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Gawler Technical College



Gawler Technical College

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

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Executive Summary

Applicant and Owner:	Minister for Education C/o Department for Infrastructure and Transport
Property Location:	Barnet Road, Evanston
Site Area:	Approximately 1.35h hectares
Relevant Authority:	Minister for Planning (Crown Development)
Statutory Referrals	Town of Gawler
Planning Design Code:	Version 2026.14
Zone	Community Facilities
Current Land Use:	Education Facility
Description of Development:	Educational Facility - Construction of a new Technical College including associated site works

1. Introduction

1.1 Purpose of report

URPS has been engaged to prepare this planning report in support of the proposed Gawler Technical College.

The Gawler Technical College has been designed by Brown Falconer Architects for the Department of Education. The new Technical College will be delivered by the Department of Infrastructure and Transport.

The report describes the proposed development and assesses it against the relevant requirements of the Planning and Design Code.

The application includes the following plans and technical documents:

- Architectural Plans prepared by Brown Falconer (Appendix A)
- Noise Impact Assessment Report prepared by Aurecon (Appendix B)
- Civil Services Site Plan prepared by Aurecon (Appendix C)
- Memorandum of Environmentally Sustainable Design prepared by Aurecon (Appendix D)
- Landscape Concept Plan prepared by ASPECT Studios (Appendix E)
- Traffic Impact Assessment prepared by WGA (Appendix F)
- Gawler Technical College – Exhaust Discharges – Technical Note by Aurecon (Appendix G)
- Arboricultural Impact Assessment by Project Green (Appendix H)
- Survey Plan by Engineering Surveys (Appendix I)

1.2 Project Background

The South Australian Government has delivered five Technical Colleges across South Australia and is continuing to expand the network through the delivery of additional colleges. Delivered in partnership with industry, the program provides additional pathways for students to complete their education and transition into employment, apprenticeships, traineeships and further study. It also responds to skills shortages and supports the State's economic growth.

Gawler Technical College is one of the colleges included in this program. The college will be located within the Gawler and District College B-12 School campus.

The proposed development will provide a purpose-built facility for vocational education and training. The college will support students in Years 10 to 12 and strengthen connections with industry and training providers.

The facility is designed to accommodate up to 250 students. It will include modern teaching spaces and specialist equipment to support practical learning.

Training programs will focus on Engineering and Construction. These programs have been selected to support skills development and local workforce needs and skills shortages.

The college is expected to open for students at the beginning of the 2028 school year.

2. Site and Locality

2.1 Subject Site

The subject site forms part of the Gawler and District College B-12 School campus at Barnet Road, Evanston.

The school campus contains a range of education buildings, sporting facilities and open space areas. The campus is used for pre-school, primary and secondary education.

The proposed Technical College will be located on the western side of the campus. The site is currently occupied by playing fields, a disused baseball diamond and associated facilities.

The site has frontage to Para Road. Existing school buildings are located to the north and east.

The main school entrance is provided from Barnet Road. Pedestrian access is also available from Para Road.

The site is within the Community Facilities Zone.

Subject Site:



2.2 Locality

The site is surrounded by a mix of schools, homes, shops and community facilities.

The Gawler and District College B-12 School is located to the north and east. Xavier College is located directly south.

Homes are located on the opposite side of Para Road to the west. Additional housing is in the south.

A range of shops and commercial businesses are located east of the site, near Main North Road and Tulloch Road.

The Gawler railway line is located west of Para Road. Evanston Railway Station is located a short distance south of the site and provides convenient access to public transport. The proximity of the station was a key factor in the selection of the site for the Technical College.

Locality



3. Proposed Development

3.1 Overview

The proposal is for a new Technical College within the Gawler and District College B-12 School campus.

The college will provide vocational education and training for up to 250 students. Training programs will focus on Advanced Manufacturing Engineering and Construction.

The development includes a new two-storey building, landscaping works, outdoor learning areas and associated site works.

Figure 1: Western Elevation from Para Road



3.2 Land Use

The proposed Technical College will be located within the Gawler and District College B-12 School campus and is classified as an Educational Facility under the Planning and Design Code.

The college will provide vocational education and training for students in Years 10 to 12. Training will focus on Engineering and Construction.

The building will include specialist workshops, learning areas, breakout spaces, student support facilities, administration areas, staff facilities and amenities.

3.3 Built Form

The building is located on the western side of the school campus, with frontage to Para Road.

The building will have a gross floor area of approximately 3,500 square metres and be arranged over two levels.

Workshop spaces will be located within the southern portion of the building. Learning, administration and student support spaces will be located within the northern portion.

The main entrance will be located at the north-western corner of the building. This location responds to the established pedestrian network and provides a direct connection to the Gawler & District College B-12 Children's Centre and broader school campus.

The building will include learning areas, breakout spaces, meeting rooms, staff facilities, storage areas and amenities. Outdoor learning and recreation areas will also be provided adjacent to the building.

The building will incorporate a contemporary architectural design with metal cladding, glazing, concrete, and screening elements.

3.4 Access and Parking

Vehicle access will be provided from Para Road via a new vehicular crossover proposed.

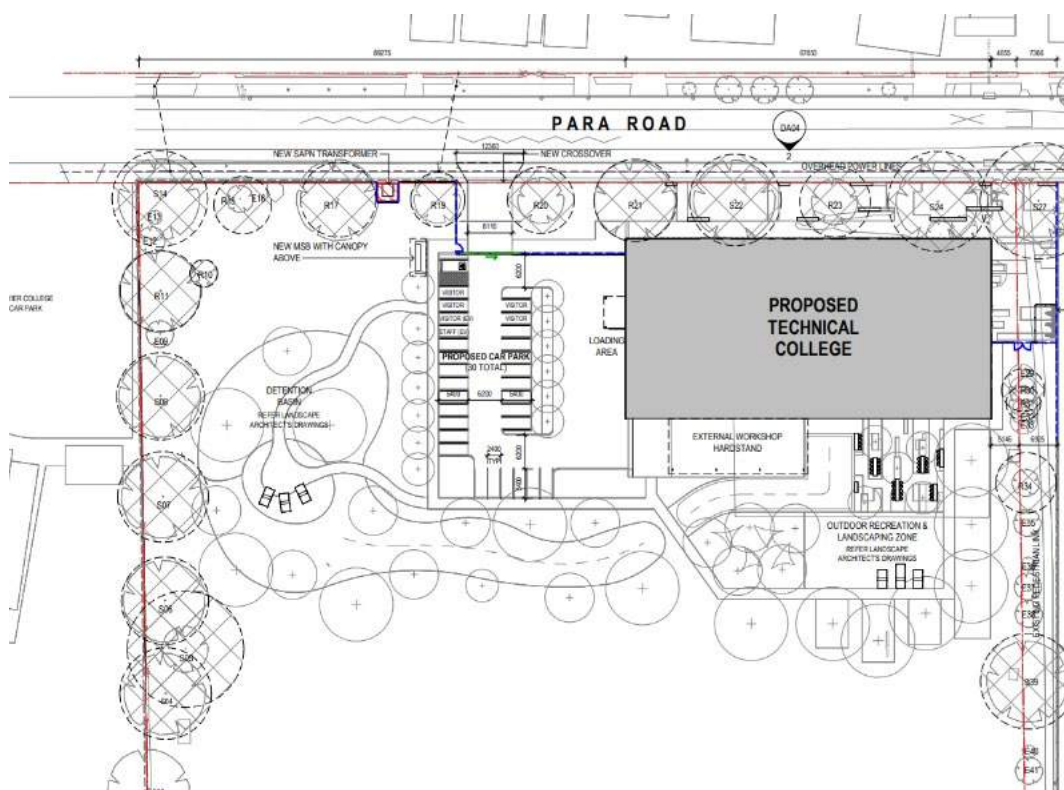
Pedestrian access will be available from Para Road and from existing pathways within the school campus.

A 30-space staff car park will be located on the southern side of the building.

A loading and service area will be located adjacent to the workshop spaces.

Bicycle parking is also be provided on site.

Figure 2: Site Plan



3.5 Landscaping and Outdoor Areas

Landscaping will be provided along the Para Road frontage, around the building and throughout the outdoor learning and recreation areas.

The landscape design includes new trees, garden beds and irrigated lawn areas.

A landscaped entry plaza will be established adjacent to the main building entrance.

The development will also provide outdoor learning spaces and open space for student use.

New stormwater infrastructure will be integrated within the landscaped areas, including a bio-retention basin and rain gardens.

The existing mature trees along the Para Road frontage are retained.

Figure 3: Landscape Concept



3.6 Environmentally Sustainable Design

The development incorporates a range of environmentally sustainable design measures.

These measures include roof-mounted solar panels, external shading devices, operable windows and landscaped stormwater treatment areas.

Bicycle parking and electric vehicle charging infrastructure will also be provided on site.

The building has been designed to maximise natural daylight and support natural ventilation where appropriate.

4. Procedural Matters

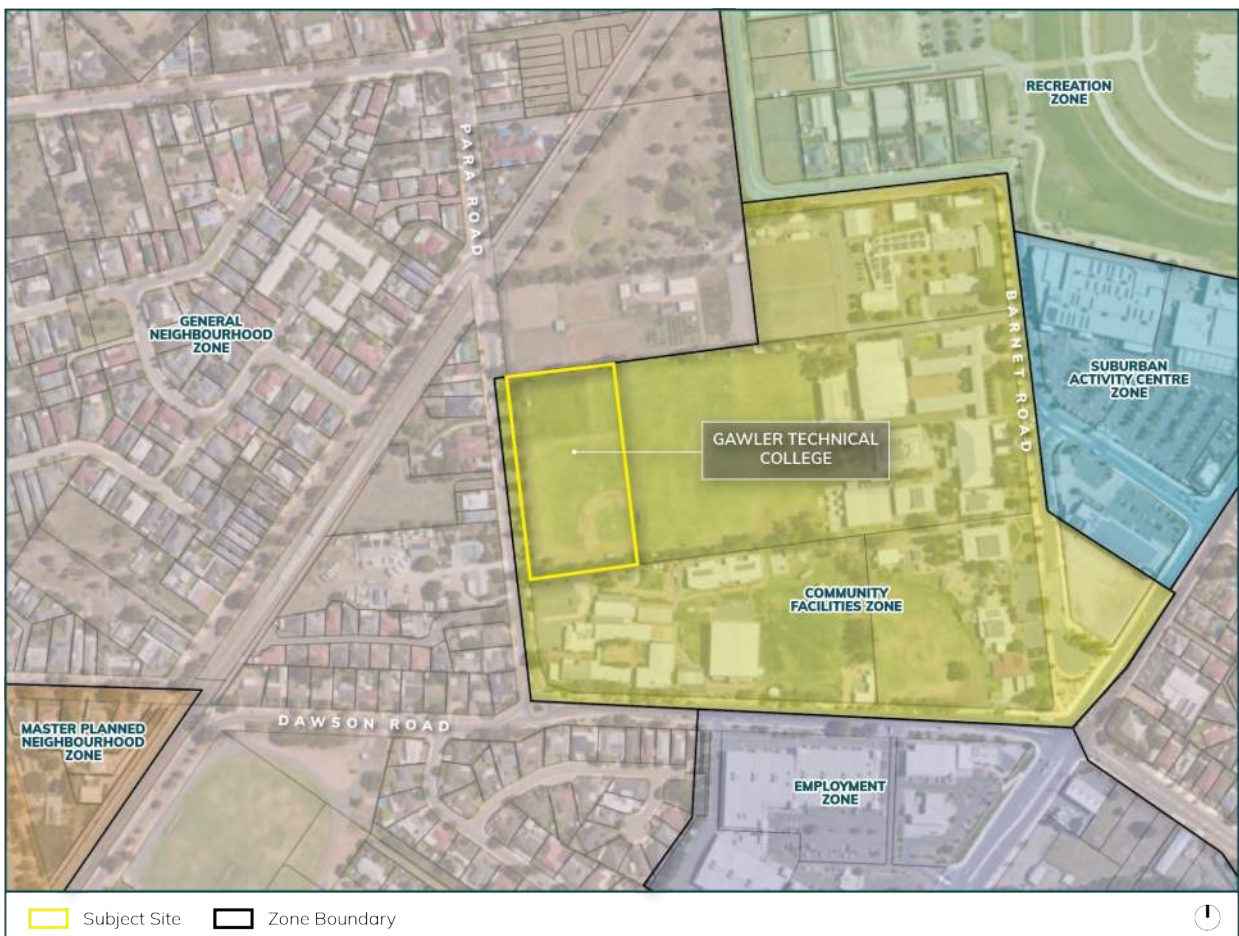
4.1 Planning and Design Code

The site is located within the Community Facilities Zone under the Planning and Design Code.

The site is affected by the following overlays:

- Defence Aviation Area (All Structures Over 90 Metres)
- Hazards (Flooding - General)
- Prescribed Water Resources Area
- Regulated and Significant Tree
- Water Resources
- Concept Plan 101 – Evanston Gardens, Evanston South Hillier

Zone:



4.2 Assessment Pathway

The proposal is Crown Development for the purposes of Section 131 of the Planning, Development and Infrastructure Act 2016 (the Act).

The Minister for Planning is the relevant authority for the assessment of the proposal.

4.3 Public Notification

The estimated cost of the proposed development exceeds \$10 million.

Public notification is required under Section 131(13) of the Act.

4.4 Referrals

In accordance with Section 131(6) of the Act, the proposal will be referred to the Town of Gawler for comment.

No State agency referrals are required. This is because:

- The site is not affected by the Design Overlay.
- The site is not affected by the Hazards (Bushfire – High) Overlay.
- The site is not affected by the Native Vegetation Overlay.
- The proposal does not introduce a more sensitive land use.
- The Traffic Generating Development Overlay does not apply to the development site.

5. Planning Assessment

5.1 Summary

The key planning considerations associated with the proposal are:

- Land Use
- Building Siting and Scale
- Design and Appearance
- Building Height
- Interface with Residential Development.
- Landscaping
- Traffic, Access and Servicing
- Car Parking
- Stormwater Management
- Flood Risk

5.2 Land Use

The site is located within the Community Facilities Zone. The zone seeks a range of community, education, recreation and health services and facilities. Relevant assessment criteria includes:

DO 1 Provision of a range of community, educational, recreational and health care facilities.

PO 1.1 Development is associated with or ancillary to the provision of community, educational, recreational and/or health care services.

PO 1.4 Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.

PO 1.5 Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.

The proposal is consistent with these provisions for the following reasons:

- The proposed Technical College is an Educational Facility located within an existing school campus.
- The proposal will provide vocational education and training for students in Years 10 to 12.
- The proposal broadens the education offering available on the site.
- The development will not affect the ongoing operation of the existing school or future education opportunities on the site.

5.3 Building Siting and Scale

The Community Facilities Zone seeks:

PO 1.7 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.

PO 2.4 Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation.

The accompanying DPF states:

DPF 2.4 Buildings are set back a minimum 3 metres from all boundaries where the subject land abuts an allotment used for residential purposes.

PO 2.5 Buildings on an allotment fronting a road that is not a State Maintained Road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.

The proposal is consistent with these provisions for the following reasons:

- The Technical College expands the existing education facilities within the Gawler and District College B-12 School campus. The building has a scale appropriate to its educational function and established school setting. While institutional in nature, its two-storey form, setbacks, landscaping and retained mature trees assist in managing its interface with nearby residential areas.
- The building is setback approximately 10 metres from the Para Road frontage. The setback enables mature trees and landscaping to be retained between the building and Para Road, softening views of the building from residential properties on the opposite side of the road.
- The building is setback approximately 4 metres from the immediate northern boundary. The adjoining land comprises a pedestrian connection and agricultural education paddocks associated with the Gawler & District College B-12 School. Although currently used for education purposes, the land is located within the General Neighbourhood Zone. Accordingly, the proposed setback provides appropriate separation from the adjoining land in its current form. The setback, together with the pedestrian connection, assists in reducing the perceived scale of the building and would continue to provide an appropriate interface should the land be developed for residential purposes in the future. The setback therefore contributes to an orderly transition to the adjoining neighbourhood.
- Land to the south and east is occupied by education uses. The proposal maintains an appropriate relationship with these adjoining activities.

5.4 Building Design and Appearance

Building appearance is not guided by the Community Facilities Zone. Instead, building appearance is guided by policies within the Design in Urban Areas General Development Policies Module. Relevant policies include:

PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.

PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

- (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces***
- (b) screening rooftop plant and equipment from view***

(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.

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

PO 2.1 *Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.*

PO 2.3 *Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.*

PO 2.4 *Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.*

PO 2.5 *Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.*

The proposal satisfies these provisions because:

- The main entrance is clearly identifiable and is supported by a landscaped entry plaza and pedestrian connections to the wider school campus.
- Street-facing elevations incorporate glazing, concrete and cladding. These materials create variation across the building façade and help define the main building entrances.
- Learning areas and common spaces are located along the building frontage. Extensive glazing provides views into and out of the building.
- Service, loading and waste management areas are located adjacent to the workshop spaces. These activities can be accommodated on site and are separated from primary pedestrian areas and building entrances.
- Plant and equipment are integrated into the building design. Plant equipment is located on level 1 and is screened from view. Acoustic treatment will be incorporated to manage noise emissions.
- The building is supported by a network of existing and new pedestrian pathways. These pathways provide clear and direct access between the building, Para Road, the car park and surrounding education facilities.
- Glazing and building entrances are orientated towards key pedestrian areas, supporting passive surveillance of the public realm and building approaches.

5.5 Building Height

PO 2.1 of the Community Facility Zone seeks building height that is consistent with any applicable maximum building height control or is generally consistent with the prevailing character of the locality and height of nearby buildings.

No Maximum Building Height (Levels) or Maximum Building Height (Metres) Technical and Numeric Variations apply to the site. Accordingly, the assessment of building height is undertaken against the latter part of PO 2.1.

The proposed Technical College will have a maximum height of approximately 10.8 metres and be arranged over two levels.

While the building has an institutional scale appropriate to an Educational Facility, its two-storey form is consistent with existing built form on site. Its two storey scale also reflects development commonly found within neighbourhood settings. When combined with the proposed setbacks, landscaping and retained mature trees, the building will sit comfortably within its broader context.

The building is setback from Para Road and adjoining land. Mature trees along the Para Road frontage will be retained and supplemented with new landscaping. These elements assist in reducing the visual prominence of the development when viewed from the public realm and adjoining properties.

The proposed height is therefore consistent with the prevailing character of the locality and satisfies PO 2.1.

5.6 Interface with Residential Development

5.6.1 Built Form

The Community Facility Zone seeks:

PO 2.2 Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.

PO 2.3 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

The proposal is consistent with these provisions for the following reasons:

- The northern boundary of the Technical College adjoins a pedestrian connection and agricultural education paddocks associated with the Gawler & District College B-12 School. Although this land currently forms part of the school campus, it is located within the General Neighbourhood Zone and could accommodate residential development in the future. In this circumstance, the building would be setback approximately 4 metres from the northern boundary and further separated from future development by the intervening pedestrian connection. Together, these elements would provide an appropriate interface and separation to future residential development.
- The building has been positioned to retain mature trees and provide landscaping around its perimeter. These elements assist in reducing the perceived scale of the development.
- Land to the south is occupied by Xavier College and land to the east forms part of the Gawler and District College B-12 School campus. These education uses are not sensitive to visual massing or overshadowing impacts associated with the proposal.
- The scale, setbacks and landscaping ensure the proposal will not result in unreasonable visual or overshadowing impacts on existing or future residential development.

5.6.2 Overshadowing

The Interface between Land Uses General Development Module seeks to minimise impacts between land uses. Policies specific to overshadowing include:

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in a neighbourhood-type zone is minimised to maintain access to direct winter sunlight.

PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in a neighbourhood-type zone is minimised to maintain access to direct winter sunlight.

The development satisfies these provisions because:

- The site does not directly adjoin any residential land uses.
- Land adjoining the northern boundary is located within a neighbourhood-type zone but currently comprises agricultural education paddocks associated with Gawler & District College B-12 School.
- Should the adjoining land be developed for residential purposes in the future, its location to the north of the proposed building means it would not be expected to experience material overshadowing from the development.
- Shadow diagrams demonstrate that shadowing is largely contained within the subject site and adjoining education land.
- The proposal is therefore not expected to result in unreasonable overshadowing impacts.

5.6.3 Noise

The Interface between Land Uses General Development Module seeks to minimise impacts between land uses. Policies specific to noise include:

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

PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces and the like are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers due to noise and vibration.

A Noise Impact Assessment prepared by Aurecon accompanies the application.

This assessment confirms the proposal is consistent with these provisions for the following reasons:

- The nearest residential properties are separated from the site by Para Road.
- Service, loading and waste management activities are located within the site and are separated from nearby residential development.
- The Noise Impact Assessment identifies the applicable EPA noise criteria for surrounding sensitive receivers.
- The Noise Impact Assessment indicates that the following acoustic mitigation measures may be required:
 - Noise attenuation louvres and/or acoustic barriers around the dust extraction equipment and external Level 1 plant.
 - Sound-absorbing panels within plant rooms and workshop areas.
- Specific details of these mitigation measures will be developed during subsequent design stages. Further acoustic assessment will confirm the final mitigation requirements. The Noise Impact

Assessment concludes that compliance with the relevant EPA noise criteria can be achieved through the implementation of appropriate acoustic treatments.

5.6.4 Air Quality

The Interface Between Land Uses module seeks:

PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.

- An Air Quality Assessment accompanies the application.
- Potential air emissions associated with workshop activities have been considered as part of the building design.
- The assessment concludes that the proposed discharge arrangements can be designed to comply with the requirements of AS1668.2 and provide an appropriate level of amenity protection for surrounding land uses.
- Detailed plant selection and discharge design will be finalised during subsequent design stages.

5.6.5 Overlooking

The Design in Urban Areas section of the General Development Module seeks:

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

'Direct Overlooking' is defined by Part 8 of the Code to mean:

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

- The site does not directly adjoin any residential land uses.
- Land adjoining the northern boundary is located within a neighbourhood-type zone but currently comprises agricultural education paddocks associated with Gawler & District College B-12 School.
- Nevertheless, the building has been designed to minimise opportunities for overlooking should this land be developed for residential purposes in the future. Upper-level glazing is provided behind a perforated screen within the clock or limited to above the entry. It is positioned to avoid direct views into adjoining properties.
- Residential development is located on the opposite side of Para Road. However, this land does not adjoin the site and the separation distance between these properties and the proposed Technical College exceeds 15 metres. Accordingly, it does not constitute direct overlooking as defined by the Planning and Design Code.
- The proposal is therefore not expected to result in unreasonable overlooking impacts on existing or future residential development.

5.7 Landscaping

The Design in Urban Areas section of the General Development Module seeks:

PO 3.1 Soft landscaping and tree planting to be incorporated to:

- (a) Minimise heat absorption and reflection**
- (b) Maximise shade and shelter**
- (c) Maximise stormwater infiltration**
- (d) Enhance the appearance of land and streetscapes**

The proposal is consistent with this provision for the following reasons:

- Landscaping is incorporated throughout the site, including along the Para Road frontage, around the building and within outdoor learning and recreation areas.
- The proposal retains existing mature trees and supplements these with substantial new tree planting.
- Trees and landscaped areas provide shade and shelter throughout the site.
- Permeable paving, rain gardens, stormwater planting and bio-retention areas have been incorporated into the site design to support stormwater infiltration.
- Landscaping is integrated with pedestrian pathways, outdoor learning areas and recreation spaces.
- The landscape design contributes to the presentation of the building and provides a landscaped setting when viewed from surrounding roads and adjoining land.
- The Landscape Concept Plan incorporates a range of species suited to local conditions and the intended function of the site.

5.8 Traffic, Access and Servicing

The Transport, Access and Parking section of the General Development Policies seek:

PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.

PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.

PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.

PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.

PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.

PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.

A Traffic Impact Assessment prepared by WGA accompanies the application.

The proposal is consistent with these provisions for the following reasons:

- The site is accessible by private vehicle, walking, cycling and public transport, with Evanston Railway Station located approximately 350 metres away.
- The proposed access to Para Road has been assessed having regard to the nearby rail crossing, Emu Crossing and surrounding road network.
- Appropriate sight distances can be achieved at the proposed access point.
- Internal circulation, servicing and waste collection activities are accommodated wholly within the site.
- Swept path analysis confirms that service and waste collection vehicles can safely enter, manoeuvre within and exit the site.
- WGA estimates the development will generate approximately 125 vehicle movements during the weekday peak hour and concludes that the existing road network has capacity to accommodate this increase.
- The Traffic Impact Assessment concludes that the traffic impacts associated with the proposal are manageable.

5.9 Car Parking

The Planning and Design Code defines an Educational Facility as:

"A primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated child care facility or institution for the care and maintenance of children."

While the proposed Technical College falls within the definition of an Educational Facility, the off-street parking rates do not specifically identify a rate for a technical institute. Instead, rates are provided for primary schools, secondary schools and tertiary institutions.

Given the Technical College will cater for students in Years 10 to 12, operate in conjunction with the Gawler and District College B-12 School, and function similarly to a secondary school, the secondary school parking rate has been adopted for the purposes of this assessment.

The Transport, Access and Parking section in the General Development Policies seek:

PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking spaces are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate.

The accompanying DTS/DPF seeks vehicle parking to be provided in accordance with the applicable off-street parking rates.

For a secondary school, Table 2 requires:

1.1 spaces per full-time equivalent employee plus 0.1 spaces per student for a pick-up / set-down area either on-site or within 300 metres of the site.

The proposal is consistent with these provisions for the following reasons:

- A Traffic Impact Assessment prepared by WGA accompanies the application.

- The development will accommodate approximately 25 full-time equivalent staff and up to 250 students.
- The Planning and Design Code generates a demand for 28 staff parking spaces and 25 student pick-up/set-down spaces.
- The proposal includes 30 on-site staff and visitor parking spaces, including an accessible car parking space.
- Student parking is not provided on site, consistent with Department for Education requirements for school facilities.
- WGA identified sufficient on-street parking within 300 metres of the site to accommodate the required student pick-up/set-down demand.
- WGA identified approximately 27 spaces on Para Road, 12 spaces on Railway Terrace and 12 spaces on Dawson Street, providing capacity in excess of the Code requirement.
- The site is located within walking distance of Evanston Railway Station and is accessible by walking, cycling and public transport.
- The proposed car park has been assessed against AS2890.1 and Department for Education parking standards.

5.10 Stormwater Management

The Design in Urban Areas of the General Development Policy Module seeks:

PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.

PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.

PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure development does not increase peak flows in downstream systems.

The proposal is consistent with these provisions for the following reasons:

- A Stormwater Management Plan prepared by Aurecon accompanies the application.
- The proposal incorporates integrated stormwater management measures including permeable paving, bio-retention basins, stormwater planting, an engineered swale and OceanGuard treatment units.
- Stormwater runoff from the site will be collected, treated and directed through a dedicated stormwater treatment train prior to discharge.
- MUSIC modelling demonstrates that the proposed treatment train achieves the applicable stormwater quality objectives for total suspended solids, total phosphorus, total nitrogen and gross pollutants.
- Water quality treatment is provided through a combination of an engineered swale, OceanGuard units and a bio-retention basin.

- DRAINS modelling identified a detention storage requirement of approximately 148m³. A detention volume of 150m³ is proposed.
- The stormwater management system has been designed to attenuate post-development flows from the 1% AEP event back to the equivalent 20% AEP event flow.
- Post-development discharge will be limited to 24L/s in accordance with Town of Gawler requirements.
- The Stormwater Management Plan concludes that the proposed strategy is suitable for the current concept and planning design phase and can be refined during detailed design.

5.11 Flood Risk

The Hazards (Flooding - General) Overlay seeks to minimise impacts on people, property, infrastructure and the environment from general flood risk through the appropriate siting and design of development.

Relevant assessment criteria include:

PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas to enable uninterrupted operation of services and reduce likelihood of entrapment.

PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of floodwaters is likely to result in undue damage to or compromise ongoing activities within buildings.

- A Stormwater Management Plan prepared by Aurecon accompanies the application.
- Existing flood mapping identifies a localised flood risk affecting the north-west corner of the site.
- Aurecon estimates the adopted flood level within this area to be between 50.000m and 50.100m AHD.
- The Technical College will be located outside the identified flood-affected area.
- Finished floor levels are proposed to be set a minimum of 300mm above the adopted flood level.
- Based on the preliminary civil design, the proposed Technical College will have a minimum finished floor level of approximately 50.400m AHD.
- The site layout and finished surface levels have been designed having regard to existing drainage patterns and overland flow paths.
- The Stormwater Management Plan includes attenuation and drainage measures to manage post-development stormwater runoff and minimise flood impacts on adjoining land.
- Aurecon concludes that the proposed stormwater and flood management strategy is suitable for the current concept and planning design phase.

6. Conclusion

The proposed Gawler Technical College represents an appropriate form of Educational Facility within the Community Facilities Zone.

The development is consistent with the relevant provisions of the Planning and Design Code. It provides a high-quality education facility that responds appropriately to its surroundings through considered siting, landscaping and building design.

Appropriate arrangements are provided for access, parking, servicing, stormwater management and flood mitigation.

The proposal therefore warrants the granting of Planning Consent.

.

7. Appendices

Appendix A – Architectural Plans by Brown Falconer



ARTIST IMPRESSION OF MAIN ENTRY
FROM PARA ROAD

GAWLER TECHNICAL COLLEGE

Barnet Road, Evanston SA

ISSUE FOR SCAP APPROVAL

DATE: 03/08/2026

ARCHITECTURAL DRAWING SCHEDULE

DA SHEET LIST				
Sheet Number	Sheet Name	Revision	Revision Date	
DA01	COVER SHEET	P1	03/08/2026	
DA02	LOCATION PLAN	P1	03/08/2026	
DA03	SITE PLAN - EXISTING & DEMOLITION	P1	03/08/2026	
DA04	SITE PLAN - PROPOSED	P1	03/08/2026	
DA05	GENERAL ARRANGEMENT PLAN - GROUND	P1	03/08/2026	
DA06	GENERAL ARRANGEMENT PLAN - LEVEL ONE	P1	03/08/2026	
DA07	ROOF PLAN	P1	03/08/2026	
DA08	ELEVATIONS	P1	03/08/2026	
DA09	ELEVATIONS	P1	03/08/2026	
DA10	SECTIONS	P1	03/08/2026	
DA11	SITE ANALYSIS	P1	03/08/2026	
DA12	SHADOW DIAGRAMS	P1	03/08/2026	
DA13	OVERLOOKING DIAGRAMS	P1	03/08/2026	
DA14	PERSPECTIVE VIEWS	P1	03/08/2026	

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DIT/DIE

GAWLER TECHNICAL COLLEGE

COVER SHEET

Scale
Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Dwg No. DA01

Rev: P1

A1 SHEET

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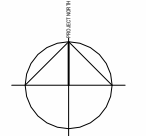
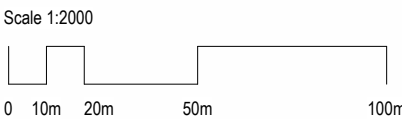
LOCATION PLAN

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Date 03/08/2026
BF Job/Site No. 2026032 / 3779

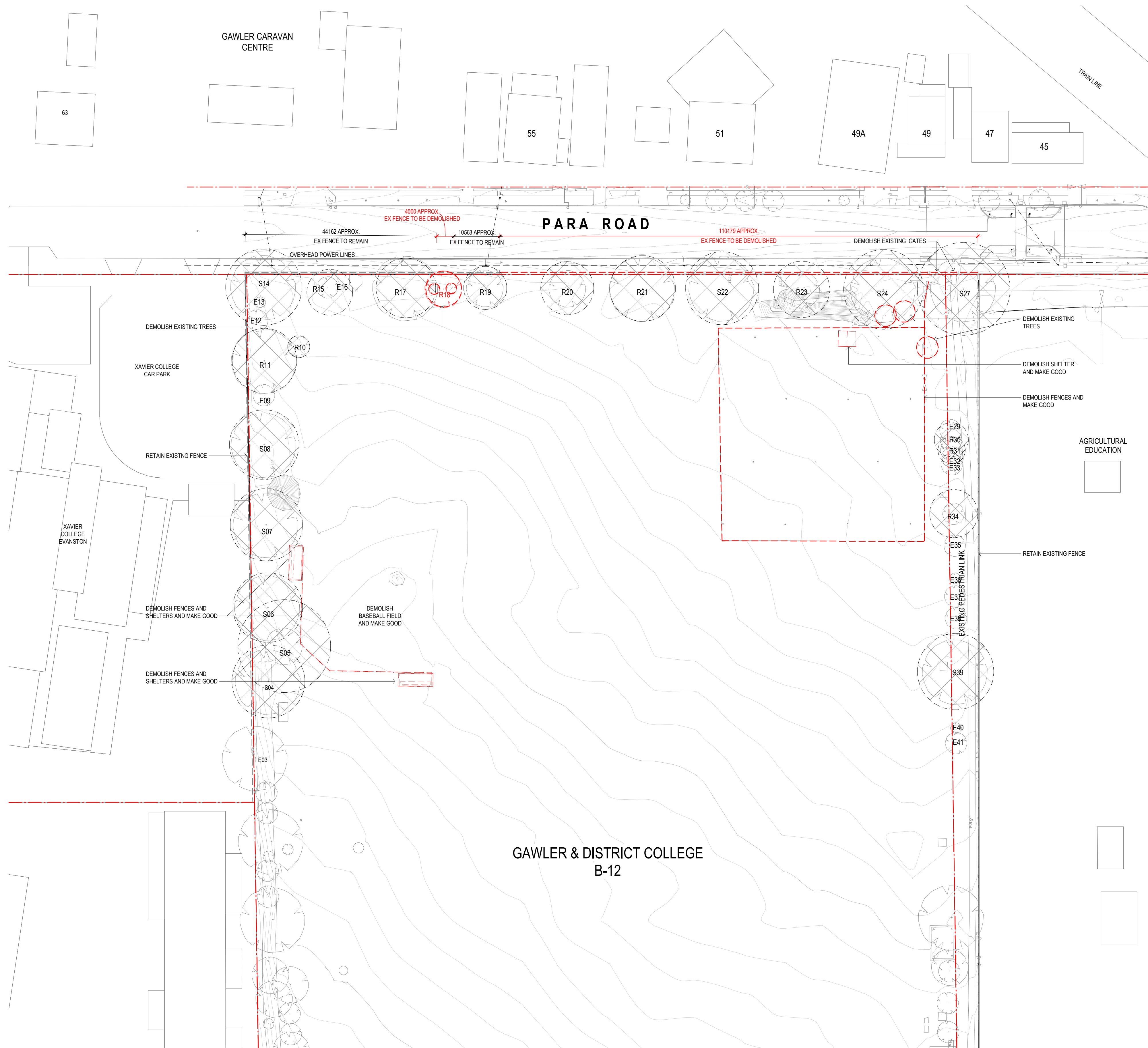
Dwg No. DA02

Rev: P1

A1 SHEET



PLOT STAMP DATE: 2026/08/03 5:09:22 PM



SITE PLAN - EXISTING & DEMOLITION
1 : 500

SITE PLAN LEGEND

- EXISTING TREE. REFER TO ARBORIST REPORT FOR DETAILS
- S: SIGNIFICANT
 - R: REGULATED
 - E: EXEMPT
- EXISTING TREE. REFER TO ARBORIST REPORT FOR DETAILS
- BOUNDARY

FENCE LEGEND

- NEW SPEAR TOP FENCE TO MATCH EXISTING
COLOUR: BLACK
HEIGHT: 2100mm
- AUTOMATIC SECURITY GATES
- EXISTING FENCE

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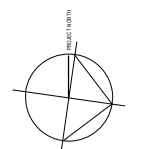
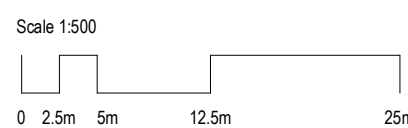
SITE PLAN - EXISTING &
DEMOLITION

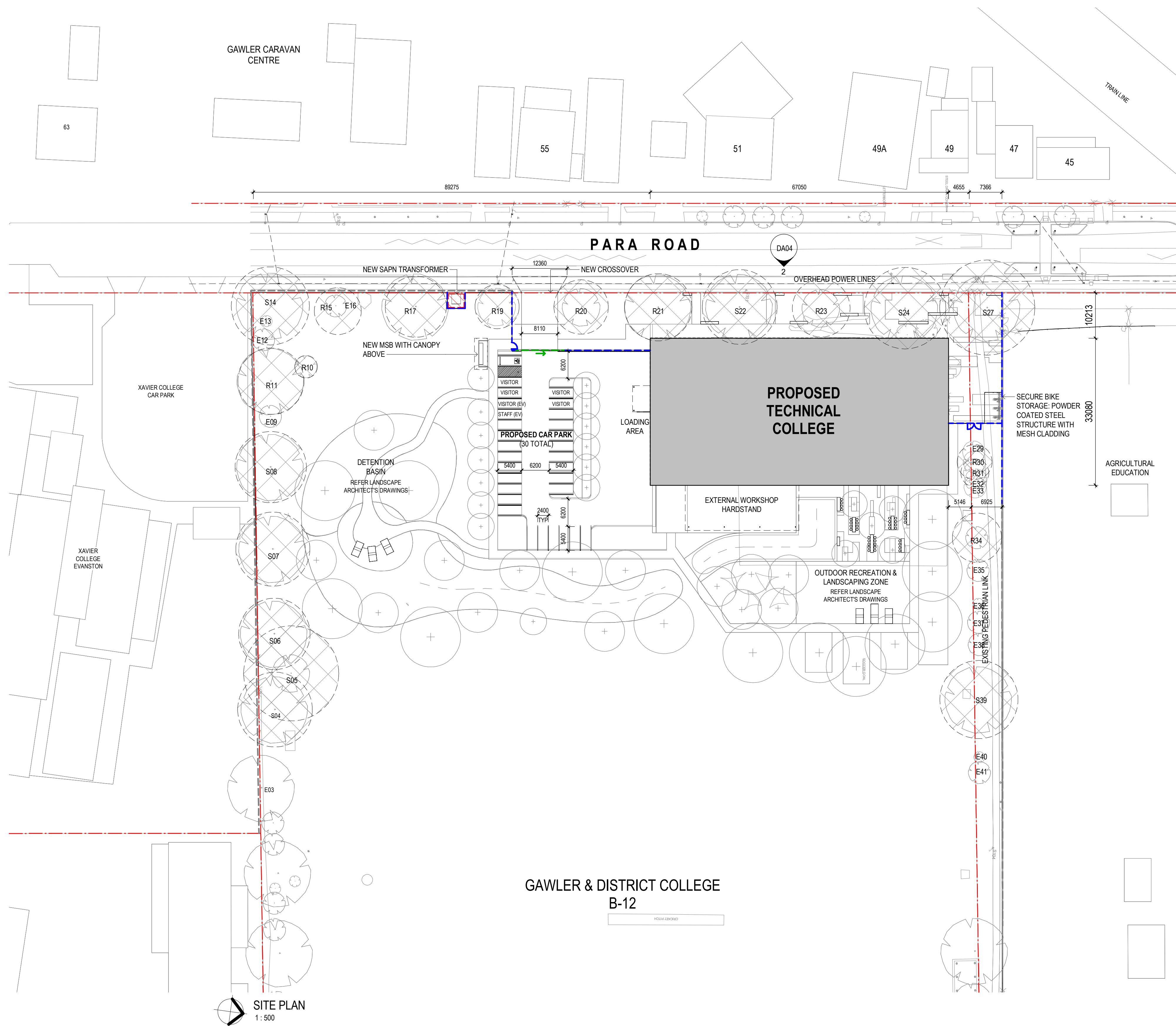
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Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Dwg No. DA03

Rev: P1

AT SHEET





SITE PLAN LEGEND

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- S: SIGNIFICANT
 - R: REGULATED
 - E: EXEMPT
- EXISTING TREE. REFER TO ARBORIST REPORT FOR DETAILS
- BOUNDARY

