



VOLUME 1

ATTACHMENTS



DEFINING DEVELOPMENT

ITEM OF PROPOSAL	RELEVANT SECTION OF DEVELOPMENT REGULATIONS, 2008	DEVELOPMENT STATUS	COMMENT
Decommissioning of Tonsley Station and Platform	<i>Schedule 1A—Development that does not require development plan consent</i> 12 <i>Demolition</i> (1) <i>The partial or total demolition of a building and associated structures...</i>	NOT DEVELOPMENT no approval required	
Earthworks and associated landscaping which are essential and ancillary to development of the line extension		NOT DEVELOPMENT no approval required	The area affected by the rail works on the sloping land facing South Road could be considered 'incidental and therefore not development'.
Portion of rail line that will be located on existing railway land (e.g. replacing portion of existing Tonsley Line) i.e less than 300 metres	<i>Schedule 3, 13(1)</i>	NOT DEVELOPMENT no approval required	
Rail bridge and foundations	<i>Schedule 1A—Development that does not require Development Plan Consent</i> 16 <i>Building work on railway land</i> <i>Building work in relation to a building that is—</i> (a) <i>associated with a railway; and</i> (b) <i>situated (or to be situated) on railway land (within the meaning of Schedule 3 clause 13(5)); and</i> (c) <i>required for the conduct or maintenance of railway activities.</i> <i>Schedule 3—Acts and Activities which are not development</i> 13 <i>Railway activities</i> (b) <i>infrastructure associated with a railway;</i> (5) <i>In this clause— infrastructure means—</i>	NOT DEVELOPMENT no approval required	This part of track exempt Schedule 3, 13(1) (a) (ii).
Rail viaduct structure (both sub-structure and superstructure)			Schedule 1A 16 or Schedule 3,13 (1) (b).
Lighting (rail track, pedestrian and platform)			"
Flinders Link Station Platform			"
New Stair and Lift Connection to rail platform			"
Stair and elevated access adjacent to Flinders Drive			"

ITEM OF PROPOSAL	RELEVANT SECTION OF DEVELOPMENT REGULATIONS, 2008	DEVELOPMENT STATUS	COMMENT
Signalling equipment	<p>(a) track structures (including over or under track structures);</p> <p>(b) track supports;</p> <p>(c) any structure or equipment associated with any power, signalling, control or communications system (including signalling boxes, huts, gantries, masts, towers, poles and frames);</p> <p>(d) installations or equipment for lighting platforms or other parts of any station, yards or sidings, other than within Area A or Area C described in a map entitled Airport Building Heights if that map is contained in the relevant Development Plan;</p> <p>(e) warning, directional or other signs;</p> <p>(f) shelters and furniture, including information boards and seating, associated with any railway, tramway or light railway;</p> <p>(g) other infrastructure related to the operation or maintenance of railway, tramway or light railway activities;</p> <p>AND – for any building work undertaken on ‘railway land’:</p>	NOT DEVELOPMENT no approval required	Schedule 3, 13 1(b). Infrastructure Associated with a railway.
	<p>Schedule 4—Complying development</p> <p>Part 2—Building rules</p> <p>The following forms of building work are declared to comply with the Building Rules (other than building work which affects a State heritage place, or as otherwise indicated below).</p> <p>17 (1) Other than in respect of a local heritage place, building work undertaken for the purposes of the construction, alteration, extension, repair or maintenance of railway track (including track for a siding or a crossing or passing loop), other than building work associated with a new bridge or tunnel.</p>		This applies to DEVELOPMENT requiring approval eg. Rail Track greater than 300 metres in length.

ITEM OF PROPOSAL	RELEVANT SECTION OF DEVELOPMENT REGULATIONS, 2008	DEVELOPMENT STATUS	COMMENT
Signage – including wayfinding and advertising signs	<p><i>Schedule 14—State agency development exempt from approval</i></p> <p><i>1 (1) The following forms of development, other than in relation to a State heritage place or within the Adelaide Park Lands, are excluded from the provisions of section 49 of the Act:</i></p> <p>...</p> <p>(p) <i>the construction of any of the following, if carried out by a State agency within the meaning of section 49 of the Act:</i></p> <p>(i) <i>tourist information or interpretative signs;</i></p> <p>(ii) <i>structures (including billboards) at roadside information bays;</i></p> <p>...</p> <p>(v) <i>advertising displays or signs; or</i></p>	NOT DEVELOPMENT no approval required	<p>This also applies to third party billboards.</p> <p>Schedule 14 1 (1)(v).</p>
Rail track extension in excess of 300 metres in length	<p><i>Schedule 3—Acts and Activities which are not development</i></p> <p><i>13—Railway activities</i></p> <p>(1) <i>Other than in respect of a local heritage place, the construction, alteration, extension, repair or maintenance (including any incidental excavation or filling) of any of the following:</i></p> <p>(a) <i>railway track, other than—</i></p> <p>(i) <i>track for a new railway line, but not including a siding or passing or crossing loop outside Metropolitan Adelaide that is to be less than 1 kilometre in length; or</i></p> <p>(ii) <i>track for an extension to an existing railway line where the length of new track is to be at least—</i></p> <p>(A) <i>within Metropolitan Adelaide—300 metres;</i></p>	DEVELOPMENT requiring approval	<p>Schedule 3, 13 (1)(a)(A).</p> <p>To be treated as Complying Development in accordance with Schedule 4 17(1).</p>

ITEM OF PROPOSAL	RELEVANT SECTION OF DEVELOPMENT REGULATIONS, 2008	DEVELOPMENT STATUS	COMMENT
	<p>(B) outside Metropolitan Adelaide—1 kilometre;</p> <p>(b) infrastructure associated with a railway;</p>		
Earthworks associated with the filling of land to level area to the south of the station platform (between proposed platform and existing car park).	See above – the filling of this land does not fall within the ambit of 'incidental' because it is not directly related not required for the operation of the rail platform, nor is the fill sourced because of this project (it is from the Darlington Project).	DEVELOPMENT requiring approval	
Retaining walls in excess of 1.0 metre to create 'tiered landscape and development areas' those which are not directly associated or required for the railway operations.	<p>Retaining walls in excess of 1.0 metre do not fall within the ambit of the schedules listed:</p> <p><i>Schedule 1A Development that does not require development consent</i></p> <p><i>Schedule 3 Acts and Activities which are not development</i></p> <p><i>Schedule 4 Complying development</i></p> <p><i>Schedule 14 State agency development exempt from approval</i></p>	NOT DEVELOPMENT requiring approval	
Pedestrian walkway overpass to Flinders Medical Centre	<p>Pedestrian overpass does not fall within the ambit of the schedules listed:</p> <p><i>Schedule 1A Development that does not require development consent</i></p> <p><i>Schedule 3 Acts and Activities which are not development</i></p> <p><i>Schedule 4 Complying development</i></p> <p><i>Schedule 14 State agency development exempt from approval</i></p>	DEVELOPMENT requiring approval	
Removal of regulated or significant trees	<p><i>Schedule 14 State agency development exempt from approval</i></p> <p><i>1 (1) The following forms of development, other than in relation to a State heritage place or within the Adelaide Park Lands, are excluded from the provisions of section 49 of the Act:</i></p>	NOT DEVELOPMENT no approval required	DEVELOPMENT if not on a road proposed to be built under care and control of Commissioner of Highways or Rail Commissioner land.

ITEM OF PROPOSAL	RELEVANT SECTION OF DEVELOPMENT REGULATIONS, 2008	DEVELOPMENT STATUS	COMMENT
	<p>...(v)(ii) <i>tree-damaging activity in relation to a regulated tree</i></p> <p>(3) <i>Except as otherwise specified, Subclause (1) does not apply to any development which comprises a tree-damaging activity in relation to a regulated tree.</i></p>		

Note: Rail Commissioners Act also provides exemptions and exclusions.

