
	<b>Total</b>
	\$32,000

In my opinion, the costs of both transplanting options are unreasonable for a tree which offers an extremely limited contribution to the area.

In summary, this assessment supports the removal of the tree as;

- The tree is restricting the upgrade to essential public health services.
- The transplanting costs are unreasonable.
- The species is not consistent with the character of the area.
- The tree offers a limited contribution to the area and environment.
- The tree is not notable visual element.
- The tree does not meet any important criteria of a Significant Tree within the City of Adelaide Development Plan.

## Recommendation

- The tree should be removed to achieve the redevelopment of the hospital.
- A development application should be submitted to the Adelaide City Council to remove the Significant Tree.
- Written development approval is required from the Adelaide City Council prior to removing the tree.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely



**GARY MORAN**

***Senior Consulting Arboriculturist***

***Advanced Certificate in Arboriculture***

***International Society of Arboriculture – Tree Risk Assessment***



## Glossary

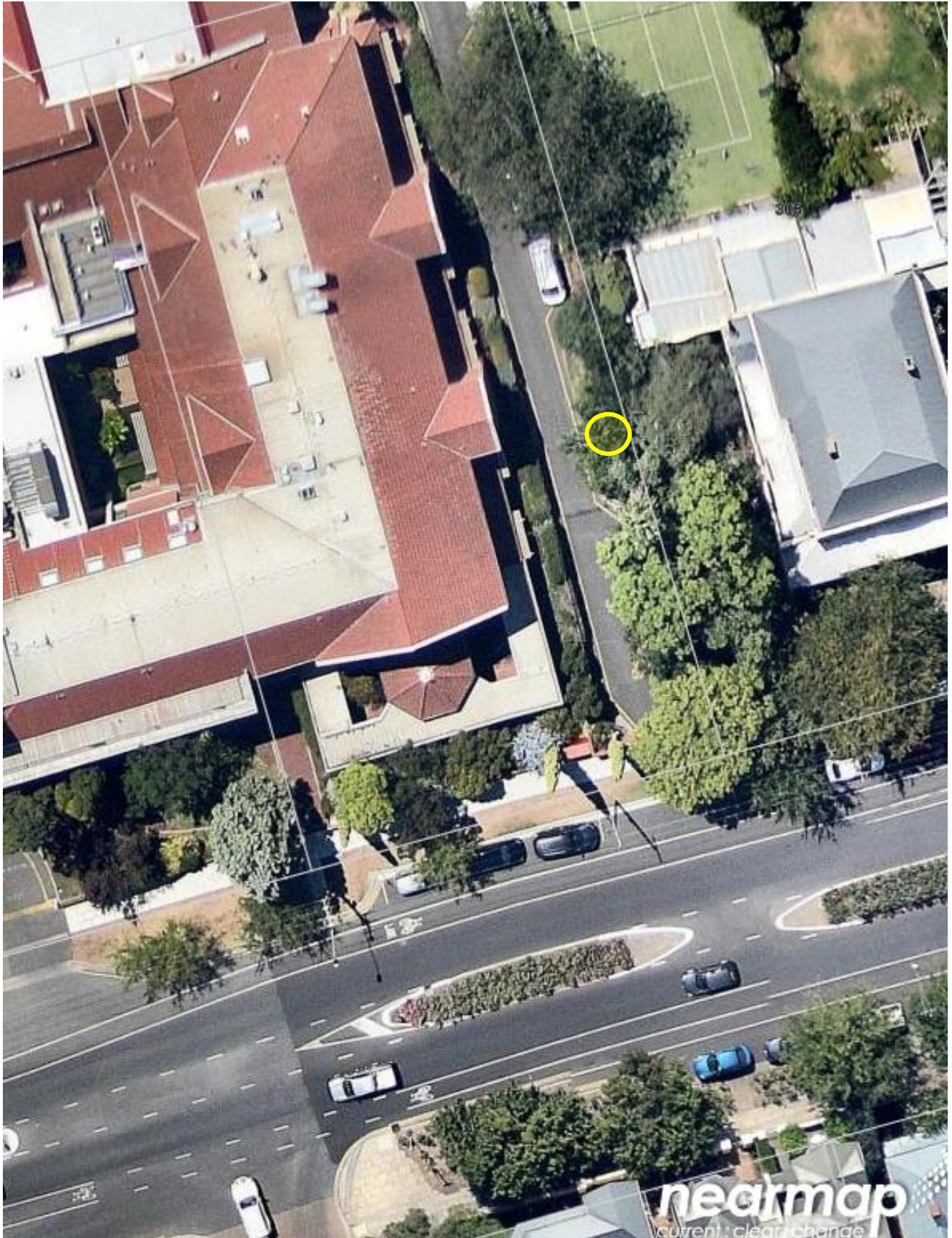
<b>Size:</b>	approximate height and width of tree in metres.
<b>Age:</b>	identification of the maturity of the subject tree.
<b>Useful Life Expectancy:</b>	expected number of the years that the subject specimen will remain alive and sound in its current location and/or continues to achieve the relevant <i>Principles of Development Control</i> .
<b>Health:</b>	visual assessment of tree health.
<b>Structure:</b>	visual assessment of tree structure.
<b>Circumference:</b>	trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the <i>Development Act 1993</i> .
<b>Root Buttressing:</b>	area of root development as it joins to the trunk base.