FENCE LEGEND

- NEW SPEAR TOP FENCE TO MATCH EXISTING
- COLOUR: BLACK
- HEIGHT: 2100mm
- AUTOMATIC SECURITY GATES
- EXISTING FENCE

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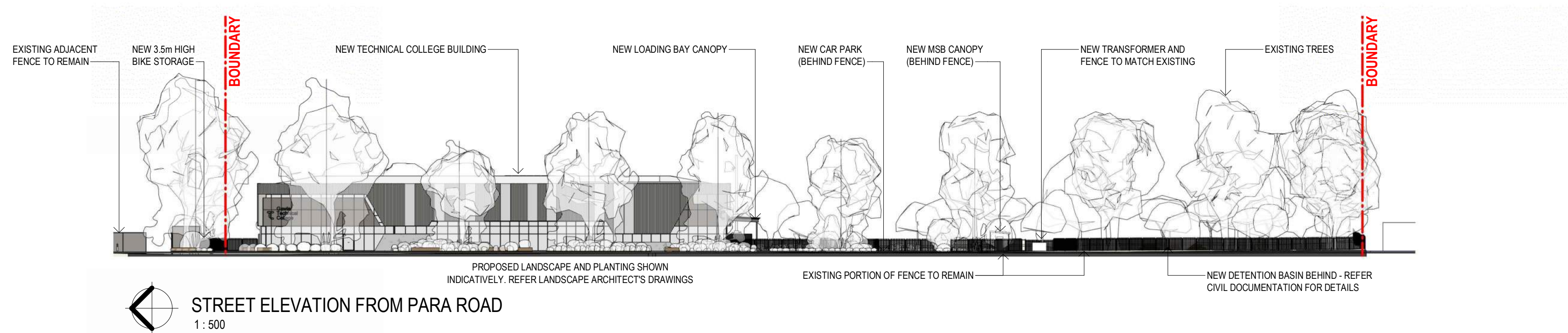
SITE PLAN - PROPOSED

Scale 1: 500
Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Dwg No. DA04

Rev: P1

AT SHEET



STREET ELEVATION FROM PARA ROAD
1: 500

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



- AMENITIES / STORE
- CIRCULATION
- DLAs
- GOODS RECEIVING
- STAFF SPACES
- STAIRS / LIFT
- STUDENT SPACES
- VOID (CIRCULATION)
- VOID (WORKSHOPS)
- WORKSHOPS

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Scale 1 : 100
Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Rev: P1

A1 SHEET

1
DA0





- AMENITIES / STORE
- CIRCULATION
- DLAs
- GOODS RECEIVING
- STAFF SPACES
- STAIRS / LIFT
- STUDENT SPACES
- VOID (CIRCULATION)
- VOID (WORKSHOPS)
- WORKSHOPS

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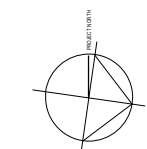
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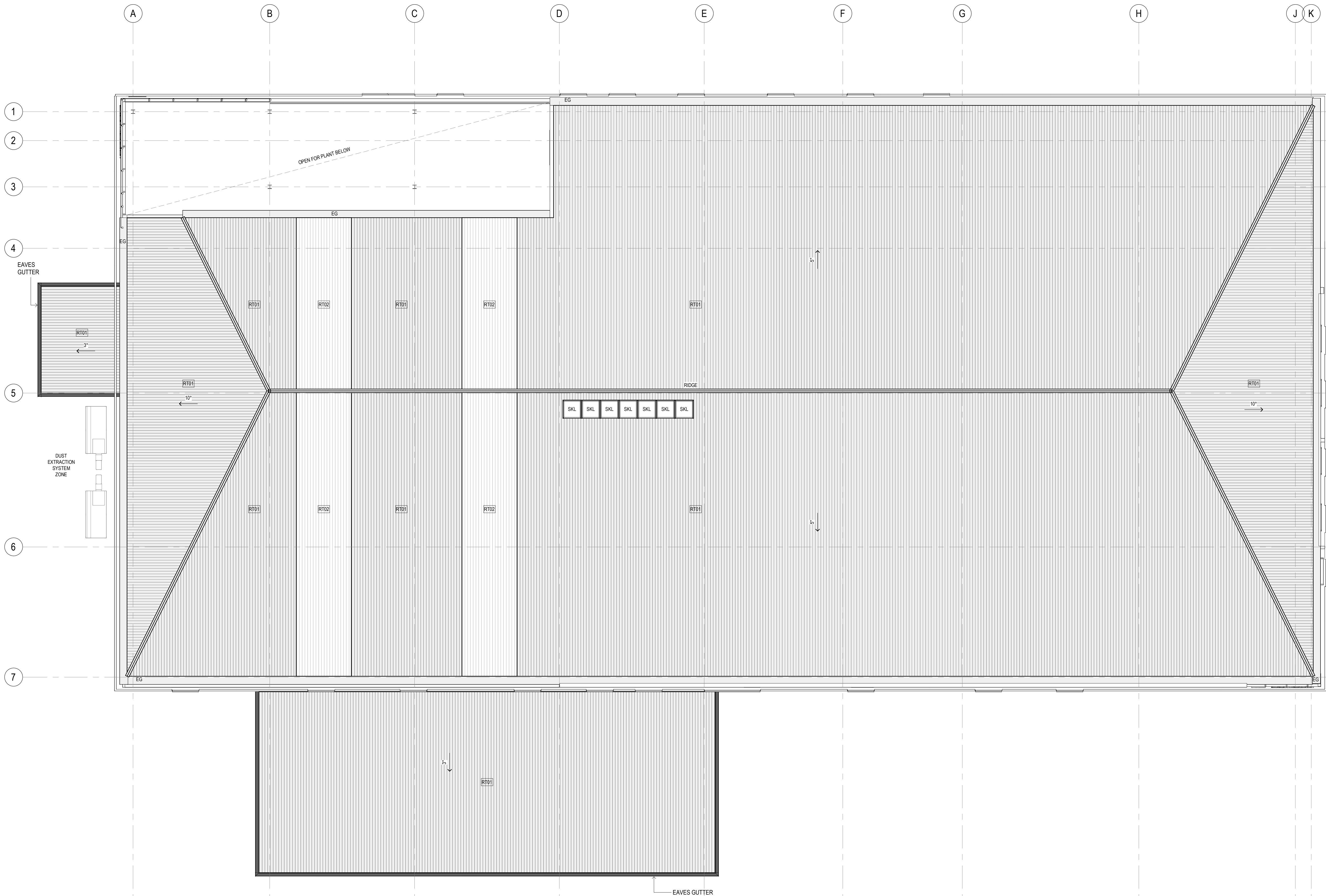
Rev: P

A1 SHE

Scale 1:100

0 0.5m 1m 2.5m





ROOF PLAN LEGEND

RT01	ROOF TYPE PROFILLED METAL SHEET
RT02	ROOF TYPE PROFILLED TRANSLUCENT SHEET
EG	EDGE GUTTER
SKL	SKYLIGHT

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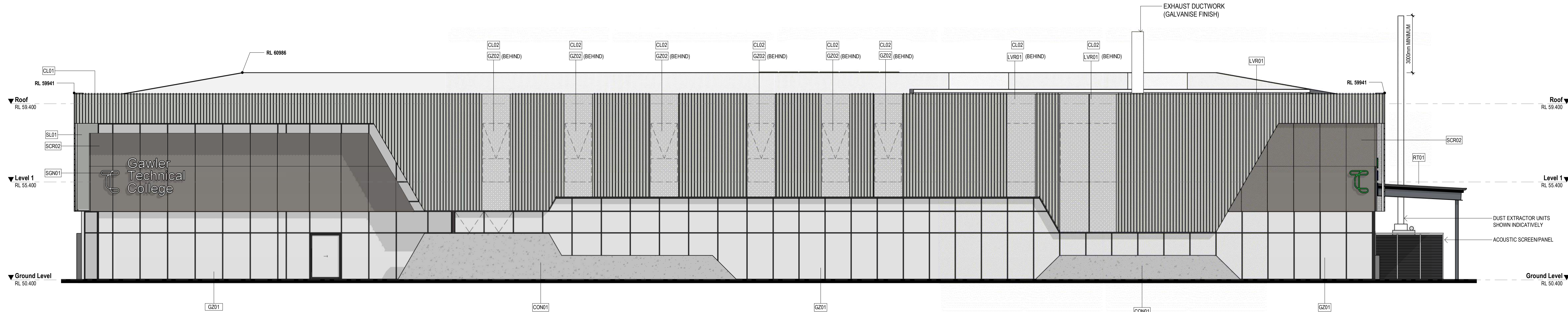
ROOF PLAN

Scale As indicated
Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Dwg No. DA07

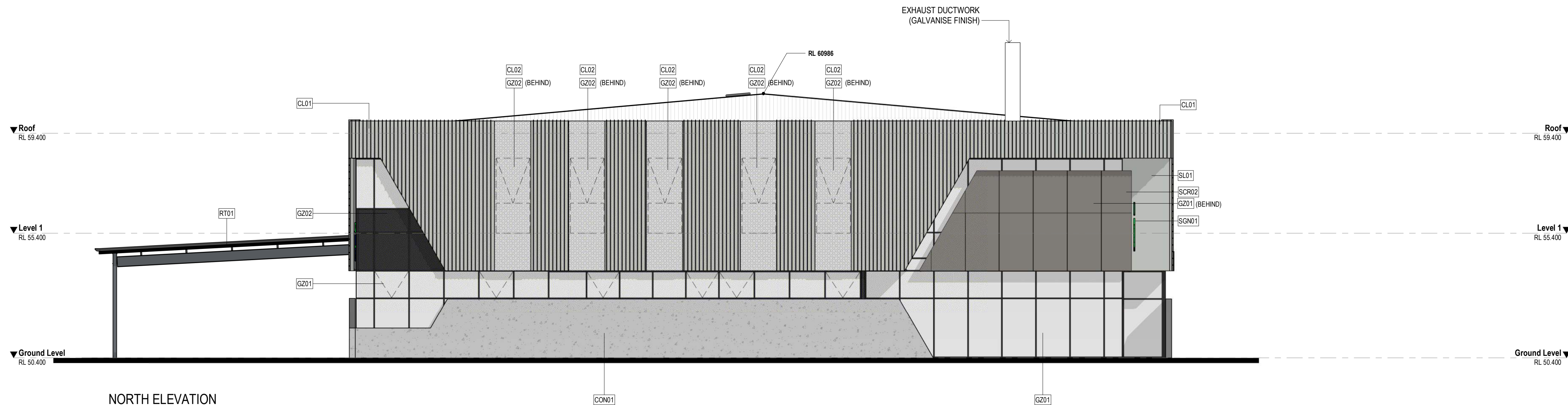
Rev: P1

AT SHEET



WEST ELEVATION (PARA ROAD)

1 : 100



NORTH ELEVATION

1 : 100

MATERIAL LEGEND

GZ01		SCR02		PA01		RT01	
GZ02		CL01		LVR01		SL01	
SCR01		CL02		LVR02		RD01	
SGN01		FC01		CON01		RD02	

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ELEVATIONS

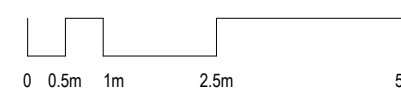
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Dwg No DA08

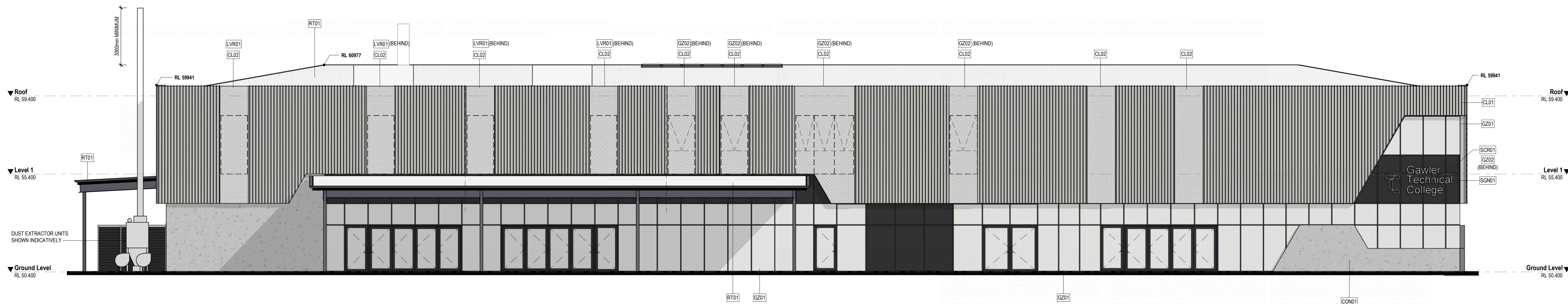
Rev: P1

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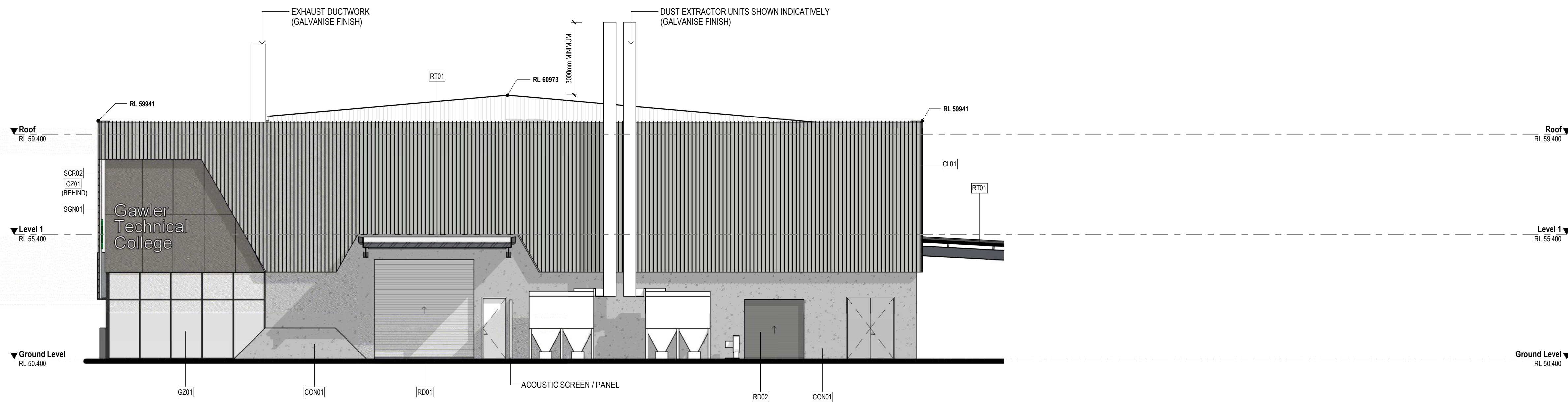


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EAST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

MATERIAL LEGEND

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GZ02		CL01		LVR01		SL01	
SCR01		CL02		LVR02		RD01	
SGN01		FC01		CON01		RD02	

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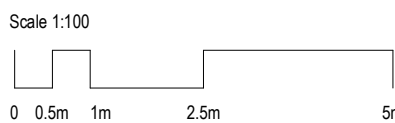
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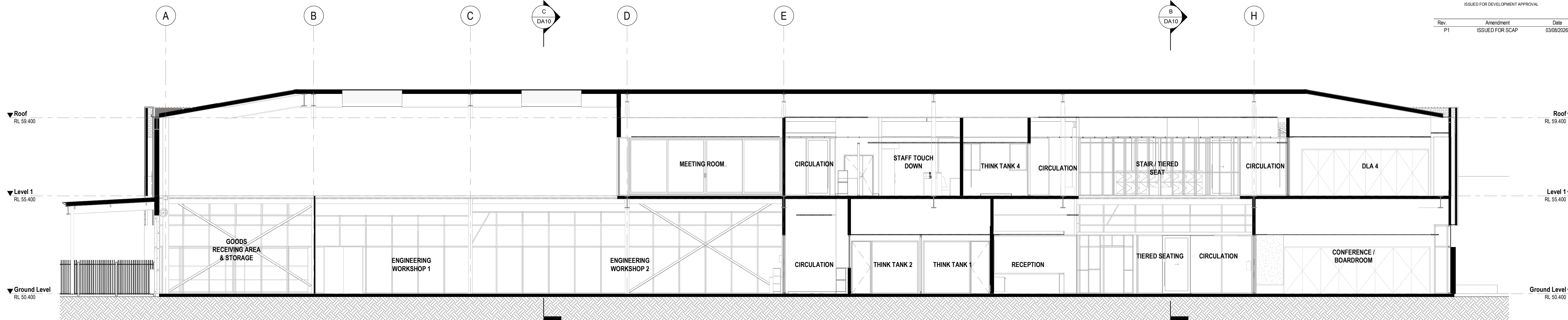
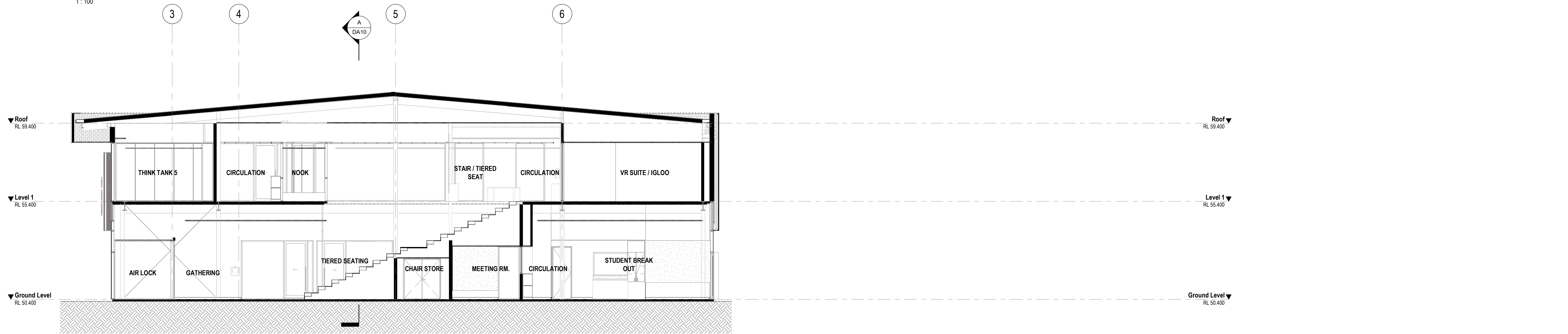
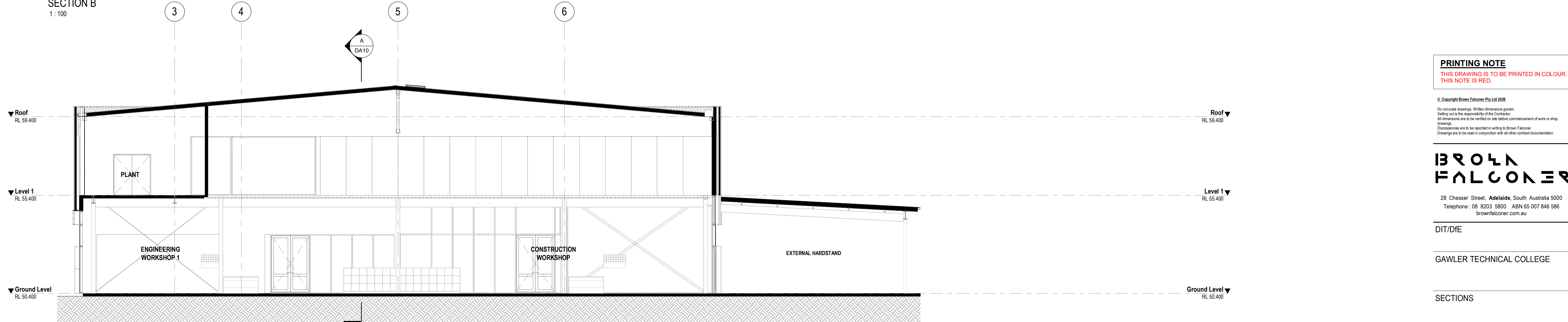
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Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Dwg No. DA09

Rev: P1

A1 SHEET



SECTION A
1 : 100SECTION B
1 : 100SECTION C
1 : 100

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SECTIONS

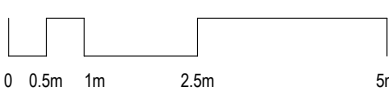
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BF Job/Site No. 2026032 / 3779

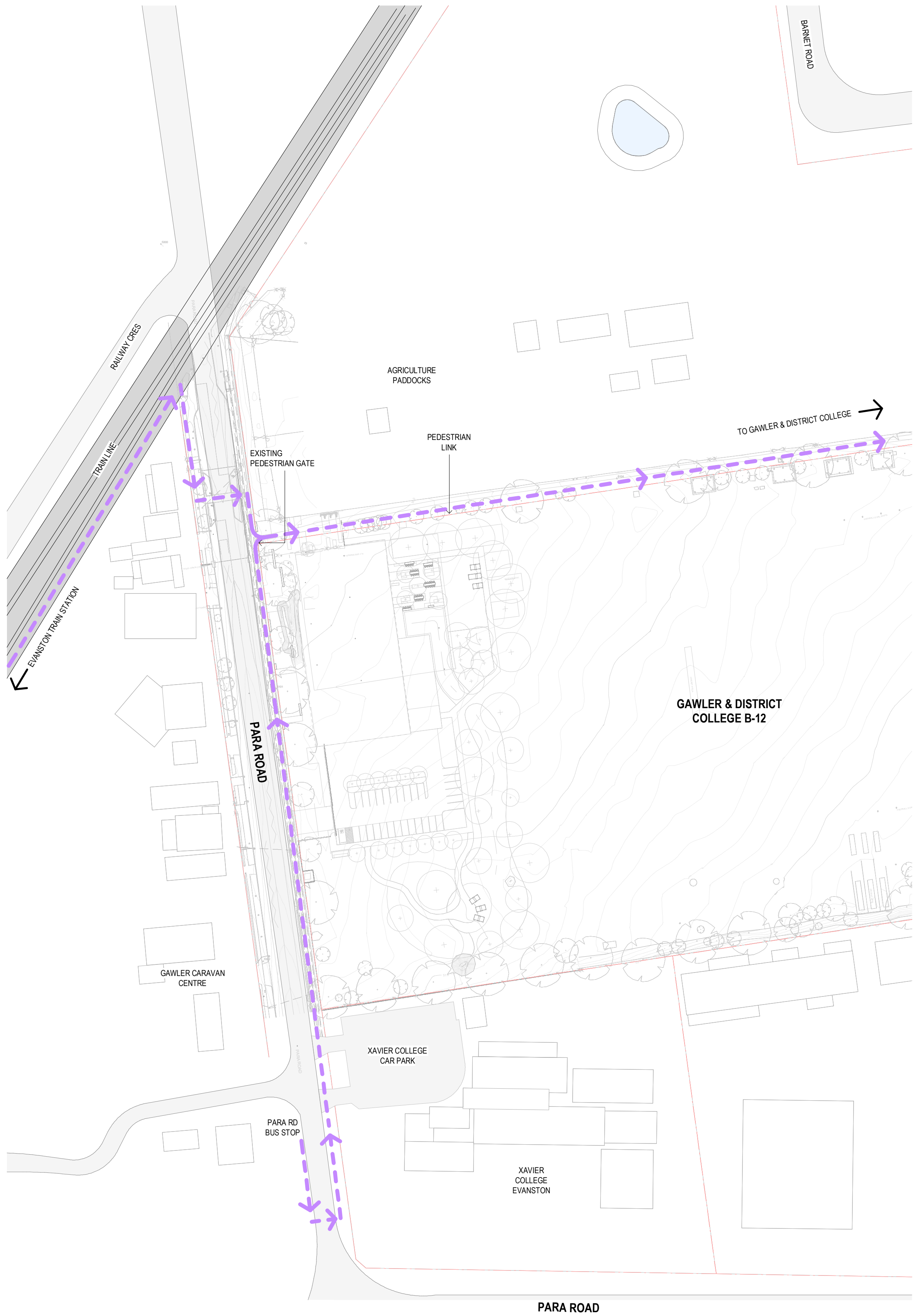
Dwg No. DA10

Rev: P1

A1 SHEET

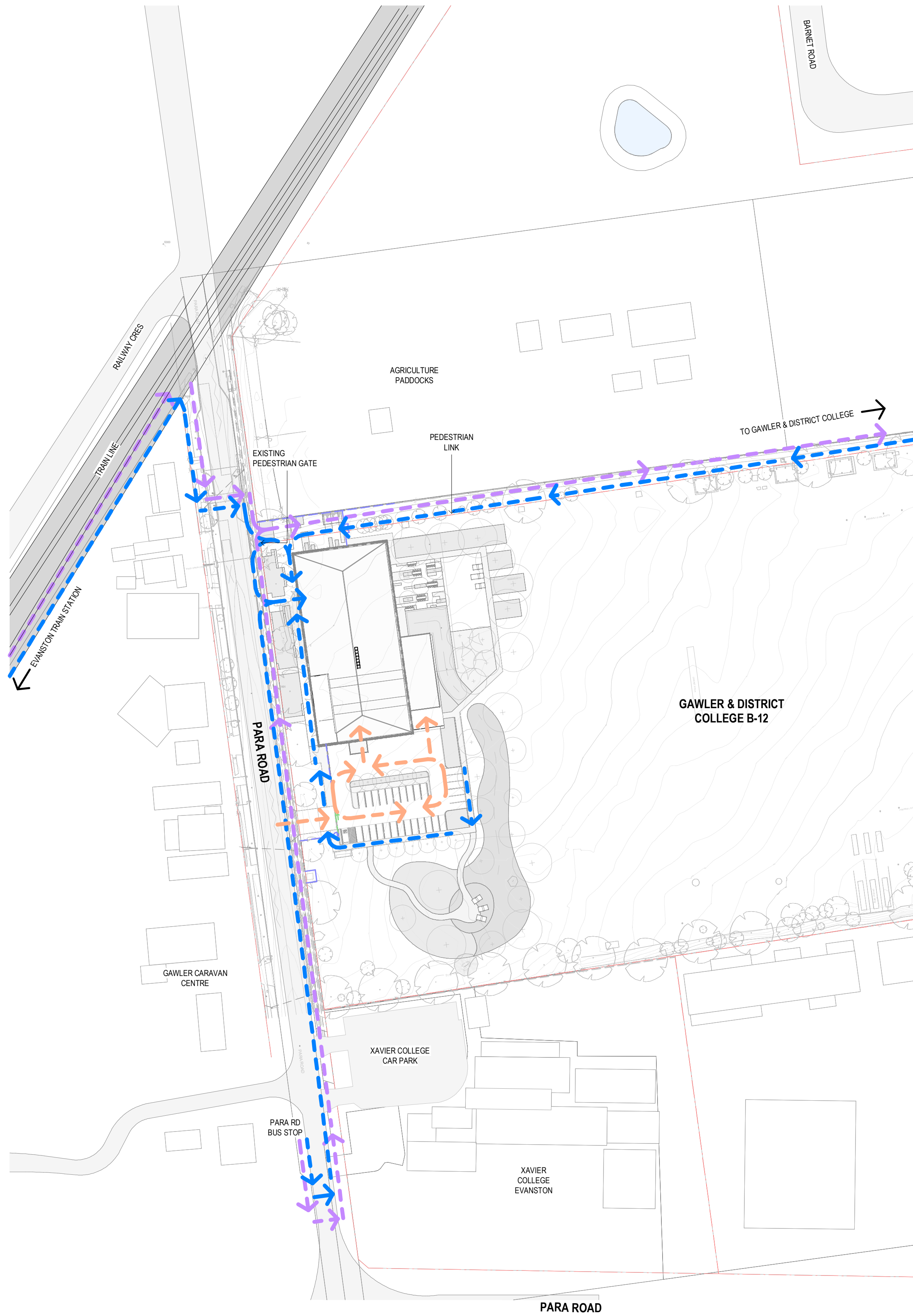
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SITE ANALYSIS - EXISTING PEDESTRIAN CONNECTION

--- EXISTING PEDESTRIAN CONNECTION



SITE ANALYSIS - PEDESTRIAN CONNECTION

--- EXISTING PEDESTRIAN CONNECTION
--- NEW PEDESTRIAN CONNECTION
--- EXISTING PEDESTRIAN CONNECTION

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SITE ANALYSIS

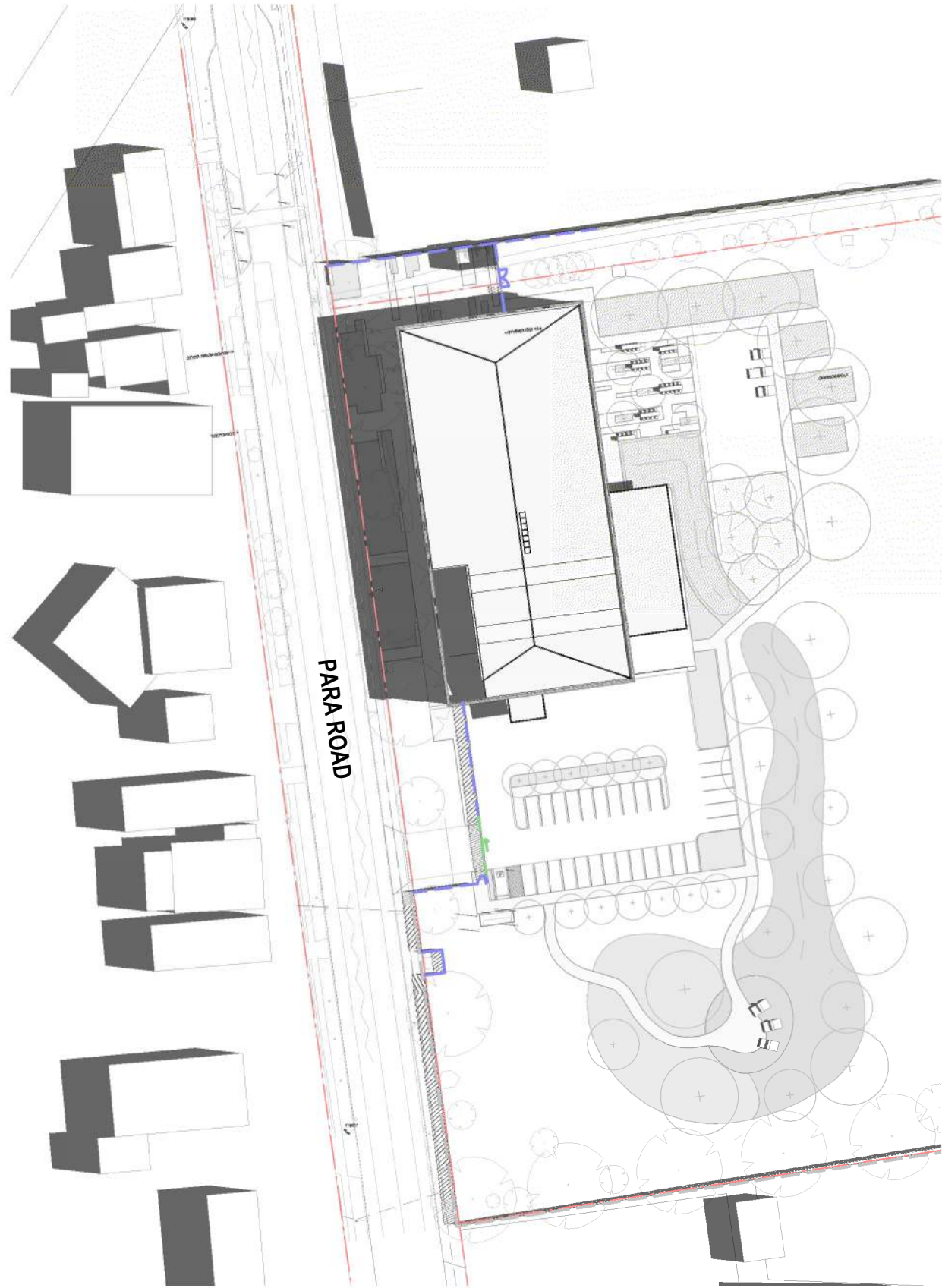
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Dwg No. DA11

Rev: P1

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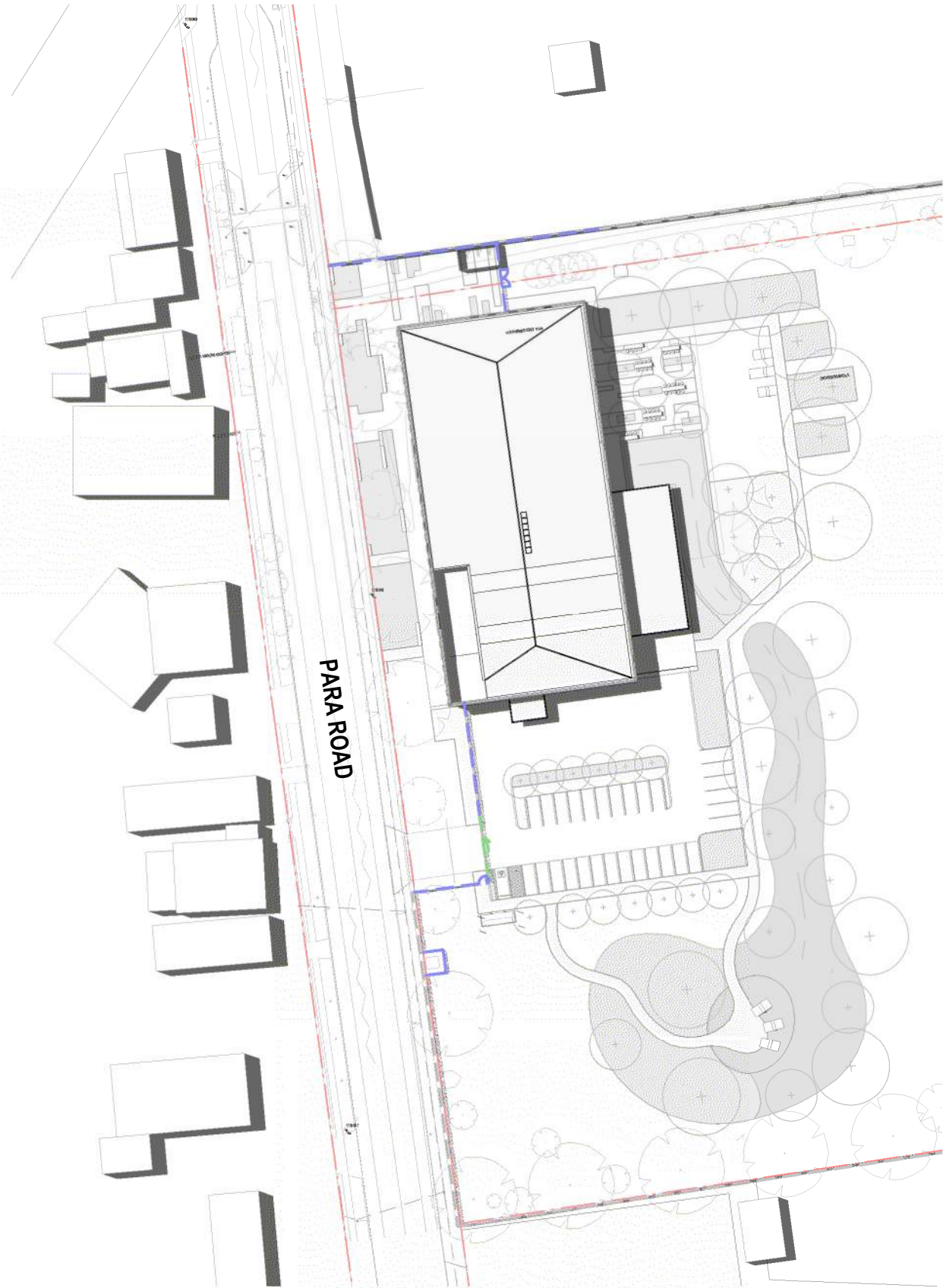
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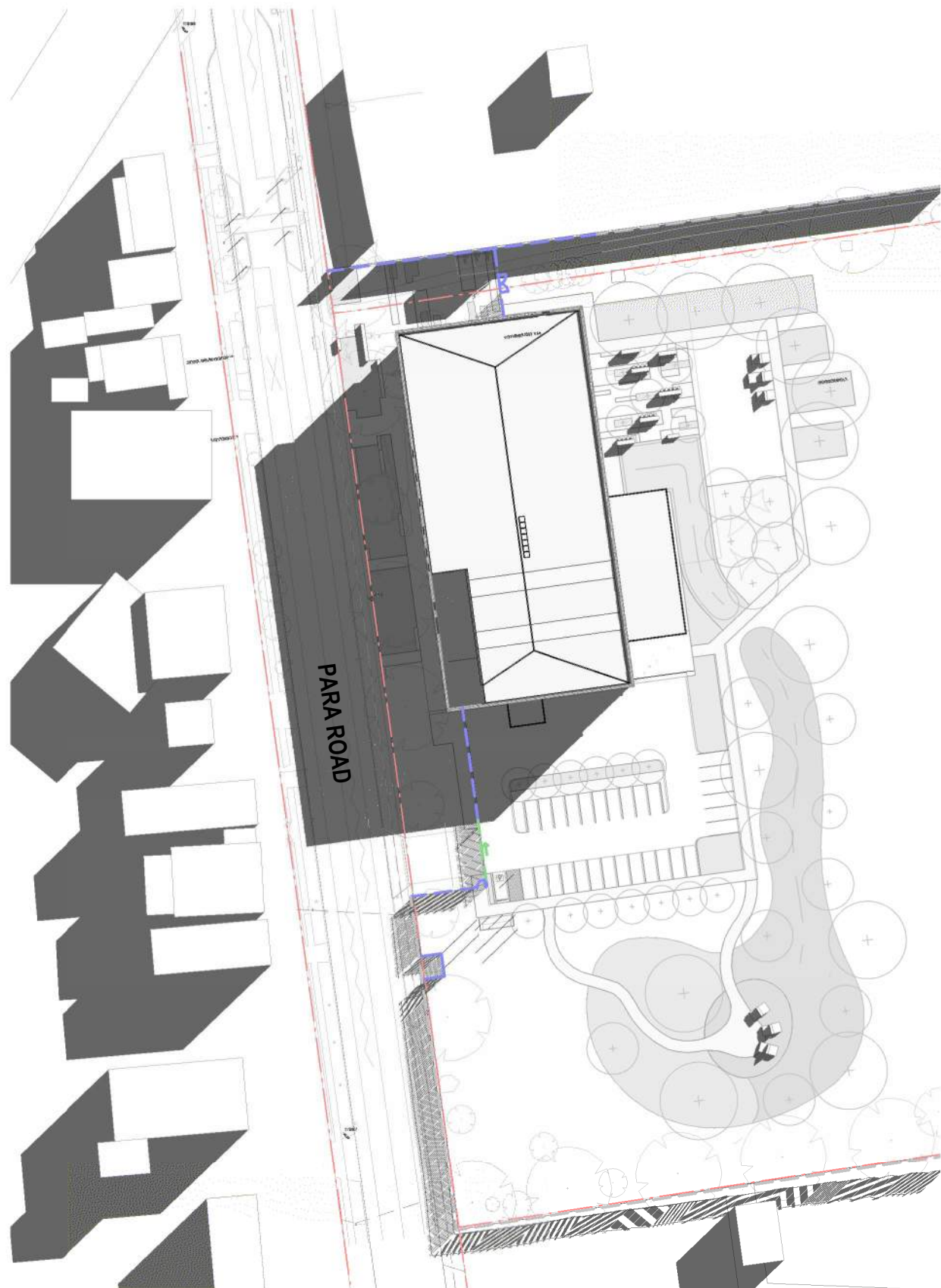
SITE ANALYSIS - SUN SHADOW 9AM SUMMER
1 : 1000