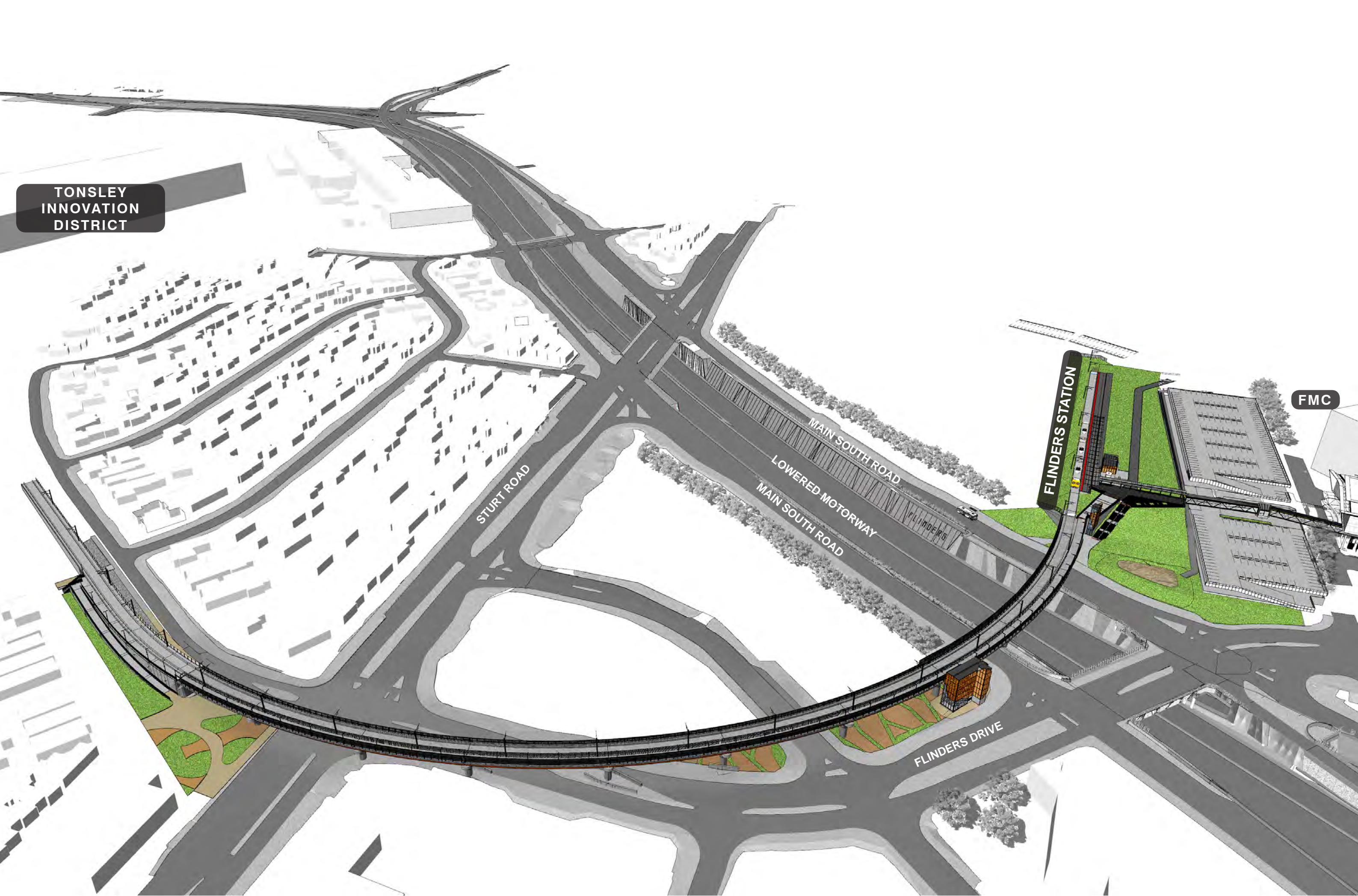
2



ARTIST'S IMPRESSION
*VEGETATION SHOWN AT MATURITY

FLINDERS LINK

URBAN DESIGN OVERVIEW



TONSLEY
INNOVATION
DISTRICT

FMC

FLINDERS
STATION

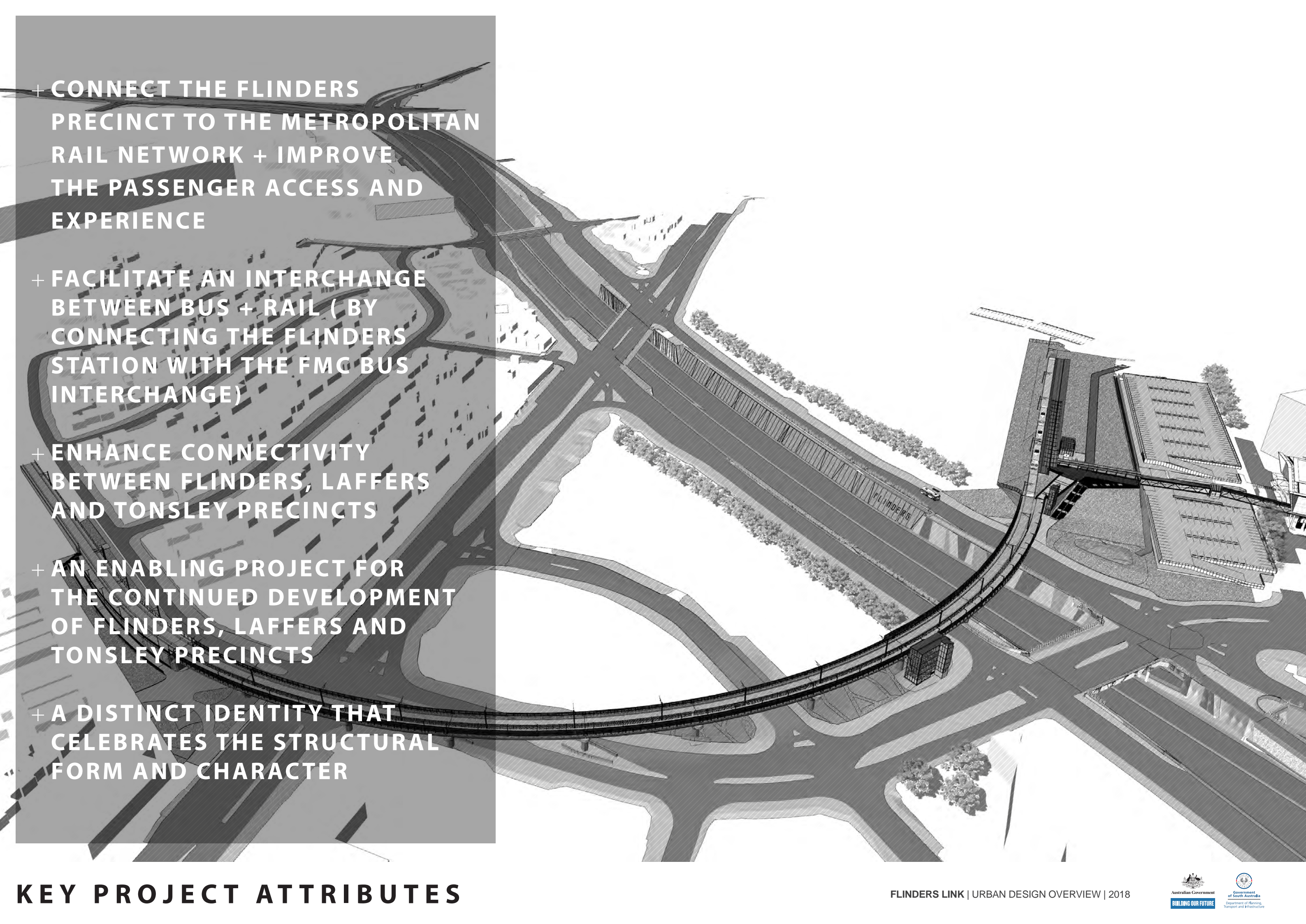
STURT ROAD

MAIN SOUTH ROAD

LOWERED MOTORWAY
MAIN SOUTH ROAD

FLINDERS DRIVE

PROJECT LOCALITY



+ CONNECT THE FLINDERS
PRECINCT TO THE METROPOLITAN
RAIL NETWORK + IMPROVE
THE PASSENGER ACCESS AND
EXPERIENCE

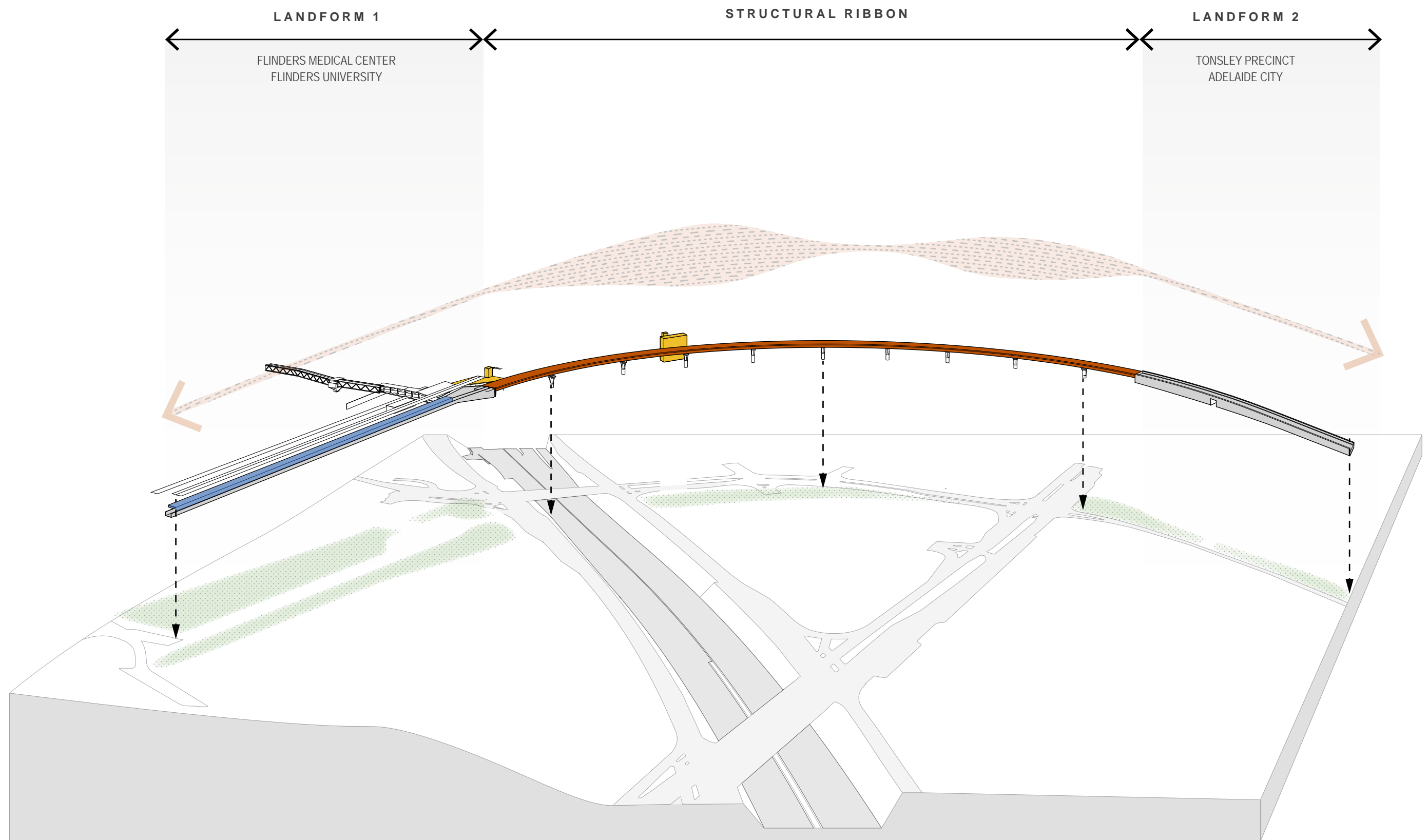
+ FACILITATE AN INTERCHANGE
BETWEEN BUS + RAIL (BY
CONNECTING THE FLINDERS
STATION WITH THE FMC BUS
INTERCHANGE)

