

CAPITAL PROJECT CONTROL

BUPA Morphettville

Austral Terrace, Morphettville, SA 5043

> STORMWATER MASTER PLAN and
SITE SPECIFIC STORMWATER MANAGEMENT PLAN

BUPA MORPHETTVILLE STORMWATER MASTER PLAN AND SITE SPECIFIC STORMWATER MANAGEMENT PLAN

Site Address: Austral Terrace, Morphettville SA 5043

Project Number: 250279

DOCUMENT ISSUE REGISTER:

REVISION	ISSUE DATE	REASON	PREPARED	REVIEWED
A	21/02/2026	Final Draft	Gerald Barrie	David Reynolds
B	27/02/2026	For Approval	Gerald Barrie	David Reynolds

BUPA MORPHETTVILLE

Austral Terrace, Morphettville SA 5043250279 - 27 February 2026

I. INTRODUCTION

The following report outlines the key requirements to manage the disposal of stormwater from the post-development site, situated at 29-31 Austral Terrace, Morphettville South Australia.

This report addresses the overall site and outlines the **Stormwater Masterplan requirements** for whole site combined.

This report then addresses the **Site-Specific Stormwater Management Plan for the Southern Site** where the Southern site is substantially developed, prior to the built form of the northern site.

The stormwater concept has been based upon the architectural plans prepared by Walter Brooke Architects, and the survey provided by State Surveys.

The nature of the proposed development for the total site is:

- Demolition of the existing buildings and paved areas.
- A new Retired Aged Care Facility on the southern allotment comprising a 4/5 storey building.
- New car parking access road and landscaping areas for the northern site to be present with the RACF.
- The northern allotment has been allocated for future development of a 4 storey Independent Living building with associated car parking in a future stage of development (considered as part of the Masterplan, but not part of this site specific SMP as part of this application).

Refer images of Existing and fully developed site shown below.



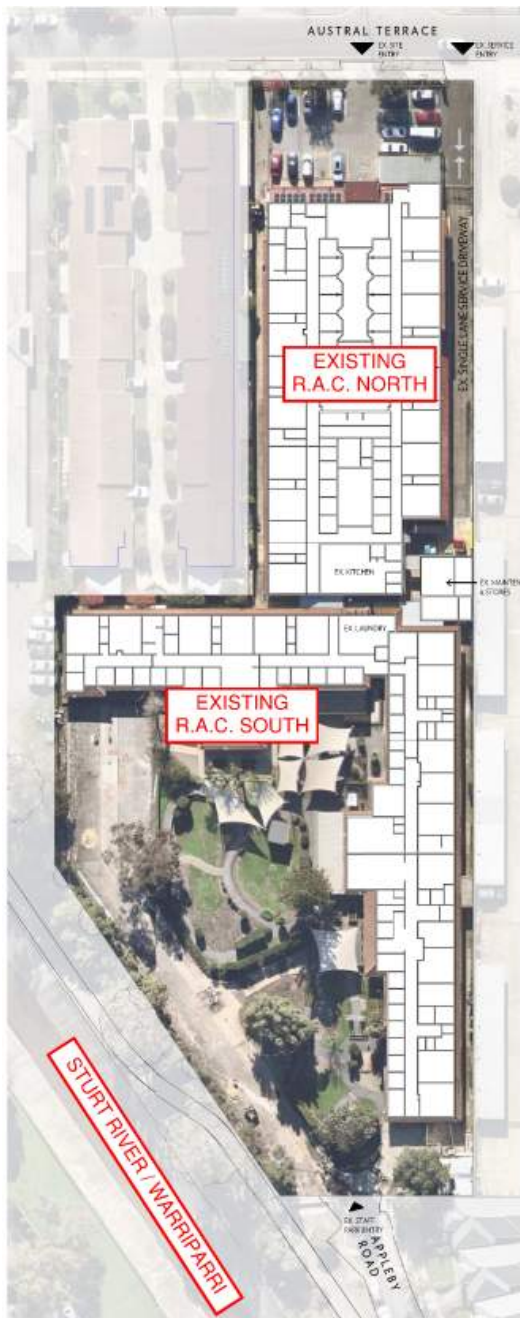


Figure 1 Existing site



Figure 2 - Proposed completed Masterplanned Site - Post development of Stage 4

In general terms, the existing site is located on two allotments. The northern allotment (denoted R.A.C. North) fronts onto Austral Terrace and the southern allotment (denoted R.A.C. South) fronts onto Appleby Road to the south as shown in Figure 1. Sturt River/Warriparrri, an existing concrete lined trapezoidal drainage channel is located to the southwest of the site.