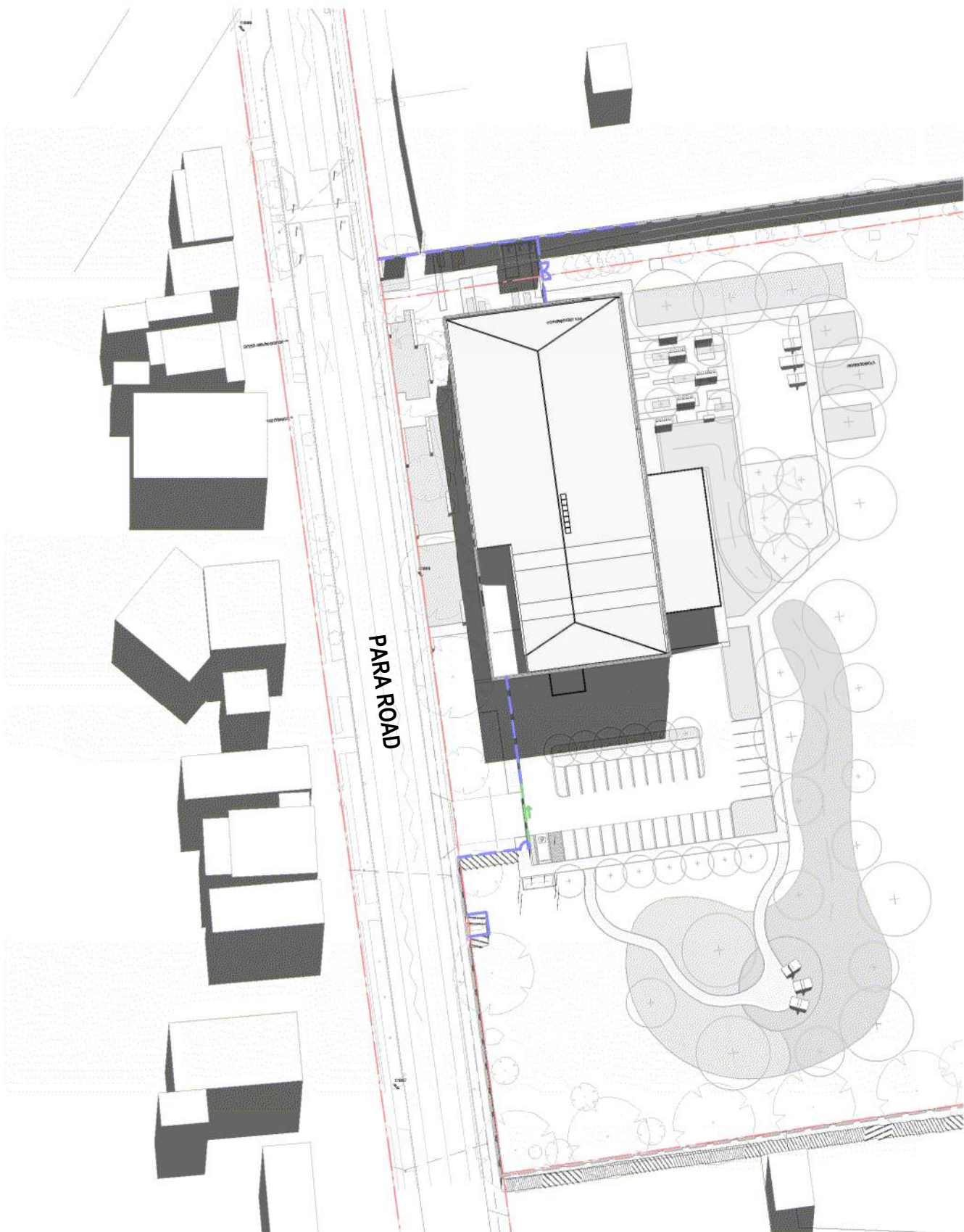
SITE ANALYSIS - SUN SHADOW 12PM SUMMER



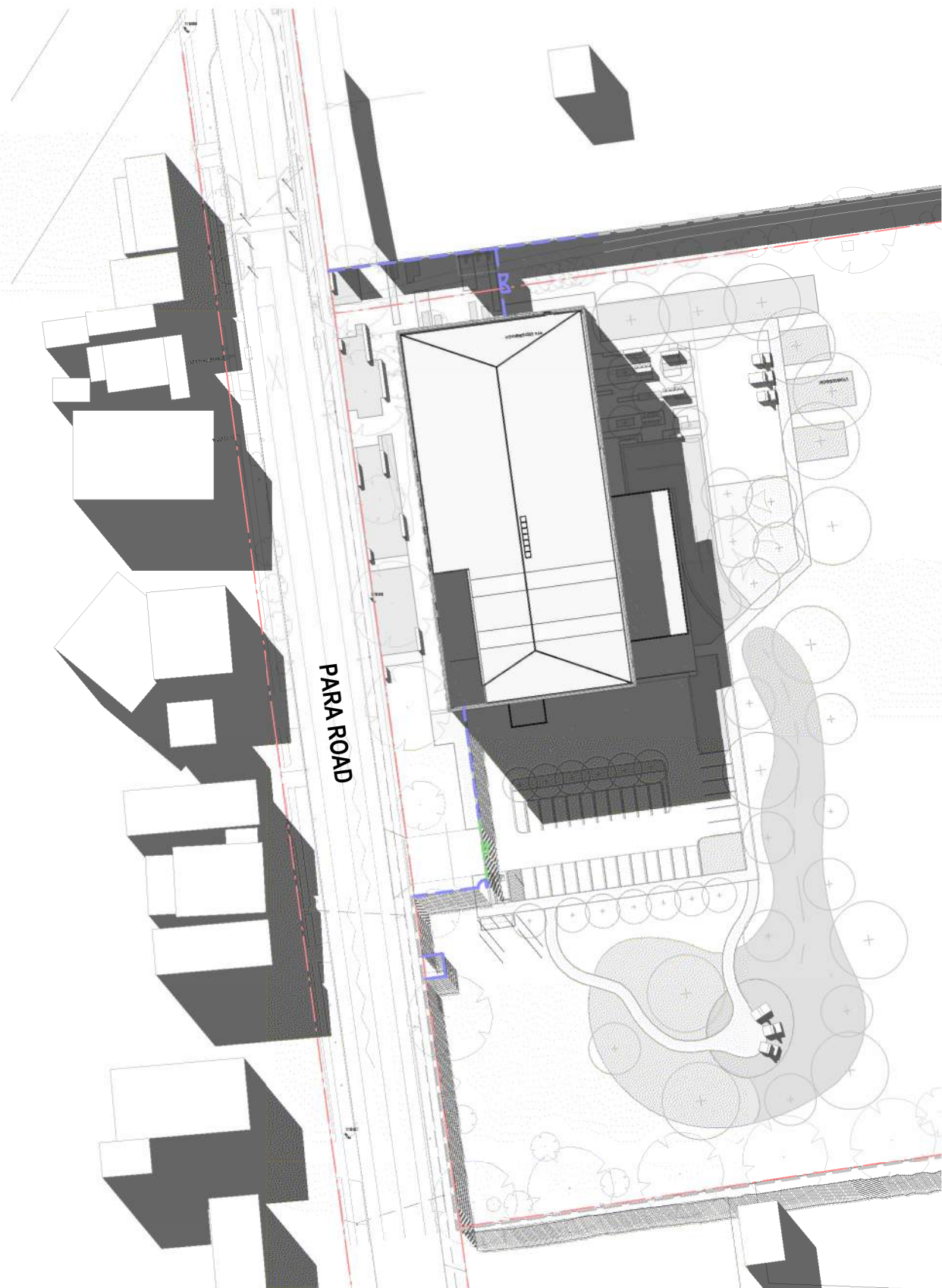
SITE ANALYSIS - SUN SHADOW 3PM SUMMER



SITE ANALYSIS - SUN SHADOW 9AM WINTER



SITE ANALYSIS - SUN SHADOW 12PM WINTER



SITE ANALYSIS - SUN SHADOW 3PM WINTER

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SHADOW DIAGRAMS

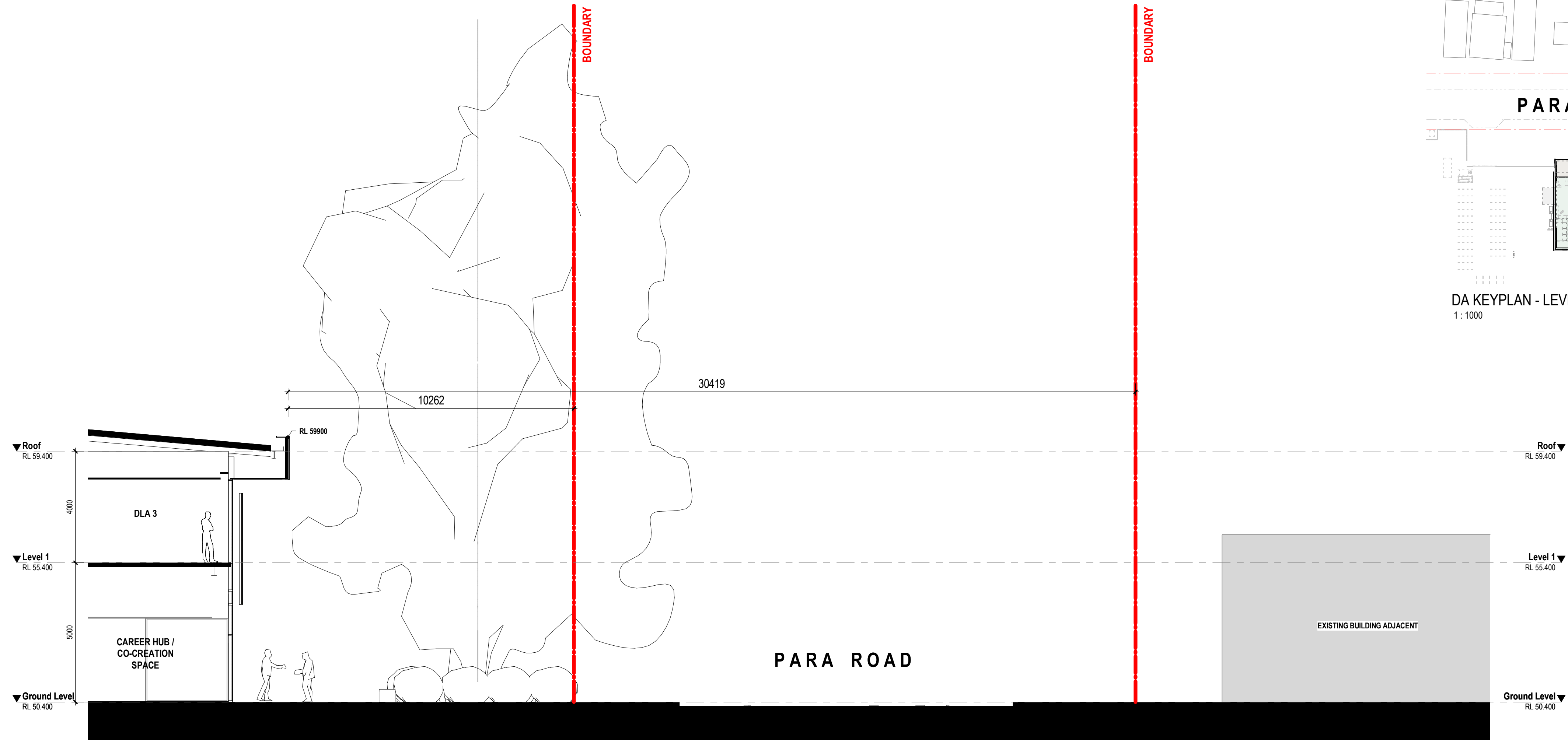
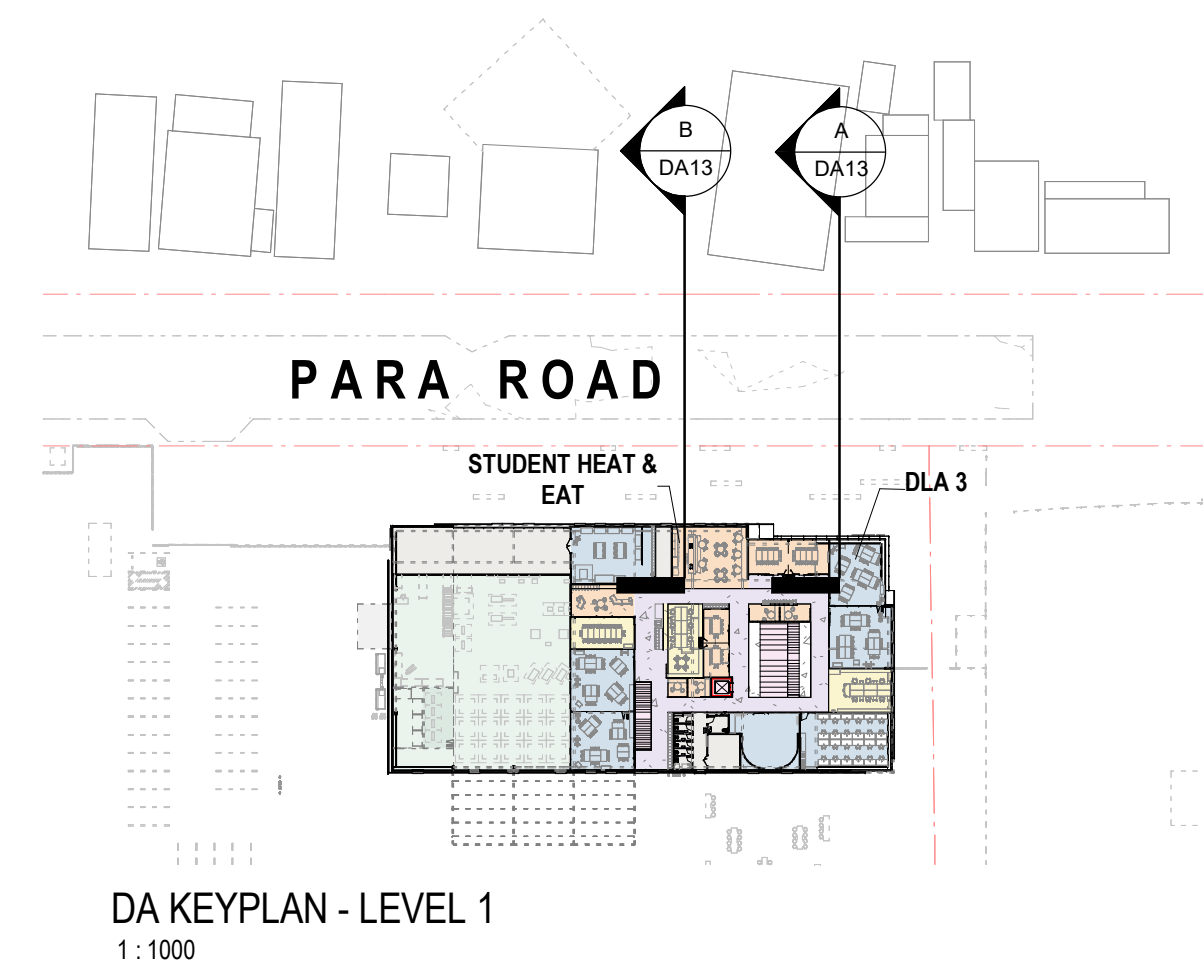
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BF Job/Site No. 2026032 / 3779

Dwg No. DA12

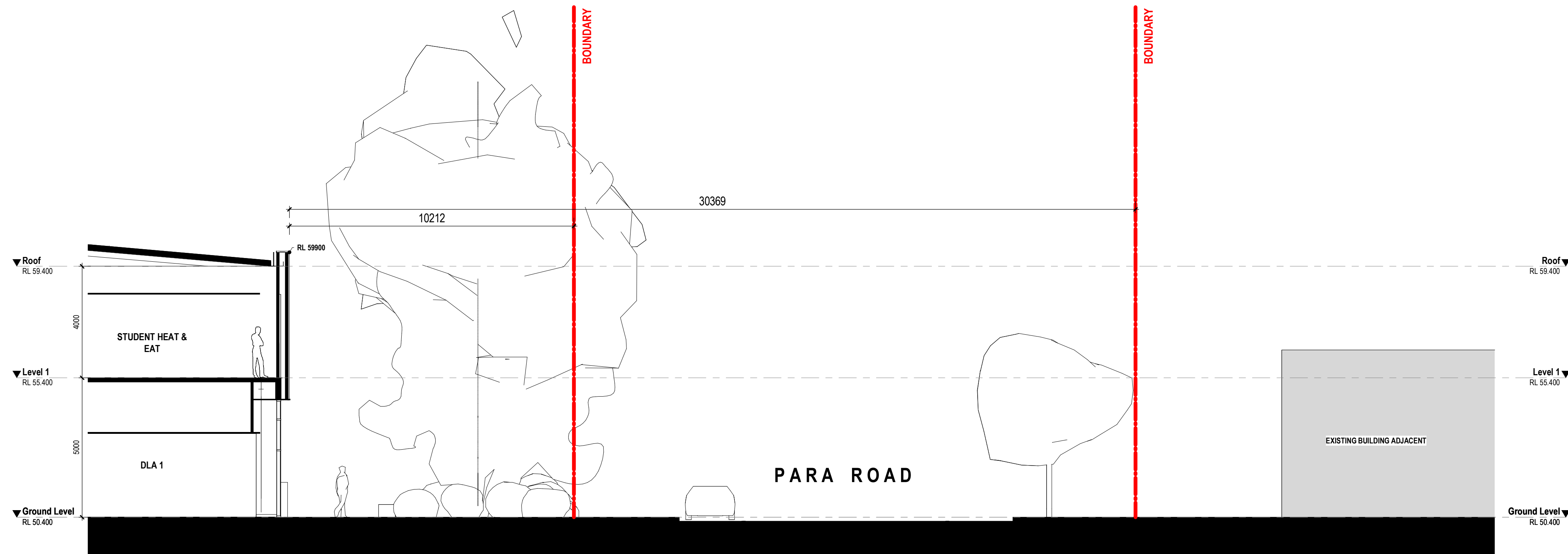
Rev: P1

A1 SHEET

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SECTION A (OVERLOOKING)
1 : 100



SECTION B (OVERLOOKING)
1 : 100

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GAWLER TECHNICAL COLLEGE

OVERLOOKING DIAGRAMS

Scale As indicated
Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Dwg No. DA13

Rev: P1

A1 SHEET

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ARTIST IMPRESSION OF MAIN ENTRY CORNER
FROM NORTH WEST PARA ROAD CROSSING



ARTIST IMPRESSION OF LOADING BAY FROM
SOUTH WEST PARA ROAD



ARTIST IMPRESSION OF WESTERN ELEVATION
FROM PARA ROAD



ARTIST IMPRESSION OF ADMIN & DIGITAL TECHNOLOGY (CAD)
CORNER PEDESTRIAN LINK

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GAWLER TECHNICAL COLLEGE

PERSPECTIVE VIEWS

Scale
Date 03/08/2026
BF Job/Site No. 2026032 / 3779

Dwg No. DA14

Rev: P1

A1 SHEET

PLOT STAMP DATE: 30/08/2026 5:54:47 PM

Appendix B – Noise Impact Assessment Report prepared by Aurecon

Memorandum

To	Caroline Cummins, Scarlett Marshman	From	Joshua Loh
Copy	Julian Millevoi, Hanna Le, Emily Unewisse	Reference	P531567-000
Date	2026-07-30	Pages (including this page)	5
Subject	Gawler Technical College – Preliminary Environmental Noise Assessment		

1 Project background

This environmental noise impact assessment has been prepared on behalf of the proposed Gawler Technical College. This report addresses the preliminary findings and noise outcomes for the proposed site of Gawler Technical College. This report identifies applicable noise sensitive areas, establishes an appropriate noise criterion for the project, and provides maximum allowable noise emissions from the school in accordance with the Environment Protection (Commercial and Industrial Noise) Policy 2023 (Noise EPP).

2 Site description

The proposed site is located in Gawler, South Australia. The surrounding environment comprises of Community Facilities, General Neighbourhood, Suburban Activity Centre, and Recreation Zones. Xavier College Evanston, located directly south of the site, and the surrounding residential area qualify as sensitive areas according to the Noise EPP. Specific noise sensitive areas also include Evanston Lifestyle Village and Stepping Stone Childcare & Early Development Centre located northwest of the site.

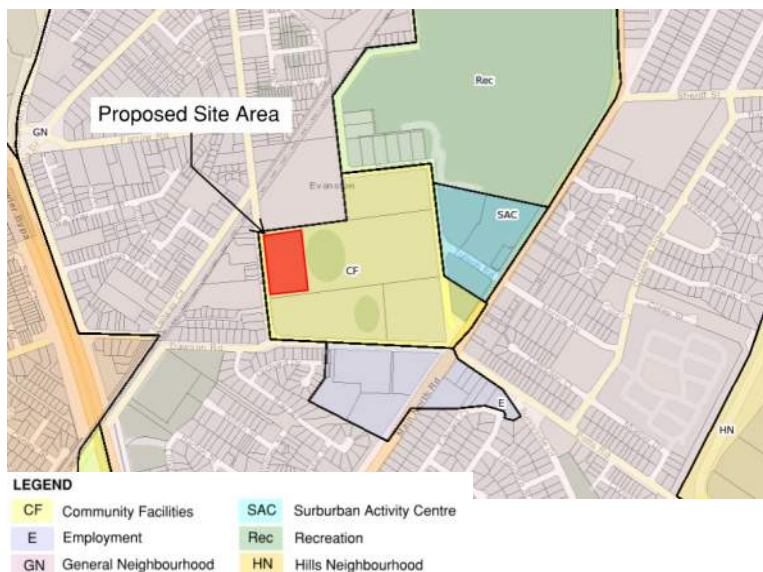


Figure 2-1 Zoning plan of surrounding site (Source: PlanSA)

The proposed technical college includes indoor learning areas, outdoor recreation zones, and open workshops. According to current design intent, dust extraction units will be located by the Loading Bay Zone. There will be an open plant room located on L1, with external louvres facing Para Road. The proposed works and landscaper arrangement of Gawler Technical College is shown in Figure 2-2.

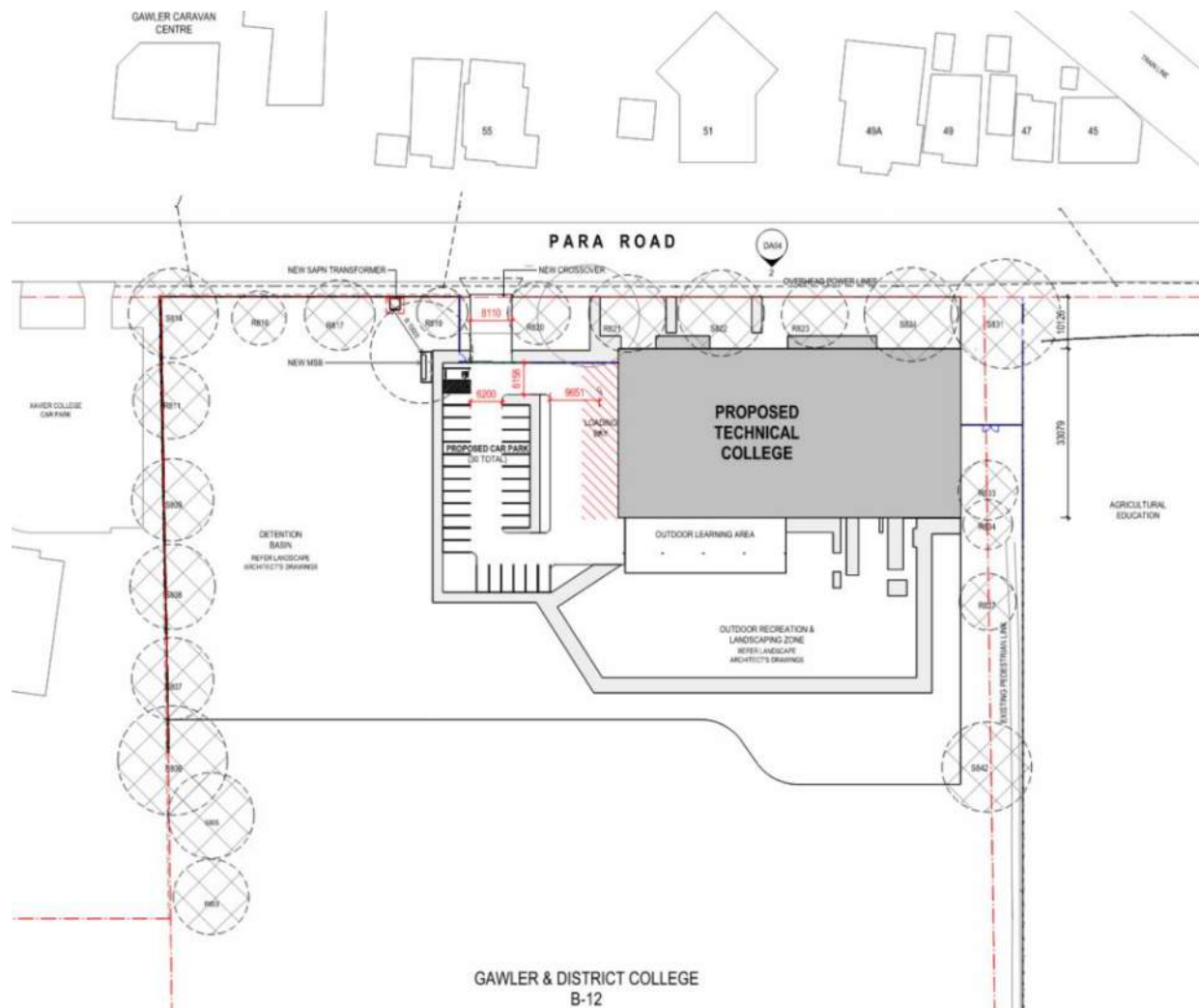


Figure 2-2 Gawler Technical College Site Plan layout

3 Noise criteria

The Noise EPP provides a framework for environmental planning under the Environment Protection Act 1993 (EP Act). It determines specific noise limits based on the land use category for the source and receivers of the site. Based on this policy, noise criteria for sensitive areas are outlined below in Table 3-1.

Table 3-1 Noise Criteria

Nearest Receiver Location (Zoning)	Day,	Night,	Night,
	L _{Aeq} , 15min	L _{Aeq} , 15min	L _{Amax}
Evanston residential receivers (General Neighbourhood Zone)	52	45	60
Xavier College Evanston (Community Facilities)	62	55	-
Gawler & Barossa Jockey Club (Recreation Zone)	62	55	-
Gawler Park Shopping Mall and nearby commercial receivers (Employment Zone)	62	55	-

The Noise EPP also has specific considerations for development authorisation applications which accounts for existing noise emissions that may contribute to the overall noise profile at the receivers, as stated in:

- *Part 5, Clause 19(3) where a predicted continuous noise level for the development should not exceed the relevant indicative noise level less 5 dB(A).*

Therefore, the relevant predicted noise levels apply for affected premises including Xavier College Evanston, Gawler & Barossa Jockey Club, Gawler Park Shopping Mall, and nearby commercial receivers, shown in Table 3-2.

Table 3-2 Relevant Predicted Noise Levels for Development Application

Nearest Receiver Location Zone	Indicative noise factor, dB(A)		Development Application Relevant Level, dB(A)	
	Day	Night	Day	Night
Evanston residential receivers (General Neighbourhood Zone)	52	45	52	45
Xavier College Evanston (Community Facilities)	62	55	57	50
Gawler & Barossa Jockey Club (Recreation Zone)	62	55	57	50
Gawler Park Shopping Mall and nearby commercial receivers (Employment Zone)	62	55	57	50

In addition, transformers typically produce tonal noise. This reflects a characteristic penalty as stated in:

- *Part 3, Clause 13(3), if the noise from the noise source contains 1 characteristic, 5 dB(A) must be added to the source noise level (continuous).*

At this stage, plant selections have not been finalised, however, the tonal characteristic will be considered as part of this assessment and mitigation developed to achieve compliance with the Noise EPP. Once specific product selections have been made, the presence of tonal characteristics can be verified in accordance with the Noise EPP to determine whether the penalty remains applicable.

The Planning and Design Code (PDC) Assessment Provisions relating to noise for Interfaces between land uses within the General Development Policies states: *"Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy 2023 criteria."*

Therefore, the criteria presented in Table 3-1 Noise Criteria are compliant with the requirements of the PDC and need to be achieved for future development.

4 Assessment

Using Table 3-2 as baseline noise criteria, Table 4-1 presents the maximum allowable noise emission from the site according to the noise criterion at each receiver. The values calculated are inclusive of the tonal characteristics.

Table 4-1 Allowable noise emission

Nearest Receiver Location	Direction	Minimum distance to site boundary, m	Allowable Noise Emission, dB(A)	
			Day	Night
Evanston residential receivers (General Neighbourhood Zone)	Northwest	20	86	79
Xavier College Evanston (Community Facilities)	South	90	104	-
Evanston Lifestyle Village	Northwest	140	103	96
Stepping Stone Evanston Childcare & Early Development	Northwest	170	105	-
Gawler Park Shopping Mall and nearby commercial receivers (Employment Zone)	Southeast	230	112	-
Gawler & Barossa Jockey Club (Recreation Zone)	Northeast	400	117	-

The most conservative value has been adopted to ensure compliance according to the Noise EPP. Site noise emissions should not exceed 86 dB(A) during daytime operation and 79 dB(A) during night.

To ensure compliance, an initial review of indicative selections shows that acoustic mitigation measures will be required in their respective locations:

- Dust extractors immediately south of the building: Noise attenuation louvres and/or noise barriers to ensure adherence to nominated levels to sensitive receivers.
- External Level 1 Plant on the western facade: Noise attenuation louvres
- Internal plant areas and workshop areas: Sound absorption panels

Specific details of these mitigation measures are to be developed further in future design stages, however, are anticipated to maintain full compliance in ensuring relevant noise levels for sensitive receivers are not exceeded.

5 Conclusion

In accordance with Noise EPP, sensitive receivers have been assessed to determine a baseline noise criterion for the site area. Noise emission of the site will be assessed against this criterion with appropriate mitigation strategies which will include the use of noise enclosures, noise attenuation louvres and sound absorptive panels to reduce the emissions from plant noise incident on the nearest sensitive receivers. Through the implementation of these mitigation measures, full compliance with relevant standards and limits will be achieved.

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Appendix C – Civil Services Site Plan prepared by Aurecon

Gawler Technical College

Gawler Technical College Stormwater Management Plan

Department for Infrastructure and Transport

Reference: 531283

Revision: B

2026-08-03



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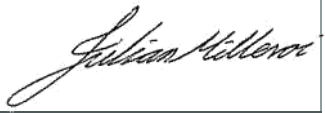
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1 Stormwater Management Plan

1.1 Executive Summary

Aurecon has been appointed by Department of Infrastructure and Transport (DIT) to prepare a Stormwater Management Plan for the proposed Gawler Technical College to be co-located on the site of the existing Gawler B-12 School.

The proposed technical college located on Para Road within the town of Gawler district, 45km north of Adelaide, will be approximately 12930 m² in total developed areas, including all built up areas and landscaped areas.

Stormwater discharge from the proposed development is required to attenuate flows of the 1% AEP storm event back to the 20% AEP storm event flows. Where the post-development 20% AEP flow exceeds 24 L/s, discharge is required to be limited to a maximum of 24 L/s onto the road network, as specified by the Town of Gawler Council.

The proposed stormwater management strategy has been developed to address the following key requirements:

- Capture and convey runoff generated by the proposed development.
- attenuate post-development runoff to support Council requirements and avoid adverse downstream impacts.
- provide stormwater quality treatment prior to discharge.
- provide a strategy that can be further developed during detailed design.

DRAINS modelling indicates that the detention storage required to manage stormwater attenuation is approximately 445 m³.

MUSIC modelling has been undertaken for the site treatment trains using MUSIC Version 6.3 and the South Australian MUSIC Guidelines. The proposed treatment trains include an engineered swale, OceanGuard litter traps and a bioretention basin. The MUSIC results indicate that the proposed treatment system achieves high reductions in total suspended solids, total phosphorus, total nitrogen and gross pollutants. The reductions are consistent with the water quality improvement objectives outlined in Section 4.2.2 of the Gawler and Surrounds Stormwater Management Plan, Town of Gawler, Light Regional Council & Barossa Council (2024).

2 Introduction

2.1 Project Description

The State Government announced three new technical colleges, providing additional pathways for students to achieve their SACE while completing a vocational education. These students will be provided with opportunities to move into apprenticeships, further study of full-time employment with industry partners addressing skills shortages and supporting the state's economic opportunities.

The Technical Colleges will deliver an innovative technical education for students in years 10-12 which includes industry standard technology and reflects their future workplace.

Gawler Technical College will be located at the existing Gawler B-12 School site but as a standalone facility. The program will be co-designed with employers and have close links to training providers and industry. Additionally, the Technical College will provide on-site accommodation for students who travel from neighbouring regional locations.

Aurecon understands that a commitment has been made for the Technical College to be open to students for Term 1, 2028.

2.2 Purpose of this Stormwater Management Plan

The purpose of this Stormwater Management Plan is to describe the proposed stormwater management strategy for the works. This includes the proposed approach to stormwater quantity, stormwater quality, flood interface and fire-water containment.

This report has been prepared to support the current concept / planning design phase and is intended to be updated during detailed design as further information becomes available.

2.3 Scope of this Report

This report addresses:

- Existing site and drainage conditions;
- Relevant stormwater design criteria and authority requirements;
- Proposed catchments and impervious areas;
- Drains modelling outcomes for stormwater attenuation;
- Music modelling outcomes for stormwater quality treatment;
- Proposed bioretention basin sizing;
- Recommended FFL of the building;
- Interface with available flood assessment information;
- Operation and maintenance considerations; and
- Assumptions, exclusions and future design actions.

2.4 Available Information

The following information has been used in preparing this preliminary Stormwater Management Plan:

- Gawler Technical College Geotechnical Interpretive Report, 531283-0000-RE-GG-0001, Revision A, dated 6 July 2026
- Geotechnical Investigation Report School Redevelopment, S42838 – 264916, dated 22 April 2019
- Gawler Technical College Site Infrastructure Report, D39428, Revision 1, dated 5 July 2026

- Gawler Technical College Landscape Concept Plan, ADL26033-REP01, Draft P1, dated 3 July 2026
- A13-01 – SITE PLAN – PROPOSED, Draft P1, dated 13/07/2026
- Lotsearch, LS134154 EP, dated 4 May 2026
- Feature & level survey – Overview Gawler & District College B-12, E20260116, dated 22 May 2026.

2.5 Standards and References

The following codes and standards form the basis for components of the Preliminary Stormwater Design.

- AS3500.3-2021 plumbing and drainage.
- Australian Rainfall and Runoff, 2019.
- Storm Drainage Design in Small Urban Catchments: ARRB Special Report No. 34, Argue, 1986.
- Hydraulics of Pre-cast Concrete Conduits, Concrete Pipe Association of Australia (1983).
- Australian Runoff Quality: A Guide to Water Sensitive Urban Design: Engineers Australia (2006).
- Gawler and Surrounds Stormwater Management Plan, Town of Gawler, Light Regional Council & Barossa Council (2024).
- Building Code of Australia
- Bureau of Meteorology

The following have also been considered in development of the SWMP:

- Detailed topographic survey, undertaken in m AHD height datum and MGA 2020 coordinates system.
- Interpretive Geotechnical Report (Aurecon, 2026)
- Geotechnical Investigation Report (FMG Engineering, 2019)
- Location SA Map Viewer
- Land Services SA flooding overlays

2.6 Design Guidelines

Based on the standards and guidelines indicated above, the following design criteria have been adopted:

Table 1 Stormwater design guidelines

Item	Design Storm Event	Notes
Roof Catchments	1% AEP	Water to be directed towards basin via charged downpipe system.
Internal Underground Site Drainage	10% AEP	Minimum freeboard within pits of 150mm.
Sag Locations	5% AEP	Where pits are positioned in sag locations, ensure they have inlet capacity for the 5% AEP storm event. Sag pits assumed to have a 0.5 blockage factor.
Overland Flow path and Flooding	1% AEP	Minimum freeboard of 300mm to all building and infrastructure finished floor levels. Overland flow depth and velocity to be safe at all times. No increase in flood afflux outside the development boundary.
Stormwater Detention / Bioretention Basins	1% AEP	Basins to provide minimum 150 mm freeboard above top water level.

2.7 Limitations

This Stormwater Management Plan is preliminary and has been prepared based on the information available at the time of writing. The following limitations apply:

- The proposed layout is preliminary and subject to detailed design;
- The report should be updated during detailed design.

3 Existing Site Conditions

3.1 Site Context

The proposed technical college located within the town of Gawler district, 45km north of Adelaide, will be approximately 12,930m², including the building footprint and all landscaped areas. The site is located along Para Road.



Figure 1 Proposed Site Selection for the Gawler Technical College

Further design development has proposed the location and layout of the site as per Figure 2 below.

1.2 Landscape Concept Plan



Figure 2 Proposed Site Layout



Figure 3 Locality Map

3.2 Existing Land Use and Drainage

The site was previously zoned for community facilities. The site has a typical grading towards the North-West, with an approximate fall of 1m expected across the site extent (Figure 4). Para Road generally grades toward the North with an approximate grade of 1 in 300. Site topography generally grades northward from the existing railway line located approximately 100m north of the site. The capacity of the surrounding inground stormwater system is understood to be exceeded in the 1%AEP storm event likely resulting in a localised flood risk in the North-Western corner of the site. Proposed finished floor levels (FFLs) are required to be set a minimum of 300mm above the adopted flood level.



Figure 4 Topographic Survey

3.3 Geology and Groundwater

The Geotechnical Interpretive Report prepared by Aurecon identifies that the site is underlain by Undifferentiated Quaternary alluvial and fluvial sediments. These deposits typically comprise variable layers of clay, silt, sand, and occasional gravel, and are expected to be dominated by clay-rich profiles with interbedded sandy and gravelly horizons at depth. Approximately 1 km east of the site, the mapping notes the ground is underlain by Undifferentiated Tertiary rocks and Woolshed Flat Shale.

Previous boreholes undertaken by FMG Engineering as part of the B-12 Redevelopment project encountered near-surface non-engineered fill appearing to comprise sand and gravel with some roots. The fill varies in thickness from 200mm to 850mm. No topsoil was apparent. Natural subsoils beneath the fill appeared to comprise generally firm to very stiff clay.

A review of the regional depth to groundwater mapping (SARIG, 2026) indicates groundwater levels within the site are anticipated to be greater than 20 m below ground level (m BGL). SARIG mapping data indicates groundwater may be present from 10 m BGL across the greater Gawler region. Groundwater monitoring data sourced from the Department of Environment and Water's (DEW) WaterConnect SA website captured historical groundwater depths within a 0.5 km radius of the site ranging between 18 to 31 m BGL.

Numerous variables may trigger fluctuations in groundwater levels, including seasonal changes, rainfall, climatic changes, and tidal fluctuations, which may cause changes in the groundwater level and seepage into excavations. Perched groundwater may also be present at shallow depths, especially where coarse-grained soils overlie fine-grained soils commonly found in this area of South Australia.

3.4 Existing Flood Behaviour

A Flood Hazard Map (Figure 5) was derived from the figures found in the Lot search (Lotsearch Pty Ltd, 2026) using flood hazard overlay data sourced from Land Services SA.

The Flood Hazard Map indicates there is a general flooding risk at the North-West corner of the site. Capacity of the surrounding inground stormwater system is understood to be exceeded in the 1%AEP event, resulting in localised flooding within the north-western corner of the proposed site. Further flood data will be requested during the design phases of this project.

Aurecon has estimated that the flood water level in the northwestern corner of the site would be between 50.000 and 50.100 MASL (meters above sea level).

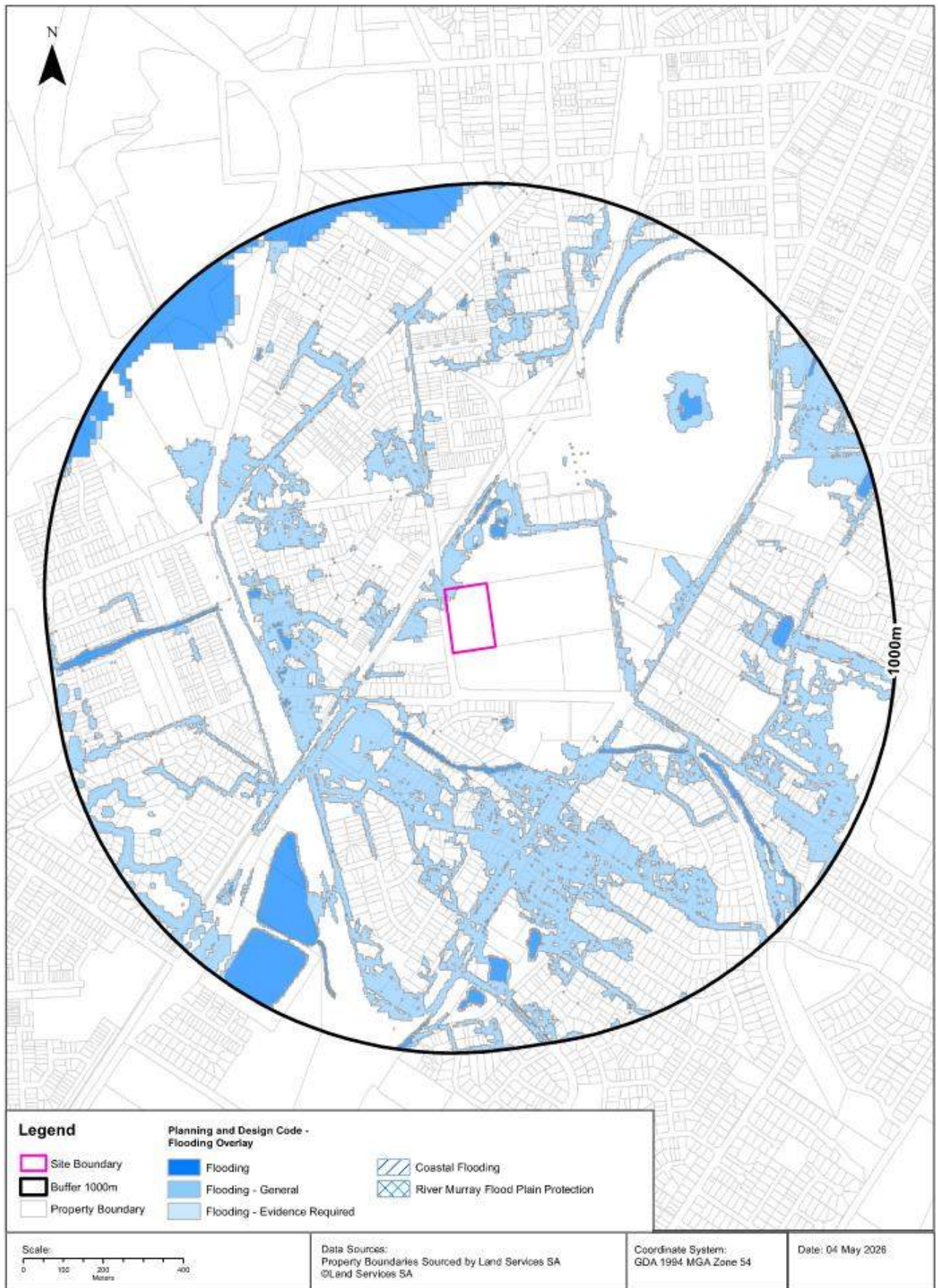


Figure 5 Natural Hazards - Flood

4 Proposed Development

4.1 Development Areas

The adopted development areas for the purpose of this Stormwater Management Plan are:

Table 2 Development Areas

Area	Developed area (m2)
Total building area	2317
Road and carparking	1600
Impervious hardstand	1525
Pervious landscaped areas	7488

The car parking is expected to be permeable pavement, too be used as a WSUD's measure.