+ ENHANCE CONNECTIVITY
BETWEEN FLINDERS, LAFFERS
AND TONSLEY PRECINCTS

+ AN ENABLING PROJECT FOR
THE CONTINUED DEVELOPMENT
OF FLINDERS, LAFFERS AND
TONSLEY PRECINCTS

+ A DISTINCT IDENTITY THAT
CELEBRATES THE STRUCTURAL
FORM AND CHARACTER

KEY PROJECT ATTRIBUTES



CONCEPT DIAGRAM

KEY ELEMENTS

STATION PLATFORM

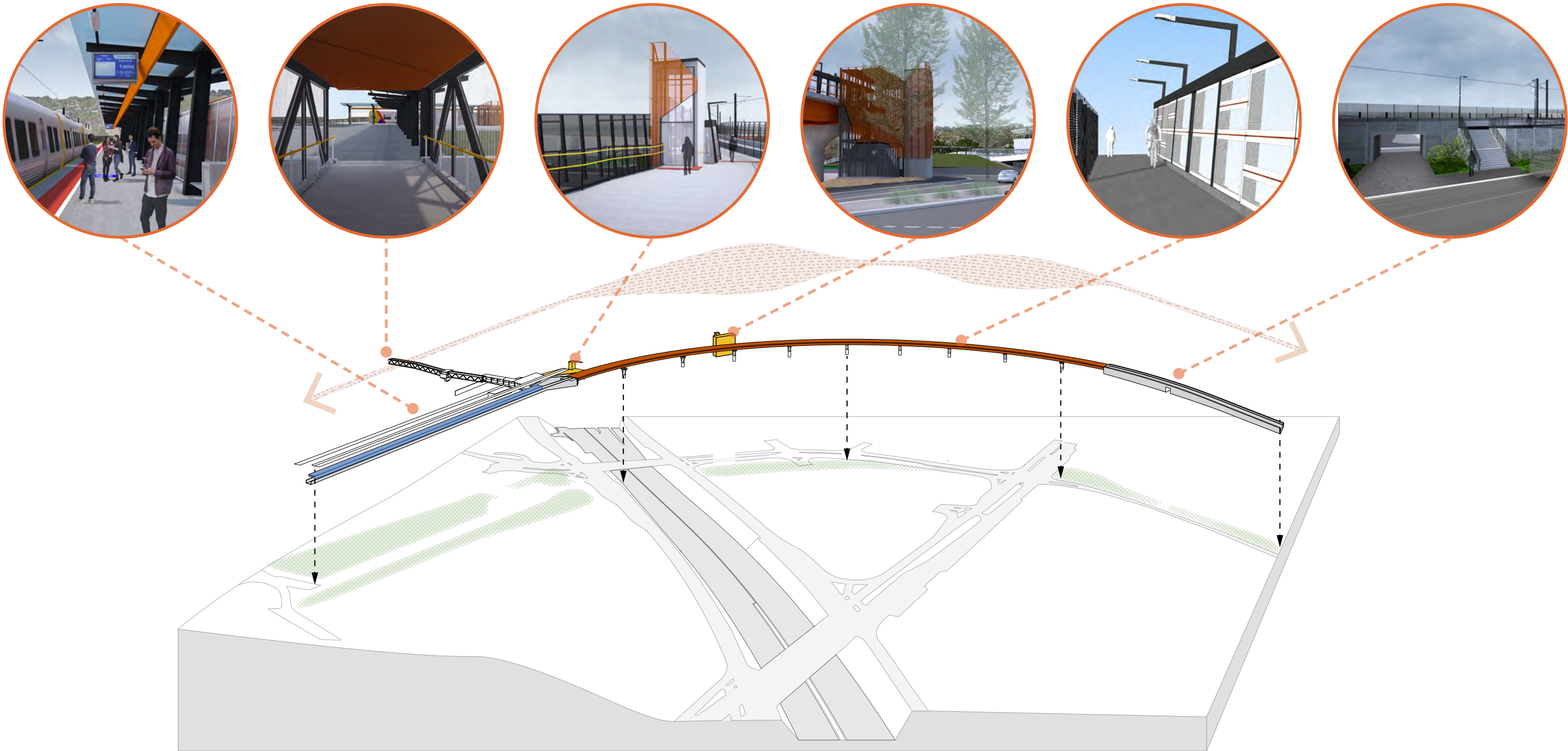
ELEVATED WALKWAY / PLAZA

EAST VIADUCT ACCESS

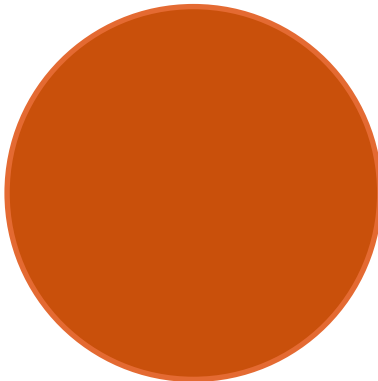
WEST VIADUCT ACCESS

VIADUCT

ON RAMP AND UNDERPASS



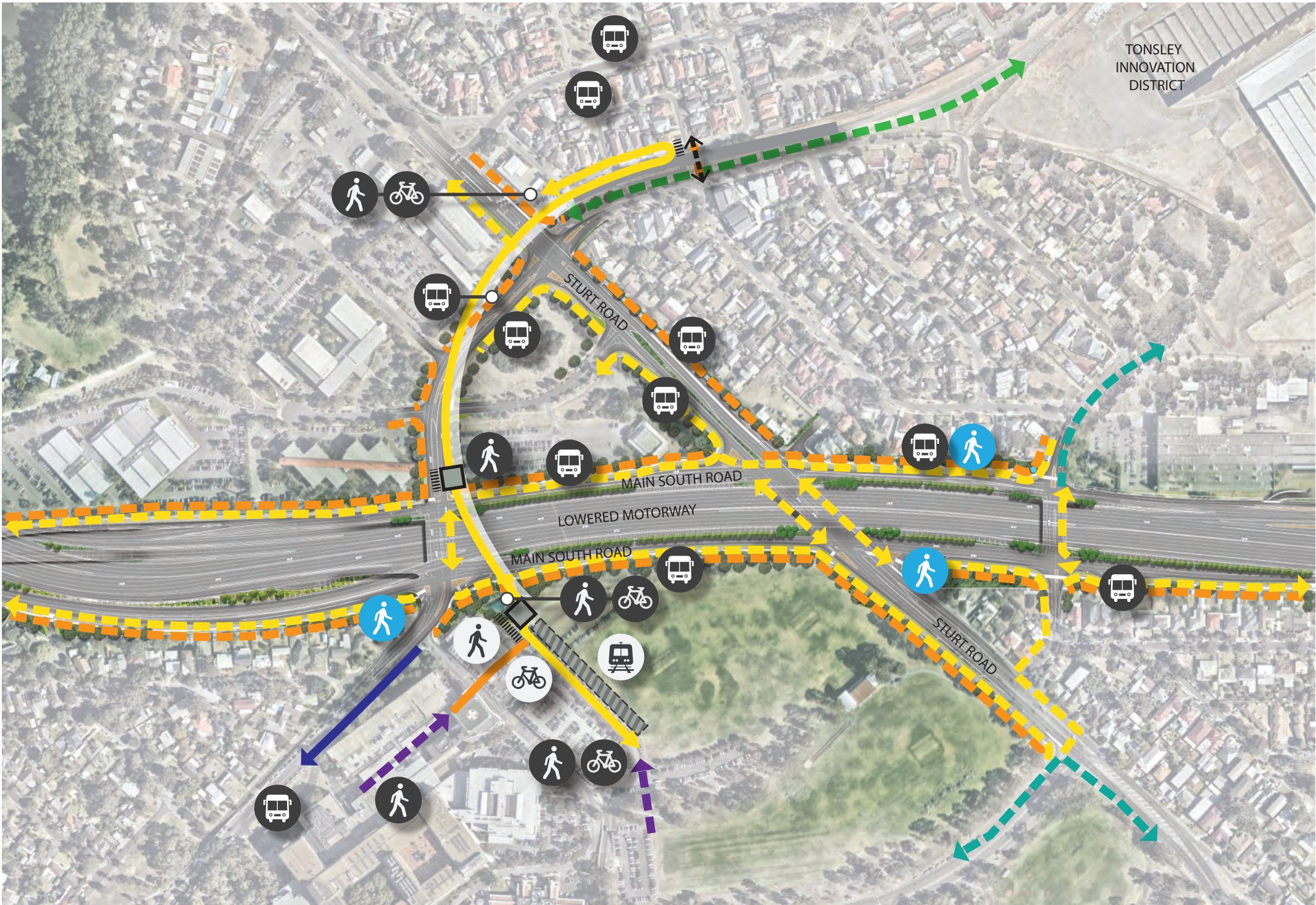
REFERENCE IMAGES



CONCEPT DIAGRAM

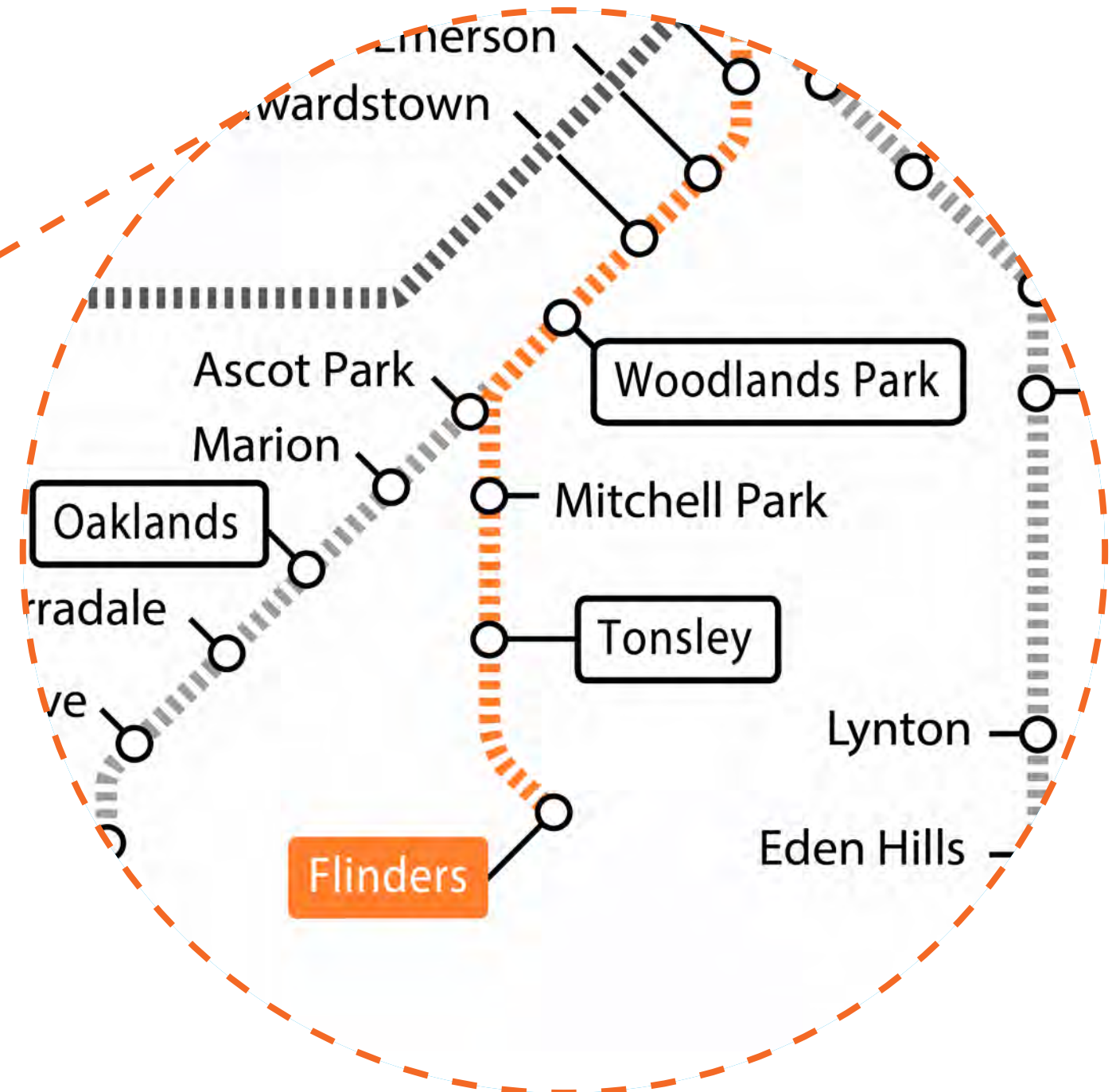
LEGEND

- FOOTPATH
- SHARED PATH
- EXISTING FOOTPATH
- ON STREET SHARED PATH - BY OTHERS
- GREEN WAY - BY OTHERS
- FOOTPATH - BY OTHERS