## References

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

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

## Appendix A – Tree Location



**Calvary North Adelaide Ward Extension**  
Indicative Order of Cost Estimate - March 2018

Prepared By: Rider Levett Bucknall  
Level 1, 8 Leigh Street  
ADELAIDE SA 5000  
Tel : +61 8 8100 1200  
Fax : +61 8 8100 1288  
Email : [adelaide@au.rlb.com](mailto:adelaide@au.rlb.com)  
[www.rlb.com](http://www.rlb.com)

Our Reference: 18861-2

## Calvary North Adelaide Ward Extension

### Indicative Order of Cost Estimate - March 2018

#### Project Details

#### Description

##### ***Basis of Estimate***

This indicative estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at March 2018. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

We note no structural and services information is currently available and we would recommend the estimate is reviewed and updated when the structural and services scope is defined.

##### ***Items Specifically Included***

This estimate specifically includes the following:

Provisional Sum Allowances

This estimate incorporates the following Provisional Sum allowances;

- Dewatering \$50k (pending geotech)
- External CCTV / Security \$25k
- SAPN Augmentation / Transformer \$100k (site capacity TBA)
- Relocation existing underground services \$50k (pending site services audit)
- External building signage \$15k

##### ***Items Specifically Excluded***

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

##### Project Scope Exclusions

- Stand-by power generator
- Carpark guidance / ticketing system and boom gates (pending Calvary operational requirement)

##### Scope Exclusions for Works by Others

- Specialist and medical equipment (by Calvary)
- General loose FFE (by Calvary as advised)
- Temporary facilities & relocations (by Calvary)
- Active ICT (computers, printers, servers, etc.) and AV - by Calvary
- PABX and phone handsets
- External traffic upgrades (median / sliplane works, lights / signals, etc.)
- Murals and works of art
- Rainwater storage tanks

##### Risk Exclusions

- Contaminated soil remediation (pending site audit)

## Calvary North Adelaide Ward Extension

### Indicative Order of Cost Estimate - March 2018

#### Project Details

##### Description

- Asbestos and Hazardous Materials Removal (pending register review)
- Hard rock excavation
- Staging / Phasing costs

##### Other Project Cost Exclusions

- Professional and Statutory Fees - Separate Budget by Calvary Direct as Discussed
- Calvary Hospital Project Officer fees (TBC)
- Land costs and legal fees
- Goods and Services Taxation
- Holding costs and finance charges
- Escalation in costs beyond March 2018 - TBA - Program develop

##### **Documents**

The following documents have been used in preparing this estimate:

HPI's DA Set of Drawings received 24 January 2018

Discussion with Calvary regarding scope of works & allowance

## Calvary North Adelaide Ward Extension

### Indicative Order of Cost Estimate - March 2018

Location Summary

GFA: Gross Floor Area  
Rates Current At March 2018

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>BW BUILDING WORKS</b>			
DE Demolition Works			25,000.00
RF Refurbishment Incl. Interface Works			100,000.00
NB New Build - Carpark (2 Levels Basement incl. Footings)	4,425	1,229	5,436,520.00
NG New Building - Wards (incl. Link)	1,571	4,048	6,358,625.00
E1 External Works Allowance			385,950.00
E2 PC Sum - External Services Infrastructure			235,000.00
P1 Builder's Preliminaries & Margin			1,900,000.00
	<b>BW - BUILDING WORKS</b>	<b>5,996</b>	<b>\$2,408</b>
			<b>\$14,441,095.00</b>
<b>FE LOOSE FFE &amp; ICT / AV</b>			
F1 No General Loose FFE			Excl.
F3 No Specialist Medical Equipment			Excl.
F4 Active ICT & AV			Excl.
	<b>FE - LOOSE FFE &amp; ICT / AV</b>		<b>Excl.</b>
<b>CT CONTINGENCY ALLOWANCE</b>			<b>750,000.00</b>
<b>PF PROFESSIONAL FEES &amp; STATUTORY FEES</b>			
PF1 Professional Fees - Separate Budget by Calvary Direct - Excluded			Excl.
ST1 Statutory Fees (incl. CITB Levy) - Separate Budget by Calvary Direct - Excluded			Excl.
	<b>PF - PROFESSIONAL FEES &amp; STATUTORY FEES</b>		<b>Excl.</b>
	<b>ESTIMATED TOTAL COST</b>	<b>5,996</b>	<b>\$2,534</b>
			<b>\$15,191,095.00</b>

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5187 Folio 588

**Parent Title(s)** CT 745/47  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 18/05/1994      **Edition** 9      **Edition Issued** 02/01/2007

## Estate Type

FEE SIMPLE

## Registered Proprietor

LCM CALVARY HEALTH CARE HOLDINGS LTD. (ACN: 105 355 306)  
OF CORNER HAYDON DRIVE & BELCONNEN WAY BRUCE ACT 2617

## Description of Land

ALLOTMENT 5 FILED PLAN 107755  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
10293466	LEASE TO CALVARY HEALTH CARE ADELAIDE LTD. COMMENCING ON 1/7/2004 AND EXPIRING ON 30/6/2074
10580037	MORTGAGE TO THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF CANBERRA AND GOULBURN, THE CORPORATION OF THE TRUSTEES OF THE ROMAN CATHOLIC ARCHDIOCESE OF BRISBANE, THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY AND THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF BATHURST AS JOINT TENANTS
10580038	MORTGAGE OF LEASE 10293466 TO THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF CANBERRA AND GOULBURN, THE CORPORATION OF THE TRUSTEES OF THE ROMAN CATHOLIC ARCHDIOCESE OF BRISBANE, THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY AND THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF BATHURST AS JOINT TENANTS

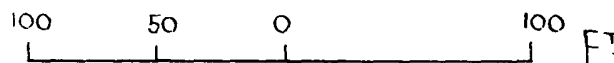
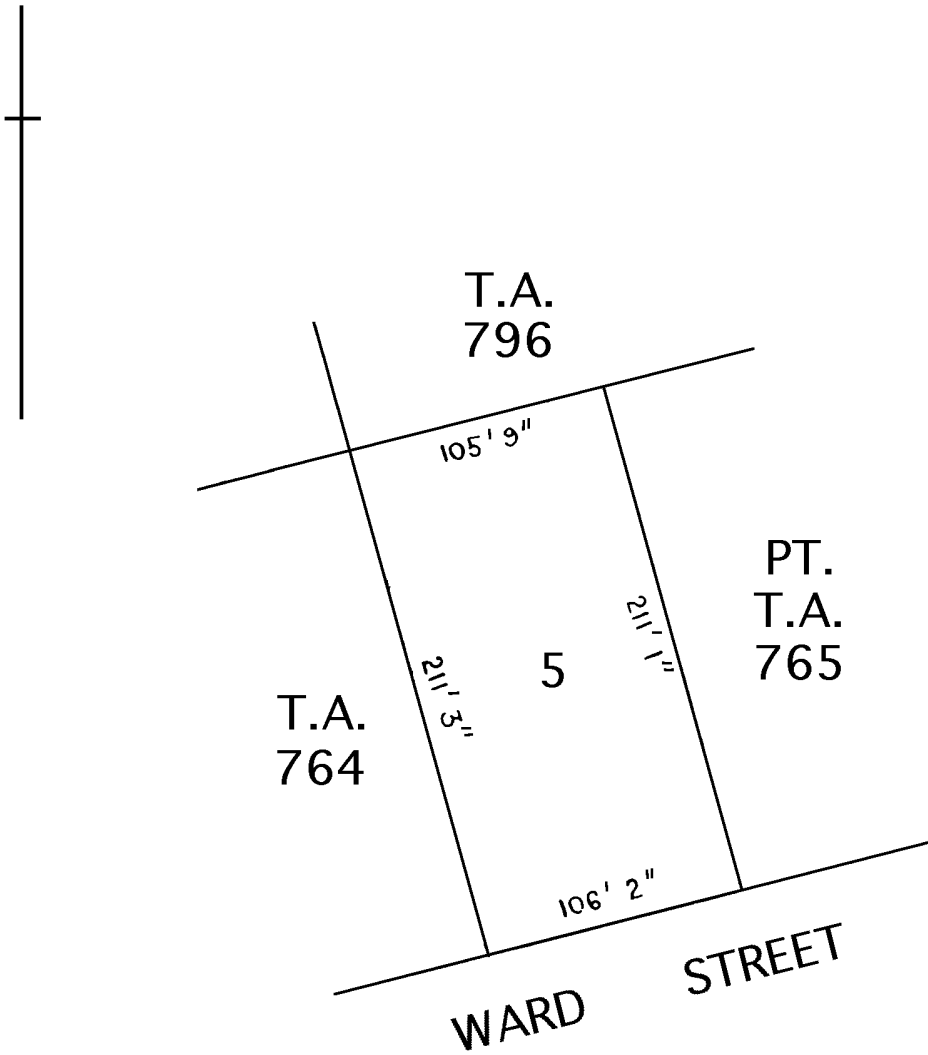
## Notations