4.2 Finished Surface Levels

The proposed finished floor levels (FFLs) are required to be set a minimum of 300mm above the adopted flood level.

As mentioned in section 3.4, it is estimated that the flood water level in the northwestern corner of the site would be between 50.000 and 50.100 MASL. Thus, it is expected that the proposed technical college building will have an **FFL** of at least **50.400** or higher.

4.3 Proposed Stormwater Management Overview

Stormwater runoff from the site is proposed to be managed using the following general approach:

- Runoff from the site is collected by the surface drainage network.
- Collected runoff is directed through a series of detention basins and stormwater quality treatment devices.
- Each basin is provided with storage to satisfy the stormwater attenuation requirements.
- Stormwater from the development is required to attenuate flows of the 1% AEP storm event back to the 20% AEP storm event flows.
- Where the post-development 1% AEP flow exceeds 24 L/s, discharge is required to be limited to a maximum of 24 L/s of flow directly onto Para Road surface, as specified by the Town of Gawler Council.

5 Stormwater Quantity Management

5.1 DRAINS Modelling

A DRAINS model has been prepared to assess pre-development and post-development peak flows and detention requirements for the site.

The DRAINS model considered:

- Pre-development greenfield conditions;
- Post-development unmitigated conditions based on the proposed concept design;
- Attenuation storage required to manage post-development runoff;

5.2 Peak Flow Summary

The DRAINS modelling results are summarized below:

- Pre-development peak 1% AEP flow: 339L/s
- Pre-development peak 20% AEP flow: 72L/s
- Post-development unmitigated 1% AEP flow: 411L/s
- Post-development attenuated 1% AEP flow: 24L/s
- Required detention volume for attenuation: 445 m³
- Critical storm duration: 5min
- Adopted basin volume: 500m³

The modelling indicates that the proposed development increases the unmitigated peak runoff from the site relative to pre-development conditions. However, the proposed bioretention basins provide storage in excess of the required detention volumes calculated for stormwater attenuation.

5.3 Attenuation Requirement

The required storage volume for attenuation(detention) is 445m³ based on the adopted 24 L/s discharge rate and will govern the required basin size.

5.4 Bioretention Basin Strategy

5.4.1 Basin Design Overview

Runoff from the site is proposed to drain to a dedicated bioretention basin to provide stormwater attenuation. The adopted basin details are summarized below:

- Basin location: Southern portion of the site, basin design levels and design details to be confirmed during detailed design

The bioretention basin will provide both water quality treatment and stormwater detention. The basin arrangement will include a bioretention filter media profile, drainage layer, transition layer, underdrainage system and temporary storage volume above the filter surface. The final layer build-up, media depths, underdrain configuration and associated hydraulic properties will be confirmed during detailed design. Refer to Figure 6 for a typical layer build-up for the bioretention basin.

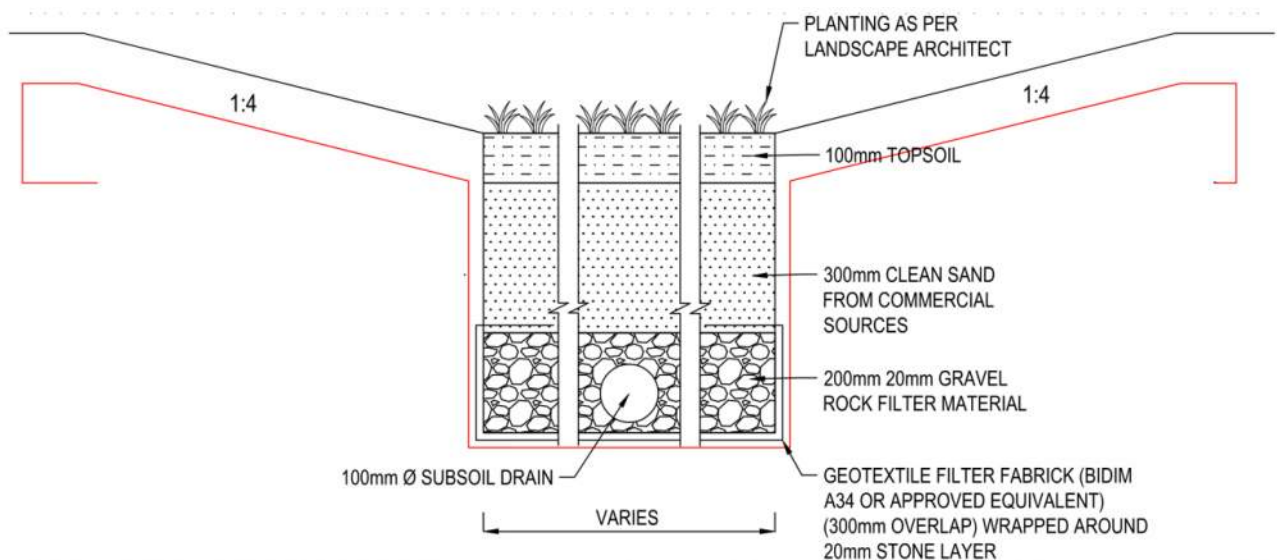


Figure 6 Typical Bioretention Basin section

5.4.2 Basin Outlet

Due to the relative levels between the proposed bioretention basin and the Para Road kerb, gravity discharge from the basin is not considered feasible. Stormwater is therefore proposed to be conveyed by a pumped discharge system from the basin outlet to the nominated kerb discharge points in Para Road.

The current concept provides two kerb discharge points, with the total site discharge limited to 24 L/s and each outlet nominally limited to 12 L/s, subject to confirmation by the Town of Gawler. The pump system will be configured to maintain the required discharge restriction and may include duty and standby pumps, level controls, non-return valves, isolation valves and high-level alarms.

The basin will continue to provide the required detention storage upstream of the pump system. Pump-well storage, pump capacity and emergency overflow arrangements will be designed to manage pump failure, power interruption and major storm events without increasing flood risk to the proposed development or adjoining properties.

The final pump duty, rising-main arrangement, kerb outlet details, electrical requirements, maintenance access and emergency overflow route will be confirmed during detailed design and in consultation with the Town of Gawler.

5.5 Flood and Overland Flow Interface

The proposed civil design will maintain safe and effective overland flow paths for major storm events. Finished surface levels, basin embankments and access roads should be coordinated to avoid concentrating flows toward sensitive infrastructure.

6 Stormwater Quality Management

6.1 Water Quality Objectives

The stormwater quality strategy has been developed with reference to EPA stormwater management objectives for the Gawler area and the South Australian MUSIC Guidelines. The commonly referenced pollutant reduction targets for the area include:

Table 3 Required treatment objectives

Pollutant	Target reduction
Total Suspended Solids	80%
Total Phosphorus	60%
Total Nitrogen	45%
Gross Pollutants	90%

The proposed treatment trains are intended to meet or exceed these objectives prior to discharge to the bioretention basins.

6.2 MUSIC Modelling

MUSIC Version 6.3 has been used to assess the proposed stormwater quality treatment strategy for the site. The model setup and parameters were prepared generally in accordance with the South Australian MUSIC Guidelines.

6.3 Proposed Treatment Train

The proposed treatment train for the site includes:

- Engineered swale to act as a sediment forebay;
- OceanGuard units for gross pollutant and sediment capture;
- Bioretention basin plant media and engineered layers for effective treatment.

The MUSIC model screenshots indicate the following treatment elements:

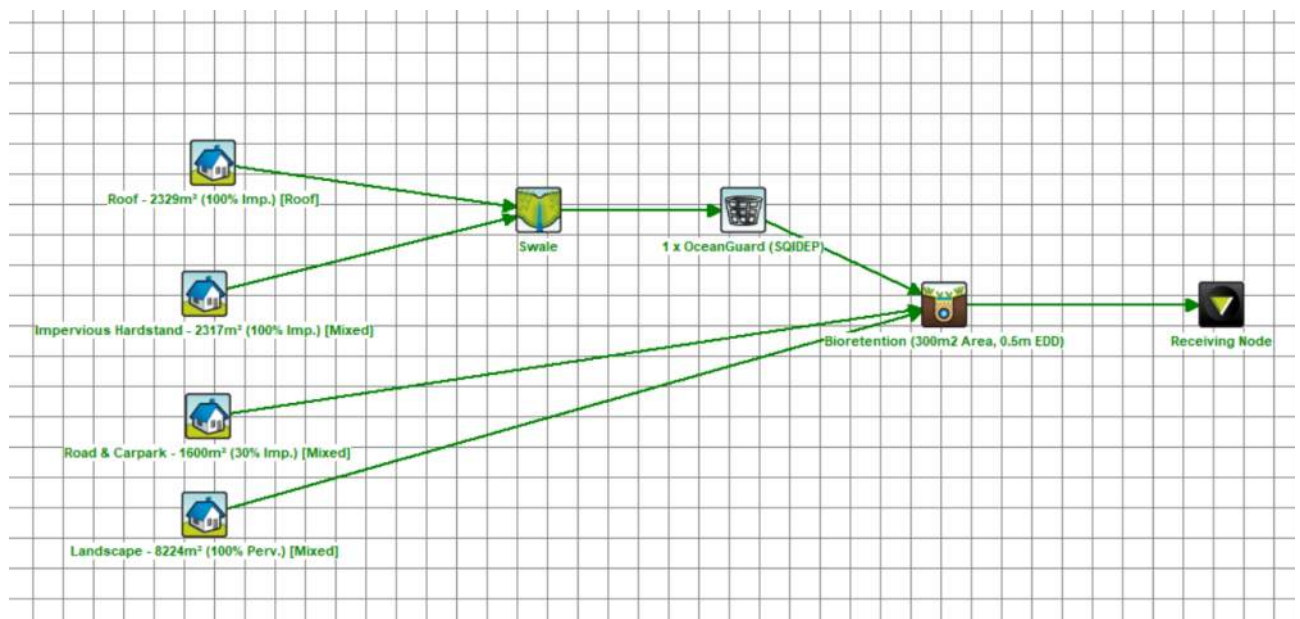


Figure 8 MUSIC model treatment train

Properties of Bioretention (300m2 Area, 0.5m EDD)

Location: [Products >>](#)

Inlet Properties Low Flow By-pass (cubic metres per sec) 0.000 High Flow By-pass (cubic metres per sec) 100.000		Lining Properties Is Base Lined? ☐ Yes ☒ No	
Storage Properties Extended Detention Depth (metres) 0.50 Surface Area (square metres) 300.00		Vegetation Properties ☒ Vegetated with Effective Nutrient Removal Plants ☐ Vegetated with Ineffective Nutrient Removal Plants ☐ Unvegetated	
Filter and Media Properties Filter Area (square metres) 300.00 Unlined Filter Media Perimeter (metres) 14.00 Saturated Hydraulic Conductivity (mm/hour) 100.00 Filter Depth (metres) 0.40 TN Content of Filter Media (mg/kg) 400 Orthophosphate Content of Filter Media (mg/kg) 40.0		Outlet Properties Overflow Weir Width (metres) 2.00 Underdrain Present? ☒ Yes ☐ No Submerged Zone With Carbon Present? ☐ Yes ☒ No Depth (metres) 0.45	
Infiltration Properties Exfiltration Rate (mm/hr) 0.00		Fluxes... Notes... More	
Cancel Back Finish			

Figure 9 MUSIC model bioretention basin node

The final quantity and arrangement of OceanGuard units and swales are to be confirmed during detailed design and coordinated with the civil drainage layout.

6.4 MUSIC Results

The MUSIC model results are summarised below.

Table 4 Music Model Results - Treatment Train Effectiveness

MUSIC output	Flow	TSS reduction	TP reduction	TN reduction	Gross pollutant reduction
Treatment train	11.2 ML/yr	97.6%	79.5%	74.2%	100%

The results indicate that the proposed treatment trains achieve the adopted water quality objectives for total suspended solids, total phosphorus, total nitrogen and gross pollutants.

6.5 Water Quality Discussion

The proposed stormwater quality treatment strategy is considered appropriate for the current design phase. The treatment train provides pollutant removal prior to discharge to the street connection.

During detailed design, the following should be confirmed:

- Final catchment areas reporting to each treatment train;
- Final pavement grading and pit locations;
- Hydraulic capacity of treatment devices;
- Maintenance access to OceanGuard units and bioretention basin plants;
- Bypass arrangements for major flows;
- Sediment management requirements; and
- Compliance with final authority requirements.

7 Operation and Maintenance

7.1 General

The stormwater management system will require regular inspection and maintenance to maintain hydraulic and water quality performance. Operation and maintenance responsibilities are to be confirmed during detailed design. At this stage, it is assumed that the proposed stormwater infrastructure will remain privately owned and maintained unless otherwise agreed with Council.

7.2 Treatment Devices

OceanGuard units should be inspected and maintained in accordance with the manufacturer's recommendations. Maintenance activities are expected to include:

- Inspection of gross pollutant capture baskets;
- Removal of litter, sediment and debris;
- Checking for blockage or bypass issues;
- Inspection after major storm events; and
- Maintaining safe access for vacuum trucks or other maintenance equipment.

7.3 BioDetention Basins

Retention basin maintenance should include:

- Inspection of basin batters and floor;
- Removal of accumulated sediment;
- Vegetation and weed management where applicable;
- Inspection of inlet and outlet structures;
- Inspection after major rainfall events; and

8 Assumptions and Future Design Actions

The following assumptions have been adopted in this Stormwater Management Plan:

- The adopted development area is 12,930 m² including:
 - 2,317 m² of roof
 - 1,600 m² of roads and carparking
 - 1,525 m² of impervious hardstand
 - 7,488 m² of pervious landscape
- It is proposed that the carparking adopt permeable pavements. The surface has been assumed 70% pervious for the purpose of MUSIC modelling.
- The following storage properties have been adopted for the bioretention basin for the purpose of MUSIC modelling:
 - Detention volume: 500m³
 - Basin Surface area: 1000m²
 - Basin effective treatment area: 300m²
 - Extended detention depth: 0.5m
- The allowable flow from the site outlet is 24 L/s.
- The proposed stormwater infrastructure will remain privately owned and maintained unless otherwise agreed with Council.
- The bioretention basin will be unlined.

The following future design actions are recommended:

Table 5 Proposed Future Actions

Item	Future action
Basin design	Confirm basin geometry, embankment design, freeboard and outlet arrangement.
MUSIC model	Confirm final treatment device numbers and catchment areas during detailed design.
DRAINS model	Update model if final layout, levels and catchments.
Flood interface	Confirm whether additional flood modelling is required for the final layout.
Maintenance	Prepare operation and maintenance procedures for treatment devices and basins.

9 Conclusion

A preliminary stormwater management strategy has been developed for the Gawler Technical College. The strategy proposes that runoff is collected, treated and directed to a dedicated bioretention basin.

The basin is proposed to discharge to the street at a maximum adopted rate of 24 L/s.

DRAINS modelling indicates that the required detention storage to address stormwater attenuation is 455 m³. The adopted basin storage volume of 500 m³ exceeds the stormwater attenuation requirements.

The basin sizing is governed by runoff from a 1.5-hour 1% AEP rainfall event. The proposed stormwater strategy provides a suitable framework for managing potentially contaminated runoff

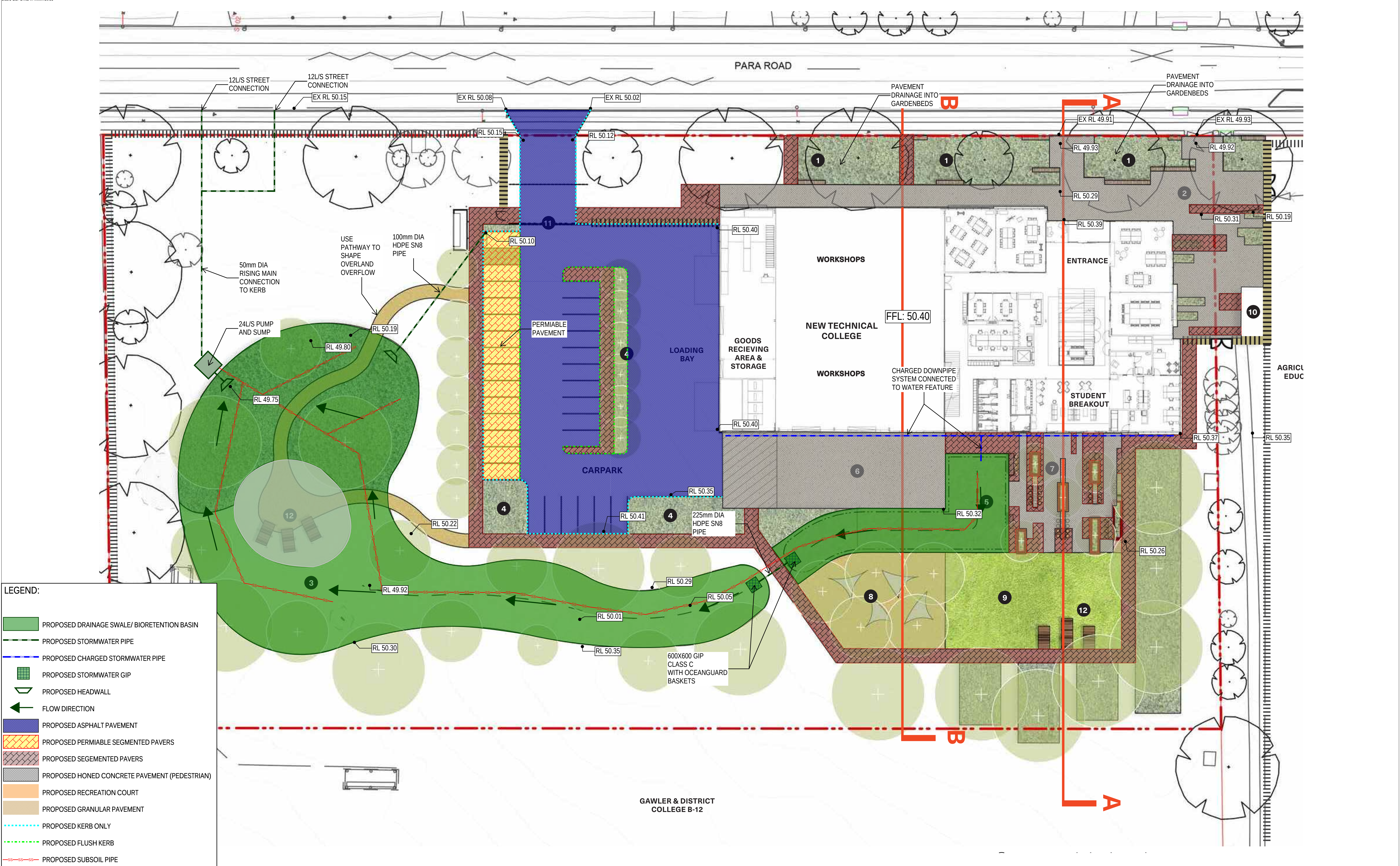
MUSIC modelling indicates that the proposed engineered swale, OceanGuard and bioretention basin treatment trains achieve the adopted stormwater quality objectives for total suspended solids, total phosphorus, total nitrogen and gross pollutants.

Subject to the future design actions identified in this report, the proposed strategy is considered suitable for the current concept / planning design phase.

Appendices



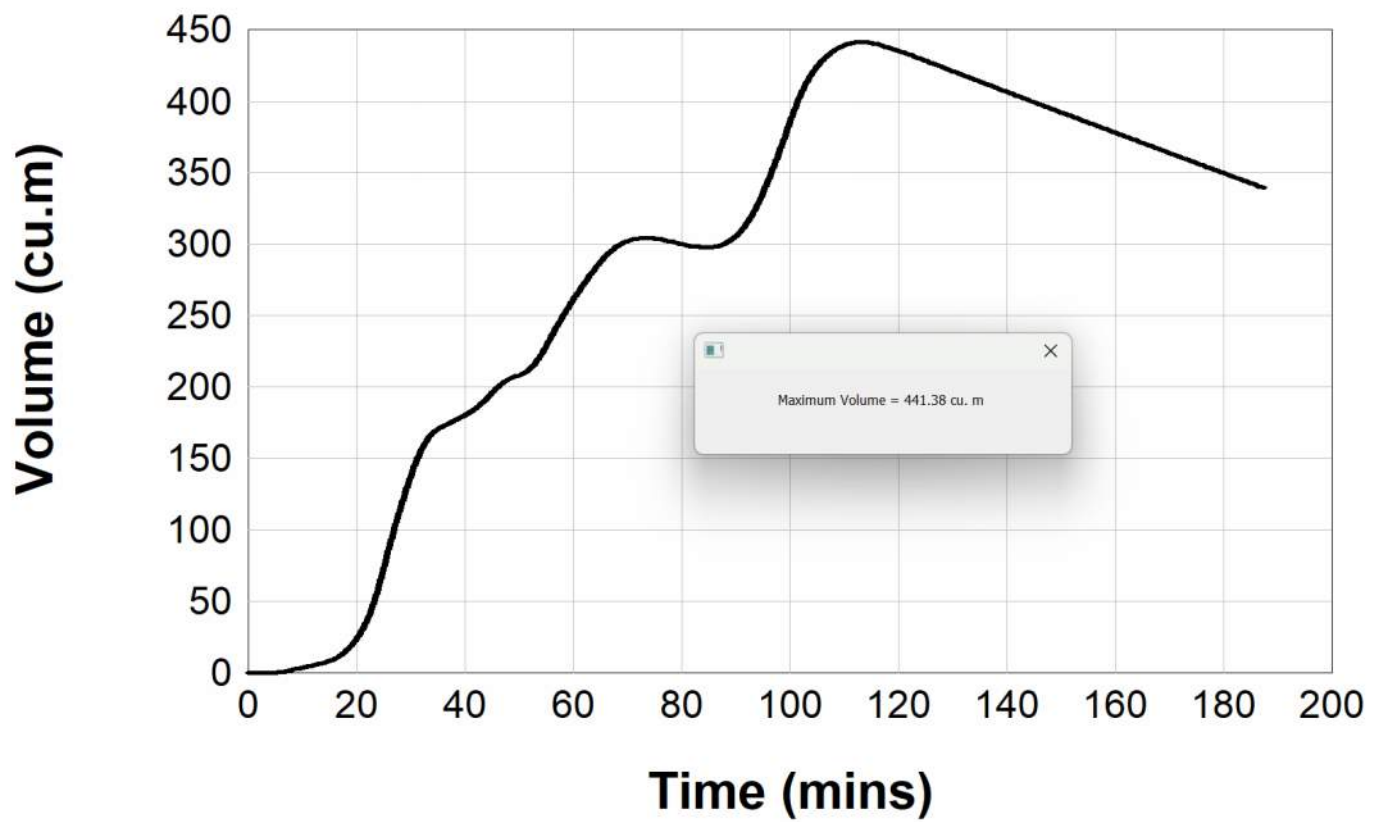
Appendix A: Civil Concept Sketches



LEGEND:

- PROPOSED DRAINAGE SWALE/BIORETENTION BASIN
- PROPOSED STORMWATER PIPE
- PROPOSED CHARGED STORMWATER PIPE
- PROPOSED STORMWATER GIP
- PROPOSED HEADWALL
- FLOW DIRECTION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERMIABLE SEGMENTED PAVERS
- PROPOSED SEGMENTED PAVERS
- PROPOSED HONED CONCRETE PAVEMENT (PEDESTRIAN)
- PROPOSED RECREATION COURT
- PROPOSED GRANULAR PAVEMENT
- PROPOSED KERB ONLY
- PROPOSED FLUSH KERB
- PROPOSED SUBSOIL PIPE

Appendix B: Civil Calculations



Appendix C: Correspondence

Marno Pretorius

From: Marno Pretorius
Sent: Thursday, 9 July 2026 4:47 PM
To: 'Daniel Tet'
Cc: Scott Twine; Edouard Pool; Julian Millevoi; 'hblackier@wga.com.au'
Subject: RE: Gawler Technical College
Attachments: 531567-0000-SKT-CC-0100 SITE PLAN.pdf

Hi Daniel

Thank you for the email below.

24L/s does improve the onsite detention requirements from 210KL to 150KL.

See comments on your questions.

- How many outlets would have been required for 29L/s? **It would be 3 connections to the road if each connection is limited to 12L/s.**
- What would the eventual detention be based on this restriction of 2 outlets at 12L/s each? **150KL**
- There is a wetland to the north of the site, on Lot 46. Could this be increased to allow for detention from this development site? Information on this is limited as it is on private land, but this could assist with detention requirements and any stormwater water quality requirements. Assuming discharge to the street, there will need to be treatment of stormwater internally prior to entering Council's stormwater system. **We do not intend to use the private wetland as it would require the installation of 150m to 250m of new stormwater pipes. Currently, we are aiming to use a proposed onsite bioretention basin as the primary means of treatment and attenuation.**
- Further to stormwater, carparking considerations will need to take into account both staff as well as students. **I am not sure about the parking allocations, I believe the team is still working on it, @Heath Blackier can you please assist in confirming this one?**
- Any further plans would greatly assist Council in providing additional feedback on any proposal if possible. **See attached a proposed site layout sketch, just note this a sketch and is subject to change.**

Let us know if you have any additional questions.

Kind Regards

Marno Pretorius PrEng: BEng:Civil
Lead Civil Engineer, Aurecon
M +61 422 142288

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[DISCLAIMER](#)

From: Daniel Tet <Daniel.Tet@gawler.sa.gov.au>
Sent: Tuesday, 7 July 2026 5:13 PM
To: Marno Pretorius <Marno.Pretorius@aurecongroup.com>
Cc: Scott Twine <stwine@urps.com.au>; Edouard Pool <Edouard.Pool@gawler.sa.gov.au>
Subject: RE: Gawler Technical College

You don't often get email from daniel.tet@gawler.sa.gov.au. [Learn why this is important](#)

Hi Marno,

Generally, only one outlet would be allowed at a maximum of 12L/s to the street watertable. In this case and subject the review of any stormwater management plan and design, two outlets and therefore 24/L/s could be allowed in this situation. Whilst not the 29L/s to restrict it to the pre-development flows in a 0.2EY, it would be an increase to the 12L/s allowed to the street water table.

In addition to the above,

- How many outlets would have been required for 29L/s?
- What would the eventual detention be based on this restriction of 2 outlets at 12L/s each?
- There is a wetland to the north of the site, on Lot 46. Could this be increased to allow for detention from this development site? Information on this is limited as it is on private land, but this could assist with detention requirements and any stormwater water quality requirements. Assuming discharge to the street, there will need to be treatment of stormwater internally prior to entering Council's stormwater system.
- Further to stormwater, carparking considerations will need to take into account both staff as well as students.
- Any further plans would greatly assist Council in providing additional feedback on any proposal if possible.

If you have any further queries, please don't hesitate to contact further.

Kind Regards,



Daniel Tet

Development Engineer

TOWN OF GAWLER PO Box 130 Gawler SA 5118

T: (08) 8522 9227 | x227

A liveable, cohesive, active, innovative and sustainable community



From: Daniel Tet

Sent: Monday, 06 July 2026 8:25 AM

To: 'Marno Pretorius' <Marno.Pretorius@aurecongroup.com>

Subject: RE: Gawler Technical College

Hi Marno,

Acknowledging your email below.

We will get a response back to you early this week in relation to your queries below.

Kind Regards,

From: Marno Pretorius <Marno.Pretorius@aurecongroup.com>

Sent: Wednesday, 01 July 2026 2:17 PM

To: Daniel Tet <Daniel.Tet@gawler.sa.gov.au>

Subject: Gawler Technical College

Hi Daniel

I hope this email finds you well, a month or 2 back I contacted you with regards to a potential new project in Gawler next to Para Road.



Your initial advice was:

- The inground infrastructure will be inundated during the 1:100 storm event.
- We need to allow for a direct kerbed connection.
- All flow needs to be restricted back to the 1:5 year ARI or to 12L/s.

We wanted to prepare a stormwater management plan, and we have started to look at what the above restriction means for the property.

The site is approximately 5100m² in area size and according to our latest DRAINS model we would require a 210m³ (210000L) detention volume to accommodate the 12L/s restriction.

Our question is since, our development spans multiple houses in length, and each property is permitted to have a street connection at 12L/s, can the number of connection to the kerb be increased until the combined flow reached the 1:5 ARI flow of 29L/s? This will assist in reducing the amount OSD we require.

Kind Regards

Marno Pretorius PrEng: BEng:Civil
Lead Civil Engineer, Aurecon
M +61 422 142288

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Kaurna Country
Grenfell Centre, Level 3, 25 Grenfell Street, Adelaide Australia 5000
aurecongroup.com

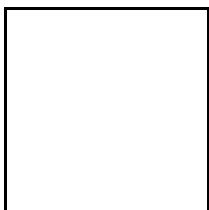


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Appendix D – Memorandum of ESD prepared by Aurecon

Memorandum

To	Caroline Cummins Scarlett Marshman	From	Jessica Bennett
Copy	Julian Millevoi Joanna Healey Jamali Kigotho	Reference	P531567
Date	2026-07-24	Pages (including this page)	11
Subject	Gawler Technical College Proposed ESD Approach		

1 Introduction

This memorandum summarises the high-level approach to Environmentally Sustainable Design (ESD) on the Gawler Technical College (GTC). At the current stage of the project, consultation on ESD goals and targets are ongoing with stakeholders, however this memorandum summarises key priorities which are being pursued.

ESD principles aim to minimise negative impacts on the environment and improve the quality of experience for users (students and staff). By incorporating these principles into every stage of the project with a whole-of-life approach, benefit will be brought to not only the reduction in energy consumption and associated greenhouse gas emissions, but user and environmental well-being.

2 Approach to ESD

The design will take a holistic, whole-of-life approach to planning, design, cost, construction, and maintenance and building management. It will endeavour to be timeless to maximise flexibility for adaption and redevelopment in the future.

To ensure strong ESD outcomes, the Aurecon ESD team has been engaged to develop the ESD strategy and work collaboratively with the project team to incorporate practical levels of sustainability. Aurecon ESD will provide advice and guidance to the project team on best practice ESD initiatives and will produce an ESD specification which will form part of the tender documentation. Throughout the project, workshops will continue to be held with clients, and the design team to ensure ESD initiatives are targeted in accordance with their priority to stakeholders. As per of this, a tailored Sustainability Checklist will be developed by the ESD consultant to track the progress and implementation of a range of sustainability initiatives. The focus will be on achieving practical and reliable ESD outcomes with a high return on investment, rather than a formal/informal certification.

2.1 Workshop One

A kick-off ESD workshop was held on the 1st of July 2026. During the workshop sustainability focus areas for the GTC were discussed. As agreed in this workshop. the proposed focus areas for the project are:

- Learning on Display
- Passive Design
- Circularity
- Indoor Environment Quality
- Nature

Several strategies were identified that would help achieve these focus areas. To manage the implementation of the project's sustainability strategy a Sustainability Checklist will be created and updated throughout the project development.

2.2 Gawler Technical College Design Guiding Principles

The Gawler Technical College has four key Design Guiding Principles as shown below. During the workshop opportunities for sustainability to support the achievement of the four guiding principles were identified as follows:



Beacon of Excellence

- Benefit occupant wellbeing
- Best practice building design
- High quality building performance



Feels like a Workplace

- Feels like a Workplace
- High internal comfort
- Good quality materials



Learning on Display

- Sustainability education
- Utilisation of modern technology
- Building as a living laboratory



Flexible and Adaptable

- Improved climate resilience
- Improved building circularity

3 Guidelines and Standards

The sustainability strategy and checklist for GTC will be developed in line with the following guidelines and Standards:

NCC 2025 Section J



GTC will comply with the requirements of NCC 2025 Section J requirements. These requirements set minimum performance standards for:

- Building insulation and sealing
- HVAC energy efficiency
- Lighting efficiency
- Energy monitoring & on-site distributed energy resources

Deemed-to-satisfy requirements will be targeted. However, a JV3 energy model may be required.

South Australia Department for Infrastructure and Transport Guidelines



The Government of South Australia's Department of Infrastructure and Transport provide several guides and manuals that would apply to the GTC, including:

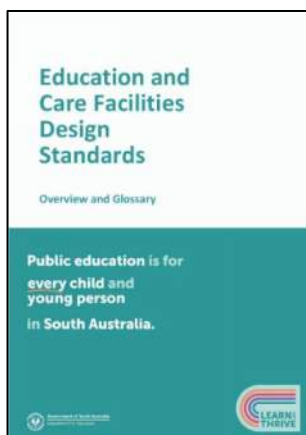
- Guide note G44: ESD – Planning, Design, Delivery and Sustainment of Government Buildings
- Climate Change Adaptation Guideline
- Sustainability Manual

The guidelines cover topics including:

- Climate adaptation measures
- Water efficiency
- Energy use
- Embodied Carbon reduction

The recommendations included in these guidelines will be included in the project's sustainability checklist where relevant to the specific project context.

South Australia Department for Education Design Standards



The Government of South Australia's Department for Education has comprehensive design standards for education and care facilities. Some of the requirements in the design standards overlap with the sustainability strategy for the GTC. These requirements relate to:

- Sustainable material procurement
- Efficient waste management
- Efficient water fixtures
- Good quality acoustic design
- Utilisation of solar power
- HVAC efficiency
- High quality artificial lighting
- Landscape design

Compliance with these requirements will be included in the project's sustainability checklist

4 ESD Principles and Initiatives

The overall ESD strategy will cover best practice in design as well as five project specific focus areas. The five focus areas are Learning on Display, Passive Design, Carbon & Circularity, Indoor Environment Quality and Nature. A full list of sustainability initiatives will be collated in the project sustainability checklist. The sections below summarise some of the most significant initiatives but is not an exhaustive list.

4.1 Learning on Display

Visible service meters	Meters and sub meters are located in a space visible to occupants. Meters must be readable at eye level.
Sensor data	Indoor environmental quality and performance sensors are installed. Live data must be visible to occupants. At a minimum the sensors must show: - Indoor temperature - Indoor humidity - CO2 levels - PM2.5 & PM10 levels - Energy use - Water use
Exposed Structure	At least 60% of the buildings structure must be visible to internal occupants. If multiple structural strategies are present in the building (e.g. If part of the structure is design for disassembly and part of the structure uses traditional methods) a section of each strategy must be easily visible
Learning Documentation	A handbook must be created to inform teaching staff on learning on display opportunities present throughout the building. The documentation must describe the opportunities and how teacher staff can interact with them to help educate their students

4.2 Passive Design

Airtightness Testing	An air permeability pressure test is to be undertaken in accordance with AS/NZS ISO 9972:2015, with the maximum air leakage rate being 9 m ³ /hour/m ² at 50Pa.
Energy Use	The project shall reduce the operational energy demand by 10% (with an aspiration of 20%). This comparison shall be demonstrated by either, an assessment against NCC Section J DTS, a JV3 reference model, or the Green Star Building v1 Energy Use calculator and associated guidance.
	Building Fabric ■ 10% increase on the minimum required total R-values specified for roofs and ceilings in Part J1.3, and floors in Part J1.6. ■ For roofs, have an upper surface solar absorptance of at least 0.05 less than the maximum allowable value in Part J1.3. ■ For roof lights, achieve a total system U-value of less than or equal to 3.3 W/m².K. ■ For roof lights, achieve a total system SHGC of less than or equal to 85% of the maximum allowable value in Part J1.4. ■ Wall-glazing constructions achieve an area-weighted total system U-value, across all facades (Specification J1.5a U-Value – Method 2), at least 20% less than the maximum allowable total system U-value for wall-glazing constructions as per the requirements of Part J1.5. ■ Wall-glazing constructions have a combination of solar heat gain coefficients, across all facades (Specification J1.5a Solar admittance –Method 2), that achieve a calculated proposed representative air-conditioning energy value of not more than 90% of the calculated reference representative air-conditioning energy value as per the requirements of Part J1.5. ■ 20% increase on the minimum total R-value specified for wall components in J1.5
All-Electric Building	The building must be all-electric, with no gas connection. Fossil fuels for emergency back up (i.e. diesel) is allowable where renewable alternatives are not feasible
On-site Energy Generation	Maximise to the degree practicable an on-site solar PV energy generation system.

4.3 Circularity

Upfront Carbon Reduction	The project shall reduce the upfront carbon (A1-A3 only) by 10% (with an aspiration of 20%). The Green Star Buildings v1 Upfront Carbon calculator and associated guidance shall be used to determine the reduction
Construction & Demolition Waste	90% of construction and demolition waste is diverted from landfill (with an aspiration of 95%)
Structure Designed for Disassembly	At least 50% of the building structure is designed and built to be disassembled without damaging the structural components.
Concrete	- Portland cement content is reduced by 30%, measured by mass across all concrete used in the project. - The mix water used for concrete is at minimum 50% captured or recycled water. - At minimum, 40% of coarse aggregate used is crushed slag aggregate, or, at minimum 25% of fine sand aggregate inputs are manufactured sand.
Steel	All reinforcement, structural steel and associated components and welding consumables must be manufactured by companies accredited to AS 9001 which hold a valid certificate of approval issued by the Australian Certification Authority for Reinforcing and Structural Steels (ACRS), as well as the Sustainable Constructional Steel (SCS) Certification Scheme.
Timber	- All timber used in the building and construction works must either be certified by FSC International or PEFC-accredited forest certification schemes, or, from a reused source. - No imported rainforest timbers are to be used regardless of certification
Cables, Pipes, Flooring & Blinds	All permanent formwork, pipes, flooring, blinds and cables either do not contain PVC, or, meet the GBCA's Best Practice Guidelines for PVC.
Low Embodied Energy Materials	Where possible materials must be: - Sourced locally and preferably manufactured or produced in South Australia. - Responsibly sourced. - Reused or have recycled content - Be recyclable at the end of life, or be able to be disassembled for reuse elsewhere - Have environmental product declarations, third party certification or stewardship programs. - Prefinished and proprietary finishes for durability, reduced on-going maintenance and ease of replacement.
Waste Management	The following waste streams are to be collected at minimum: - General waste going to landfill - Recyclables including paper and cardboard, glass and plastic - Organics A waste storage area must be sized to accommodate all bins or containers, for all applicable waste streams, for at least one collection cycle, calculated in line with 'The City of Sydney's Guidelines for Waste Management in New Developments'.

4.4 Indoor Environment Quality

Ventilation Strategy	Mechanical ventilation: ■ The ventilation system must be capable of providing enough outdoor air to maintain carbon dioxide (CO₂) levels at or less than 800ppm within each space in teaching, learning and working areas at all times in the default occupancy period. ■ The system must continuously measure the concentration of CO₂ during occupancy hours. The system must then adjust the amount of outdoor air to each teaching, learning and working areas (up to the maximum design outdoor air quantity) to ensure that CO₂ levels are maintained below the stipulated ppm threshold. Natural ventilation mode: ■ Occupants are encouraged to open windows based on a visual prompt as a result of carbon dioxide sensors.
Mechanical Design	■ Building ventilation systems must be designed to comply with ASHRAE Standard 62.1:2013 or AS 1668:2012 (whichever is greater) regarding minimum separation distances between pollution sources and outdoor air intakes. ■ Sources of pollutants, such as printing or photocopy equipment, kitchen stoves or vehicles, must be compliant with minimum emissions standards (according to Green Star guidelines), be exhausted directly to the outside, or not be present within the teaching, learning and working areas.
Thermal Comfort	A high degree of thermal comfort is provided to occupants, with a target of ± 1.0 PMV during 98% of operating hours (equivalent to 80% of occupants being satisfied) in 95% of teaching, learning and working areas via adaptive comfort modelling. With an aspiration of ± 0.5 PMV (equivalent to 90% of occupants being satisfied) Where the project demonstrates compliance with NCC Section J, this criteria is considered achieved.
Lighting Comfort	■ All LED lighting installed across the whole project has no observable effect as per the standard IEEE 1789-2015 IEEE Recommended Practices for Modulating Current in High-Brightness LEDs for Mitigating Health Risks to Viewers. ■ Light sources must have a minimum Colour Rendering Index (CRI) 85 or higher, in all internal and external applications. ■ Light sources must meet best practice illuminance levels for each task within each space type with a maintained illuminance that meets the levels recommended in AS/NZS 1680.1:2006 series applicable to the project type and including maintenance.. ■ The maintained Illuminance values must achieve a uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006, with a maintenance factor method as defined in AS/NZS 1680.4 ■ All light sources must have a MacAdam Ellipse or a Standard Deviation Colour Matching (SDCM) of 3 or lower. ■ Bare light sources must be fitted with baffles, louvers, translucent diffusers, ceiling design, or other means that obscures the direct light source from all viewing angles of occupants, including occupants looking directly upwards.
Access to Daylight & Views	A minimum of 80% of teaching, learning and working areas must achieve a Daylight Factor of 2.5 A minimum of 50% of teaching, learning and working areas must have a direct line of sight externally.