- SHARED PATH - BY OTHERS
- FUTURE PRECINCT LINKS - BY OTHERS
- BICYCLE LINKAGE TO FLINDERS STATION/VIADUCT
- PEDESTRIAN LINKAGE TO FLINDERS STATION/VIADUCT
- PEDESTRIAN / WAYFINDING NODE (DARLINGTON UPGRADE PROJECT)
- BICYCLE FACILITIES
- PEDESTRIAN / WAYFINDING NODE
- BUS STOP
- RAIL PLATFORM
- TRAIN
- LIFT CORE
- STAIRS
- PEDESTRIAN UNDERPASS LINK





**CURRENT STATION
ARRANGEMENT**

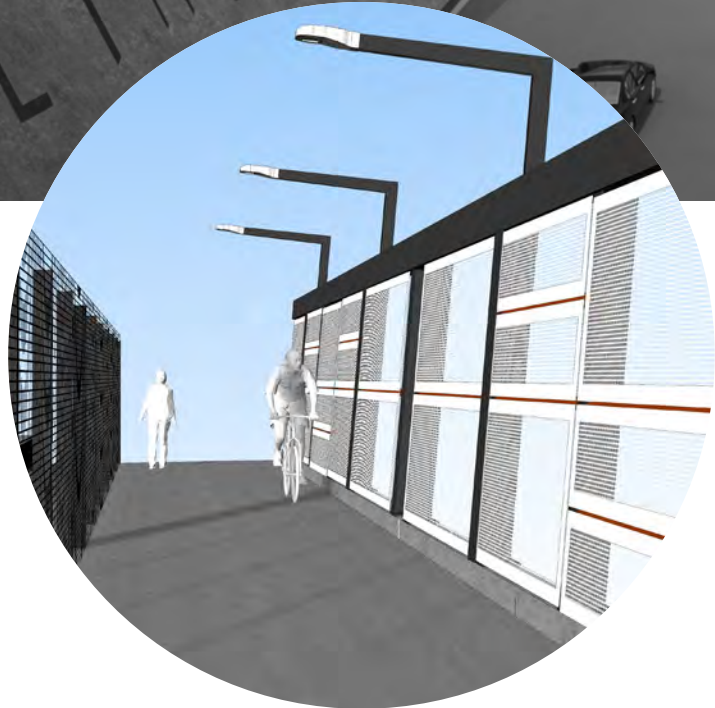


**PROPOSED STATION
ARRANGEMENT**

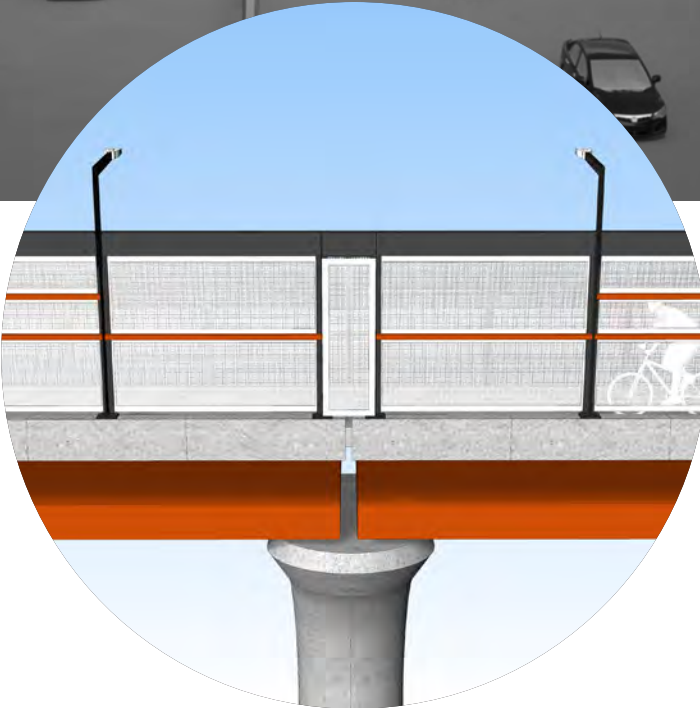
ADELAIDE METRO MAP



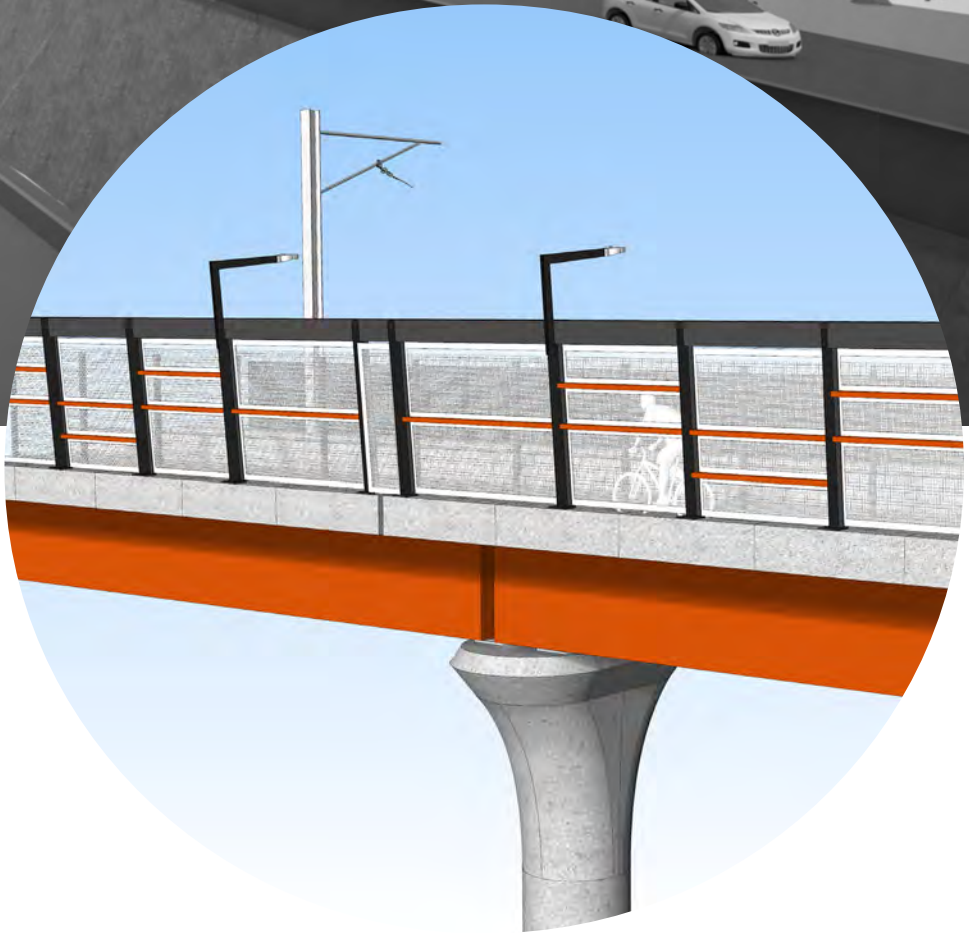
SOUTHBOUND PERSPECTIVE



VIADUCT PERSPECTIVE

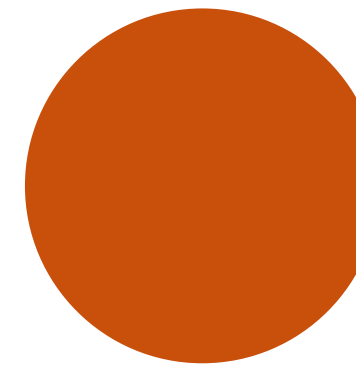
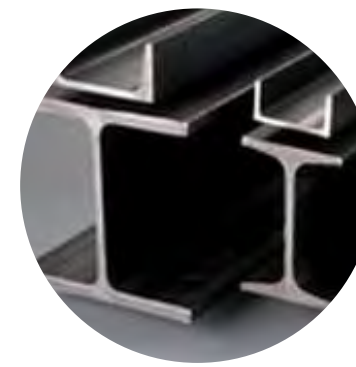
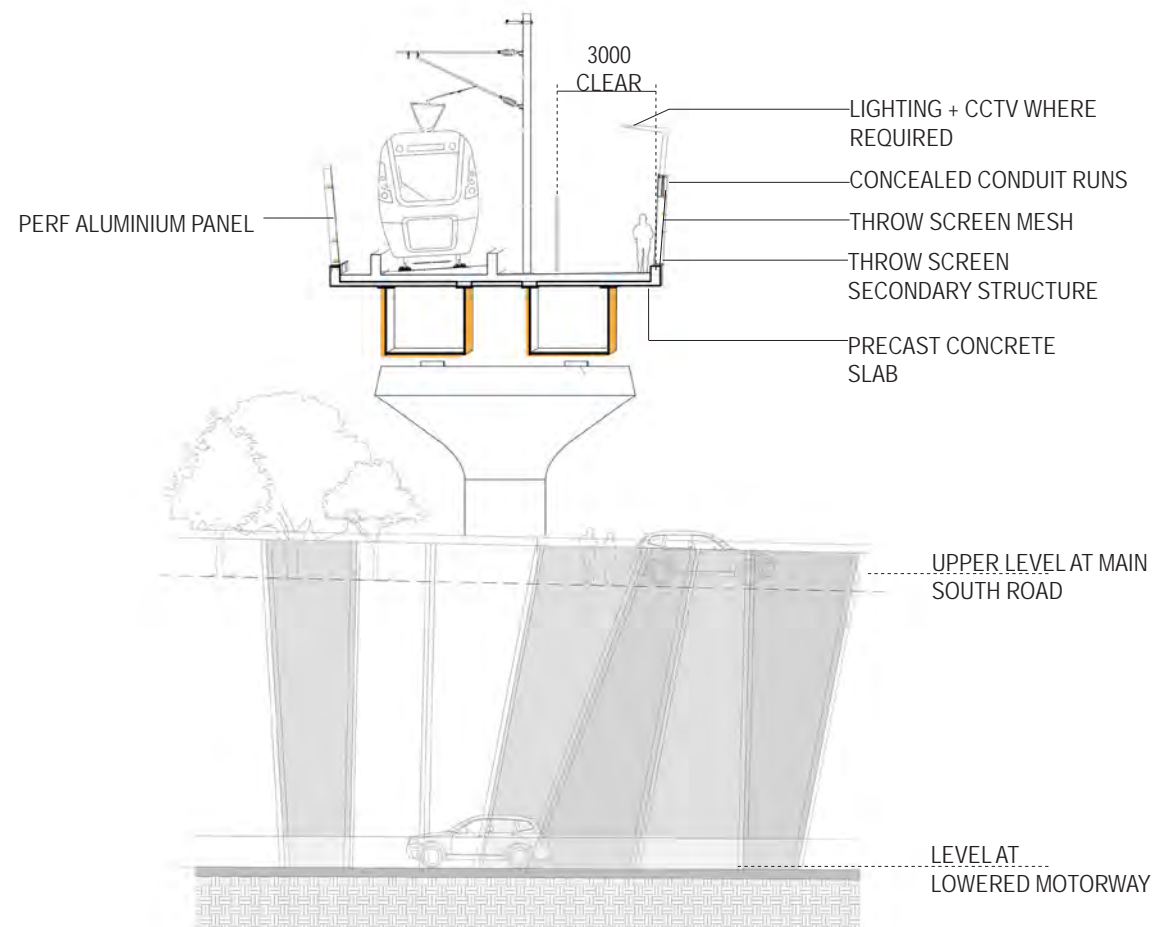