The existing buildings and existing sealed pavement area will be demolished in a staged approach, and new buildings, pavements and landscaped areas will be constructed as shown in the latest architectural staged plans (refer Appendix B). The northern allotment has been included in this stormwater management plan to determine the overall stormwater requirements for the masterplanned project.

This Stormwater Masterplan and the Site-Specific Stormwater Management Plan has been prepared in accordance with design advice received from the engineering department of the City of Marion (Council) outlining requirements of detention stated in correspondence dated 21 January 2026.

This document is to be read in conjunction with:

- The correspondence from Council – Appendix A
- The latest architectural site masterplan and staging plans – Appendix B
- CPR Stormwater Masterplan – Appendix C
- Architectural drawings for southern site – Appendix D
- CPR Engineers' Catchment Plan and Site-Specific Stormwater Management Plan – Appendix E

This report establishes the principles to manage the stormwater from the overall site (Masterplan) and further submits the Site specific SMP for review by the City of Marion as a part of the Development Approval process for the subject development.

Should further details be required during this period, CPR Engineers will be able to provide these, as necessary.

2. MASTER PLAN OF NORTH AND SOUTH PORTIONS OF THE SITE

GENERAL STORMWATER MANAGEMENT

The new works will be designed for the following stormwater criteria as outlined by the City of Marion's engineering department.

Stormwater discharged from the site and/or combined sites shall:

- Match post-development flows to pre-development flows from the development
- Not increase the risk of flooding to downstream properties or add any significant pollutant load
- Include water treatment measures to control the quality of waste leaving the site

EXISTING SITE FEATURES

The northern allotment generally comprises a roofed structure surrounded by footpaths and vehicular pavements with no landscaping. The hardscape around the buildings grade away from the building and stormwater from east of the building and hardstands are captured underground and connected to an existing side entry pit (SEP) to the northeast of the allotment. Western building and hardstand areas' stormwater is collected and discharged to Austral Terrace via two off 90 mm pipes to the existing kerb and gutter.

The southern allotment and building comprise an existing roofed structure surrounded by footpaths. An existing carpark is located to the west and south of the building and

landscape and walkways are located between the building and the existing carpark. The site generally drains to the west and south where hardstand areas are drained via grated inlet pits (GIPs). Downpipes direct roof drainage to the underground system. The existing underground services have limited information on the site survey provided; however, it is assumed by general grades of the existing surfaces that the collected stormwater from the southern allotment is collected and discharges to an existing SEP in Appleby Road. This further discharges to Sturt River/Warriparri.

The existing predevelopment site features for the whole site are outlined in Table I and area calculations are attached in Appendix D (250279-SKC01 to 250279-SKC04).

Table I Pre and post-development features

Site feature	Pre-Development Area	Post-Development Area
Roofed areas	4,777 m ²	5,140 m ²
Sealed surfaces	3,992 m ²	3,602 m ²
Landscaping areas	1,523 m ²	1,550 m ²
TOTAL area	10,292 m ²	10,292 m ²
Predevelopment impervious percentage	85.2 %	84.9 %
Predevelopment pervious percentage	14.8 %	15.1 %

The master planned site's pervious percentage for the post-development state will therefore increase. As such, the peak discharge from the entire site will reduce. Detention of stormwater is not proposed for the masterplanned state.

The development will be constructed in a phased approach, with the site being split into a northern and southern allotment as shown in the architectural plans.

As such, the stormwater catchment area has been split into a northern area and a southern area as shown in the catchment areas in Appendix B.

The Site-specific stormwater management plan is outlined below and acknowledges that the coverage on the northern site increases, in a temporary sense, the pervious/landscaping areas compared to the future fully developed site.

3. SITE SPECIFIC STORMWATER MANAGEMENT PLAN

The following sets out the principles of the site-specific stormwater management plan for the Southern site, which includes predominantly landscaped state for interim period before the northern site is developed with independent living building.

- Match post-development flows to pre-development flows from the development

- Not increase the risk of flooding to downstream properties or add any significant pollutant load
- Include water treatment measures to control the quality of waste leaving the site

As described in the introduction, the existing site is split into a northern allotment and a southern allotment.