Acoustic Comfort	■ Internal ambient noise levels in teaching, learning and working areas must be no greater than the upper range value relevant to the activity type in each space as recommended in the current AS/NZS 2107:2016. ■ Reverberation time in teaching, learning and working areas must be below the maximum stated in the 'Recommended Reverberation Time' provided in Table 1 of AS/NZ 2107:2016. ■ The project must address noise transmission between enclosed spaces within teaching, learning and working areas. Compliance can be demonstrated via either Privacy* or Sound insulation** — *Privacy: ■ The sound insulation between internal spaces complies with: $D_w + LA_{eqT} > X$. Where: ■ D_w = Weighted sound level difference measured between two spaces ■ LA_{eqT} = Indoor ambient noise level in the space adjacent to the enclosed space ■ $X = 75$ except for $X = 60$ for any partition with a door; $X = 80$ for walls/partitions separating areas with elevated privacy requirements (e.g., meeting rooms, classrooms, etc.) — **Sound insulation: ■ The partition between the spaces should be constructed to achieve a weighted sound reduction index (dB R_w) of: ■ At least 45 for all partitions separating enclosed spaces which are fixed without a door ■ At least 40 for all partitions fronting a room (from an open plan area) ■ At least 35 (in composite with door and partition) for all partition types that contain a door and glazed partitions without a door ■ At least 50 through floors between occupied spaces
--------------------------------	---

Healthy Materials	■ Interior applied paints, coatings, adhesives, sealants, flooring, wall panels, ceilings, insulation, furniture and composite wood* must avoid the Red List chemical classes unless there is no viable option available based on the functional requirements of the material. The Red List chemical classes include: – Alkylphenols and related compounds – Antimicrobials (marketed with a health claim) – Asbestos compounds – Bisphenol a (BPA) and structural analogues – California-banned solvents – Chlorinated polymers, including PVC, PVDC, chloroprene (neoprene monomer), and CPVC – Chlorobenzenes – Chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) – Formaldehyde (added) – Monomeric, and polymeric and organophosphate halogenated flame retardants (HFRs) – Organotin compounds – Perfluorinated and polyfluorinated alkyl substances (PFAS) / perfluorinated compounds (PFCs) – Phthalates (orthophthalates) – Polychlorinated biphenyls (PCBs) – Polycyclic aromatic hydrocarbons (PAHs) – Short-chain and medium-chain chlorinated paraffins (SCCPs & MCCPs) – Toxic heavy metals, including arsenic, cadmium, chromium (vi), lead (added), and mercury – Volatile organic compounds (VOCs) in wet applied products** – Wood treatments containing creosote or pentachlorophenol <i>*Medium density fibreboard (MDF) is banned.</i> <i>**VOCs are not banned, but must meet levels stipulated in one of the below standards as applicable. Paints must be selected from the Australian Paint Approval Scheme as per DPTI NATSPEC specifications.</i> ■ South Coast Air Quality Management District (SCAQMD) Rule 1168 for Adhesives and Sealants ■ California Air Resource Board (CARB) 2007 Suggested Control Measure (SCM) for Architectural Coatings ■ Materials must not exceed the limits of those listed in the Safe Work Australia Hazardous Chemical Information System (HCIS) ■ ACP – Aluminium Composite Panels are not to be provided ■ Paint – Low VOC emitting paints are to be used to the recommendations of AS/NZS 2311
Construction Pollution	All ductwork that serves the building must be cleaned prior to occupation in accordance with 'ACR 2006 Assessment, Cleaning and Restoration of HVAC Systems' or other similar recognised Standard
Building Commissioning	During construction and before practical completion, all building systems must be commissioned per a recognised commissioning standard (CIBSE or ASHRAE commissioning guides). All meters to be commissioned and validated per the most current 'Validating Non-Utility Meters for NABERS Ratings' protocol

4.5 Nature

Nature Connection	Biophilic design elements are used throughout the built. At least 1 biophilic design element must be used included in the design of each regularly occupied room. Biophilic design elements may include: ■ Natural materials such as timber or terracotta ■ Visible plants ■ Water features ■ Natural scents such as flowers ■ Natural shapes ■ Natural colour schemes
Heat Island Effect	■ The roof has an upper surface solar absorptance of at least 0.05 less than the maximum allowable value in Part J4D4, and: for roof pitched <15° – a three-year SRI of minimum 64, or, for roof pitched >15° – a three-year SRI of minimum 34. ■ Unshaded hard-scaping elements with a three-year SRI of minimum 34 or an initial SRI of minimum 39.
Improve biodiversity	The following methods at a minimum must be used to improve the biodiversity in the project landscape ■ At least 60% of plants must be native species ■ Plant selection must include a high variety of plants with no more than 10% of all plants being from one species ■ No invasive species can be used
Water Sensitive Urban Design	The project must demonstrate that the average annual stormwater discharge for the site is reduced by at least 20%. The stormwater discharge must also demonstrate the following pollutant reduction levels ■ Total Suspended Solids: 80% ■ Gross pollutants: 85% ■ Total Nitrogen: 40% ■ Total Phosphorus: 60%

4.6 Best Practice

Energy Metering & Monitoring	■ Energy metering shall be provided to allow for monitoring of the relevant areas or functions of the project. Floor-by-floor metering is sufficient if the entire floor has a single use. If a floor has multiple uses, the different uses shall be metered. ■ Where an energy load for a single item exceeds 5% of the total energy use for the building, or 100kW, it must be independently metered. ■ An automatic monitoring system must be capable of providing continual information (up to 1-hour interval readings), and raising an alarm when the energy use increases beyond certain parameters.
Water Efficient Fixtures	Fixtures must meet the following WELS ratings: ■ Taps: 5 Star ■ Toilets: 4 Star ■ Showers 3 Star ■ Clothes washing machines: 4 Star ■ Dishwashers: 5 Star ■ Troughs: 3 Stars
Water Metering & Monitoring	■ Water metering shall be provided to allow for monitoring of the relevant areas or functions of the project. Floor-by-floor metering is sufficient if the entire floor has a single use. If a floor has multiple uses, the different uses shall be metered. ■ Where a common water use consumes 10% of the project's water use, these must be independently metered. ■ An automatic monitoring system must be capable of providing continual information (up to 1-hour interval readings), and raising an alarm when the energy use increases beyond certain parameters.
EV & LEV Charging	■ Ready to charge EV & LEV charging points are provided to at least 5% of all car parking spaces and bike parking spaces respectively. ■ Electrical infrastructure is provided to allow for future installation of EV charging to 25% of all car parking and bike parking spaces.

Appendix E Landscape Concept Plan prepared by ASPECT Studios

GAWLER TECHNICAL COLLEGE

LANDSCAPE CONCEPT PLAN

BROWN FALCONER
JULY 31 2026

DWG #	ADL26033-REP01
STATUS	Final
ISSUE	P3
DATE	31.07.2026
PREPARED BY	LS
APPROVED BY	TC

We respectfully acknowledge the Kaurna people as the Traditional Custodians on whose Country the Gawler Technical College is located. We recognise their continuing connection to land, waters and community and we pay our respect to their Elders past and present.





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1.1 Landscape Design Narrative	4
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1.1 Landscape Design Narrative

Express

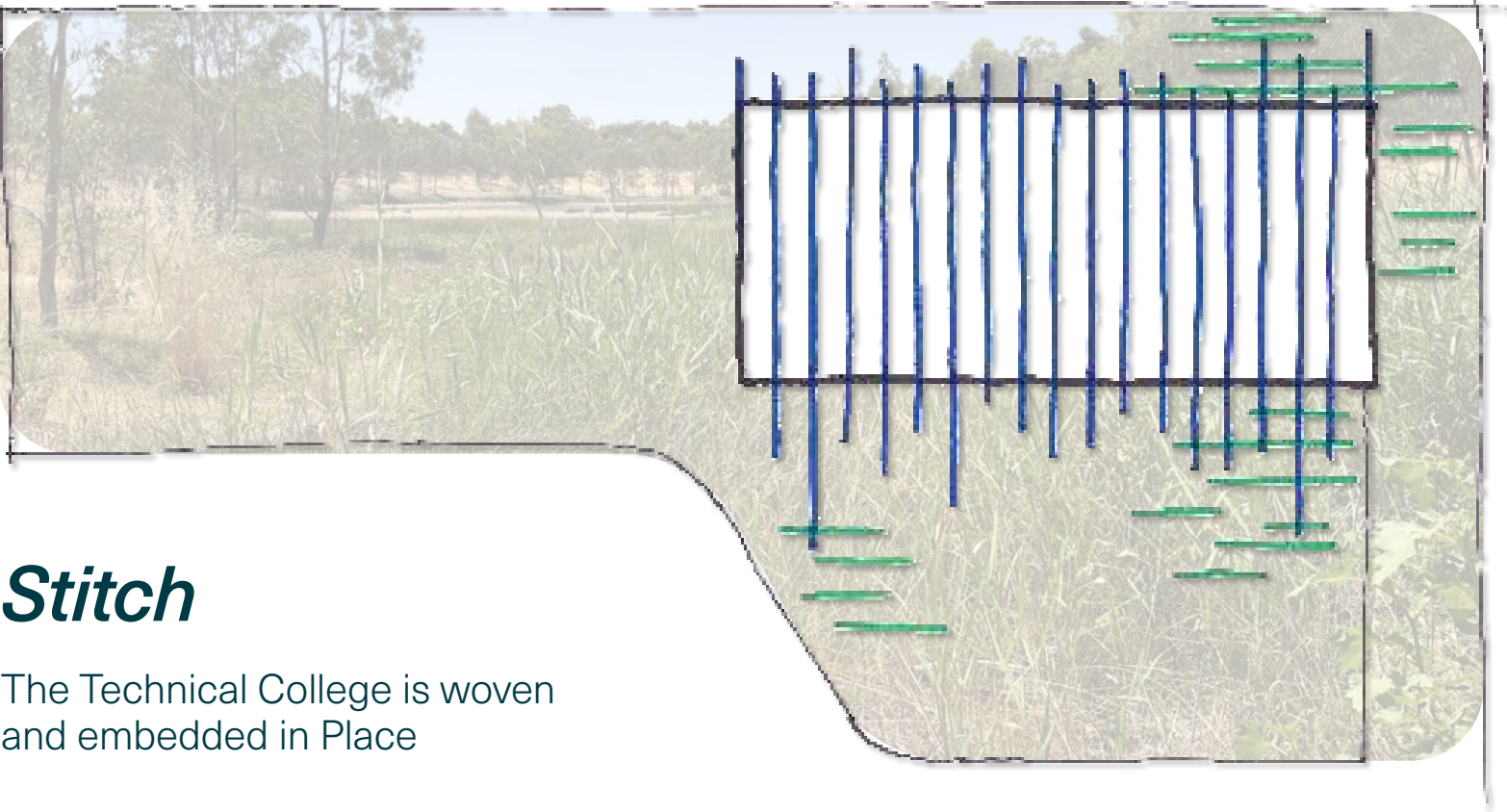
Celebrate built form through integration of architecture and landscape

Expose

Learning, systems, processes and utilities on display

Reveal

Peeling back of layers to uncover meaning and create moments of delight

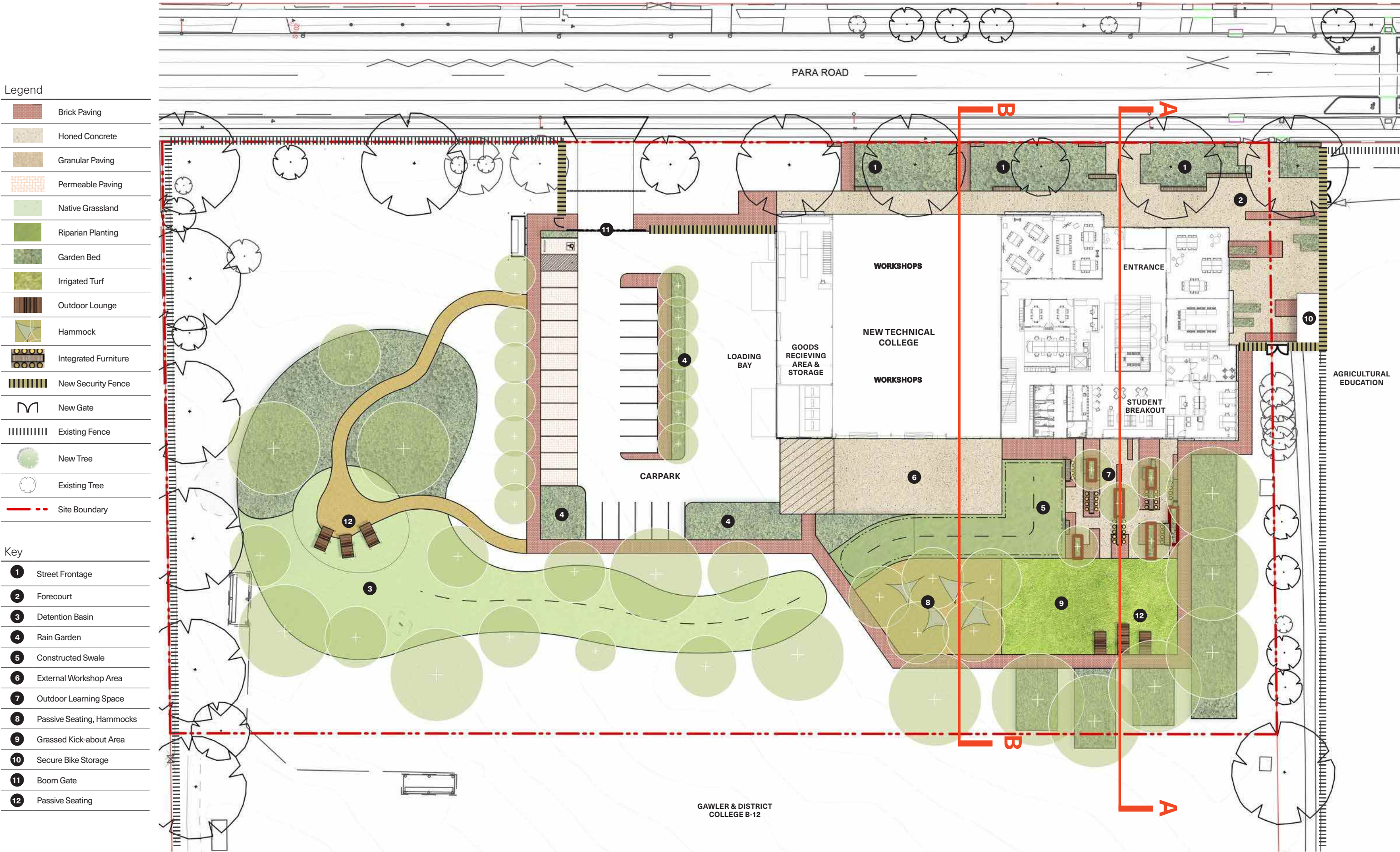


Stitch

The Technical College is woven and embedded in Place

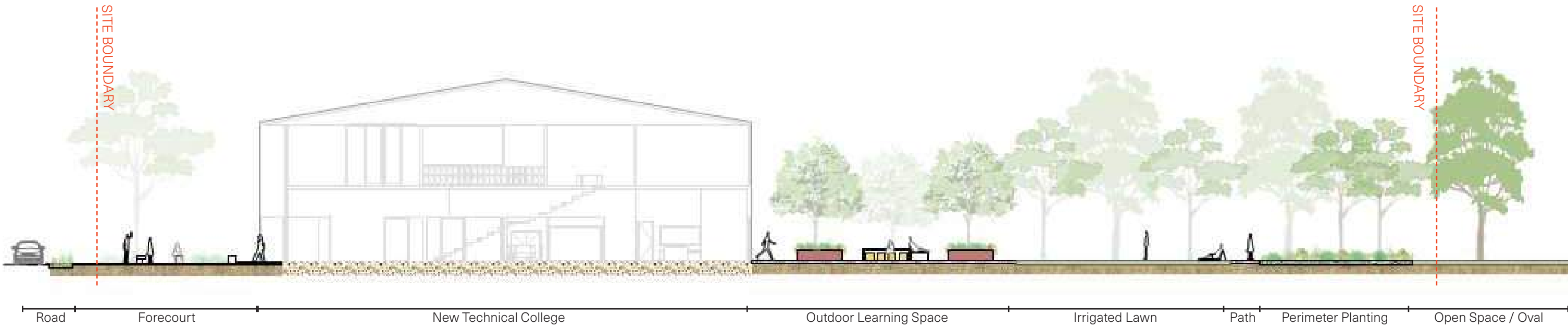


1.2 Landscape Concept Plan



1.3 Landscape Sections

Section A



Section B



1.4 Landscape Character

Street Frontage



Forecourt



Seating and Gathering



Soft Landscaping

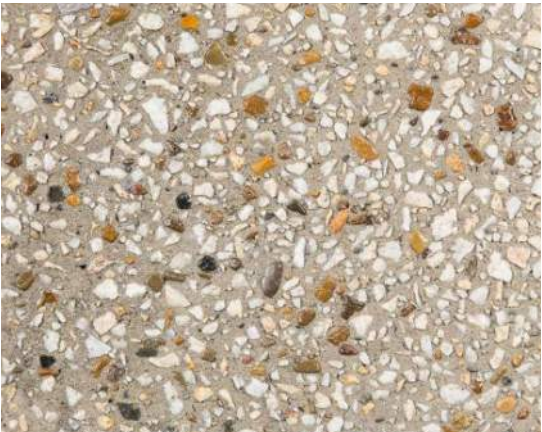


Water Sensitive Urban Design



1.5 Materials Palette

Surfaces



Exposed aggregated concrete



Brick paving



Compacted rubble / stabilised fines



River pebbles



Concrete banding

Furniture and Fixtures



Permeable paving



Sandstone blocks



Timber / steel seating



Timber day beds



Precast concrete / gabion stone baskets

Art, Interpretation and Wayfinding



Weathered steel



Stainless steel trellis



Public art



Wayfinding signage

1.6 Tree Palette

Exotic



Olea europaea
Olive



Citrus sinensis
Orange



Prunus cerasifera 'Nigra'
Plum



Cercis canadensis
Eastern Redbud



Lagerstroemia indica 'Natchez'
Crepe Myrtle



Pistacia chinensis
Chinese pistachio



Ulmus parvifolia
Chinese Elm

Native



Eucalyptus leucoxylon 'Euky Dwarf'
Dwarf SA Blue Gum



Tristaniopsis laurina 'luscious'
Watergum



Corymbia citriodora 'Scentuous'
Dwarf Lemon-Scented Gum



Angophora costata
Smooth-barked Apple



Corymbia eximia
Yellow Bloodwood



Eucalyptus megalocarpa
Large-fruited Yellow Gum



Acacia fimbriata
Fringed Wattle



Callitris gracilis
Southern Cypress Pine



Eucalyptus socialis ssp. socialis
Summer Red Mallee



Pittosporum angustifolium
Native Apricot



Eucalyptus largiflorens
Black Box



Melaleuca quinquenervia
Paper Bark

1.7 Understory Planting Palette

Sun and Part Shade



Calocephalus citreus
Lemon Beautyheads



Cymbopogon ambiguus
Native Lemon Grass



Dianella revoluta
Blue Flax-lily



Eremophila glabra 'Kalbarri Carpet'
Emu Bush Cultivar



Ficinia nodosa
Knobby Club-rush



Grevillea lavandulacea
Lavender Grevillea



Enchylaena tomentosa
Ruby Saltbush



Rhagodia parabolica
Fragrant Saltbush



Lomandra 'Lime Tuff'
Spiny Headed Mat-rush



Lomandra multiflora ssp. *Dura*
Stiff Mat-rush



Myoporum parvifolium
Creeping Boobialla



Hakea carinata
Erect Hakea



Scaevola albida 'Mauve carpet'
Fan Flower



Themeda triandra
Kangaroo Grass



Trachelospermum jasminoides
Star Jasmine



Acacia myrtifolia
Myrtle Wattle



Kennedia prostrata
Running Postman



Goodenia pinnatifida
Scrambled Eggs



Xanthorrhoea semiplana spp.
Grass Tree



Olearia pannosa
Silver-leaved Daisybush



Convolvulus remotus
Australian Bind-weed



Myoporum petiolatum
Sticky Bvoobialla



Kunzea pomifera
Muntries



Cullen australasicum
Tall Scruf-pea

Shade Tolerant



Liriope giganteum
Evergreen Giant



Asplenium australasicum
Bird's Nest Fern



Viola haderacea
Native Violet



Correa alba
White Correa



Cycas revoluta
Sago Palm



Russelia equisetiformis
Firecracker Plant



Zamia furfuracea
Cardboard Palm



Clematis microphylla Old Man's
Beard

1.8 Riparian Planting Palette



Baumea rubiginosa
Soft Twig-sedge



Baumea juncea
Bare Twig Rush



Carex appressa
Tall Sedge



Cyperus gymnocaulos
Spiny Flatsedge



Eleocharis acuta
Spike-rush



Eleocharis sphacelata
Tall Spike-rush



Ficinia nodosa
Knobby Club-rush



Gahnia sieberiana
Red Fruited Saw Sedge



Goodenia ovata
Hop goodenia



Juncus flavidus
Yellow Rush



Lomandra leucocephala ssp. robusta
Irongrass



Mentha australis
Native Mint



Vallisneria australis
Eel-weed



Aristida behriana
Brush Wiregrass



Austrostipa species
Spear Grass

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Appendix F – Traffic Impact Assessment prepared by WGA



Department for Infrastructure and Transport

Gawler Technical College

PIP 1 TRAFFIC IMPACT ASSESSMENT

WGA260868

WGA260868-RE-TT-0004_B

3 August 2026



Revision History

REV	DATE	ISSUE	ORIGINATOR	CHECKER	APPROVER
A	16/07/2026	Stage 1 Issue	JH	AK	HB
B	3/08/2026	Revised Car Park	JH	HB	HB

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1 EXECUTIVE SUMMARY

WGA has prepared this Traffic Impact Assessment to support the *PIP Part 1 Concept Design Investigations* for the proposed new Gawler Technical College within the existing Gawler and District College campus at Para Road, Evanston.

The assessment has reviewed the proposed access arrangements, car parking provision, traffic generation, internal circulation, pedestrian and vehicle movements, and heavy vehicle servicing requirements to inform the ongoing development of the concept plans.

The proposed Technical College is expected to accommodate up to 250 students on site at one time and approximately 25 staff, with operating hours generally between 7:00am and 6:00pm and potential after-hours use by students and adults.

WGA has undertaken morning and afternoon peak period site reviews, and the existing traffic conditions on Para Road include notable activity associated with Gawler and District College, Xavier College, the Para Road Emu Crossing and the adjacent active rail crossing. Site observations confirmed concentrated traffic and parking demand during the morning and afternoon school peak periods.

The active rail crossing was observed to have a greater effect on traffic flow than the Emu Crossing, with train movements creating short-term delays and vehicle platoons on Para Road. Xavier College also noted queuing into the “kiss ‘n’ drop” in the PM peak in the southbound direction – this has the potential to block the proposed Technical College access temporarily.

Traffic impacts are expected to be manageable, noting the interaction between the new Technical College traffic and the existing Xavier College pick-up/drop-off queues, on-street parking demand, the Emu Crossing and the active rail crossing.

Parking demand has been assessed against the SA Planning and Design Code (PDC) and Department for Education guidance. The concept car park meets the PDC requirement for 28 staff and visitor spaces. 30 parks have been provided upon request of the client. 25 Student parking spaces will be provided as on-street parking within 300m of the College. These parks will be available, if not immediately adjacent to the College, further along Para Road between the Rail Crossing and Farrow Road, and on Railway Terrace and Dawson Road, where on-street parking is available.

The proposed access location on Para Road is considered suitable. Additional kerb extensions are proposed to maintain the minimum “entering” sight distance requirements.

The proposed off-street parking layout has been reviewed against AS 2890.1 and is compliant for staff and visitor parking.

Turn path assessment indicates that a waste disposal truck (9.82m long) can negotiate the internal car park and loading area.

A 12.5m medium rigid vehicle has also been assessed as a check vehicle and can generally negotiate the layout; however, manoeuvring is tight and will impact a number of parks and raised kerb in the central parking bay. The largest delivery vehicle expected to access the site will need to be confirmed to assist with closing out our turn path review.

Alternative transport should be actively encouraged, particularly use of Evanston Railway Station, which is within walking distance of the site. Active transport, public transport and travel demand management measures will be important to reduce pressure on Para Road during peak periods.

The concept design should continue to develop measures for access control, short-term set-down management, parking restrictions, pedestrian safety, heavy vehicle access, sight lines assessment and internal circulation as part of subsequent PIP design phases.

Overall, the proposed Technical College can be accommodated from a traffic and access perspective, provided that the identified parking, set-down, access, sight distance and heavy vehicle servicing matters are resolved through detailed design and consultation with the relevant road and education department authorities.

2 INTRODUCTION

WGA has undertaken a traffic assessment for a Technical College proposed within the Gawler and District College. This assessment forms part of the Department of Infrastructure and Transport's (DIT) Project Implementation Process (PIP) for concept design phase assessment (Part 1).

Gawler is located 40km north-east of Adelaide CBD. The locality of the project is provided in Figure 2-1 showing the layout of the suburb of Gawler and the position of the District College toward the southern end of the built-up areas (Evanston).



Figure 2-1: Project Locality

The general road network surrounding the Gawler and District College is provided in Figure 2-2. Main North Road (represented by the yellow line) is an arterial road managed by DIT, and the surrounding local road network is under the care and control of the Town of Gawler (Council).

The Gawler and District College is bounded by predominantly residential dwellings (westerly) and commercial properties (easterly). Xavier College (Primary School) is located immediately south of the site.



Figure 2-2: Road Network Surrounding Gawler and District College

2.1 Purpose of this Document

DIT has requested WGA to provide a TIA for the Technical College, to be contained within the Gawler and District College grounds.

Background investigations (PIP 0) have included the following tasks:

- Undertake site visits during the peak morning and afternoon drop off and pick up period.
- Assess current traffic and parking conditions, including areas of congestion and road safety concerns.
- Engage with DIT and local government representatives.

The Draft TIA is required to provide the following outputs, aligning with PIP Part 1 Concept Design Investigations, for submission with the Development Application:

- Review access locations and provide recommendations, including risks and opportunities, to assist in the development of the concept plans.
- Finalise on- and off-street parking demand in accordance with the SA Planning and Design Code (PDC).
- Estimate likely traffic generation from the development and determine directional flow of traffic to and from the site.
- Assess impacts of the additional traffic and on-street parking demand.
- Develop a Draft TIA report detailing assessment methodology, findings and recommendations for review by the project team.
- Review proposed off street parking layout for compliance with the Australian Standards and overall internal pedestrian and traffic movement.
- Review and provide turn path assessment for heavy vehicle access, including waste and delivery vehicles
- Liaise with and respond to traffic-related queries from the project team.
- Finalise our TIA report detailing assessment methodology, findings and recommendations for review by the project team.

2.2 Planning Timeframes

The siting for the Technical College is in its conceptual design (PIP Part 1 Investigations). This TIA will become a component of the Part 1 Investigations process. The proposed timeline for the completed investigations is as follows:

- The Office for Design and Architecture (ODASA) have engaged the Lead Professional Services Contractor (LPSC) taking over PIP Part 1 in June 2026.
- The State Commission Assessment Panel (SCAP) submission is due in early August.
- 100% documentation is due December 2026.
- Construction of the main building is proposed to commence in December 2026 with practical completion in December 2027.
- The Technical College is anticipated to be operational for the 2028 school year.

The LPSC is understood to be Brown Falconer (Architecture and Interior Design).

A series of meetings, workshops and site inspections involving the LPSC have occurred since May 2026.

2.3 Stakeholder Engagement

WGA is not required to undertake consultation as part of this TIA, with the exception of discussions with DIT Stakeholders.

Based upon the background provided, WGA understands that the following inter-government consultation has occurred to date:

- Department for Education
- Planning and Land Use Services
- Office for Design and Architecture
- Department for Housing and Urban Development
- Department for Infrastructure and Transport
- SA Water

3 EXISTING CONDITIONS

3.1 Land Use and Access

The development site is situated on the eastern side of Para Road, within the central southern area of Gawler.

Around the Gawler and District College, the land use is predominantly residential properties interspersed with commercial centres, parks and other recreational facilities such as the racecourse to the north.

Access (egress) from the Gawler and District College is predominantly from Barnet Road, where most educational buildings face (toward Barnet Road). The majority of school access and school bus activity (set down and pick up of college students) occurs on Barnet Road.

The west side of the Gawler and District College (adjacent to Para Road) is predominantly athletic fields and agricultural pens (gardens, sheep etc.) and is fenced at the college boundary.

There is no vehicular access to the Gawler and District College via Para Road, however, there is pedestrian/student access via a gate (Gate 12). The gate is located adjacent to an Emu Crossing (School pedestrian crossing). An Emu Crossing is a student focussed, part time crossing that are operational when the “Children Crossing” flags are displayed for around an hour when school starts and finishes.

The Emu Crossing is located 60m south of the active rail crossing (Gawler Rail Line). The Gawler and District College gate is located 15m south of the Emu Crossing. These features are indicated in Figure 3-1.

It is also noted that the Evanston Railway Station is located approximately 350m (walking) from the College grounds, providing an alternative transport mode.



Figure 3-1: Emu Crossing Layout on Para Road, Evanston

3.2 Traffic Volumes

3.2.1 Arterial Network

The closest arterial road to the site (Para Road) is Main North Road, which is 100m east of the Para Road/Dawson Road Roundabout.

Traffic volumes on Main North Road (DIT Road Number 4405) are summarised below:

- Average Annual Daily Traffic (AADT) (2016) = 22,500¹
- Commercial Vehicles (CV) content = 2.0%

3.2.2 Local Network

Traffic volumes (AADT) and 85th percentile speeds for Para Road (adjacent No.51) obtained from Council indicate:

- Data Count Date 13 June 2023-20 June 2023 (school was open during these weekdays).
- Posted Speed Limit is 50km/h at this location unless 25km/h school zone “when children present” – the location is on the northbound approach to the school zone.
- Mean Speed 46km/h.
- 85th percentile speed 53km/h.
- Maximum Speed 105km/h.
- 68.5% below the posted speed limit.
- 31.5% above the posted speed limit.
- Weekday Daily Volume 3,026 Vehicles per Day (VPD).
- Week Daily Volume 2,820 VPD.
- Commercial Vehicles 5%.
- Weekday AM Peak Hour 8:00am-9:00am (maximum 400 Vehicles per Hour [VPH]).
- Weekday PM Peak Hour 3:00pm-4:00pm (maximum 342 VPH).
- Saturday and Sunday AM Peak Hour 11:00am-12:00pm (maximum 261 VPH).
- Saturday PM Peak Hour 1:00pm-2:00pm (248 VPH).
- Sunday PM Peak Hour 4:00pm-5:00pm (208 VPH).

3.3 Site Investigations

3.3.1 Morning Peak Investigation

During a site investigation on Wednesday, 21 May 2026, the traffic turning volumes were recorded in the AM Peak (school time) between 8:15am and 9:15am on Para Road, approximately 40m south of the Emu Crossing. The findings are presented in Table 3-1.

Data and general observations from the turning count indicates that:

- During the hour count, the period 8:15am-8:30am was the heaviest traffic (136 “through” vehicles on Para Road in 15 minutes).
- This (15 minutes) coincided with 43 students crossing the Emu Crossing, mostly in the eastbound (toward the college) direction. Only a couple of pedestrian crossings were made westbound.
- Pedestrian crossings at the Emu Crossing did not create unduly large queues on Para Road, with typically 1-2 vehicles stopped temporarily on either approach. The crossing distance is only 7m between protuberances and the crossing time is about six seconds.

¹ Source: Location SA Viewer and based on 2024 count

- The rail crossing was activated six times in total:
 - Four of these times trains passed through the crossing in both directions with two to three-minute delays to Para Road traffic. Compared to the Emu Crossing the Rail Crossing is a much greater impediment to traffic flows on Para Road.
 - Passing in one direction caused about one to two-minute delay.
 - During these delays, queues of up to 10 cars would queue on Para Road in both directions. Northbound lane was observed to queue up to the Emu Crossing.
 - Upon release these vehicles would form distinct platoons of vehicles passing the site (southbound).
- In total Para Road recorded 395 vehicles during the hour with a relatively low 1.5% Heavy Vehicles (HV). The majority of the “heavy vehicles” were school buses (four out of six HV).
- During the AM the southbound direction appeared to be busier than the northbound direction (about 60:40 ratio - with Evanston residents leaving their homes toward work-based activities to the southern areas). Tidal flow appears to reverse in the PM Peak.
- Discussions with Council indicated that the Xavier College expansion occurred after their counts were recorded (mid 2023) and hence they would expect an increase in volumes. However, it was noted that Council records state that the AM Peak was 400 VPH, which aligns with the site observations (389 VPH).

Table 3-1: Turning Count at Para Road (Opposite, 21 May 2026 8:15am – 9:15am)

TIME PERIOD (AM)	LIGHT VEHICLES	NORTHBOUND/ SOUTHBOUND SPLIT (%)	HEAVY VEHICLES	TOTAL VEHICLES	HEAVY VEHICLES (HV %)	EMU CROSSING (PEDESTRIANS E/BOUND MOVEMENT)	RAIL XING ACTIVATIONS (#/TIME (AM) AND DIRECTION EAST OR WEST)
8:15-8:30	136	37:63	1 ⁽¹⁾	137	0.7%	43	² 8.20(E); 8.25(W)
8:30-8:45	114	44:56	2 ⁽²⁾	116	1.7%	8	³ 8.37(E); 8.38(W); 8.40(E)
8:45-9:00	100	49:51	1 ⁽³⁾	101	1.0%	4	² 8.54(E); 8.56(W)
9:00-9:15	39	38:62	2 ⁽⁴⁾	41	4.9%	0	¹ 9.07(E); 9.08(W)
8:15-9:15	389	42:58	6	395	1.5%	55	7

Notes:

- ⁽¹⁾ Heavy/Commercial Vehicles (CV) comprised of one (1) School Bus, southbound.
- ⁽²⁾ CV comprised of two (2) School Busses one in each direction.
- ⁽³⁾ CV comprised of one (1) Single Rigid Truck, northbound.
- ⁽⁴⁾ CV comprised of one (1) Single Rigid Truck (Waste Disposal Collection Truck), northbound and (1) School Bus, southbound.

3.3.2 Afternoon Peak Hour Investigations

During a site investigation on Thursday, 25 June 2026, the traffic turning volumes were recorded in the PM Peak (school time) between 3:00pm and 4:00pm on Para Road, approximately 40m south of the Emu Crossing. The findings are presented in Table 3-2.

Data and general observations from the traffic count indicate that:

- During the hour-long count, the period of 3:15pm to 3:30pm recorded the heaviest traffic of 152 “through” vehicles on Para Road.
- This busiest period coincided with the afternoon dismissal at 3:10pm, resulting in students overwhelming the Xavier College car park and Para Road where parents had parked.
- Queueing was extensive into the Xavier College car park located 187m south of the Emu crossing. A maximum queue was observed to be approximately 25 vehicles, which equates to 155m worth of queued vehicles.
- Queueing at the rail crossing was observed to reach a maximum of 10 vehicles during the 3:15–3:30pm window. As a result, vehicles were observed queuing over the Emu crossing, this was a common occurrence throughout the investigation.
- The rail crossing was activated six times in total:
 - Three of these times, trains passed through in both directions with a one to two minute delay to traffic stopped on Para Road. Compared to the Emu Crossing the Rail Crossing results in a greater impediment to traffic flow on Para Road.
 - Passing in one direction resulted in an approximate one-minute delay.
 - Upon release, these vehicles would form distinct platoons of vehicles passing through the site (southbound).
- In total Para Road recorded 391 vehicles during the afternoon peak hour with a very low heavy vehicle ratio. Only one heavy vehicle was observed to (southbound). No school buses were observed. This resulted in a heavy vehicle percentage of just 0.26%.
- During the PM peak, the northbound direction was busier than the southbound direction (about 60:40 ratio), confirming that tidal flow reverses during the PM peak (Evanston residents returning from work-based activities to the southern areas).
- Discussions with Council indicated that the Xavier College expansion occurred after their counts were recorded (mid 2023) and hence they would expect an increase in volumes. It was noted that council records state that the weekday PM Peak was 342 VPH which indicates that since their counts, the site observations indicate an increase in volumes (390 VPH). The increase is approximately 14% in the PM Peak.
- Applying an overall 14% increase in traffic to Council’s AADT value (of 3026 VPD weekday volumes) assumes a revised AADT of approximately 3450 VPD (weekday).

Table 3-2: Traffic Counts at Para Road 25 June 2026 3:00pm - 4:00pm

TIME PERIOD (AM)	LIGHT VEHICLES	NORTHBOUND/ SOUTHBOUND SPLIT (%)	HEAVY VEHICLES	TOTAL VEHICLES	HEAVY VEHICLES (HV %)	EMU CROSSING (PEDESTRIANS)	RAIL XING ACTIVATIONS (# TIME (PM) AND DIRECTION EAST OR WEST)
3:00 – 3:15	83	53(N):47(S)	-	83	-	2 E:8 W	2 3:08 (E); 3:08 (W)
3:15 – 3:30	152	63(N):38(S)	-	152	-	-	2 3:23 (E); 3:23 (W)
3:30 – 3:45	91	60(N):40(S)	1 ⁽¹⁾	92	1.0%	-	2 3:39 (E); 3:37 (W)
3:45 – 4:00	64	56(N):44(S)	-	64	-	0 E:4 W	3 3:45 (No Train) 3:53 (E); 3:53 (W)
3:00 – 4:00	390	59(N):41(S)	1	391	0.3%	2 E:12 W	7 4 (E); 4 (W)

Notes:

⁽¹⁾ Heavy/Commercial Vehicles (CV) comprised of one (1) two Axle Rigid Vehicle, southbound.

3.4 Road Network Considerations

The following points are made in relation to **Para Road**:

- Provides a Local collector function.
- Two-way (approximately north-south).
- 12.3m kerb to kerb width.
- Default 50km/h Urban Speed Limit, unless school zones are in operation (25km/h when children are present). There are technically two school zones, one at the Emu Crossing and one at Xavier Crossing approaches.
- College to east, residential (predominantly) to west, although a caravan sales/service business operates at No.57 Para Road.
- On street parking both sides except for areas of protuberance for instance at the Emu Crossing.
- Footpath on both sides of the road.
- Forms a 3-Way Roundabout with Dawson Road at its southern end.
- Forms a T Intersection with Hillier Road to the northern end.
- Is 300m between Dawson Road and the Gawler Line Rail Crossing.
- Para Road is 930m in length between Dawson Road and Hillier Road.
- The Emu Crossing and Rail Crossing are discussed in Section 3.1 and their layout within Para Road is indicated in Figure 3-1.
- Additional Site photos along Para Road are provided in Figure 3-2 for reference.