VIADUCT ELEVATION

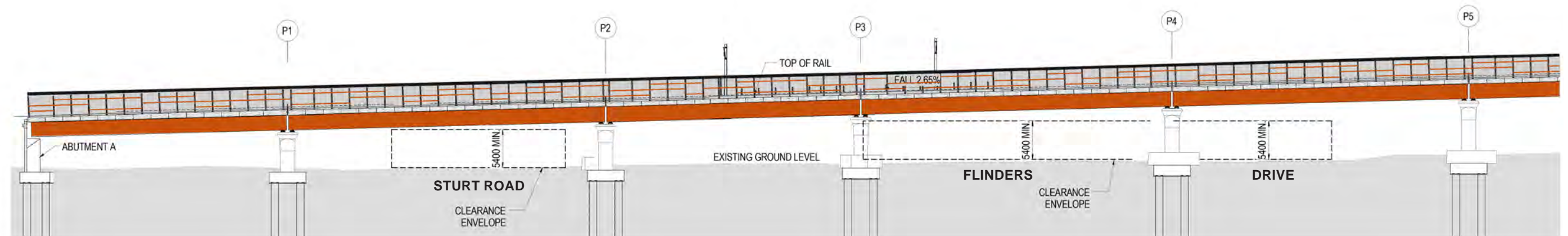


VIADUCT PERSPECTIVE

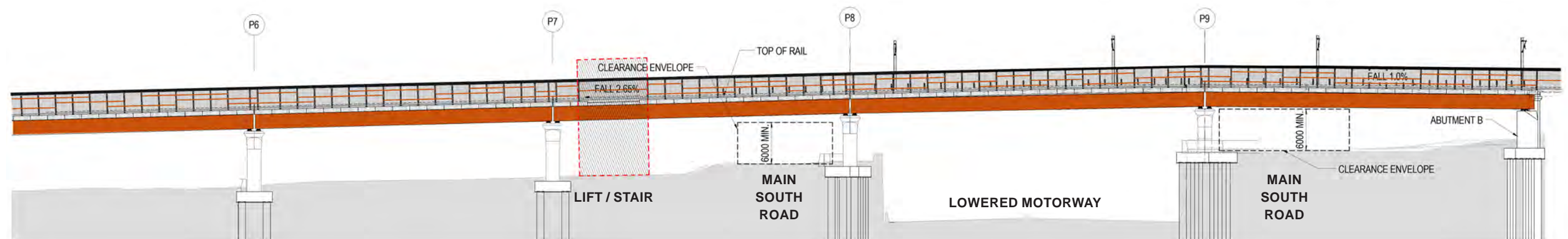
VIADUCT 3D



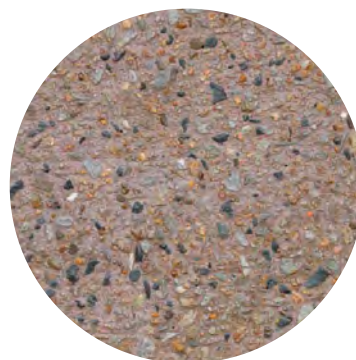
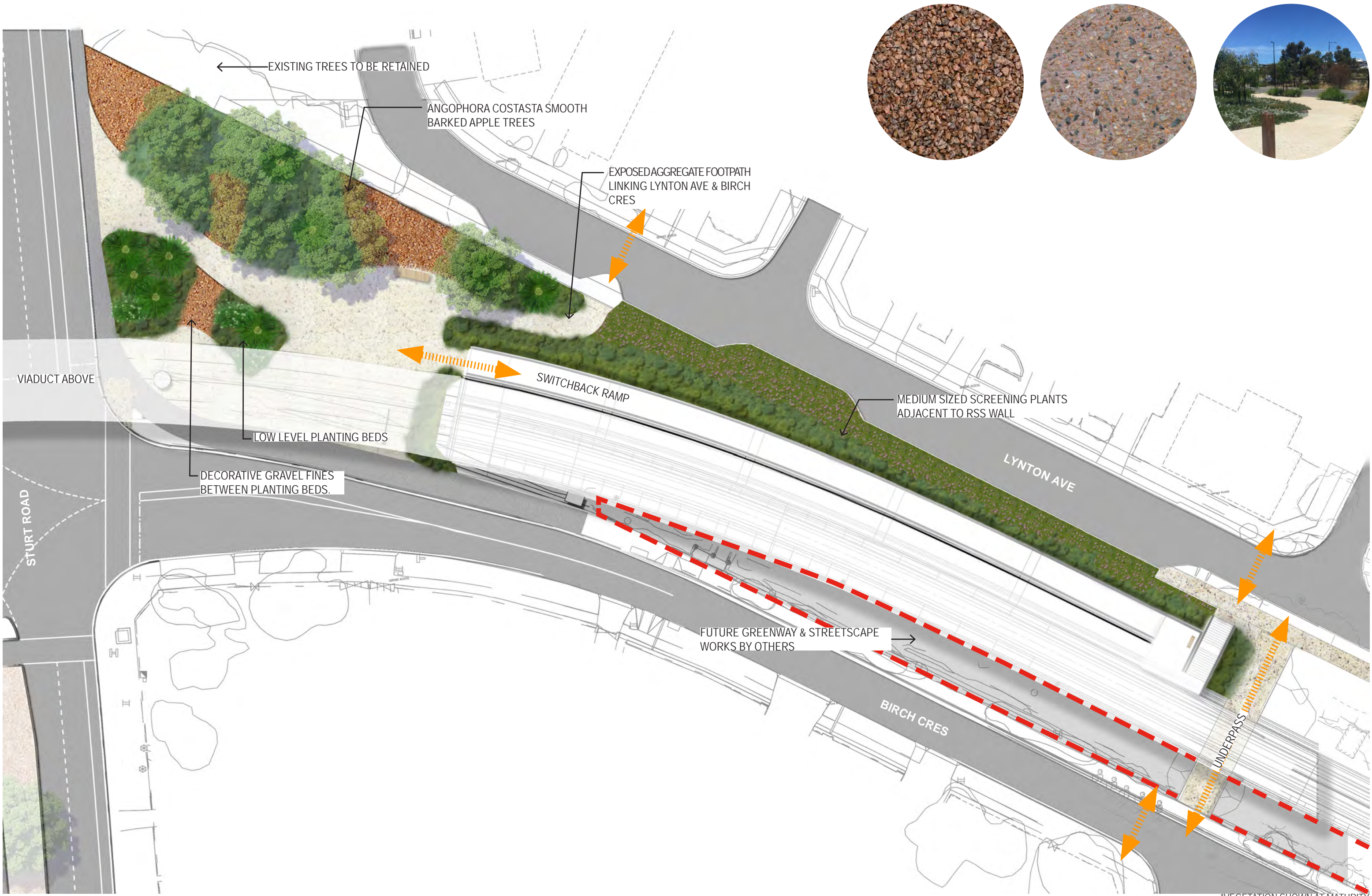
VIADUCT SECTION AT LOWERED MOTORWAY