**Dealings Affecting Title** NIL  
**Priority Notices** NIL  
**Notations on Plan** NIL  
**Registrar-General's Notes** NIL



**Administrative Interests**      NIL

This plan is scanned from Certificate of Title 745/47



DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION  
1 FOOT = 0.3048 metres  
1 INCH = 0.0254 metres

Note : Subject to all lawfully existing plans of division

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5585 Folio 401

**Parent Title(s)** CT 1420/77, CT 2289/53  
**Creating Dealing(s)** RTD 5127247, T 8509624  
**Title Issued** 15/10/1998      **Edition** 4      **Edition Issued** 18/07/2011

### Estate Type

FEE SIMPLE

### Registered Proprietor

CATHERINE LOUISE RISCHBIETH  
OF 306 WARD STREET NORTH ADELAIDE SA 5006  
1 / 2 SHARE

GEOFFREY JOHN RISCHBIETH  
OF 306 WARD STREET NORTH ADELAIDE SA 5006  
1 / 2 SHARE

### Description of Land

ALLOTMENT 10 DEPOSITED PLAN 12702  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

### Easements

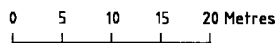
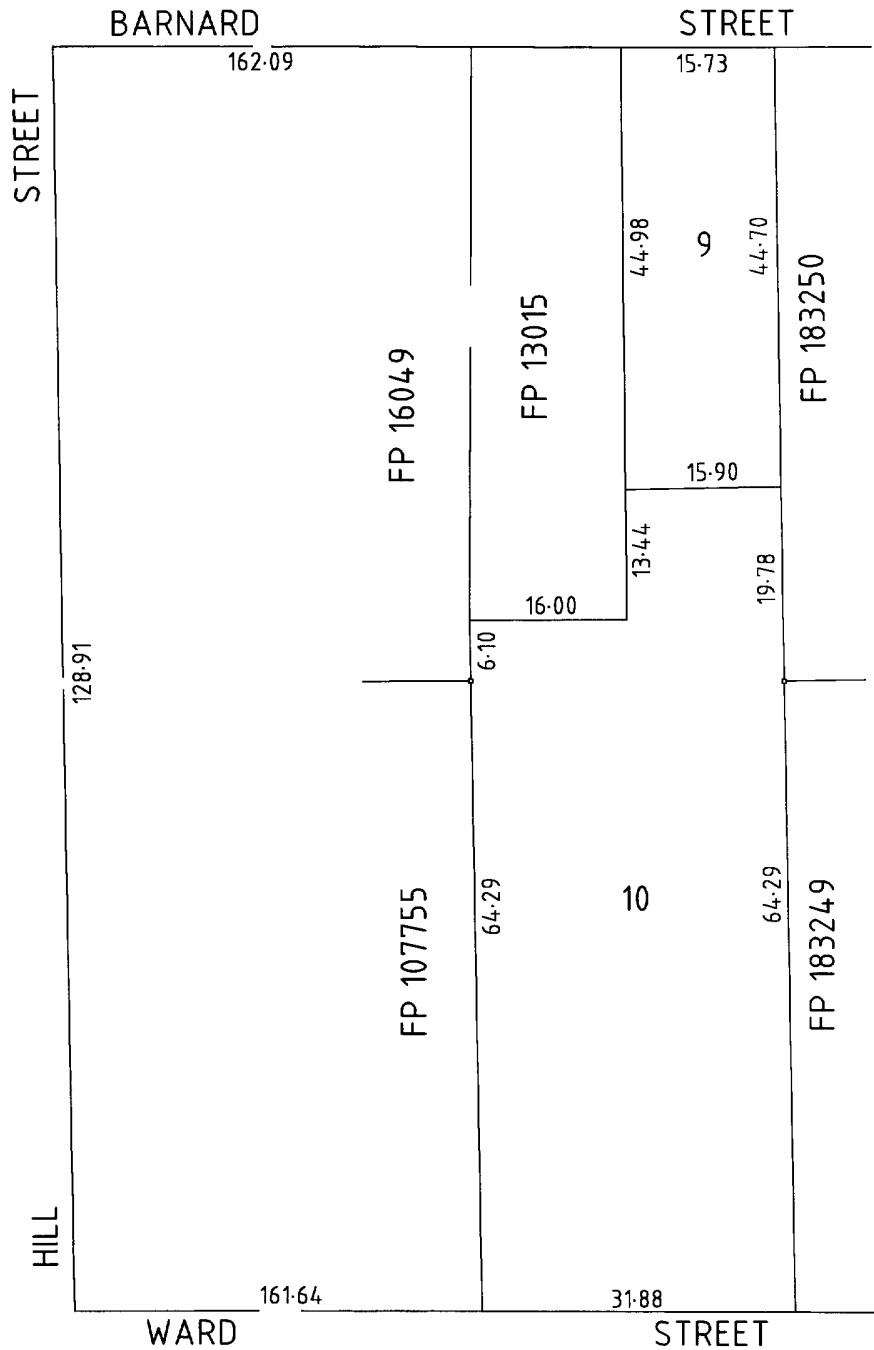
NIL

### Schedule of Dealings

Dealing Number	Description
11607943	MORTGAGE TO WESTPAC BANKING CORPORATION

### Notations

<b>Dealings Affecting Title</b>	NIL
<b>Priority Notices</b>	NIL
<b>Notations on Plan</b>	NIL
<b>Registrar-General's Notes</b>	NIL
<b>Administrative Interests</b>	NIL



**DEVELOPMENT REGULATIONS 2008**

**Form of Declaration**

**(Schedule 5, Clause 2A)**

To: State Planning Commission  
From: Little Company of Mary Health Care Ltd  
C/- Calvary North Adelaide Hospital  
Date of Application: 21 November 2017

**Location of Proposed Development:**

House Number:	306 Ward Street and	Lot Number:	10 & 5 and others
Street:	89 Strangways Tce	Town/Suburb:	North Adelaide
Section No (full/part):	12702	Hundred:	Yatala
Volume:	5585	Folio:	401
	5187		588