The following points are made in relation to Xavier College:

- Located at No.56 Para Road.
- Separate educational facility to the Gawler and District College.
- Private school facilitating reception to Year 6 (at this location).
- Has undergone recent expansion (around 2024).
- Has a car park (37 spaces + accessible space and 4-5 “kiss ‘n’ drop” spaces) accessed via separate accesses off of Para Road (located 84m north of the Para Road/Dawson Road Roundabout).
- Has a subdivision with an access road opposite the car park with 16 dwellings accessed by one side road at No.61 Para Road.
- Generates notable traffic and short-term parking demand during morning drop-off and afternoon pick-up periods. The on street drop off parking on Para Road (generally associated with Xavier College) resulted in the following:
 - On-street parking was distinctly busy from around 8:30am to 9:00am at which time the available spaces neared capacity during this period (but with relatively high turnover of parks).
 - Carers/parents typically parked for around 15 minutes and walked children to school before returning.
 - U-Turns from northbound-southbound were relatively frequent as carers/parents preferred to alight on the college (east) side of Para Road.
 - Similar activity occurred during 3:10pm to 3:30pm, although the congestion appeared to be even more severe on Para Road, created by the Xavier College off-street “Kiss ‘n’ Drop”, with queues forming in the southbound direction (in the order of 25 cars) waiting to enter the Xavier College Car Park to pick up a child.
 - The on-street parking had virtually cleared from 9:00am onward in the AM Peak and after around 3:35pm in the PM Peak.



Para Road View to North



Para Road View to North (Active
Gawler Line Rail Crossing)



Para Road View to Emu Crossing
toward North-East



Para Road View to Emu Crossing
toward North-West



Para Road View to East at Gate 12



Para Road View to South along College Boundary



Para Road View to South along College Boundary



Para Road View to North along College Boundary

Figure 3-2: Para Road Photos Adjacent to Gawler and District College

4 FUTURE DEVELOPMENT

4.1 Technical College Development

The Technical College is a new educational institution to be built on the current Gawler and District College Site. The conceptual layout for the overall Technical College is provided in Figure 4-1 for reference.

The “Gawler Technical College Return Brief” dated 15 June 2026 has been prepared by Brown Falconer and is provided in Appendix A for reference.

The design life for the Technical College will be 50 years.

The capacity of the new Gawler Technical College is 250 full-time students across years 10-12 on the site at one time and 25 staff.

The times of operation are between 7:00am to 6:00pm with an expectation that adults and students will use the facility after school hours.

The gross floor area (GFA) of the Technical College is expected to be 3,500 m². The entire space utilised by the Technical College, including internal and external spaces, is expected to be 4,210 m².

Table 4-1 indicates the expected conceptual Technical College internal and external spaces; these areas are derived from the Return Brief Document.

Table 4-1: Conceptual Design Spaces

	INTERNAL BUILDING (GFA)	EXTERNAL TO BUILDING	COMBINED
Total Area (m ²)			
Administration	577		577
Learning Spaces	1,600		1,600
Learning Support Spaces	384		384
Ancillary Spaces	868		868
Outdoor Environments		710	710
TOTAL	3,429	710	4,139

4.2 Development Scenario

The scope of the redevelopment (relevant to the TIA) is summarised as follows:

- Workshops are to have direct access to loading bays and stores.
- Workshop stores are to have a goods receiving area for checking, logging and distribution of materials, equipment or resources delivered.
- Waste stores for internal waste storage collation prior to being moved to bins located externally.
- The Loading Bay requirements, as follows:
 - Large adaptable flat area
 - To suite access by delivery vehicles and waste removal trucks
 - Secured from unauthorised entry
 - Consider workflow/circulation requirements of goods and materials to stores and into workshops
 - Access through roller doors
 - Some materials storage
 - Include and adjacent waste management area accessed by a waste vehicle (4 X 1500L Bins)

The redevelopment must consider the following traffic related matters, as follows:

- Vehicular and pedestrian movement should be considered with clear separation where possible. Goods loading and access to waste areas should be carefully considered for suitable truck access.
- Separation of pedestrian and cycle traffic from vehicular traffic where possible.
- Clear sight lines and circulation zones to be provided between pedestrian and goods flow.
- Provision of bicycle racks in appropriate and secure location(s)

Adjacent to Para Road, the following landscaping aspects may have an interface with traffic and transport:

- Soft landscaping and/or trees growing into areas that obscure sight lines between adjacent road users, or obscure pedestrian movements around access points.
- Tree canopies and/or branches growing into areas that affect the intensity of road reserve related lighting areas.
- Tree or vegetation root growth into pavement areas causing distortion of the pavement or footpath surface or otherwise affecting the life, serviceability, or effective maintenance of the pavement or footpaths.

The Part 1 Concept Design Investigations involve evaluating the development site within available school land at 46-56 Para Road.

The site is 6,250 m² area, opposite No.55 Para Road, on the east side of the campus.

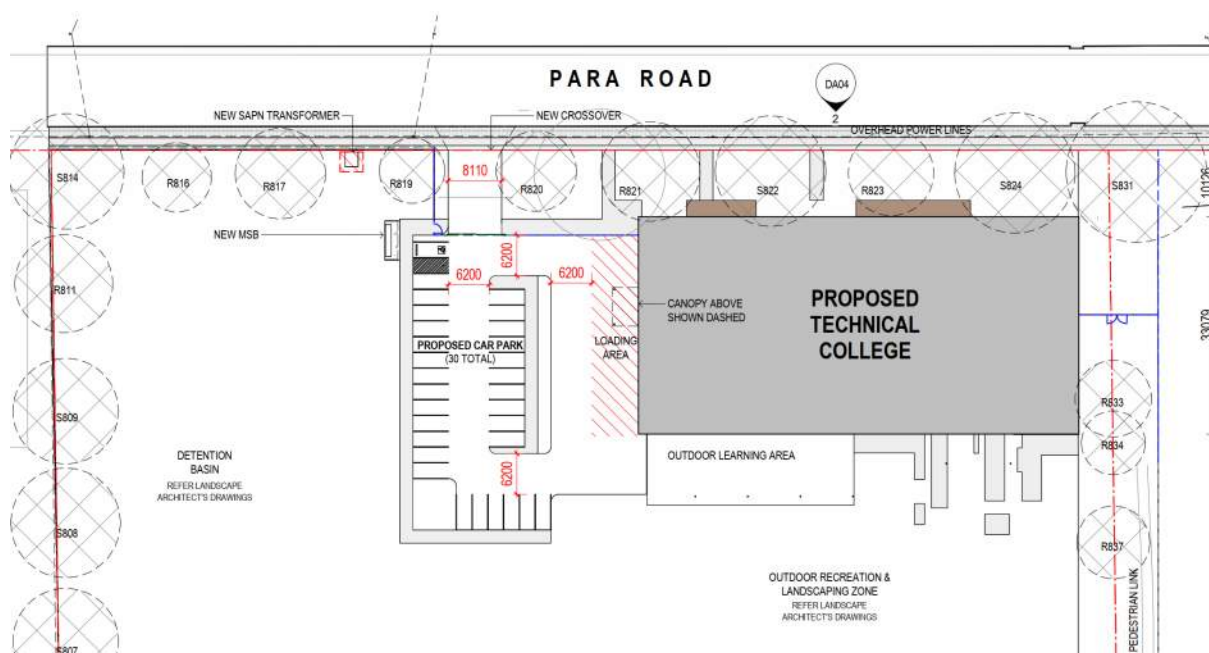


Figure 4-1: Proposed Concept Layout and Landscaping Technical College Site Plan

5 TRAFFIC IMPACTS

WGA has undertaken a high-level review of the provided conceptual information to evaluate the safe provision of access to the proposed development.

To confirm, the usage hours are:

- Standard hours 7:00am-6:00 pm weekdays, reflecting “trade” hours (excluding school holidays)
- Adults and students will use the facility after school hours

As advised in Section 3 of this report, Para Road currently experiences peak periods of traffic activity between 8:15am and 8:30am and between 3:15 pm and 3:30 pm. At these times on-street parking (fronting the proposed Technical College site) is generally well utilised.

It is expected that a proportion of new Technical College students will utilise the adjacent train as a transport mode, with the Evanston Railway Station positioned within walking distance to the Technical College.

The service access is to provide the following:

- Loading bays to ground level workshops – flat and good access for deliveries and waste removal. Loading bays to be secured with fencing and automatic gates.
- External Storage/maintenance shed to be included in the design.

The new Technical College should allow for car parking in line with Department for Education (DfE) standards and relevant codes.

5.1 Trip Generation

5.1.1 Trip Generation Rate

The Transport for New South Wales (TfNSW) Guide to Transport Impact Assessment (GTIA) Version 1.1 (November 2024) is widely accepted in Australia for estimating trip generation from various land uses. The GTIA provides peak hour rate per student of 0.5 based on the average of 13 secondary schools:

The term ‘trip’ refers to a one-way movement from an origin or to a destination. For example, a parent dropping off a student by car generates two one-way vehicle trips (one inbound/entering and one outbound/exiting).

5.1.2 Peak Hour Traffic Forecast

The expected peak hour trips generated by the students and staff attending the development is 125 vehicles per hour based on the TfNSW research data. These trips are expected to occur predominately along Para Road, and as Para Road functions as a Local Collector road this level of increase would be accommodated by the current road configuration. Some of the peak hour trips may be dispersed to other local roads such as Barnet Road.

Impacts on the greater network will be disbursed further at the Para Road/Dawson Road Roundabout and the Para Road/Main North Road signalised intersection. The dispersion of additional traffic generated by the new Technical College will be adequately accommodated by the existing adjacent intersection due to the capacity of these existing intersection treatments.

5.2 Parking Generation

The DfE requirements indicate that parking is only required for staff and visitors (and not for students). There are 25 “full time” staff assumed to require off-street parking.

The Planning and Design Code (PDC) Part 4 “General Development Policies/Transport Access Parking/Table 1-General Off-Street Car Parking Requirements/Educational Facility” indicates a rate of:

- 1.1 parks per full time employee.
- An additional 0.1 spaces per student for pick up/set down areas (either on site or on the public realm within 300m of the site).
- As outlined in the DfE standards in Section 5.3, senior student parking is not provided on school sites. Any parking for senior students would therefore need to be accommodated on-street.

The parking requirements are indicated in Table 5-1.

Table 5-1: Technical College Parking Requirements

CATEGORY	PARKING RATE	NUMBER	PARKING REQUIREMENT
Staff	1.1/FTE	25	28
Student (Set Down)	0.1/Student	250	25
Total Parks			53

The traffic and design aspects of the conceptual car park are discussed in the next section.

The client (DIT) has requested that parking is increased to a total 30 spaces. This is in excess of the PDC requirement.

The conceptual car park does not make an allowance for student parking on site. These are to be obtained through on street parking, within 300m of the site. Sufficient parking for 25 vehicles is available within 300m of the site, including:

- Para Street, between Railway Crescent and Farrow Road (approximately 27 parks)
- Eastern side of Railway Terrace (approximately 12 parks)
- Dawson Road adjacent No.12-No.24 (approximately 12 parks)

Strategies to implement short term parking adjacent to the areas utilised by Xavier College and to an extent adjacent residential property may require consideration to mitigate the overlap of parking uses and on-street capacity constraints that will be generated by the new Technical College.

5.3 Concept Car Park

5.3.1 Access

Currently the Gawler and District College’s western boundary has a 2.1m high fence, and no vehicular access is permitted to the grounds.

The car park concept assumes a newly formed two-way access opposite to No.55 Para Road. Site photos and the relative position of the access are provided in Figure 5-1. The new access position and layout to the car park is evident in Figure 5-5.

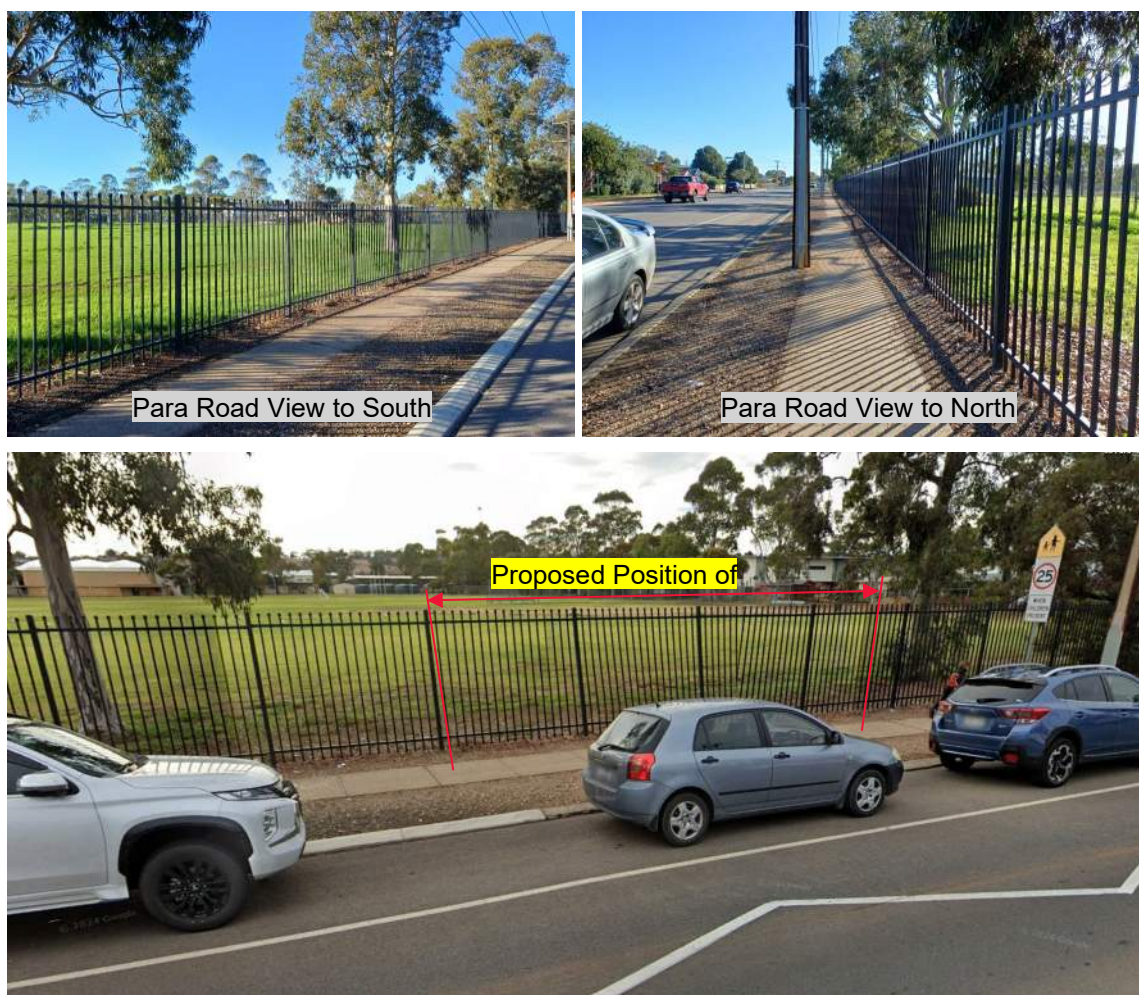


Figure 5-1: Frontage Photos and Access Position (Opposite No.55 Para Road)

The proposed access point location has considered the following matters:

- Proximity and sufficient distance to the following:
 - Emu Crossing:
 - The location of the new access is appropriately offset by around 115m to the Emu Crossing - the requirement by DIT Supplement to AS 1742.10 “Figure 7.1” Emu Crossing Details is at least 20m upstream and 10m downstream, to avoid complications with the sight line requirements and overall operation of the Emu Crossing. Therefore, there is no requirement to adjust the Emu Crossing position in relation to the proposed access.
 - Active Rail Crossing:
 - The location of the new access is appropriately offset by around 175m to the Active Rail Crossing. Vehicular queues into the crossing (double stacking) are highly unlikely.
 - Adjacent access points:
 - The location of the new access is offset to the opposing driveway at No.55.
 - There is however potential for headlights leaving the access to shine into No.55.
 - Additional consideration for the users of No.55 to leave their driveway with entering/exiting traffic to/from the new access opposite.
 - The Xavier College car park entrance is 65m south of the proposed access. Whilst the separation is relatively significant, in the pm peak queues (to enter the Xavier College Kiss ‘n’ Drop) were noted to extend beyond this point, potentially creating issues for tech college staff wishing to exit the new access particularly at 3:10-3:30pm. It is also noted that staff leaving the new Technical College would be unlikely to leave the site ./ car park, this early in the evening.

- The access will be relatively well lit from the existing lighting on the adjacent SAPN pole. This luminaire could also be easily upgraded if increased lighting output is desired.
- Currently at the proposed access, there are concentration of on-street parking (where is the on-street parking currently heaviest and at what times). This parking will be displaced by the access.
- Passing Traffic Speeds is variable (noting the school zone speed reduction to 25km/h “when children present”). The access coincides with zig zag line marking and a “25km/h when children present” road sign. At other times Para Road speed is the default urban limit of 50km/h.
- Generally the existing line markings and traffic controls can remain in place (centre line, zig zag marking, school zone sign), noting the access creation and proposed changes to the roadside as discussed in the next section, and the edge line (parking edge) will need modifications.
- Service Impacts (at the access):
 - Overhead High Voltage and Low Voltage SA Power Networks infrastructure on the east side of Para Road are located either side of the access and are not expected to impact on the access per se, but require consideration during the construction of the Technical College (i.e. over height loads requiring access to the site).
 - Sewer is central to Para Road (under the centreline) – no expected impacts.
 - Water Main is under the western side kerb of Para Road – no expected impacts.
 - It is not evident whether Telstra and/or NBN communications are located within the road reserve at the access. It is likely that they will be present, and the access construction will require considerations to construction over and potentially deepening of live communications infrastructure.
 - New services for the new Technical College should be designed cognisant with the access point construction and operations. Any above ground or surface infrastructure (poles, cabinets, hydrants, pits etc.) would achieve suitable separation to turning traffic at the access point (generally 1m minimum clearance to any vehicle overhang).
- Trees are avoided (at the new access), new landscaping has the potential to reduce available sightlines.
- Heavy vehicle movements into the access are discussed in the proceeding section.
- Whilst proximity to alternative transport (Evanston Rail Platform) is certainly a consideration, it does not require vehicular access, with alternative pedestrian access only required toward the northern end of the site if direct access is desired.

Additional Department for Education (DfE) considerations are outlined in the proceeding section, Table 5-2.

5.3.2 Access Sight Lines

Para Road is relatively straight and flat. Impediments to sight lines may be created by temporary obstructions such as parked or moving traffic (including adjacent turning traffic). Otherwise landscaping or fencing could interrupt the available sight lines.

The creation of the access will remove a number of parks from Para Road. In addition to the 6.0m requirement for the two-way access, it is recommended that parking is restricted adjacent to the access to maintain clear sight lines. The following is of consideration AS2890.1 “Off-Street Car Parking”:

- Refer to Figure 5-2 depicting the dimensions of the sight line requirement (Y = Entering Sight Distance i.e. ESD).
- The drivers eye line is a position 2.5m back from the kerb (and may align with fencing).
- The offset of “no parking” area should be measured from “driver’s eye” 2.5m behind kerb to approaching traffic located up to the value “Y” (ESD) from the access.
- Where necessary, these sight lines at “out” access points should be “no parking/standing” areas.
- The desirable ESD is 69m. ($ESD_{DESIRABLE} = 69m$ for 50km/h Road Frontage Speed (refer AS 2890.1 “Figure 3.2” [desirable five second gap])).

- The absolute minimum value for ESD is equivalent to Stopping Sight Distance with a 1.5 second reaction time. ESD_{MINIMUM} for a 50km/h Road Frontage Speed is 35m. Council support for use of the minimum ESD should be sought for the following reasons:
 - Results in less parking losses by creation of the new access point requirement.
 - Is similar in size to the “no standing” arrangements already used at adjacent Xavier College.
 - Many staff would be expected to arrive to and depart from the Technical College prior to the traffic and parking “peaks”.
 - The adjacent area is a temporary 25km/h “when children present” school zone during the peak times. Therefore passing speeds will be lower than 50km/h during times of high traffic and parking activity.

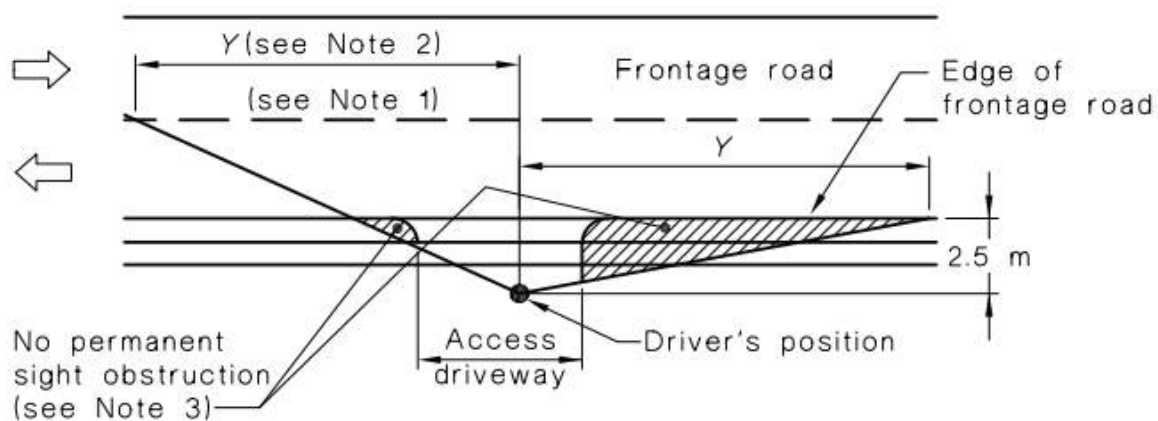


Figure 5-2: AS 2890.1 “Figure 3.2 Sight Distance Requirements at Access Driveways”

To achieve the required sight lines will either require that the new Technical College Access has additional parking restrictions through yellow no standing markings (Option 1 in Figure 5-3) or suitably lit kerbed protuberances (either side of access) installed to allow vehicles to prop beyond the kerb line and in line with the Para Road marked edge line (Option 2 in Figure 5-3).

The adjacent lighting on SAPN poles should be sufficient to provide an acceptable category for lighting the Option 2 protuberances, noting this would need to be assessed to the relevant lighting category in AS1158 (prescribed lighting levels are at the authority’s discretion), and a luminaire upgrade(s) may be required. Option 2 has the benefit of physically prohibiting parking rather than relying on passive parking restriction signage and markings.

Using minimum ESD values (35m):

- Option 1 results in the loss of approximately eight parks (48m overall impact, including the access point itself) on Para Road.
- Option 2 results in the loss of approximately five parks on Para Road (31m overall impact, including the access point itself).

If the minimum ESD values are used, the Option 1 and 2 differences in parking losses (three cars overall) is considerable and will likely be notable to existing road users. Therefore, it is recommended that the LPSC adopt Option 2 in their detail design for the car park access and road interface.

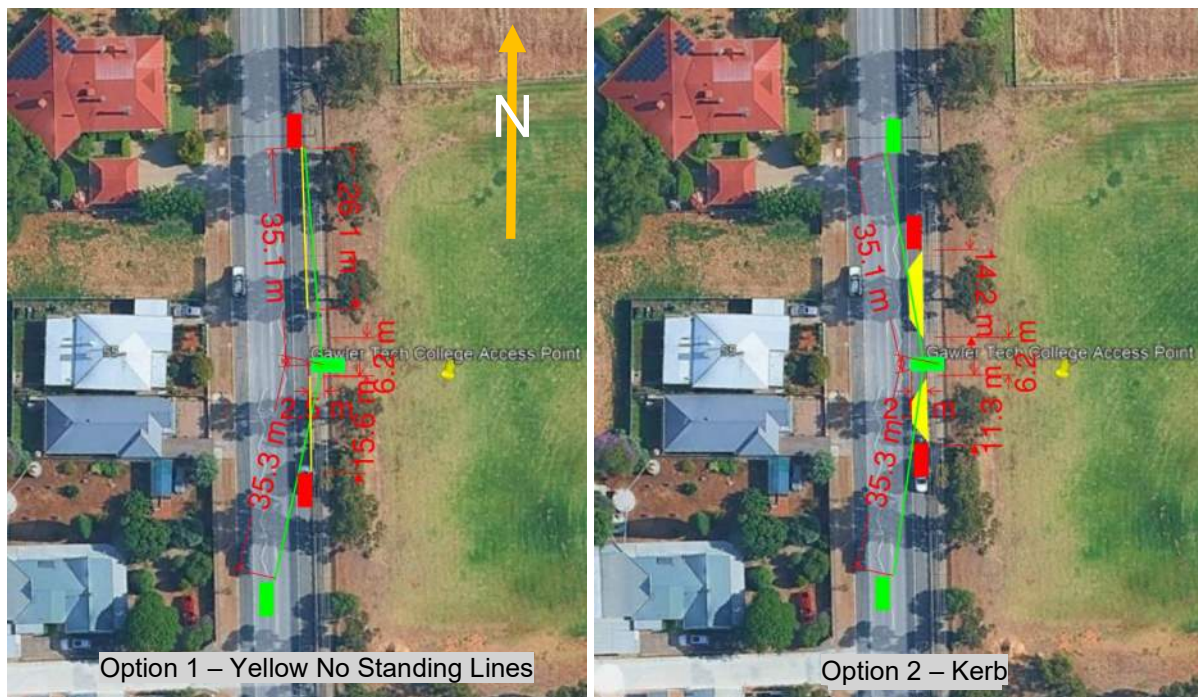


Figure 5-3: Parking Restriction Options at Access to Achieve Minimum ESD (35m)

AS 2890.1 "Figure 3.2" also indicates the pedestrian sight line requirements at any access point. These are represented in Figure 5-4.

These sight line requirements should be noted by the LPSC landscaping design to ensure clear sight lines are maintained.

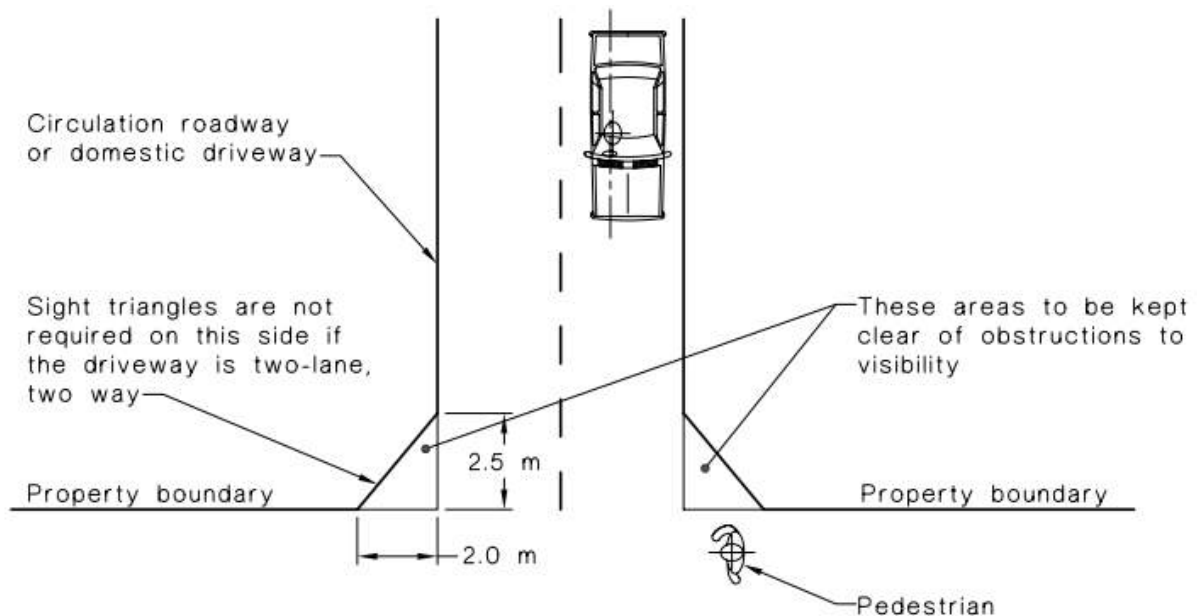


Figure 5-4: AS 2890.1 “Figure 3.3 Minimum Sight Lines for Pedestrian Safety”

5.3.3 Review of Conceptual Parking Layout

The conceptual layout of the proposed Technical College Carpark is provided in Figure 5-5. The new access point is located immediately opposite to No.55 Para Road. The form of the carpark is a basic circulating aisle with 90-degree parking. A large island is provided for pedestrian refuge and landscaping purposes between the central aisle and the circulating roadway. The park dimensions are 2.4 wide by 5.4 deep with aisle spacing of 6.2m. This complies with AS2890.1 “Off-Street Parking”.

One accessible park is provided to the south-west corner which aligns to the surrounding footpath.

The LPSC has indicated that the car park will be fully secured with fencing to match existing and an auto gate provided to the car park entrance (intercom with camera at the gate entrance and access control point at reception). Generally, the gate will be open when staff arrive and depart the car park.

The auto gate will be positioned so that the check vehicle (12.5m Heavy Rigid Vehicle) can pull up at the locked gate with the rear of their vehicle clear of the Para Road through lanes and parking lane. The frequency of the delivery vehicle being impeded at the gate is only expected to occur rarely.

With respect to Electric Vehicle (EV) chargers, these are to be detailed, with the understanding that one EV charger will be provided for visitor parking and one EV charger for staff parking. The EV charger is to be connected to BMS via Systimax cable and controlled via RFID card.

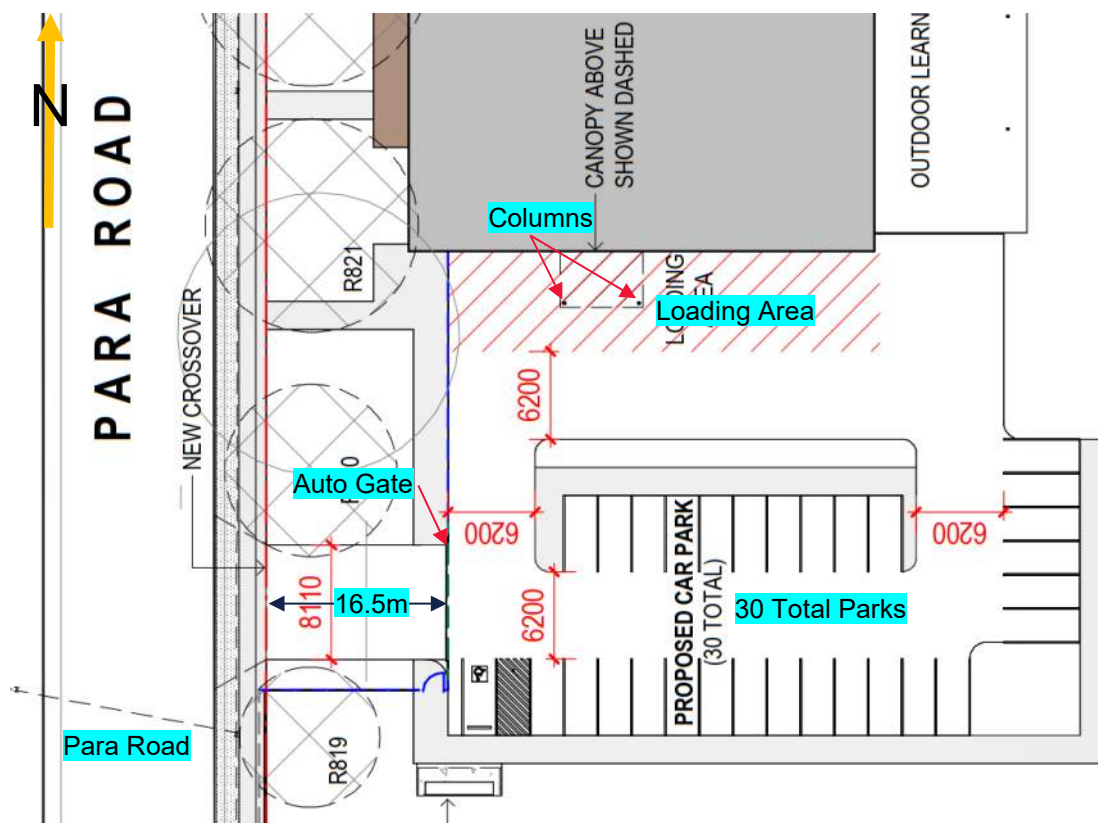


Figure 5-5: Conceptual Layout of Carpark

The new Technical College should allow for car parking in line with Department for Education (DfE) standards and relevant codes. The key items from the DfE standards (2024) for car parking assessment are listed from the “Educational Facilities Design Standards (2024)” and are described in Table 5-2.

Table 5-2: Review of Conceptual Car Park Against DfE Standards

DFE REQUIREMENT	COMMENTARY TO DFE STANDARD	COMPLIANCE WITH DFE STANDARD
Reviewed to AS 2890.1 “Off-Street Parking” requirements: • Class 1 parking (low turnover) for staff parking spaces. • 90-degree parking will yield the most parks for the available space • Space width of 2.4m; Space length of 5.4m • Aisle Width of 5.8m • At least one space should be accessible parking (AS 2890.6)	• Adopted • Adopted • Parking spaces comply • Complies (over 6m provided) • Complies/exceeded	Generally Compliant to AS 2890.1 at the conceptual level.
Internal roadways: • Access roads into the school site must be kept to a minimum and only to provide convenient delivery of goods to the administration, canteen, design and technology workshops and art buildings, for grounds maintenance and access to mechanical and electrical plant, and to waste disposal areas. The objective is to keep vehicles to the periphery of the school site. • Vehicle reversing in school grounds must be avoided wherever possible. • Access and manoeuvrability of industrial bin collection vehicles must be considered. • Two-way roadways are a minimum of 5,500 mm wide between kerbs. • One-way roadways are a minimum of 3,000 mm wide between kerbs.	• The access point is a single two way access off Para Road opposite No.55. There does not appear to be a canteen requiring food delivery. The bins and storage are located in the loading bay zone. The area is immediately adjacent to the workshops where most deliveries would be made. The loading bay is between the staff car park and the building (considered “on the periphery”). • Staff vehicles will be required to reverse out of parks. Circulating car park with most movements being forward. • Turn Path on concept undertaken (Figure 5-6 and Figure 5-7). • The two-way road is 8.1m wide between the indicated kerb lines • Not Applicable	Generally Compliant to DfE requirements at the conceptual level.
Provisions of safety features external to the school: • Avoid congestion at entrance and access points. • Vehicle speed inside the facility. • External traffic volume passing the facility at any time. Are traffic lights and other monitoring systems required. • Visibility and site conditions. • Median strips. • Pick up/set down and parking bays. • Special surface treatments. • Street signs. • Fences.	• “No Standing” may be required adjacent to the new access point to provide appropriate sight lines • The small car park will limit speeds. • Development will generate in the order of 125 vehicles/hour on Para Street. • There is potential for queues interfering with the access due to the Emu or Rail Crossing (unlikely), and Xavier College pick up zones (possible). • Refer to Section 5.3.2 • Para Road has no median strip • 30 staff parks are provided for. • The car park is sealed. • NA at conceptual level • NA at conceptual level	Requires Further Consideration. OK Requires Further Consideration. Requires Further Consideration. Requires Further Consideration.

DFE REQUIREMENT	COMMENTARY TO DFE STANDARD	COMPLIANCE WITH DFE STANDARD
• Landscape design. • Consultation with the site, governing council, local government and transport authorities must take place at the feasibility and design stage. Where practicable, pick up and set down zones must be provided for students travelling by car or bus. A median strip off site is a desirable, provides additional pedestrian safety and prevents vehicles from making U turns.	• Landscaping has the potential to limit sight lines (refer Section 5.3.2). • The design does not provide a segregated pick up/set down zone as a service road area adjacent to the site. These are expected to be provided on-street. Further discussion in the report.	Requires Further Consideration. Requires Further Consideration.
Schools must develop a traffic management policy which reflects the local traffic and parking issues.	• There has been no traffic management policy determined at this time. The work is ongoing.	Requires Further Consideration.
Staff and visitor's car parking: • Where possible, car parking must be provided for staff and visitors located close to and in view of the administration area. Car parks must be designed to avoid conflict between pedestrian, student and bicycle access and site circulation. • New schools and major refurbishments must consider the integration of electric vehicle charging points/infrastructure to assist in the transition to low carbon forms of transport. • Provide one car parking space for each staff member (full time equivalent) plus 10% for visitors (or five spaces whichever is greater). • With the increasing use of schools by the community negotiations must be undertaken by the school, in consultation with the department, with the local council to provide additional off-site parking adjacent to the school, or as part of neighbourhood facilities.	• The administration to the west of the building site will not be in view of the parking area. CCTV may be required. The car park is offset to main pedestrian circulation spaces, however bicycle access is not determined at this time. • Provision of sufficient number of power outlets will need to be considered in design development of the car park. The LPSC has indicated that two EV chargers are to be provided in the car park. • Staff spaces are provided (1 is an accessible space and may not be utilised). The three (10%) additional spaces have also been provided in the concept. It is assumed that additional visitor parking will need to sought as on street parking. • Communications with Council is understood to have either commenced or will be commenced during the design development.	Requires Further Consideration. Requires Further Consideration. Requires Further Consideration. Requires Further Consideration.

DFE REQUIREMENT	COMMENTARY TO DFE STANDARD	COMPLIANCE WITH DFE STANDARD
Senior students parking: - The department does not provide an area for student car parking on the school site, even in instances where the local council prohibits parking in the surrounding streets. - The allocation of space by schools for senior student parking must only be specified with written approval from the department. - The department will not undertake or incur costs for this provision. No compensation will be considered if the area is required later for other educational purposes.	- No parking is provided for senior students. - Council will require engagement to determine the rationalisation of on street parking to cater for the new Technical College. - Currently there is no provisions for student parking. Other modes of transport will need to be encouraged away from vehicular parking.	Aligns to DfE Standard Requires Further Consideration. Requires Further Consideration.
Pick up and set down provisions: Pick up and set down provisions must not be provided on primary or secondary school sites unless there is an exceptional circumstance which has written approval from the department.	There are no pick up or set down provisions in the conceptual plan.	Aligns to DfE Standard

5.3.4 Heavy Vehicle Turn Path Review

The LPSC has indicated that the “Waste Disposal Truck” is the design vehicle and the 12.5 Heavy Rigid Vehicle is the checking vehicle for the car park. A MFS or CFS truck dimensions are generally less than the design vehicle size, so assumed to be able to turn around within the car park. In addition, a 12-seater bus will be the maximum size bus to access the car park. Larger buses will be required to park on the street if and when required – so have not been considered as check vehicles.

Figure 5-6 provides the turn path sketch for the waste disposal truck (Solo 9.82m). Whilst the vehicle can negotiate the circulating car park area, it will require crossing/fully occupying the main access when turning left in, or out, and may find that with larger vehicles (four-wheel drives etc.) occupying the staff parking spaces, may be relatively tight. The column of the sheltered loading/canopy area is avoided. Of note is the potential overlap at the main access point which may conflict with any raised median that could be required to house an intercom machine or card reading device to open access gates.

Further consideration to provision of space for the largest vehicle accessing the site should be reviewed in the subsequent PIP design phases.

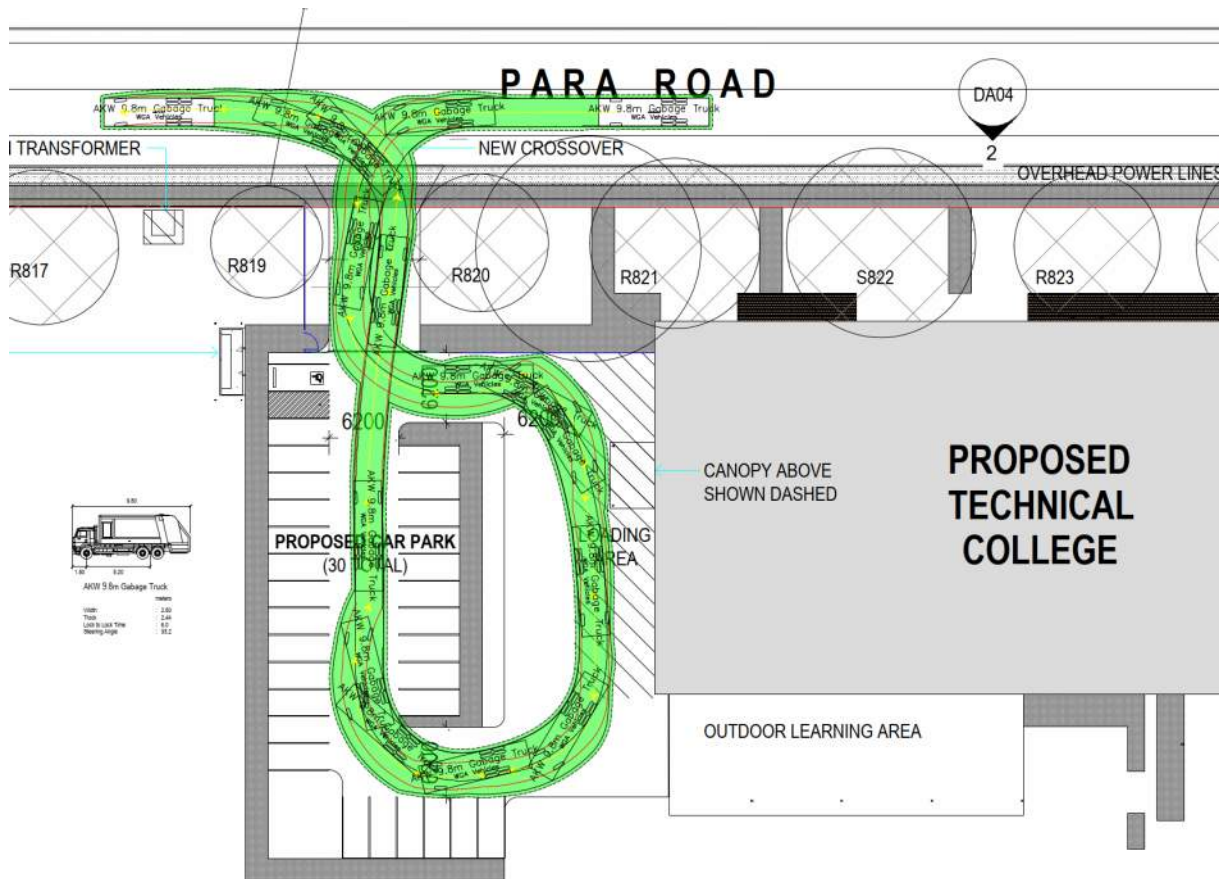


Figure 5-6: Car Park Turn Path Waste Disposal Truck (9.82m)

Figure 5-7 provides the turn path sketch for a checking vehicle, being a 12.5m Heavy Rigid Vehicle. Whilst the vehicle can negotiate the circulating car park area, it will require fully crossing/occupying the main access when turning left in, or out, and may find that staff parking spaces need to be vacant or otherwise may be very tight or constricted for the turning movement, in some situations. It is likely that the raised (grey) areas of kerbing around the central bay will be run over by such a large vehicle. Extension of the car park to the east (and widening the east aisle) is likely required to enable this larger vehicle to traverse through the carpark without mounting kerb or overlapping parking spaces.