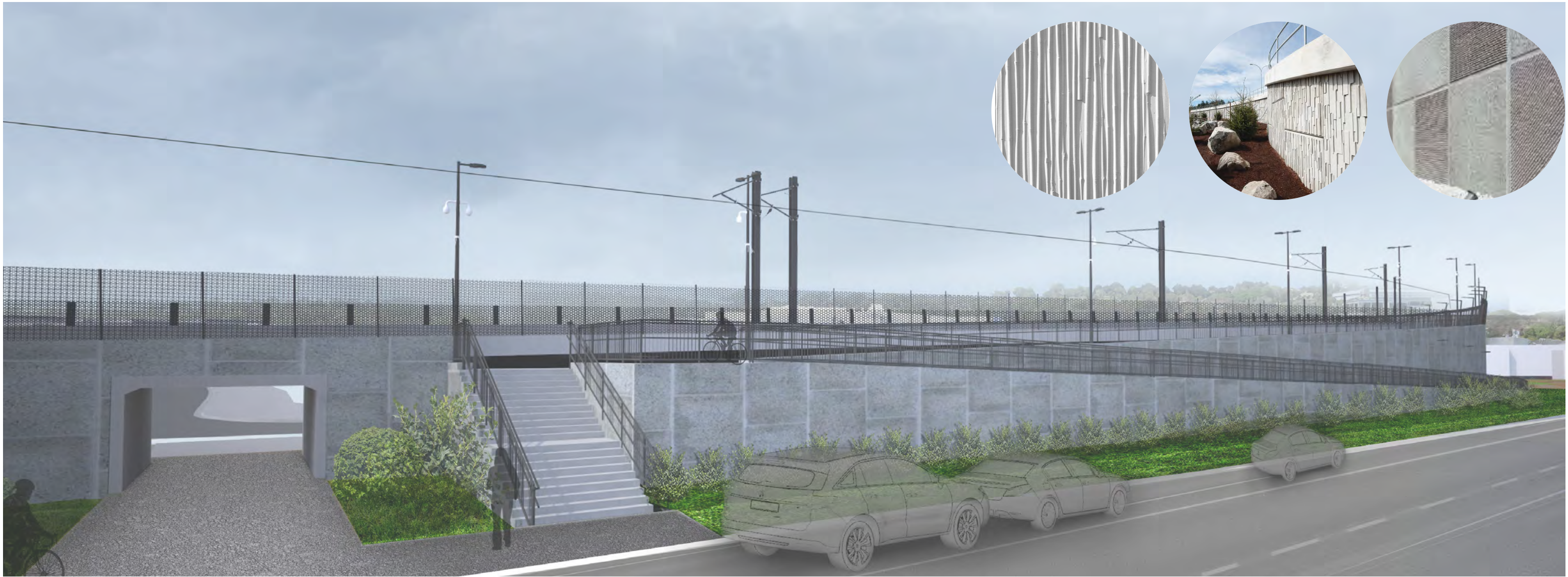
VIADUCT ELEVATION 1



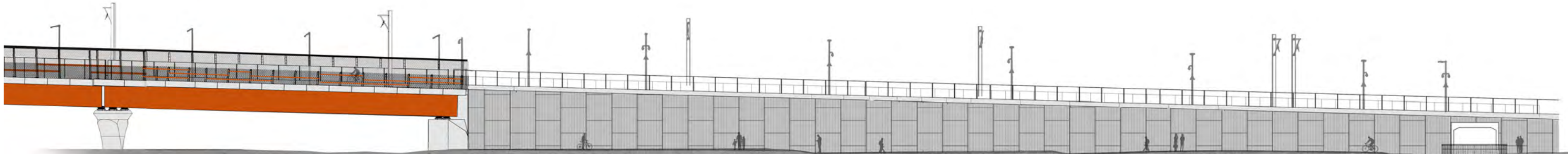
VIADUCT ELEVATION 2



WESTERN RAMP

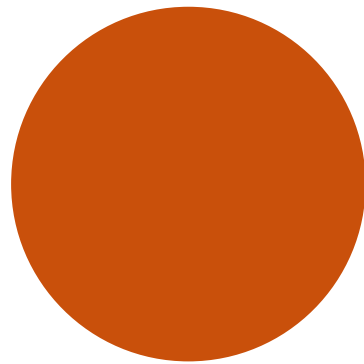


WESTERN ON RAMP / VIADUCT ELEVATION



EASTERN ON RAMP / VIADUCT ELEVATION

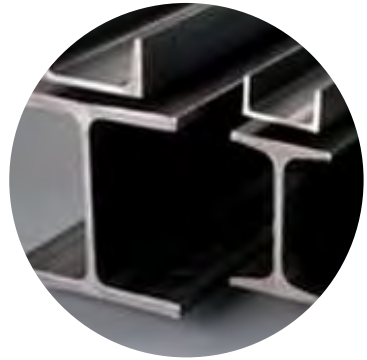
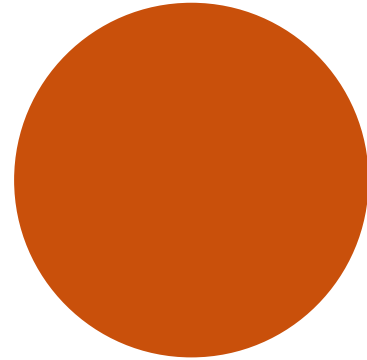
WESTERN RAMP 3D



STAIR + LIFT WEST 3D

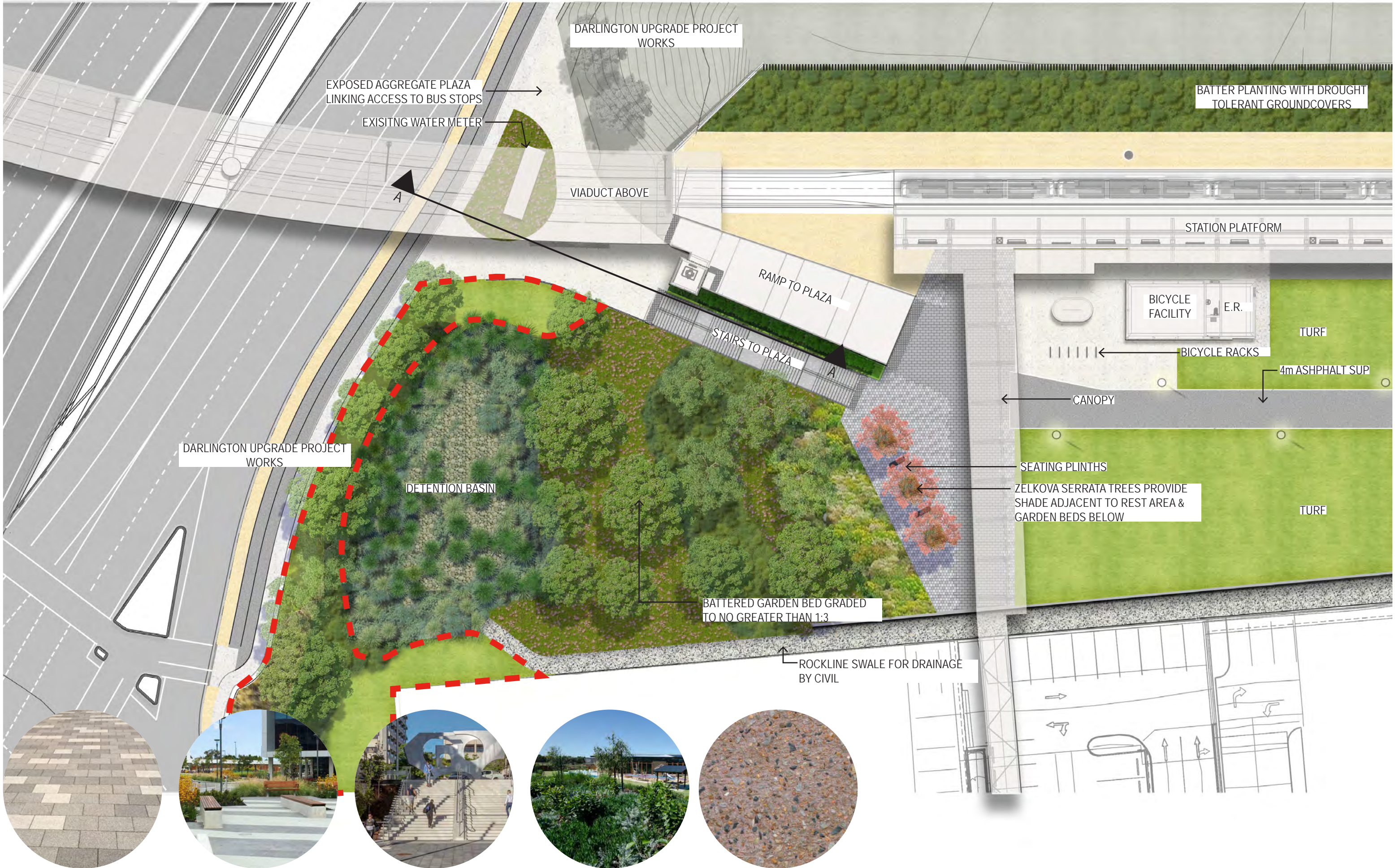


STAIR + LIFT WEST

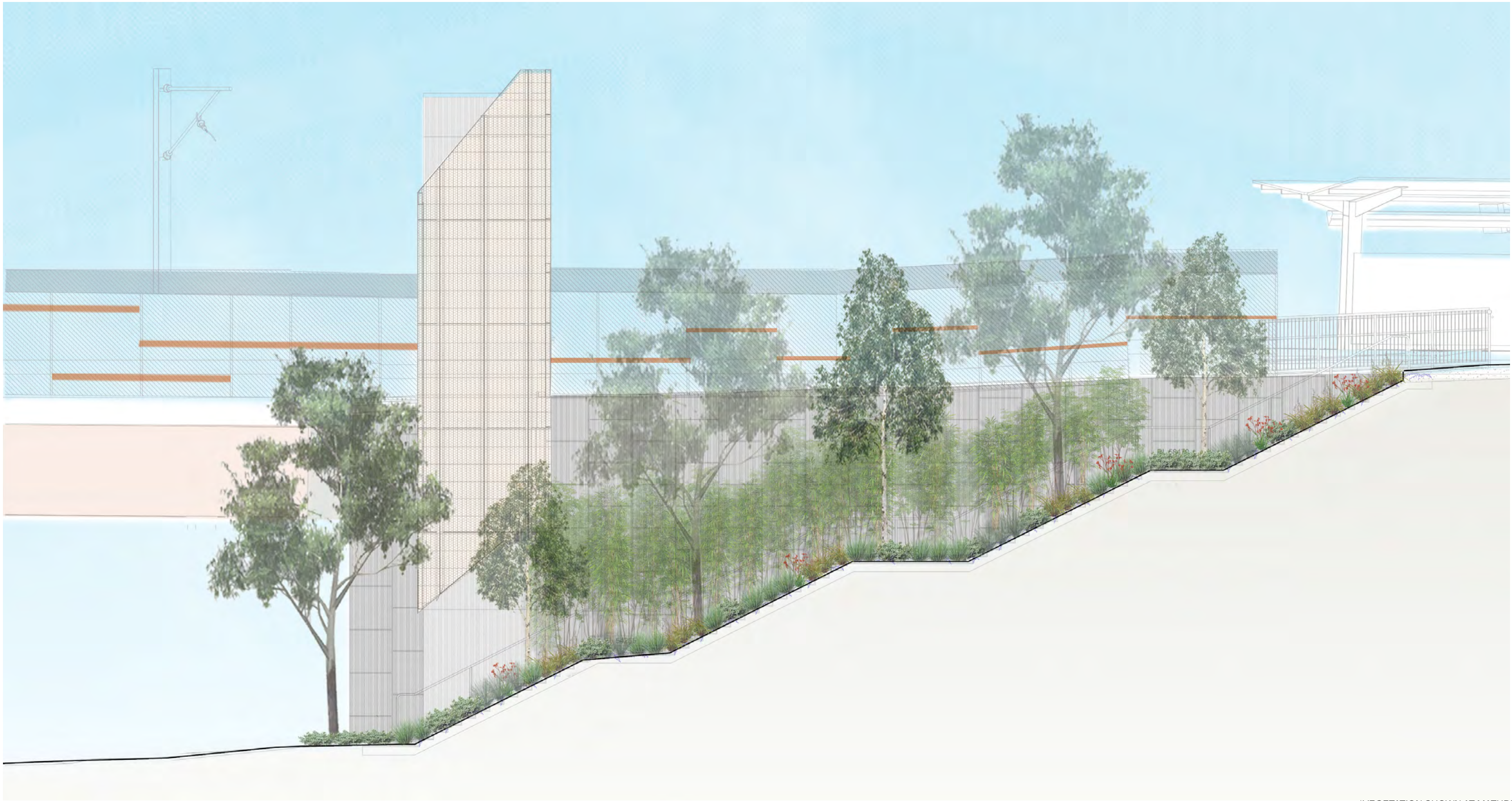
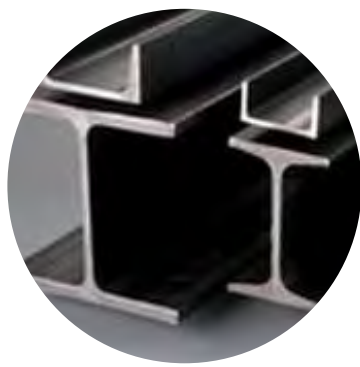
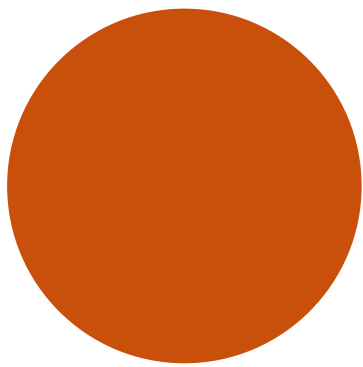
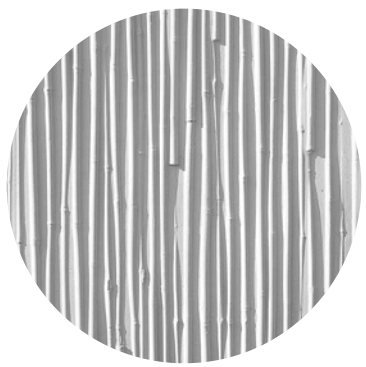