**Nature of Proposed Development:**

Demolish Existing Dwelling And Outbuildings And Construct Alterations And Additions To Calvary North Adelaide Hospital Comprising New Single Storey Hospital Ward With Linkages To Existing Hospital And Associated Alterations And The Construction Of Two Levels Of Basement Car Parking And Alterations To Existing Driveway

I, Angus Bradley, National Manager, Development, Property and Procurement, Little Company of Mary Health Care Ltd being a person acting on behalf of the applicant for the development described above, declare that 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*. I make this declaration under Clause 2A(1) of Schedule 5 of the *Development Regulations 2008*.

21-11-2017  
Date  
Signed 

**Note 1**

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in Section 4(1) of the *Development Act 1993*), other than where the development is limited to:

- an internal alteration of a building; or
- an alteration to the walls of a building but not so as to alter the shape of the building.

#### Note 2

The requirements of Section 86 of the *Electricity Act 1996* do not apply in relation to:

- a fence that is less than 2.0 m in height; or
- a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

#### Note 3

Section 86 of the *Electricity Act 1996* refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

#### Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually comply.

Particular care needs to be taken where high voltage powerlines exist; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

#### Note 5

Information brochures 'Powerline Clearance Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from Council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at [www.technicalregulator.sa.gov.au](http://www.technicalregulator.sa.gov.au)

#### Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.