The northern allotment's stormwater currently connects to an existing side entry pit (SEP) in Austral Terrace, to the northeast of the site and the northern allotment discharges to the kerb and gutter to the northwest of the site via two 90 mm pipes. The discharged stormwater is captured Council's stormwater infrastructure which runs to the west in Austral Terrace and eventually discharges to the Sturt River/Warriparri. The proposed discharge of the northern site in the temporary state, prior to the fully developed masterplan, will maintain this discharge principle, but covering less impervious area.

The southern portion of the site connects to an existing side entry pit (SEP) in Appleby Road owned by Council. The SEP discharges stormwater to the west to the Sturt River/Warriparri.

The post development state of the southern site project scope that is the subject of this application is outlined on the Walter Brooke site plans included in Appendix D.

Below demonstrates the increase in the pervious areas of the northern site as it will rest as predominantly landscaping prior to the full development of the North site in the future (not part of this application).



Figure 3 – Temporary state – North site



Figure 4 – Complete state – North site

The post-development features for the northern site and the southern site are shown in Table 2 and in Appendix E (250279-SKC03 to 250279-SKC04).

Table 2 Pre-development features

Site feature	Northern Site Area (temp state)	Southern Site Area
Roofed areas	0 m ²	3,478 m ²
Sealed surfaces	920 m ²	2,983 m ²
Landscaping areas	1,822 m ²	1,089 m ²
TOTAL area	2,742 m ²	7,550 m ²
Post-development impervious percentage (SKC3 & SKC4)	34 %	85.6 %

The above table and calculated areas demonstrate that the post development impervious areas of the southern site marginally increase from 84.9% (pre-development) to 85.6%, however, when taken in context of the modifications to the northern site as part of the southern site development the combined site works reduce the impervious areas and hence reduces the stormwater run-off compared to the existing conditions.

Hence, the Site-specific stormwater management plan for the subject site and subject development scope proposes no detention of stormwater prior to release to the existing infrastructure.

4. FINISHED FLOOR LEVEL REQUIREMENTS

The City of Marion have provided a flood map for the area to the east of the Sturt River/Warripirri. An indicative overlay of the site on the flood mapping has been provided as shown on 5.