*VEGETATION SHOWN AT MATURITY
*FOREGROUND VEGETATION REMOVED FOR CLARITY

STAIR + LIFT EAST 3D



STAIR + LIFT EAST



BATTER VEGETATION

BATTER



Carpobrotus rossii
Native Pig Face



Correa pulchella
Salmon Correa



Senecio serpens
Blue Chalk Sticks



Eremophila glabra 'Kalbarri Carpet'
Compact Yellow Tar Bush



Dianella longifolia
Pale Flax Lily



Lomandra 'Tanika'
Fine-Leaf Lomandra



Atriplex semibaccata
Creeping Saltbush



Austrostipa flavescens
Spear-grass



Enchylaena tomentosa
Ruby Saltbush



Myoporum parvifolium
Creeping Boobialla



Dianella revoluta
Black Anther Flax Lily

SHADE TOLERANT (BELOW VIADUCT)



Arthropodium cirratum
New Zealand Rock Lily



Clivia miniata
Clivia



Liriope muscari
Lily Turf



Plectranthus argentatus
Silver Plectranthus



Raphiolepis indica
Dwarf Indian Hawthorn



Bambusa textilis var. *gracilis*
Slender Weavers Bamboo

BIO-DETENTION BASIN



Carex tereticaulis
Tall Sedge



Cyperus vaginatus
Stiff Flat Sedge



Ficinia nodosa
Knobby Club Rus

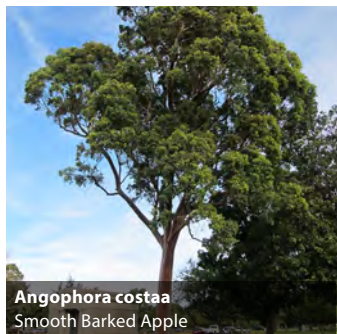


Juncus krassii
Sea Rush

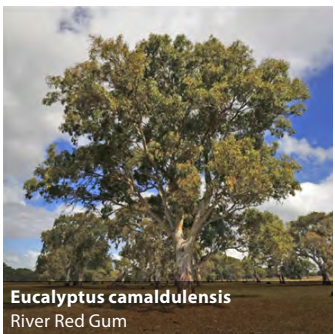


Lomandra dura
Stiff Mat-rush

TREES



Angophora costata
Smooth Barked Apple



Eucalyptus camaldulensis
River Red Gum



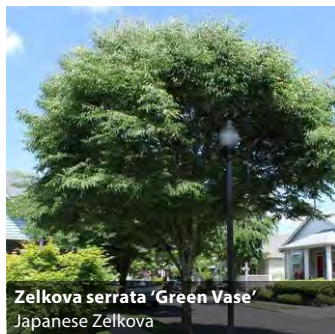
Eucalyptus leucoxylon
S.A. Blue Gum



Eucalyptus microcarpa
Grey Box



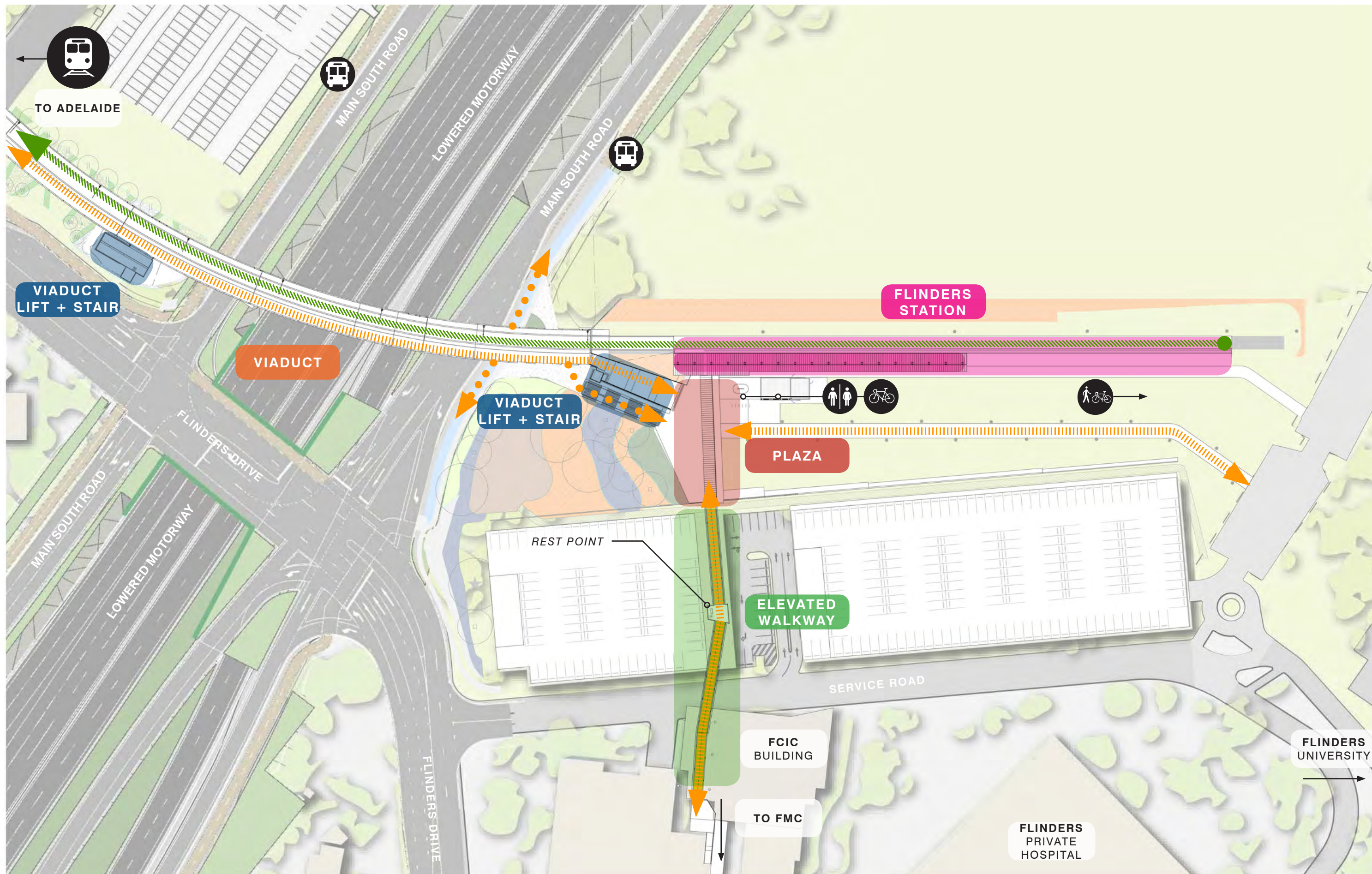
Lagerstroemia Indica 'Natchez'
Crepe Myrtle



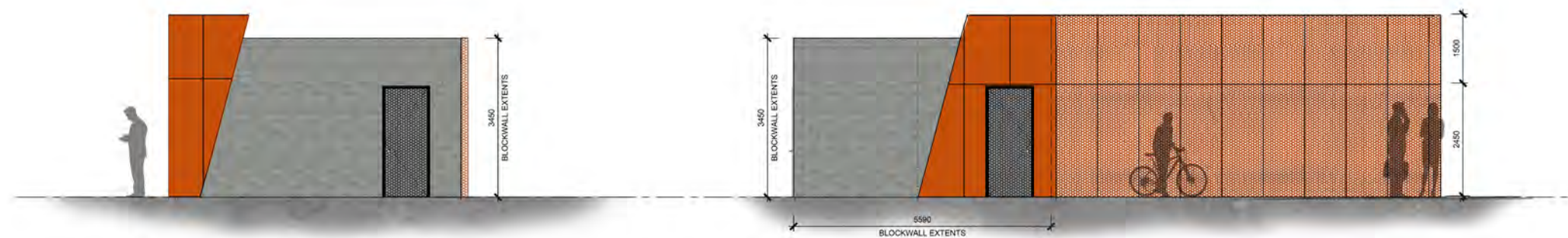
Zelkova serrata 'Green Vase'
Japanese Zelkova