The access to the north end of Para Road has also been checked for a large utility vehicle to turn into the Gate 12 and into the adjacent paddock. This is an existing movement and is shown to have no issue undertaking the required turning movements, as presented in Figure 5-8.

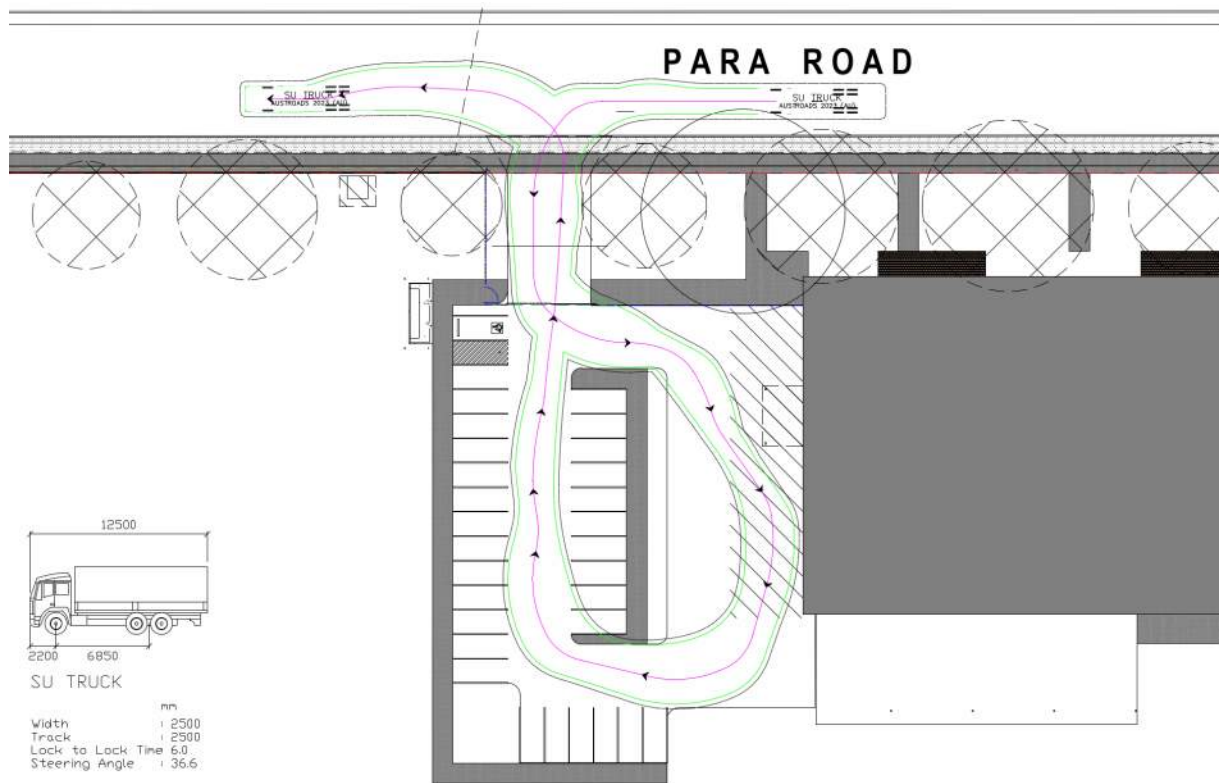


Figure 5-7: Car Park Turn Path Heavy Rigid Truck (12.5m)

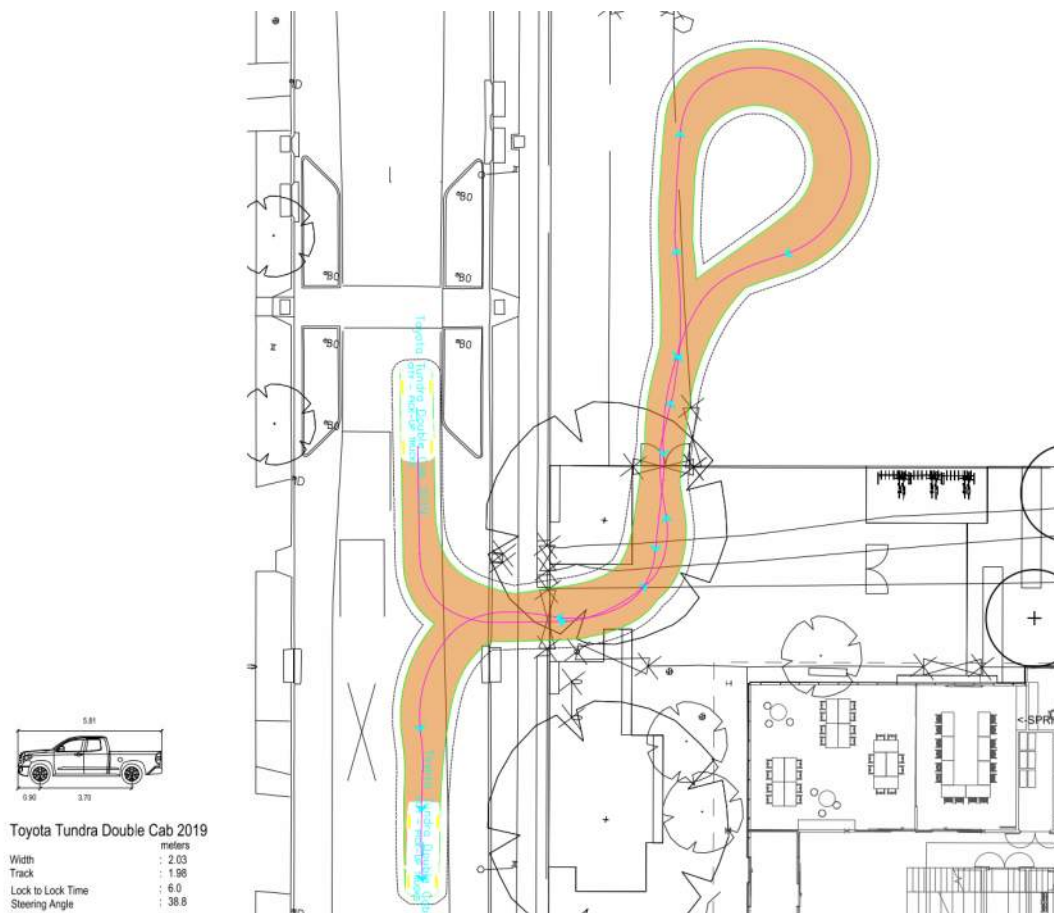


Figure 5-8: Gate 12 Movement by Utility

5.4 Cyclists and Infrastructure

Bicycle facilities are an important consideration in the active travel culture and should be defined in subsequent design.

The PDC Table 3 “Off-Street Bicycle Parking Requirements” indicates that for an Educational Facility, Secondary/Tertiary School, one space per 20 full time employees plus one space per 10 full time students.

This equates to one bicycle storage spaces for FTE’s, and 25 bicycle storage spaces for students (i.e. 26 bicycle spaces altogether).

The bicycle storage facilities should comply with the following guidelines:

- Provision of 26 bicycle spaces, which may be secure or unsecured.
- Easy access for cyclists (preferably at a school entrance).
- Avoid conflict with other vehicles or pedestrians (avoid movements through car park etc.).
- Secure (fenced) storage in a visible area to deter theft.
- Consider more than one area for bicycle storage.
- Bike rails should be secure and set in concrete, and support the bicycle frame and wheel(s).
- Refer to AS 2890.3 (2015) for further information (e.g. minimum 1.2m width between rails and 1.7m total length to provide clearance).

5.5 Pedestrians and Infrastructure

Established pedestrian linkages with footpaths and road crossings are already evident through the school and adjoining street network. These linkages are represented in Figure 5-9.

Some of these linkages identified are as follows:

- Internal:
 - Between Barnet Road (north and east) and Para Road (west)
 - Less formal linkages are provided throughout the Gawler College
- External:
 - Evanston Rail Station to Western Boundary
 - Emu Crossing on Para Road (two crossings)
 - Emu Crossing on Barnet Road (two crossings)
 - Road Crossing at Para Road/Dawson Road roundabout
 - Road Crossing at Barnet Road/Tulloch Road T intersection
 - Rail Crossing via Maze (both sides of Para Road)
 - Fully signalised pedestrian crossings at the Main North Road/Para Road/Potts Road intersection



Figure 5-9: Internal and External Pedestrian Linkages

With good pedestrian linkages already established by the existing adjacent schools, there are no further recommendations for additional pedestrian related improvements. Therefore, no pedestrian upgrades have been identified to address pedestrian linkage issues that have been induced by the Technical College.

It is noted that the Para Road/Dawson Road Roundabout pedestrian pram ramps are not DDA compliant (no TGSi and adjoining footpath has insufficient width to properly accommodate wheel chair access within the paved footpath).

6 SUMMARY

The key findings and recommendations of this Traffic Impact Assessment are summarised below:

- The Traffic Impact Assessment supports the PIP Part 1 Concept Design Investigations for the proposed Gawler Technical College within the existing Gawler and District College campus on Para Road, Evanston.
- The proposed new Gawler Technical College is expected to accommodate up to 250 students on site at one time and approximately 25 staff, operating generally between 7:00am and 6:00pm, with potential after-hours use.
- Existing Para Road conditions are influenced by Gawler and District College, Xavier College, the Para Road Emu Crossing, active rail crossing activity and concentrated school peak-period traffic and parking demand.
- Morning and afternoon site investigations confirmed that peak activity occurs over relatively short periods, with the active rail crossing and Xavier College pick-up/drop-off activity contributing to short-term queuing and platooning on Para Road.
- The proposed access opposite No.55 Para Road is considered suitable in principle noting the following:
 - Provision of sight lines to AS 2890.1, including consideration for landscaping setbacks and fencing adjustments.
 - Protuberances either side of the access are provided to enforce the minimum Entering Sight Distance requirements. These raised devices will require lighting checks for compliance to AS 1158.
 - Underground service impacts at the access should be reviewed and if required, mitigated through design and construction.
- The current concept provides 30 internal parks, allocated to 25 staff parking and five (5) visitor spaces, which meets the SA Planning and Design Code assessment. One of these car parks is an accessible space.
- The report identifies that 25 student parks are required under the Planning and Design Code, but these are expected to be accommodated on street within 300m rather than within the school site. Use of an existing unsealed car park adjacent to the Gawler and District College is considered an opportunity to reducing the overall impact generated by the increase in on street parking demand.
- Provision for at least 26 secure bicycle spaces (racks) in subsequent design, to meet the Planning and Design Code.
- The conceptual car park is generally compliant with AS 2890.1 at concept level, but several detailed design matters remain unresolved or require detailing, particularly around visitor parking, EV charging, pedestrian/cycle circulation and surveillance of the parking area.
- Turn path checks indicate a 9.82m waste disposal truck can negotiate the internal car park and loading area, while a 12.5m heavy rigid vehicle can generally negotiate the layout.
- Overall, the proposed Technical College can be accommodated from a traffic and access perspective, provided the outstanding parking, set-down, access, sight distance, heavy vehicle servicing and stakeholder consultation matters are resolved through later design phases.



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Appendix G - Exhaust Discharges by Aurecon

Technical Note

To	Caroline Cummins Scarlett Marshman	From	Patrick Edwards
Copy	Julian Millevoi	Reference	531567
Date	2026-07-30	Pages (including this page)	4
Subject	Gawler Technical College – Exhaust Discharges		

This technical note addresses the air quality assessment at Gawler Technical College as part of the SCAP review. It identifies potential sources of external air pollution and outlines the steps that will be taken to exhaust them in compliance with relevant codes, in order to minimise risk to those in the surrounding area.

1 Relevant Codes

The building ventilation and discharge has been designed to the following relevant codes:

- National Construction Code 2022
- AS 1668.2 – Use of Ventilation and Air Conditioning in Buildings
- AS 4745 – Code of Practice for Handling Combustible Dusts
- AS 60079 – Explosive Atmospheres – Classification of Areas
- Department for Education Design Standards for Education Facilities

2 Workshop Contamination Sources

The following contamination sources are identified as being produced in the design and technology workshops in the building, as provided by Brown Falconer in GTC Equipment List dated 14th July. This list has been attached in Appendix A.

- Welding fumes
- Woodworking workstations
- Plasma Cutter
- Laser Cutter

The approach to handling any additional sources of contamination identified through industry consultation will be identical and in accordance with the relevant codes listed above.

To comply with the requirements of the NCC and AS 1668.2, local mechanical ventilation (such as a hood or snorkel) is provided to each of these sources to exhaust external to the building.

3 Method of Removal and Discharge

The approach to safely removing the above contamination sources is tabulated below:

Contamination Source	AS 1668.2 Effluent Type	Exhaust Point	Discharge Point	Relevant Code Clause
Welding	Type A	Local exhaust above each station	Refer Note 1	AS 1668.2, Section 3.10.3
Woodworking	Type A from space – not objectionable once filtered through dust extractor	Generally – flexible ductwork connection to proprietary equipment discharge point OR hood in accordance with DfE capture velocities	Reverse-pulse type dust extraction unit – exhaust air filtered, and clean air discharged vertically outside.	AS 4745, AS 60079
Plasma Cutter	Type A	Flexible ductwork connection to proprietary discharge point	Refer Note 1	AS 1668.2, Section 3.10.3

Note 1: Type A discharges are designed to meet the following requirements:

- (a) be arranged vertically with discharge velocities not less than 5 m/s;
- (b) for a Type A effluent, be situated—
 - (i) at least 3 m above the roof at point of discharge, except that in the case of a pitched roof, at least 1 m above the ridge;
 - (ii) above any part of the building (or adjacent building) that is within 15 m (horizontally) of the discharge point; and
 - (iii) at least 3 m above a thoroughfare or roof subject to regular traffic, but within 15 m of the discharge point;
- (c) located not less than 6 m from a property boundary (see Notes 1 and 2), any boundary to a public street, any outdoor air intake opening or any natural ventilation device or opening; and
- (d) treated to reduce the concentration of contaminants when necessary (see Note 1).

In the case of all discharges identified as Type A, the following will be met specifically for Gawler Technical College:

- Discharges occur 3 metres above the roof line and 12 metres above the surrounding landscape (by product of the building being two story). This includes 3 metres above the trafficable area for solar panel maintenance.
- Discharges are vertical at 5 m/s or higher, to adequately discharge contaminants away from the building and surrounding landscape
- Discharges are a minimum of 10 metres from nearest boundary (code minimum of 6 metres)
- Discharge points are no closer than 6 metres to any natural ventilation intakes or existing buildings

5 Summary and Recommendations

The discharge of contaminated air on Gawler Technical College has been designed to comply with the requirements of AS1668.2 Section 3, which outlines the necessary measures to mitigate against such discharges creating a negative external environment. This is typical of similar buildings designed recently, including Findon Technical College and New Northern High Schools.

The contractor shall comply with all specifications, codes and DIT requirements regarding the discharges and seek necessary confirmation from the relevant suppliers of final selected equipment (in the case of proprietary systems).

Appendix A – GTC Workshop Equipment List Provided by Brown Falconer dated 14th July 2026

Equipment	Equipment item	GTC Items
EQ-03	Lathe	6
EQ-04	Guillotine	1
EQ-05	Welding Bay Screens	10
EQ-19	Welding Table	10
EQ-21	Welder	10
EQ-85	On-Gun Welding Extraction Single	10
EQ-06	Positive Airflow Respirator	10
	Pedestal Grinder (with guards)	2
	Pedestal Linisher (with guards)	2
EQ-08	Pedestal Drill	4
EQ-09	Pipe Bender	1
EQ-13	Cold Saw	2
EQ-14	Roller Supports	2
EQ-17	Quench Tank	1
EQ-23	Swivel Head Cutting Band Saw	2
EQ-24	Sheet Metal Roller	1
EQ-25	Hydraulic Press	1
EQ-26	CNC - Plasma Cutter	1
EQ-27	Pan Brake	1
EQ-28	Metal Shears	2
EQ-29	Bar Bender	1
EQ-30	Mobile Tool Trolley	10
EQ-32	Mobile Work Bench	8
EQ-70	Industrial Pilot Air Compressor (transfer from TTC)	1
EQ-83	Mobile Welding Screens	4
EQ-89	Trolley	4
EQ-91	Storage Units for Screws and Fitting	3
EQ-92	Wet/Dry Extraction Vacuum	3
Technology Room		
EQ-01	Virtual AR Welder	6
EQ-02	Virtual AR Welder_COBOT	1
EQ-10	Laser Cutter & Consumables Starter Pack	1
EQ-11	Laser Cutter Exhaust	1
EQ-80	Laser Marker & Extraction Unit	1
	Project Storage (45 bays as per FTC)	1

Appendix H - Arboricultural Impact Assessment by Project Green



Arboricultural Impact Assessment

2 August 2026

S50085

Prepared for:

Brown Falconer

Site Details:

Gawler Technical

College Barnett Road
EVANSTON SA

Prepared by:

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1 BRIEF

Project Green was engaged to prepare an arboricultural impact assessment in relation to the proposed new Gawler Technical College at Barnett Road Evanston. A number of trees are located on and adjacent to the site. Project Green was requested to provide details of tree species, legislative status, tree condition, tree protection zones, and to provide advice on tree retention and removal. A total of **39 trees** were assessed. Project Green was also requested to assess potential impacts of the proposed development on the trees and to advise on tree protection measures to be adopted to mitigate any development impacts.

2 BACKGROUND INFORMATION

2.1 Documents and Information Provided

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

- *Electrical services site plan* by Aurecon Rev B dated 17/07/26.
- *Site plan existing and demolition* by Brown Falconer Rev P1 dated 17/07/2026.
- *Site plan proposed* by Brown Falconer Rev P2 dated 24/07/2026.
- *Civil site plan* by Aurecon Rev B dated 17/07/2026.
- *Landscape concept plan* by Aspect studio Draft dated 14/07/2026.

2.2 Legislation and Standards

Regard was given to the following legislation and standard for the purpose of conducting the assessment and advising on measures to limit developmental impacts.

- Planning, Development and Infrastructure Act 2016.
- Planning, Development and Infrastructure (General) Regulations 2017.
- Planning and Design Code
- Australian Standard 4970-2025 Protection of trees on development sites .

The *Planning, Development and Infrastructure (General) Regulations 2017* have recently been amended in relation to regulated or significant trees on school land (dated 2 November 2025). Under Schedule 4, clause 18(1) a tree-damaging activity in relation to a regulated tree is excluded from the definition of development where (da) *'the tree is on land on which a school that provides courses of instruction in primary or secondary education is located or is proposed to be built'*. Development approval is therefore not required in relation to any regulated or significant trees on the site. However it is considered to be good practice to engage with an arborist to review the impact of development activities on school trees, to advise on tree removals and tree retention, and to recommend strategies to maintain the health, longevity and stability of suitable trees to be retained on the site.

3 METHODOLOGY

The following methods were used to assess the trees on and adjacent to the site:

- Unique ID - Individual trees are given a unique Project Green identification number.
- GEO Location - The GPS location (longitude/latitude) of all trees was captured utilising a GPS corrected locational signal.

- Identification - trees were identified by genus and species
- Legislative Status – a trunk circumference measurement was taken at 1 metre above natural ground level. A tape measure was used to take measurements.
- Structural root zone (SRZ) – A measurement of the base of each tree was undertaken to calculate the SRZ of the tree.
- Notional root zone (NRZ)– A measurement at 1.4m from natural ground level of each tree was undertaken to calculate the TPZ of the tree.
- Tree health – each tree was assessed for its biological attributes such as health and vigour with these being assessed and ranked in accordance with recognised industry standards.
- Tree Structure -each was assessed based on assessing live crown ratio and other crown physiology including limb attachment, taper, evidence of past limb failure, wound occlusion, evidence of any pest and or insect occurrence and general overall structure for the species being assessed.
- ULE – for each tree is derived by assessing all factors of the tree that affect life expectancy and each tree is given an expected life range.
- Retention value – retention value for each tree is using the IACA STARS rating system. The stem rates significance of a tree in the landscape and then determines retention value.
- Photo - photographic records were taken of each tree.

3.1 Limitations

- This report relates to the subject trees only. Any other trees on or adjacent to the site were not included in the assessment.
- The trees were inspected visually from the ground only. No aerial, subsurface or invasive inspections were performed.
- Due to plant hybridisation some species can be difficult to accurately identify.
- Information contained in this report is based on observations taken on the day of inspection only. It is possible that changes in environmental conditions or subsequent information may affect these findings.
- All distances are measured from centre of tree trunk unless otherwise specified.
- This report has been prepared on behalf of, and for the exclusive use of, the Project Green Client.

4 SITE DESCRIPTION

The site comprises part of the grounds of Gawler and District College fronting Para Road. **(Refer Figure 1).** The site is currently occupied by open playing fields and minor structures. The subject trees are located along the site boundaries, planted in the past as a landscape buffer/screen.



Figure 1: Aerial view showing development site.

5 TREE DETAILS

Thirty nine trees were assessed. Details of each tree are provided in **Table 1** below, and in the tree data sheets at the end of this report. The trees are mainly Eucalyptus or Corymbia species commonly planted in large scale landscaping projects in the northern Adelaide region. The trees species well suited to local conditions, are open grown trees with a generally favourable growing environment and exhibit mainly good health and structure. 12 trees qualify as regulated trees, and 12 as significant trees.

Table 1: Tree data

Tree #	Species	Circ. @ 1m	legal status	Health	Structure	ULE (years)	NRZ radius (m)	SRZ radius (m)	Retention value
3	<i>Schinus areira</i>	2.73	Exempt species	Good	Good	Medium 15-40	11.28	3.2	Medium
4	<i>Corymbia maculata</i>	2.10	Significant	Good	Good	Medium 15-40	7.92	2.8	High
5	<i>Eucalyptus sargentii</i>	2.50	Significant	Good	Fair	Medium 15-40	5.23	2.7	Medium
6	<i>Corymbia maculata</i>	2.19	Significant	Fair	Good	Medium 15-40	9.24	3.0	Medium
7	<i>Corymbia maculata</i>	2.24	Significant	Good	Good	Medium 15-40	8.52	3.0	High
8	<i>Corymbia maculata</i>	2.00	Significant	Good	Good	Long > 40	7.44	2.9	High
9	<i>Eucalyptus odorata</i>	0.53	Exempt	Good	Good	Medium 15-40	2.16	1.7	Medium
10	<i>Eucalyptus sp.</i>	1.71	Regulated	Good	Good	Medium 15-40	2.53	2.0	Medium
11	<i>Corymbia maculata</i>	1.79	Regulated	Fair	Good	Medium 15-40	6.72	2.7	High
12	<i>Eucalyptus sp.</i>	0.67	Exempt	Good	Good	Medium 15-40	2.00	1.7	Medium
13	<i>Callitris rhomboidea</i>	0.49	Exempt	Good	Good	Medium 15-40	2.00	1.5	Medium
14	<i>Corymbia maculata</i>	2.35	Significant	Fair	Good	Medium 15-40	8.52	3.1	High
15	<i>Corymbia maculata</i>	1.31	Regulated	Good	Good	Medium 15-40	4.80	2.4	High
16	<i>Acacia salicina</i>	0.31	Exempt	Good	Good	Medium 15-40	2.00	1.5	Medium
17	<i>Corymbia maculata</i>	1.90	Regulated	Good	Good	Medium 15-40	6.96	2.9	High
18	<i>Eucalyptus torquata</i>	1.00	Regulated	Good	Good	Medium 15-40	4.59	2.2	Medium
19	<i>Corymbia maculata</i>	1.37	Regulated	Good	Good	Medium 15-40	5.16	2.5	High
20	<i>Corymbia maculata</i>	1.63	Regulated	Good	Good	Medium 15-40	5.88	2.7	High
21	<i>Corymbia maculata</i>	1.93	Regulated	Good	Good	Medium 15-40	7.20	2.8	High
22	<i>Corymbia maculata</i>	2.16	Significant	Good	Good	Medium 15-40	7.92	3.0	High
23	<i>Corymbia maculata</i>	1.65	Regulated	Good	Good	Medium 15-40	6.12	2.7	High
24	<i>Corymbia maculata</i>	2.73	Significant	Good	Good	Medium 15-40	8.40	3.1	High
25	<i>Eucalyptus porosa</i>	0.79	Exempt	Good	Good	Medium 15-40	2.46	1.8	Medium

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26	<i>Eucalyptus torquata</i>	0.81	Exempt	Good	Good	Medium 15-40	3.00	2.0	Medium
27	<i>Corymbia maculata</i>	2.75	Significant	Fair	Good	Medium 15-40	9.96	3.3	High
28	<i>Eucalyptus microcarpa</i>	0.73	Exempt	Good	Good	Medium 15-40	2.14	1.8	Medium
29	<i>Eucalyptus torquata</i>	0.84	Exempt	Good	Fair	Medium 15-40	2.64	2.0	Medium
30	<i>Allocasuarina sp.</i>	1.66	Regulated	Good	Fair	Medium 15-40	3.92	2.3	Medium
31	<i>Eucalyptus torquata</i>	1.20	Regulated	Good	Fair	Medium 15-40	3.14	2.1	Medium
32	<i>Allocasuarina sp.</i>	0.85	Exempt	Good	Good	Medium 15-40	3.00	2.1	Medium
33	<i>Eucalyptus torquata</i>	0.88	Exempt	Good	Good	Medium 15-40	3.36	2.1	Medium
34	<i>Eucalyptus torquata</i>	1.58	Regulated	Good	Good	Medium 15-40	4.00	2.2	Medium
35	<i>Eucalyptus sp.</i>	0.78	Exempt	Good	Fair	Medium 15-40	2.76	2.0	Medium
36	<i>Allocasuarina sp.</i>	0.71	Exempt	Good	Good	Medium 15-40	2.52	1.9	Medium
37	<i>Eucalyptus sp.</i>	0.71	Exempt	Fair	Fair	Short <1-15	2.52	1.9	Low
38	<i>Eucalyptus sp.</i>	0.65	Exempt	Good	Good	Medium 15-40	2.40	1.9	Medium
39	<i>Corymbia maculata</i>	2.25	Significant	Good	Good	Medium 15-40	8.04	3.0	High
40	<i>Eucalyptus sp.</i>	0.50	Exempt	Poor	Poor	Short <1-15	2.00	1.6	Low
41	<i>Eucalyptus sp.</i>	0.67	Exempt	Fair	Fair	Medium 15-40	2.28	1.8	Medium

6 MAPPING

Tree locations are shown on the aerial image below. The following Google Maps link is also provided.

https://www.google.com/maps/d/edit?mid=19u0VyueoyXsT8nSu_tf9oakOh4JzVvc&usp=sharing



Figure 2: Aerial view showing subject trees (Google Maps)

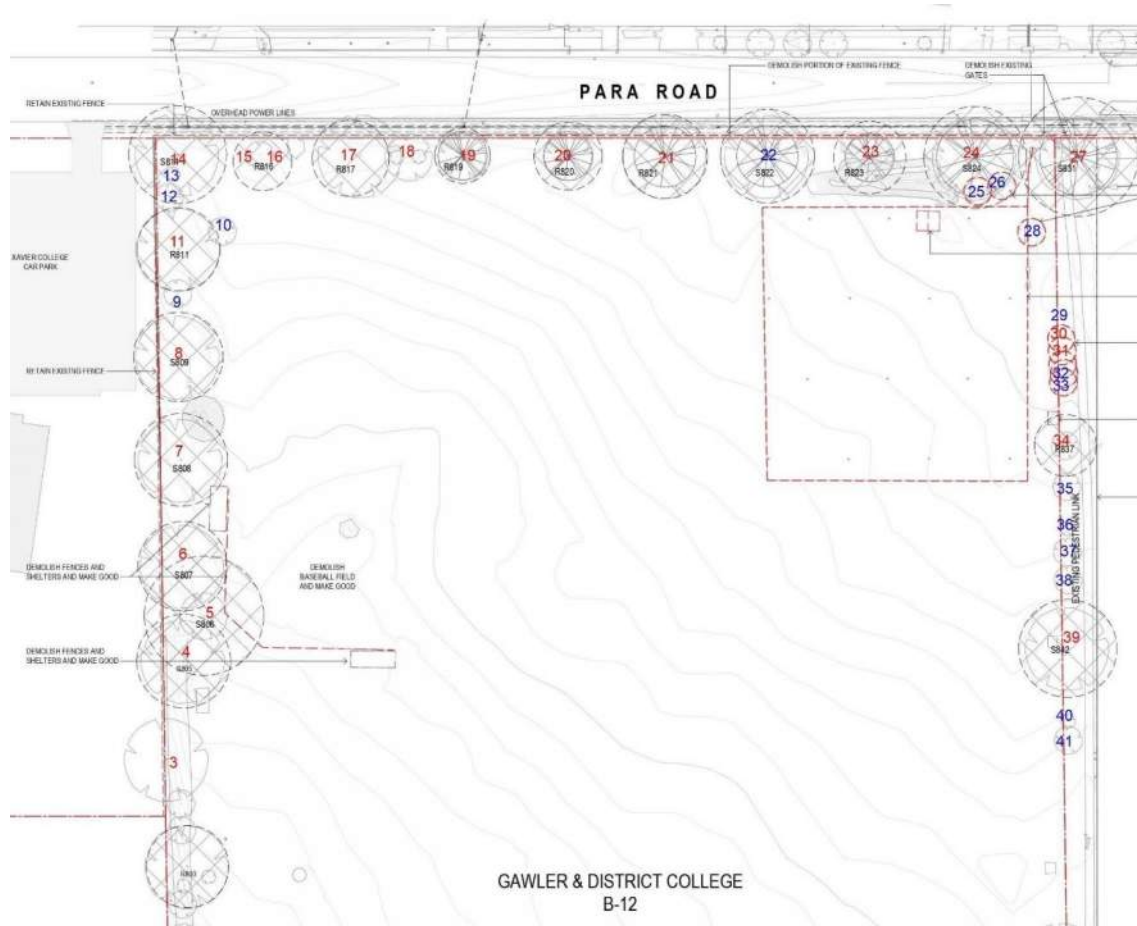


Figure 3: Existing site/demolition plan showing subject trees

7 PROPOSED DEVELOPMENT

Based on the drawing provided, the proposed development includes the following.

- Demolition and site clearing.
- Removal of exempt trees 25-29 and 32-33 and regulated trees 30- 31.
- Construction of new technical college building in north west part of site.
- New asphalt carpark with crossover at Para Road.
- New outdoor learning and recreation areas.
- Detention basin in south west part of site.
- Paved pedestrian areas and garden beds on Para Road frontage. Shown as honed concrete pedestrian paving and segmented pavers.
- New transformer, electrical cables and Telstra cables to Para Road.

8 DEVELOPMENT IMPACTS

8.1 Tree root zones

All parts of a tree, including its root system, trunk and crown, may be damaged by development and construction activities if tree protection measures are not implemented. Damage to any one part of the tree may affect its functioning as a whole. Under AS4970-2009 establishing and maintaining a **Tree Protection Zone (TPZ)** is the most important part of protecting trees during the onsite stages of work (e.g. site establishment, demolition, construction). The TPZ is the zone determined by the project arborist using the process set out in AS4970.

The **Notional Root Zone (NRZ)** is the starting point for determining the TPZ. It is a zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site. The radius of the NRZ is calculated for each tree by multiplying its diameter at standard height (DSH) by 12. DSH is trunk diameter at 1.4 m above ground level. The DSH can be measured using a range of methods to suit particular situations as shown in Appendix A1 of the standard. The radius of the NRZ is measured from the centre of the stem. The NRZ for palms, cycads, tree ferns and the like, is not calculated but shall not be less than 2m. Any NRZ radius shall not be less than 2m nor greater than 15m. For trees where there are multiple stems the combined stem DSH is calculated using a formula in Appendix A1 of the standard.

The **Structural Root Zone (SRZ)** is the theoretical area around the base of a tree required for the tree's stability in the ground. It comprises the woody root growth and soil cohesion in the SRZ are necessary to hold the tree upright. The SRZ is an area with the trunk at its centre and is expressed by its radius. The SRZ considers a tree's structural stability only, not the root zone required for a tree's health and long-term viability, which is typically a much larger area. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using a formula in AS4970. The SRZ calculation does not apply to palms, cycads, tree ferns and the like. **Table 2** illustrates the NRZ and SRZ for the trees.

Table 2: Tree Root Zones

Tree #	Species	legal status	NRZ radius (m)	SRZ radius (m)
3	<i>Schinus areira</i>	Exempt species	11.28	3.2
4	<i>Corymbia maculata</i>	Significant	7.92	2.8
5	<i>Eucalyptus sargentii</i>	Significant	5.23	2.7
6	<i>Corymbia maculata</i>	Significant	9.24	3.0
7	<i>Corymbia maculata</i>	Significant	8.52	3.0
8	<i>Corymbia maculata</i>	Significant	7.44	2.9
9	<i>Eucalyptus odorata</i>)	Exempt	2.16	1.7
10	<i>Eucalyptus sp.</i>	Regulated	2.53	2.0
11	<i>Corymbia maculata</i>	Regulated	6.72	2.7
12	<i>Eucalyptus sp.</i>	Exempt	2.00	1.7
13	<i>Callitris rhomboidea</i>	Exempt	2.00	1.5

14	<i>Corymbia maculata</i>	Significant	8.52	3.1
15	<i>Corymbia maculata</i>	Regulated	4.80	2.4
16	<i>Acacia salicina</i>	Exempt	2.00	1.5
17	<i>Corymbia maculata</i>	Regulated	6.96	2.9
18	<i>Eucalyptus torquata</i>	Regulated	4.59	2.2
19	<i>Corymbia maculata</i>	Regulated	5.16	2.5
20	<i>Corymbia maculata</i>	Regulated	5.88	2.7
21	<i>Corymbia maculata</i>	Regulated	7.20	2.8
22	<i>Corymbia maculata</i>	Significant	7.92	3.0
23	<i>Corymbia maculata</i>	Regulated	6.12	2.7
24	<i>Corymbia maculata</i>	Significant	8.40	3.1
25	<i>Eucalyptus porosa</i>	Exempt	2.46	1.8
26	<i>Eucalyptus torquata</i>	Exempt	3.00	2.0
27	<i>Corymbia maculata</i>	Significant	9.96	3.3
28	<i>Eucalyptus microcarpa</i>	Exempt	2.14	1.8
29	<i>Eucalyptus torquata</i>	Exempt	2.64	2.0
30	<i>Allocasuarina sp.</i>	Regulated	3.92	2.3
31	<i>Eucalyptus torquata</i>	Regulated	3.14	2.1
32	<i>Allocasuarina sp.</i>	Exempt	3.00	2.1
33	<i>Eucalyptus torquata</i>	Exempt	3.36	2.1
34	<i>Eucalyptus torquata</i>	Regulated	4.00	2.2
35	<i>Eucalyptus sp.</i>	Exempt	2.76	2.0
36	<i>Allocasuarina sp.</i>	Exempt	2.52	1.9
37	<i>Eucalyptus sp.</i>	Exempt	2.52	1.9
38	<i>Eucalyptus sp.</i>	Exempt	2.40	1.9
39	<i>Corymbia maculata</i>	Significant	8.04	3.0
40	<i>Eucalyptus sp.</i>	Exempt	2.00	1.6
41	<i>Eucalyptus sp.</i>	Exempt	2.28	1.8

8.2 Potential impacts

AS4970-2025 allows for a level of encroachment into the NRZ. Encroachments can be by earthworks, paving and trenching for services, as well as building works.

- The proposed encroachment is considered **minor** if it is less than 10 % of the area of the NRZ, has not had recent NRZ encroachments and is outside of the SRZ. Generally, it is unlikely that there will be a significant impact to tree health, longevity or structure. Tree protection should be implemented during site works.
- The proposed encroachment is considered **moderate** if it is greater than 10% and less than 20% of the area of the NRZ and is outside of the SRZ. The project arborist shall review the proposed impact and undertake any other necessary investigations to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a TPS and TPP.

- The proposed encroachment is considered **major** if it is greater than 20% of the area of the NRZ or inside the SRZ. The project arborist shall explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered. For assessment of major encroachment a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. A TPS and TPP should be prepared to support the retention of the tree.

The following assessment was made of the encroachments by the proposed development on the trees (refer to the following NRZ Plans).

8.2.1 New Encroachments

Trees can tolerate some encroachment into their standard NRZ. In assessing impacts it is important to consider the cumulative impacts of all development activities on the tree. The potential development impacts on the trees was assessed in the following categories:

Minor/None

Where the encroachment is < **10%** of the NRZ area and outside SRZ. Impacts on the trees are likely to be within the acceptable limits. Construction may proceed standard tree protection measures in accordance with the tree protection requirements as specified in AS4970-2025 *Protection of trees on development sites*, without modifications to the current proposal.

Moderate

Where the encroachment is **10-20%** of the NRZ area, but not within the SRZ. There is the potential for impacts on tree health, however this level of encroachment is likely to be tolerated by healthy open grown tree species. Construction may proceed with caution, based on an assessment of individual trees.

High

Where the encroachment is **20-30%** of the TPZ area, but not within the SRZ. This level of encroachment may be outside the limits of tolerance for the tree, but tree stability is unlikely to be compromised. The level of encroachment may need to be reduced by design modifications or the adoption of 'tree sensitive' construction methods to minimize potential impacts. Monitoring of tree health may be required.

Very high

Where the proposed development is >**30%** of the TPZ area or within the SRZ. The works are likely to impact on tree health and tree stability could also be compromised, if large structural roots are damaged. Alternative design options are required. Where the encroachment cannot be effectively mitigated, then tree removal may need to be considered.

The known development activities at this site encroach into the NRZ areas of the regulated or significant trees as follows (Refer Table 3 below).

Table 3: Potential impacts

Tree #	Species	Legal status	Enc. (m ²)	%	In SRZ	Notes	Potential impact
4	<i>Corymbia maculata</i>	Significant	-	-	-	-	None
5	<i>Eucalyptus sargentii</i>	Significant	-	-	-	-	None
6	<i>Corymbia maculata</i>	Significant	-	-	-	-	None
7	<i>Corymbia maculata</i>	Significant	-	-	-	-	None
8	<i>Corymbia maculata</i>	Significant	-	-	-	-	None
10	<i>Eucalyptus sp.</i>	Regulated	-	-	-	-	None
11	<i>Corymbia maculata</i>	Regulated	50	35	Yes	Bioretention basin	Very high
14	<i>Corymbia maculata</i>	Significant	-	-	-	-	None
15	<i>Corymbia maculata</i>	Regulated	10	14	No	Bioretention basin	Moderate
17	<i>Corymbia maculata</i>	Regulated	-	-	-	-	None
18	<i>Eucalyptus torquata</i>	Regulated	-	-	-	-	None
19	<i>Corymbia maculata</i>	Regulated	-	-	-	-	None
20	<i>Corymbia maculata</i>	Regulated	10 12	9 11	No	Paving Electrical	Moderate
21	<i>Corymbia maculata</i>	Regulated	-	-	-	-	None
22	<i>Corymbia maculata</i>	Significant	33	17	No	Paving	Moderate
23	<i>Corymbia maculata</i>	Regulated	22	19	No	Paving	Moderate
24	<i>Corymbia maculata</i>	Significant	65 14	30 6	No	Paving Telstra	Very high
27	<i>Corymbia maculata</i>	Significant	115	37	Yes	Paving	Very high
30	<i>Allocasuarina sp.</i>	Regulated	-	-	-	-	To be removed
31	<i>Eucalyptus torquata</i>	Regulated	-	-	-	-	To be removed
34	<i>Eucalyptus torquata</i>	Regulated	-	-	-	-	None
39	<i>Corymbia maculata</i>	Significant	-	-	-	-	None

8.2.2 Tree removals

Exempt **trees 25-29 and 32-33** and regulated **trees 30-31** are shown for removal for the new building and associates works. Regulated **trees 30-31** have a medium retention value and their retention is not considered to be a priority. It is understood that development approval is not required to remove these trees.