PLANTING PALETTE



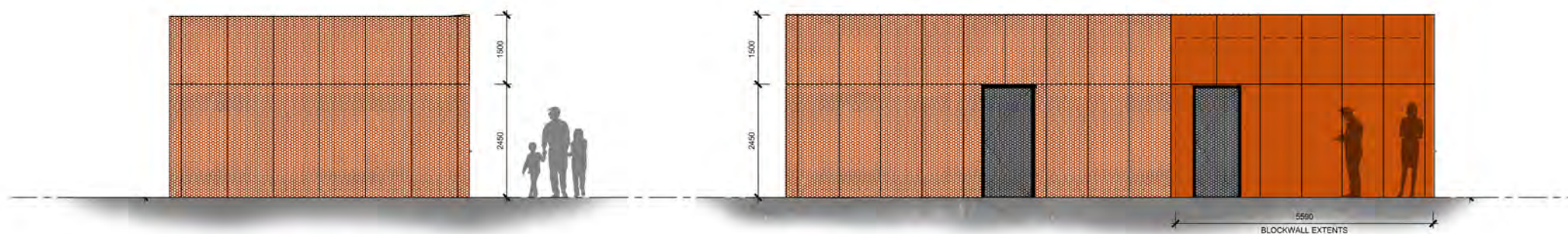


FLINDERS STATION



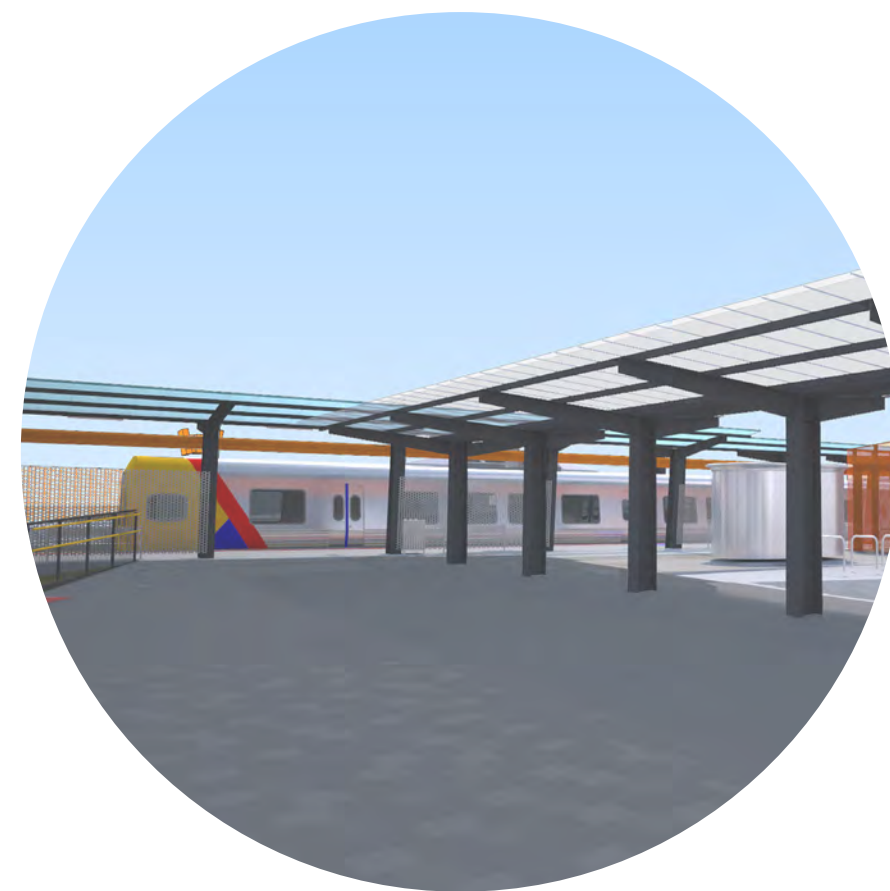
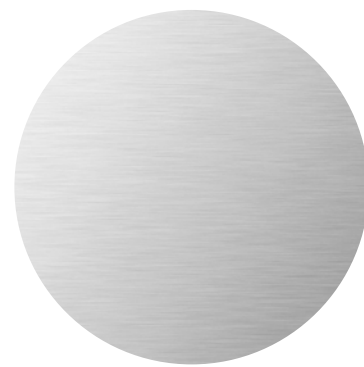
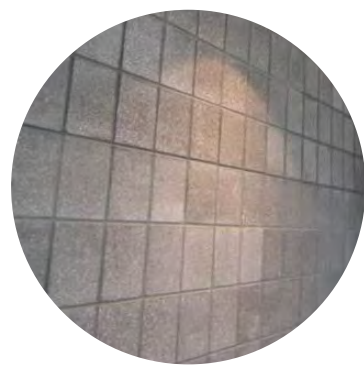
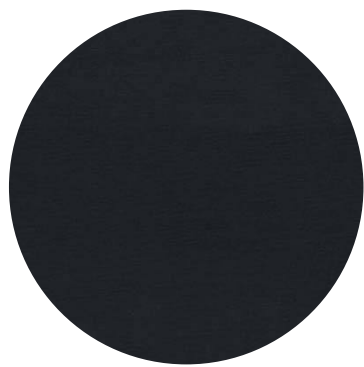
1 CER BUILDING EAST ELEVATION
SCALE 1:50

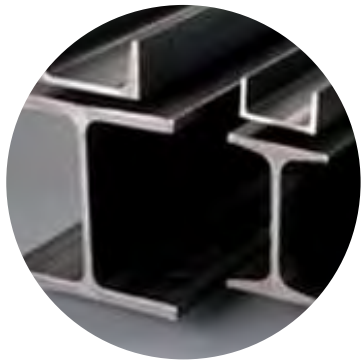
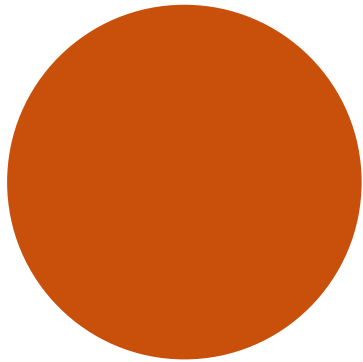
2 CER BUILDING NORTH ELEVATION
SCALE 1:50



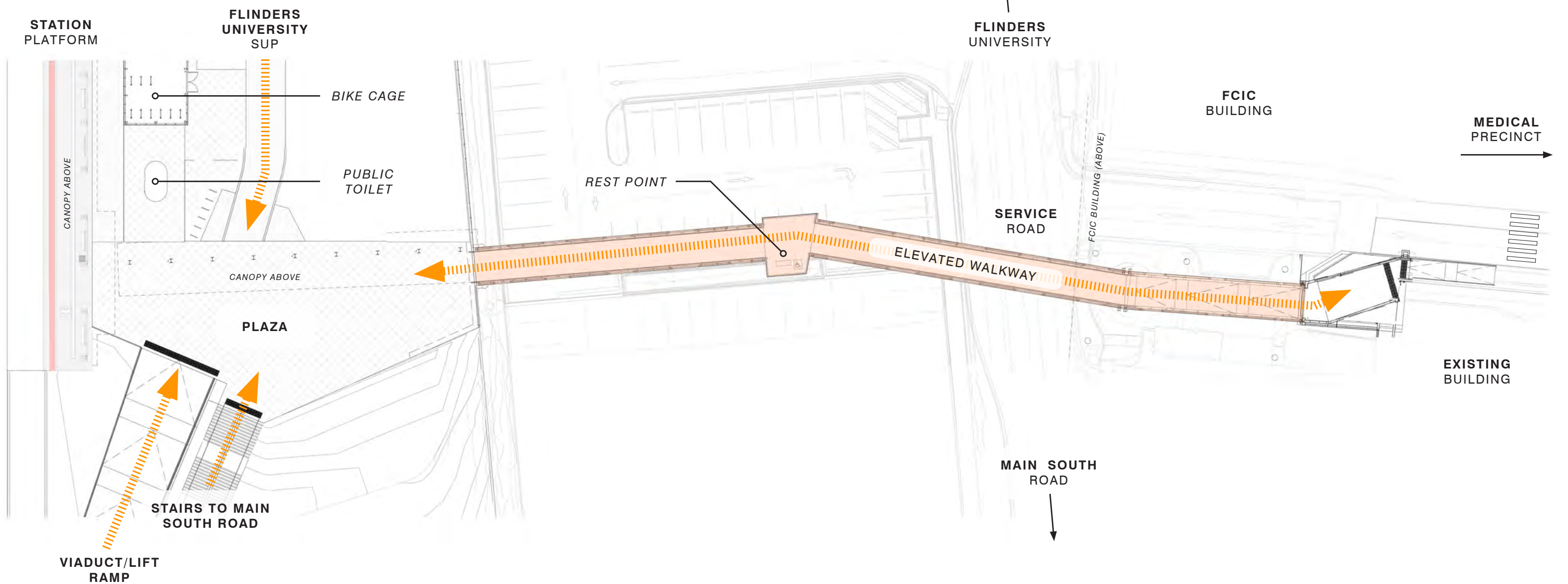
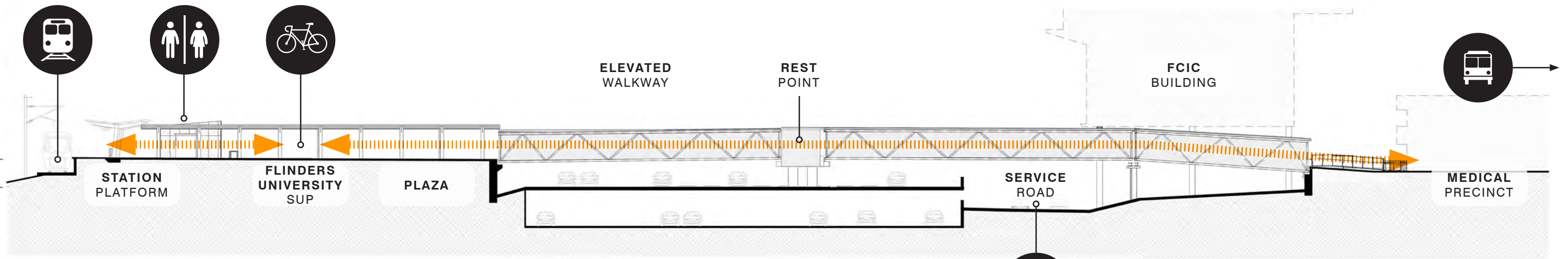
3 CER BUILDING WEST ELEVATION
SCALE 1:50

4 CER BUILDING SOUTH ELEVATION
SCALE 1:50





ELEVATED WALKWAY 3D



ELEVATED WALKWAY