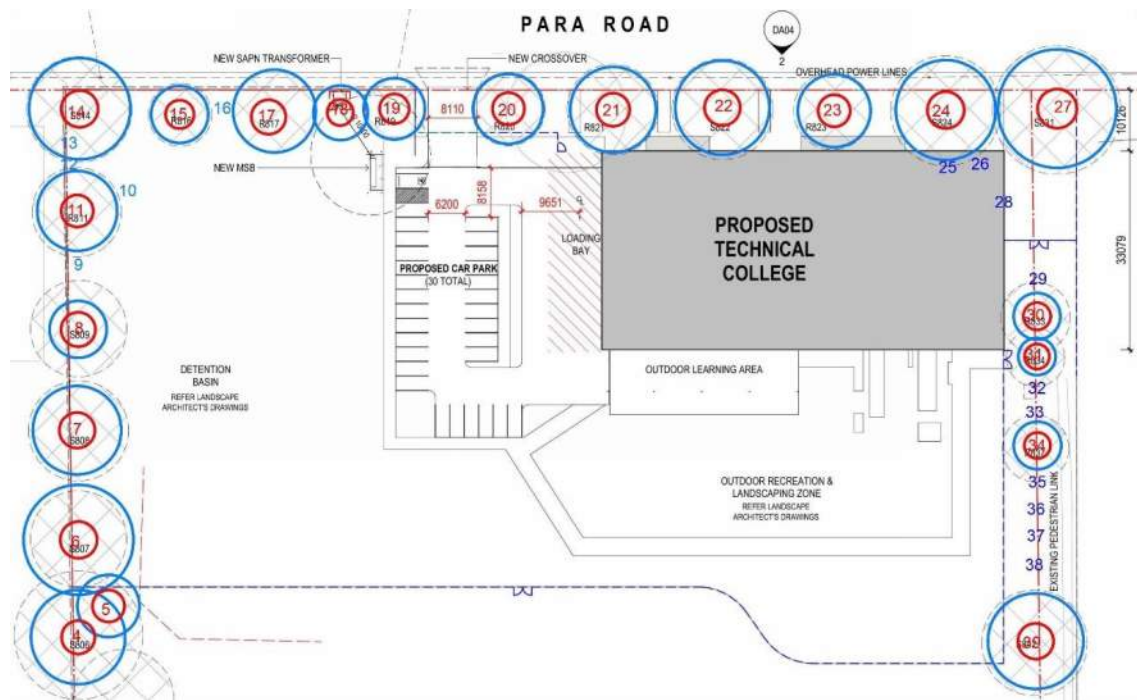


Figure 4 - NRZ Plan -proposed site (architectural)

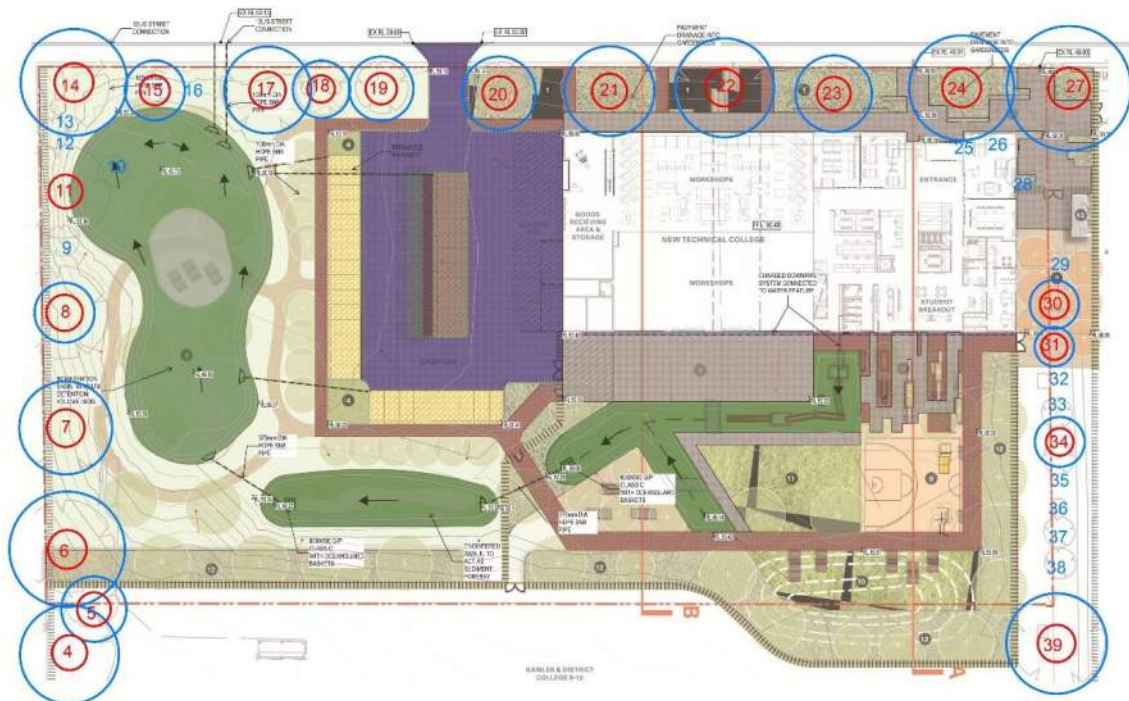


Figure 5- NRZ Plan –proposed site (civil)

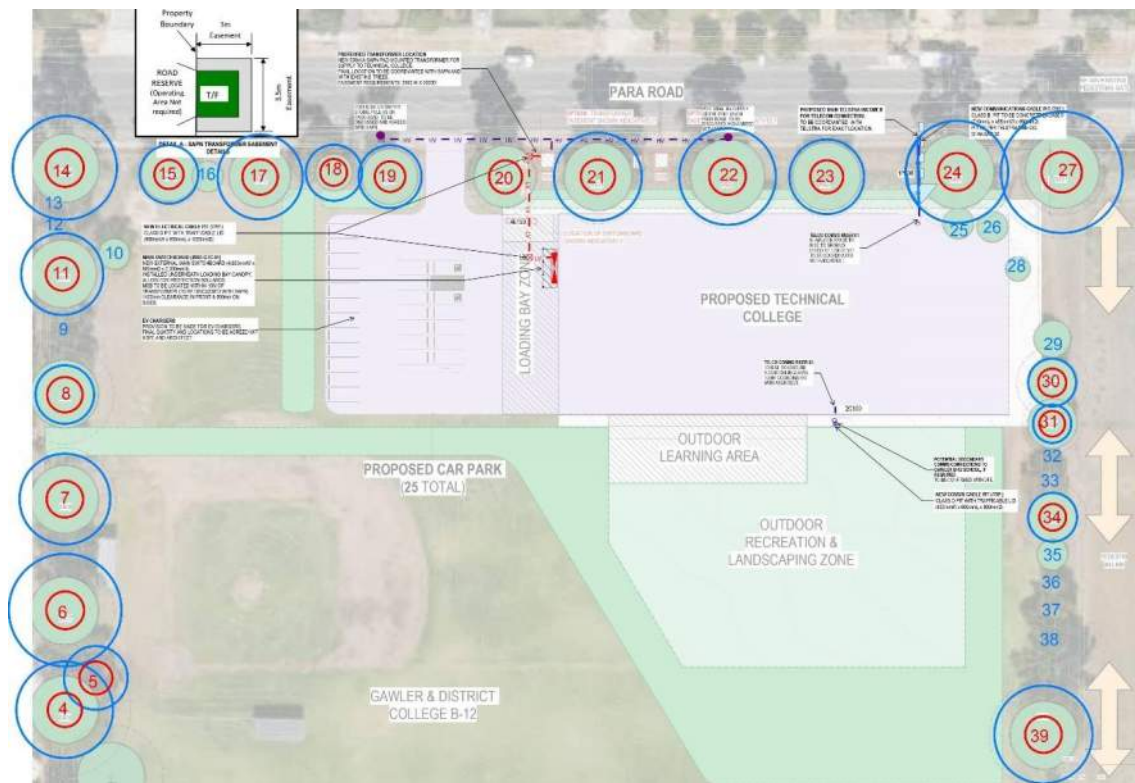


Figure 6- NRZ Plan –proposed site (electrical)

9 DISCUSSION AND CONCLUSIONS

Development can impact on tree health and stability, including damage to the root system, trunk and crown. Encroachments can be by earthworks, paving and trenching for services, as well as building works. Australian Standard 4970-2025 (Protection of trees on development sites) provides guidance on principles and best practices for protecting trees on land subject to development.

- For most trees the impact is assessed as **none** or **minor**, with either an encroachment <10% or the trees being outside the current scope of works.
- A potential **moderate impact** was assessed for four trees (**trees 15, 20, 22 and 23**). This level of encroachment is likely to be acceptable for healthy open grown Eucalypt species.
- A potential **very high impact** was assessed for three trees (**trees 11, 24 and 27**). This level of encroachment is likely to be outside the limit of tolerance of the trees. Design modifications and tree sensitive methodologies will be required as follows.
 - For **tree 11** (*Corymbia maculata*) the bioretention basin requires modification to reduce the extent of exaction within the NRZ and eliminate any excavation within the SRZ.
 - For **tree 24** (*Corymbia maculata*) permeable paving is to be utilized within the NRZ and underground services installed using tree sensitive methods such as hydro excavation.
 - For **tree 27** (*Corymbia maculata*) permeable paving is to be utilized within the NRZ, and no paving is to be installed within the SRZ.

The trees should be protected at all stages of the construction process (including demolition works) in accordance with the **Tree Protection Guidelines** below.

10 TREE PROTECTION GUIDELINES

To protect the trees in relation to the proposed development protective fencing and other protective measures will be required during the entire development process. The following tree protection measures are required.

TPZ fencing

Temporary protective fencing (and other protective measures) is to be installed around the trees prior to any work commencing (including demolition works) and is to be maintained in place until all work is finalized. Sturdy 1.8m high chainmesh fence to be erected as follows.

Ideally the fence should be set up at the full TPZ radius. Where this is not practical, the TPZ fence may be reduced in consultation with the project arborist.

Once erected, protective fencing must not be removed or altered without approval by the project arborist. The fencing should be secured to restrict access. Appropriate signage must be placed on the TPZ fence. No entry to TPZ without consulting project arborist.

The fenced areas shall not be used for storage of machinery or construction materials or for parking or vehicle access. Areas for parking, storage, waste disposal, mixing and wash out areas must be clearly defined, well away from the tree protection zone.

Apply mulch to a depth of 50-75mm within the protective fencing on the site. Supplementary watering of the TPZ areas is to be undertaken during dry periods or as deemed necessary by the project Arborist. The TPZ fence may be reduced in extent in the final stages of construction to enable site works to be completed/ to facilitate final landscaping.

If temporary access for machinery is required within the TPZ ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Install geotextile base layer, then 100mm mulch then rumble boards or similar.

Demolition works

Demolition works within a TPZ should be undertaken with extreme care to avoid site compaction and damage to the trees root systems. Demolition of any structures, hard surfaces and/or underground services within the TPZ to be undertaken under supervision from the project arborist. Demolition machinery must work with caution by standing on hard surfaces and/or outside the TPZ, removing material in a retreating fashion away from the trees. Existing hard surfaces should be retained where practicable to act as ground protection from vehicles. These can then be removed near the end of the project as required. No stockpiling of debris, soil or any other material is permitted within the TPZ.

Earthworks

Modification of natural site levels within a TPZ can impact on tree health and longevity. The majority of tree roots are typically found in the top 600mm or so of soil where conditions of moisture, nutrients and oxygenation are most favourable to root growth. Lowering the grade within a TPZ by excavation or 'cut' can impact on tree health by severing roots and damaging the roots that remain,

reducing the trees ability to assimilate moisture and nutrients from the soil. Raising the grade within a TPZ by the installation of fill can 'suffocate' tree roots by reducing soil oxygen levels, and by reducing water infiltration into the soil. Excavation close to the base of the tree (within the SRZ) can also compromise tree stability if large diameter structural roots are cut. Where possible existing site levels should be retained within a TPZ .

Surface treatments

Installation of impervious pavements within a TPZ can impact on tree health by the restricting water infiltration and soil oxygenation, and by lowering of grade. Alternative 'tree friendly' surfaces include open jointed pavers, permeable paving systems, quarry fines or similar and mulches surfaces. These should be installed without lowering of grade if possible.

Underground services

Continuous trenching for underground services within a TPZ can sever tree roots. New underground services should be located outside or on the edge of any TPZ if possible. If underground services cannot be routed outside of the TPZ, they should be installed using 'soft dig' methods such as hydro-excavation or direction boring under guidance of the Project Arborist.

Landscaping

Landscaping activities can have an adverse impact on the long-term health of a tree by a range of activities including changing natural site levels, sealing of surfaces and disturbing the trees root system. Landscaping activities within the TPZ should aim to improve the growing environment for the trees, and minimize impacts on the trees root systems.

Existing natural levels should be retained within the TPZ. Changes in soil levels (cut and fill) is to be minimized within a TPZ and existing soil levels retained. A maximum 100mm of fill may be acceptable if it comprises coarse, uncompacted loam. Do not build up soil or mulch in contact with tree trunks.

Paving works should be kept to a minimum within the TPZ. Any paving should comprise open jointed pavers installed above grade. Mulched garden beds are the preferred method of landscaping within a TPZ. 75-100mm of organic mulch to be installed around each tree. Suitable supplementary irrigation may be required during hotter weather.

Avoid damaging tree roots when planting. Cultivation of the area under the trees should be minimized and undertaken with hand tools. Underplanting of trees with competitive plants (e.g. clumping plants) should be minimized under the trees.

Any tree pruning to kept to a minimum and be undertaken by qualified arborists (and not by building contractors).

General tree protection

A range of tree protection measures, including TPZ fencing, will be required during the construction phase at the site. Additional tree protection information can be provided if required.

11 GLOSSARY

Crown Density	The estimated % of density of foliage present in the crown compared to that idealised for the genus and species when in good condition of normal vigour and expressed as a %, considering vigour, predation, environmental condition, epicormic shoots and dormancy (Draper & Richards, 2009).
Crown Lifting	The removal or reduction of lower branches.
Crown Thinning	The selective removal of branches that does not alter the overall size of the tree.
Health	Includes the tree's vigour exhibited by density of crown, leaf colour and the effectiveness of wound occlusion etc.
ISA	International Society of Arboriculture (USA)
Live Crown Ratio (LCR)	The proportion of live crown relative to tree height used to assist in the assessment of potentially hazardous trees.
Maintenance Pruning	The removal of any dead, dying or diseased material.
Major Encroachment	Where the total encroachment for development activities is greater than 10% of the TPZ or within the SRZ; as per AS4970-2009 Protection of trees on development sites.
Minor Encroachment	Where the total encroachment for development activities is less than 10% of the TPZ and outside of the SRZ; as per AS4970-2009 Protection of trees on development sites.
Notional Root Zone (NRZ)	The NRZ is a zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.
Project Arborist	The suitably qualified person responsible for carrying out the tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification.
Reaction Wood	Also termed Response Growth and comprised of either Tension or Compression Wood, it occurs as a result of gravity or injury.
Reduction Pruning	The removal of the ends of branches to lower internal lateral branches or stems in order to reduce the height and/or spread of the tree.
Size	Tree height and crown spread measured in metres.
Species profile	Attributes and characteristics of the species which includes size, longevity, structural integrity, shedding behaviour etc.
Structural Root Zone (SRZ)	The SRZ is an area required for tree stability. Any encroachment is considered to be 'major encroachment' and should only occur in consultation with a Project Arborist.
Structure	An assessment of tree stability as per species, environment, identifiable defects and remedial options.
Taper	In roots and branches; the decrease in diameter along a given length, usually reducing gradually in the distal direction (away from the point of attachment).
Tree Protection Zone (TPZ)	The TPZ is the zone determined by the project arborist using the process set out in AS4970.
Tree Risk Rating (TRR)	Expressed as being either <i>low</i> , <i>moderate</i> or <i>high</i> , any rating above <i>low</i> requires a remedial action to be undertaken.

Useful Life Expectancy (ULE)	This rating gives an estimate of the expected useful life span of the tree and takes into account age, life span of the species, local environmental conditions, location, and any suitable remedial options for identified issues.
Vigour	The capacity for an organism to respond to adverse conditions such as pests, disease or climatic challenges. Stored energy that can be depleted overtime with age and/or the experience of the subject.
Visual Tree Assessment	A visual inspection of a tree from the ground undertaken by a trained arborist competent in determining tree type, structural integrity, health, growing environment and environmental benefits or impacts the tree may present. The assessment is used to determine suitable methods for managing the tree and the impact it may have on its immediate surrounds. The inspection is limited to those attributes observed on the day of inspection. No other investigative techniques are used unless stated otherwise.

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APPENDIX A– TREE DATA SHEETS

Appendix A Tree | Botanical Name: *Schinus areira* (Peppercorn Tree)

ID: PGSA00000003 | Wed, 29 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	10	12

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000003
Latitude	-34.620901511550414
Longitude	138.73555265890386
Inspected by	John Hazel
Date	Wed, 29 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	2.73
Diameter at Base (m)	0.91
Diameter at Standard Height (m)	0.94
Structural Root Zone radius (m)	3.18
Notional Root Zone radius (m)	11.28

Schinus Areira Is Exempt Under The *Planning, Development And Infrastructure Regulations 2017, Part 1 3f 4b.*

Site Specific Notes



Tree

Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000004 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	16 - 20 Metres	
Crown diameter N/S-E/W (m)	12	9

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000004
Latitude	-34.620918066058934
Longitude	138.73536423372056
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.10
Diameter at Base (m)	0.66
Diameter at Standard Height (m)	0.66
Structural Root Zone radius (m)	2.78
Notional Root Zone radius (m)	7.92

Canker In Northern Stem.

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus sargentii* (Salt River Gum)

ID: PGSA00000005 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Good	
Structure	Fair	
Form	Typical	
Age class	Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	5	7

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000005
Latitude	-34.62088482926322
Longitude	138.73526774815744
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.50
Diameter at Base (m)	0.60
Diameter at Standard Height (m)	0.44
Structural Root Zone radius (m)	2.67
Notional Root Zone radius (m)	5.23

Site Specific Notes

Slightly North Of Tree Line.



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000006 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Fair	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	10	15

Retainability

Consider for Retention (Medium)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000006
Latitude	-34.620940946347524
Longitude	138.73519291366813
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.19
Diameter at Base (m)	0.80
Diameter at Standard Height (m)	0.77
Structural Root Zone radius (m)	3.01
Notional Root Zone radius (m)	9.24

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000007 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	10	12

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000007
Latitude	-34.62096607411498
Longitude	138.7349867128017
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.24
Diameter at Base (m)	0.82
Diameter at Standard Height (m)	0.71
Structural Root Zone radius (m)	3.04
Notional Root Zone radius (m)	8.52

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000008 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	10	10

Retainability

Priority for Retention (High)
Expected Life Expectancy: 1. Long > 40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000008
Latitude	-34.62098171340053
Longitude	138.7347722109072
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.00
Diameter at Base (m)	0.71
Diameter at Standard Height (m)	0.62
Structural Root Zone radius (m)	2.87
Notional Root Zone radius (m)	7.44

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus odorata* (Peppermint Box)

ID: PGSA00000009 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	7	4

Retainability

Consider for Retention (Medium)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000009
Latitude	-34.620985081899754
Longitude	138.7346550299384
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.53
Diameter at Base (m)	0.21
Diameter at Standard Height (m)	0.18
Structural Root Zone radius (m)	1.72
Notional Root Zone radius (m)	2.16

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus* sp. (Gum Tree)

ID: PGSA00000010 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	8	8

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000010
Latitude	-34.62091940646191
Longitude	138.73454033699298
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	0.34
Diameter at Base (m)	0.31
Diameter at Standard Height (m)	0.21
Structural Root Zone radius (m)	2.02
Notional Root Zone radius (m)	2.53

Site Specific Notes



Tree

Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000011 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 9

Tree Information

Health	Fair	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	10	10

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000011
Latitude	-34.621007132097716
Longitude	138.73455879067052
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.79
Diameter at Base (m)	0.64
Diameter at Standard Height (m)	0.56
Structural Root Zone radius (m)	2.74
Notional Root Zone radius (m)	6.72

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus* sp. (Gum Tree)

ID: PGSA00000012 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	8	4

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000012
Latitude	-34.621009063454764
Longitude	138.73449140016902
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.34
Diameter at Base (m)	0.19
Diameter at Standard Height (m)	0.14
Structural Root Zone radius (m)	1.65
Notional Root Zone radius (m)	2.00

Site Specific Notes



Appendix A Tree | Botanical Name: *Callitris rhomboidea* (Oyster Bay Pine)

ID: PGSA00000013 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	3	3

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.25
Diameter at Base (m)	0.14
Diameter at Standard Height (m)	0.11
Structural Root Zone radius (m)	1.50
Notional Root Zone radius (m)	2.00

Site Specific Notes



Location Data

ID number	PGSA00000013
Latitude	-34.62101540934186
Longitude	138.7344387618171
Inspected by	John Hazel
Date	Thu, 30 Jul 2026



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000014 | Thu, 30 Jul 2026

EDEN4



Tree

Tree Information

Health	Fair	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	16 - 20 Metres	
Crown diameter N/S-E/W (m)	15	10

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000014
Latitude	-34.62101611638097
Longitude	138.73439091604888
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.35
Diameter at Base (m)	0.85
Diameter at Standard Height (m)	0.71
Structural Root Zone radius (m)	3.09
Notional Root Zone radius (m)	8.52

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000015 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	6	5

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000015
Latitude	-34.62087766736599
Longitude	138.7343765129564
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.31
Diameter at Base (m)	0.47
Diameter at Standard Height (m)	0.40
Structural Root Zone radius (m)	2.41
Notional Root Zone radius (m)	4.80

Site Specific Notes



Appendix A Tree | Botanical Name: *Acacia salicina* (Broughton Willow)

ID: PGSA00000016 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Juvenile	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	8	8

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000016
Latitude	-34.620820194446104
Longitude	138.73435881986313
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.31
Diameter at Base (m)	0.14
Diameter at Standard Height (m)	0.10
Structural Root Zone radius (m)	1.50
Notional Root Zone radius (m)	2.00

Group Of Self Sown *Acacia*. Measurements Based On Largest Specimen.

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000017 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 15

Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	11	8

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000017
Latitude	-34.620713417682175
Longitude	138.73434574409418
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.90
Diameter at Base (m)	0.72
Diameter at Standard Height (m)	0.58
Structural Root Zone radius (m)	2.88
Notional Root Zone radius (m)	6.96

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus torquata* (Coral Gum)

ID: PGSA00000018 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	11	6

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000018
Latitude	-34.6206391980935
Longitude	138.7343333388775
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.00
Diameter at Base (m)	0.38
Diameter at Standard Height (m)	0.38
Structural Root Zone radius (m)	2.20
Notional Root Zone radius (m)	4.59

Tpz Will Encompass Adjacent A. *Iteaphylla*.

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000019 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 17

Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	9	8

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000019
Latitude	-34.6205557538077
Longitude	138.73433826520983
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.37
Diameter at Base (m)	0.50
Diameter at Standard Height (m)	0.43
Structural Root Zone radius (m)	2.47
Notional Root Zone radius (m)	5.16

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000020 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 18

Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	10	8

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000020
Latitude	-34.62039020785116
Longitude	138.73431479588095
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.63
Diameter at Base (m)	0.60
Diameter at Standard Height (m)	0.49
Structural Root Zone radius (m)	2.67
Notional Root Zone radius (m)	5.88

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000021 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 19

Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	11 - 15 Metres	
Crown diameter N/S-E/W (m)	12	9

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000021
Latitude	-34.620227420671895
Longitude	138.7342893148953
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.93
Diameter at Base (m)	0.70
Diameter at Standard Height (m)	0.60
Structural Root Zone radius (m)	2.85
Notional Root Zone radius (m)	7.20

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000022 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 20

Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	16 - 20 Metres	
Crown diameter N/S-E/W (m)	12	10

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000022
Latitude	-34.62006463317332
Longitude	138.7342604811484
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.16
Diameter at Base (m)	0.79
Diameter at Standard Height (m)	0.66
Structural Root Zone radius (m)	3.00
Notional Root Zone radius (m)	7.92

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000023 | Thu, 30 Jul 2026

EDEN4



Tree



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	16 - 20 Metres	
Crown diameter N/S-E/W (m)	10	8

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000023
Latitude	-34.619904052650035
Longitude	138.73423902347628
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	1.65
Diameter at Base (m)	0.60
Diameter at Standard Height (m)	0.51
Structural Root Zone radius (m)	2.67
Notional Root Zone radius (m)	6.12

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000024 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 22

Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	16 - 20 Metres	
Crown diameter N/S-E/W (m)	10	8

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000024
Latitude	-34.619733538970735
Longitude	138.7342155541474
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.73
Diameter at Base (m)	0.86
Diameter at Standard Height (m)	0.70
Structural Root Zone radius (m)	3.11
Notional Root Zone radius (m)	8.40

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus porosa* (Mallee Box)

ID: PGSA00000025 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	9	5

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

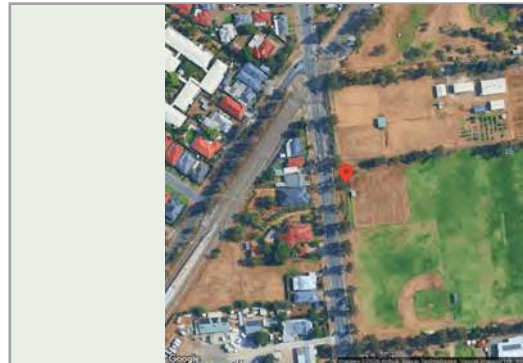
Location Data

ID number	PGSA00000025
Latitude	-34.61971432186747
Longitude	138.73429423243206
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.79
Diameter at Base (m)	0.24
Diameter at Standard Height (m)	0.21
Structural Root Zone radius (m)	1.82
Notional Root Zone radius (m)	2.46

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus torquata* (Coral Gum)

ID: PGSA00000026 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	9	8

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000026
Latitude	-34.61966300213595
Longitude	138.7342935618798
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.81
Diameter at Base (m)	0.31
Diameter at Standard Height (m)	0.25
Structural Root Zone radius (m)	2.02
Notional Root Zone radius (m)	3.00

Tpz Will Encompass Two Adjacent Specimens.

Site Specific Notes



Tree

Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000027 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 25

Tree Information

Health	Fair	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	16 - 20 Metres	
Crown diameter N/S-E/W (m)	12	9

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000027
Latitude	-34.61956698448853
Longitude	138.73419297904175
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.75
Diameter at Base (m)	0.96
Diameter at Standard Height (m)	0.83
Structural Root Zone radius (m)	3.25
Notional Root Zone radius (m)	9.96

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus microcarpa* (Grey Box)

ID: PGSA00000028 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	5	8

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000028
Latitude	-34.619624788229224
Longitude	138.73437088688416
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.37
Diameter at Base (m)	0.24
Diameter at Standard Height (m)	0.18
Structural Root Zone radius (m)	1.80
Notional Root Zone radius (m)	2.14

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus torquata* (Coral Gum)

ID: PGSA00000029 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Fair	
Form	Atypical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	4	7

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000029
Latitude	-34.61956339762024
Longitude	138.73451958184643
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.84
Diameter at Base (m)	0.31
Diameter at Standard Height (m)	0.22
Structural Root Zone radius (m)	2.02
Notional Root Zone radius (m)	2.64

Site Specific Notes



Appendix A Tree | Botanical Name: *Allocasuarina* sp. (Sheoak)

ID: PGSA00000030 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Fair	
Form	Atypical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	6	4

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000030
Latitude	-34.619556449502696
Longitude	138.73456542084622
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	0.83
Diameter at Base (m)	0.44
Diameter at Standard Height (m)	0.33
Structural Root Zone radius (m)	2.34
Notional Root Zone radius (m)	3.92

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus torquata* (Coral Gum)

ID: PGSA00000031 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Fair	
Form	Atypical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	7	4

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000031
Latitude	-34.61955449819575
Longitude	138.73459589813967
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	0.60
Diameter at Base (m)	0.34
Diameter at Standard Height (m)	0.26
Structural Root Zone radius (m)	2.10
Notional Root Zone radius (m)	3.14

Site Specific Notes



Appendix A Tree | Botanical Name: *Allocasuarina* sp. (Sheoak)

ID: PGSA00000032 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	6	4

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.85
Diameter at Base (m)	0.34
Diameter at Standard Height (m)	0.25
Structural Root Zone radius (m)	2.10
Notional Root Zone radius (m)	3.00

Site Specific Notes



Location Data

ID number	PGSA00000032
Latitude	-34.61955008358794
Longitude	138.73462540243884
Inspected by	John Hazel
Date	Thu, 30 Jul 2026



Appendix A Tree | Botanical Name: *Eucalyptus torquata* (Coral Gum)

ID: PGSA00000033 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	7	4

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000033
Latitude	-34.619545117153855
Longitude	138.73465608020445
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.88
Diameter at Base (m)	0.32
Diameter at Standard Height (m)	0.28
Structural Root Zone radius (m)	2.05
Notional Root Zone radius (m)	3.36

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus torquata* (Coral Gum)

ID: PGSA00000034 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	7	7

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000034
Latitude	-34.61953287845697
Longitude	138.73475937220863
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Regulated
Average trunk circumference (m)	0.79
Diameter at Base (m)	0.38
Diameter at Standard Height (m)	0.33
Structural Root Zone radius (m)	2.20
Notional Root Zone radius (m)	4.00

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus* sp. (Gum Tree)

ID: PGSA00000035 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 33

Tree Information

Health	Good	
Structure	Fair	
Form	Typical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	5	10

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000035
Latitude	-34.61951825506388
Longitude	138.73485643464736
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.78
Diameter at Base (m)	0.29
Diameter at Standard Height (m)	0.23
Structural Root Zone radius (m)	1.97
Notional Root Zone radius (m)	2.76

Site Specific Notes



Appendix A Tree | Botanical Name: *Allocasuarina* sp. (Sheoak)

ID: PGSA00000036 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	3	3

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000036
Latitude	-34.61951011562699
Longitude	138.73492348987273
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.71
Diameter at Base (m)	0.28
Diameter at Standard Height (m)	0.21
Structural Root Zone radius (m)	1.94
Notional Root Zone radius (m)	2.52

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus* sp. (Gum Tree)

ID: PGSA00000037 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Fair	
Structure	Fair	
Form	Atypical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	4	4

Retainability

Consider for Removal (Low)

Expected Life Expectancy: 3. Short <1-15 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000037
Latitude	-34.61950735649567
Longitude	138.73497109908274
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.71
Diameter at Base (m)	0.28
Diameter at Standard Height (m)	0.21
Structural Root Zone radius (m)	1.94
Notional Root Zone radius (m)	2.52

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus* sp. (Gum Tree)

ID: PGSA00000038 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Semi-Mature	
Height (m)	6 - 10 Metres	
Crown diameter N/S-E/W (m)	4	3

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 2. Medium Significance in Landscape

Location Data

ID number	PGSA00000038
Latitude	-34.61950126811418
Longitude	138.73502049164327
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.65
Diameter at Base (m)	0.26
Diameter at Standard Height (m)	0.20
Structural Root Zone radius (m)	1.88
Notional Root Zone radius (m)	2.40

Site Specific Notes



Appendix A Tree | Botanical Name: *Corymbia maculata* (Spotted Gum)

ID: PGSA00000039 | Thu, 30 Jul 2026

EDEN4



Tree



Appendix A: Mature Tree Schedule | Copyright Project Green Pty Ltd : Thursday, 30 July 2026, Project Number: 50085 Gawler Technical College, Page 37

Tree Information

Health	Good	
Structure	Good	
Form	Typical	
Age class	Mature	
Height (m)	16 - 20 Metres	
Crown diameter N/S-E/W (m)	15	12

Retainability

Priority for Retention (High)
Expected Life Expectancy: 2. Medium 15-40 years
Significance: 1. High Significance in Landscape

Location Data

ID number	PGSA00000039
Latitude	-34.61948967976073
Longitude	138.73515124933274
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Significant
Average trunk circumference (m)	2.25
Diameter at Base (m)	0.79
Diameter at Standard Height (m)	0.67
Structural Root Zone radius (m)	3.00
Notional Root Zone radius (m)	8.04

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus* sp. (Gum Tree)

ID: PGSA00000040 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Poor	
Structure	Poor	
Form	Atypical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	3	4

Retainability

Consider for Removal (Low)

Expected Life Expectancy: 3. Short <1-15 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000040
Latitude	-34.61946871035514
Longitude	138.73531754629167
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.50
Diameter at Base (m)	0.18
Diameter at Standard Height (m)	0.15
Structural Root Zone radius (m)	1.61
Notional Root Zone radius (m)	2.00

Site Specific Notes



Appendix A Tree | Botanical Name: *Eucalyptus* sp. (Gum Tree)

ID: PGSA00000041 | Thu, 30 Jul 2026

EDEN4



Tree Information

Health	Fair	
Structure	Fair	
Form	Typical	
Age class	Semi-Mature	
Height (m)	0 - 5 Metres	
Crown diameter N/S-E/W (m)	3	4

Retainability

Consider for Retention (Medium)

Expected Life Expectancy: 2. Medium 15-40 years

Significance: 3. Low Significance in Landscape

Location Data

ID number	PGSA00000041
Latitude	-34.61947036583472
Longitude	138.73534570948632
Inspected by	John Hazel
Date	Thu, 30 Jul 2026

Tree Assessment

Legislative status	Exempt
Average trunk circumference (m)	0.67
Diameter at Base (m)	0.24
Diameter at Standard Height (m)	0.19
Structural Root Zone radius (m)	1.82
Notional Root Zone radius (m)	2.28

Site Specific Notes



Appendix I - Survey Plan by Engineering Services



UNDERGROUND DEPTHD SERVICE

DEFINITION: SERVICE NOT FOUND
DEFINITION: DEPTHD SERVICE
DEFINITION: EISA DEPTHD SERVICE
DEFINITION: GAS DEPTHD SERVICE
DEFINITION: RAILWAY DEPTHD SERVICE
DEFINITION: RECLAIMED WATER DEPTHD SERVICE
DEFINITION: SEWER DEPTHD SERVICE
DEFINITION: TELSTRA DEPTHD SERVICE
DEFINITION: STORMWATER DEPTHD SERVICE
DEFINITION: UNKNOWN DEPTHD SERVICE
DEFINITION: WATER DEPTHD SERVICE
DEFINITION: SURFACE LEVEL AT FRESH POINT

UNDERGROUND SERVICES

- OPTI UG SERVICE
- ETSA UG SERVICE
- GAS UG SERVICE
- RAILWAY UG SERVICE
- SEWER UG SERVICE
- TELSTRA UG SERVICE
- UNKNOWN SERVICE
- WATER UG SERVICE
- RECLAIMED WATER UG SERVICE

QUALITY CLASSIFICATION

Q-50 DIRECT LOCATION IS THE HIGHEST ACCURACY ORDER OF DATA CAPTURE. IT REFERS TO SERVICES WHICH HAVE BEEN DIRECTLY SURVEYED, THEREFORE HORIZONTAL AND VERTICAL LOCATION IS SUBJECT ONLY TO THE ACCURACIES OF THE SURVEY METHODOLOGY. EXAMPLES MAY INCLUDE: DEPTHED SERVICE POINTS (POT HOLES), EXPOSED PIPES, AS-CONSTRUCTED SURVEY DATA OR OPEN CABLE TRENCHES OR DIRECT INVERT / OVERT

MEASUREMENT.

Q1-54V: ACTIVE LOCATION METHODS WHEREBY CABLES ARE TRACED USING AN ELECTROMAGNETIC SIGNAL EMITTED FROM THE TRANSMITTER AND RECEIVED BY THE CABLE DETECTION DEVICE. ACTIVE LOCATION METHODS INCLUDE USING A "DIRECT CONNECTION" OR "INDUCTION CLAMP."

Q1-55P: PASSIVE LOCATION METHODS WHICH DO NOT USE AN ELECTROMAGNETIC SIGNAL IN THIS CASE THE CABLE DETECTION DEVICE IS USED AS A STANDALONEEXAMPLES OF PASSIVE SERVICE CAPTURE INCLUDE: RADAR, LOCATION OR GROUND-PENETRATING RADAR.

Q-12 UNVERIFIED ARE SERVICES THAT INCORPORATE DATA THAT HAS BEEN COLLECTED WITHOUT CONFIRMATION BY ANY OF THE ABOVE UNVERIFIED METHODS. UNVERIFIED SERVICES CAN INCLUDE INFORMATION FROM SOURCES SUCH AS: DIAL BEFORE YOU DIAL (DBYD) PLANS, GIS DATASETS, AS-CONSTRUCTED PLANS, CALL MARKER POSTS (OFFSET MEASUREMENT) OR OTHER FORM OF DIGITAL PLAN OR RECORD IF A SERVICE IS NOT TO BE TRACED OR LOCATED IN THE SERVICE. THE SERVICE IS DISPLAYED IN AN APPROPRIATE LOCATION AND BE PLACED IN THE SERVICES UNVERIFIED MODEL THIS INFORMATION POSSESSES NO DEFINED SPATIAL ACCURACY AND SHOULD BE TREATED AS AN UNVERIFIED GUIDE.

DISCLAIMERS

UNDERGROUND UTILITIES

THIS PLAN OUTLINES SUBSURFACE UTILITY INFORMATION (SUI) FEATURES BASED ON UNDERGROUND UTILITY LOCATING ENGINEERING SURVEYS. PITY LTD. CANNOT GUARANTEE ABSOLUTE FLAWLESSNESS. HENCE, WE EXPRESSLY DISCLAIM LIABILITY FOR ERRORS OR OMISSIONS, RECOMMENDING CAUTION IN DEPENDENT ON THE PLAN. USERS ARE ADVISED TO INDEPENDENTLY VERIFY SUI LOCATIONS, EVEN CONSIDERING NON-DESTRUCTIVE METHODS LIKE HYDRO-VACUUM LOCATING, ESPECIALLY FOR AREAS NOT FULLY COVERED BY THE PLAN.

BOUNDARY MODEL
THE PROPERTY BOUNDARIES
DEPICTED HEREIN HAVE BEEN
DERIVED FROM GOVERNMENT
RECORDS, INCLUDING
CERTIFICATES OF TITLE;
HOWEVER, THEY HAVE NOT BEEN
SUBSTANTIATED BY CERTIFIED
FIELD SURVEY. ENGINEERING
SURVEYS ADVISES A CERTIFIED
BOUNDARY IDENTIFICATION
SURVEY BE CONDUCTED PRIOR
TO UNDERTAKING ANY DESIGN
OR CONSTRUCTION ACTIVITIES IN
PROXIMITY TO, OR UPON, THE
PROPERTY BOUNDARIES.

STN	EASTING	NORTHING	LEVEL
S100	29224.2365	6166857.024	49.929
S101	292274.976	6166757.583	50.005
S102	292270.539	6166664.147	50.334
S103	292519.713	6166718.261	52.412
S104	292391.759	6166829.605	50.783
S300	292235.510	6166909.932	49.336
S301	292302.252	6166529.845	51.233



REV	DESCRIPTION	STAFF	CHECK	DATE	LEVEL DATUM	AHD	TITLE	FEATURE & LEVEL SURVEY - OVERVIEW GAWLER & DISTRICT COLLEGE B-12	DATE	22-05-2026
0	FOR INFORMATION	JS	JS	22-05-26	LEVEL AUTHORITY	PSM 6628/52251 (\$300-RL49.336)			SCALE	1:500
					COORD DATUM	PLANAR MGA 2020 - ORIGIN AT PSM 6628/52251 (\$300)				
					NOTES		CLIENT	DIT: BUILDING PROJECTS DEPARTMENT	SHEET	1 OF 1
							DRAWING	E20260116_Gawler-District-College_SURVEY_REV0	REVISION:	0 SIZE A1

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