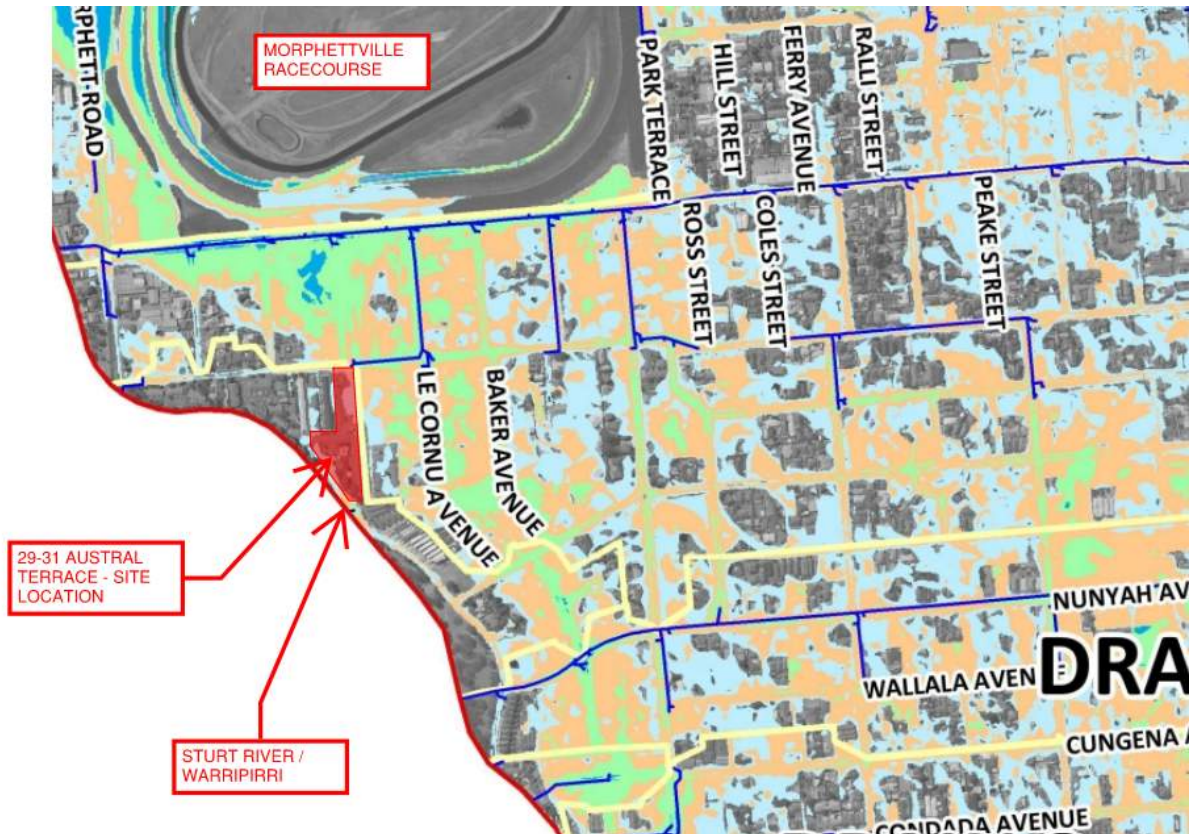


Figure 5 Site overlay on flood mapping provided by Council

The flooding information shows that the northeastern end of the northern site is subject to 100 mm flooding from overland flows from the east. Similarly, the southwestern end of the southern site, which fronts onto the Sturt River/Warripirri is subject to 100 mm flooding.

As such, Council has a requirement that the finished floor levels are set 300 mm above the flooding levels. The finished floor levels have been provided on Site Specific SMP Drawings 250279-C001 and 250279-C002.

The northern allotment's existing building finished floor level is approximately 13.00 mAHD. The flooding overlay shown in Figure and Council's advice indicates that floor levels for this future site development need to raise a minimum of 400 mm. As such, the minimum finished floor level for the northern allotment ILU future building (not part of this application but assessed for compatibility with the southern site works) will need to be between 13.40m and 13.50m AHD to provide a minimum of 300 mm freeboard.

Addressing FFL requirements for the site specific storm-water management of the RACF building on the southern allotment area, adjacent the Sturt River/Warripirri, is shown to have approximately 100 mm of flooding and as such, the floor level has been set at 14.0 mAHD which is a minimum of 400 mm above the existing levels in the flood prone areas which vary between 13.35 mAHD to 13.55 mAHD.

The perimeter pavements around the buildings shall grade away from the building and as such divert any chance for overland flows to elsewhere on the site.

The above measures have been addressed in order to maintain an appropriate freeboard level higher than surrounding formed ground surfaces to enable overland

flows from 1: in 100-year storm events to exit the site in an appropriate manner and so as not to affect the neighbouring properties.

5. STORMWATER DETENTION

As noted in the Sections 2 and 3 of this report, the post-development site will result in decreased impervious areas for both the northern and southern site. As such, no on-site detention is proposed for both the northern and southern development. This will however need to be reviewed in the next phase of the design, once the stormwater layout is developed further.

6. QUALITY OF WATER

Stormwater run-off is to be treated prior to discharge into Council system to comply with the targeted values below:

- 80% retention of the typical urban annual load for Total Suspended Solids (TSS)
- 60% retention of the typical urban annual load for Total Phosphorus (TP)
- 45% retention of the typical urban annual load for Total Nitrogen (TN)
- 100% retention of the typical urban annual load for Gross Pollutants (litter)
- No visible oil flows up to the 3-month ARI peak flow

For the purpose of this report a proprietary in ground system is proposed for both the northern and the southern development.

Preliminary discussions with ATLAN's technical department indicate that the above targets are achievable with their product and may be from combination of Primary, Secondary and or Tertiary products subject to future design.

These measures will improve the quality of stormwater run-off exiting the site in comparison to current predevelopment conditions which provides no treatment.

Prepared by

Gerald Barrie
CPR ENGINEERS

geraldb@cprengineers.com.au

Attachments:

- Appendix A – Council Correspondence (21 January 2026)
- Appendix B – Walter Brooke Architectural site masterplan and staging plans
- Appendix C – CPR Engineers Stormwater Masterplan – 250279 – C001
- Appendix D – Walter Brooke Architectural drawings for this Development Application
- Appendix E – CPR Engineers Catchment Plans - 250279 SKC1 to SKC4 and Site-Specific Stormwater Management Plans – 250279 – C002 and C003.

APPENDIX A – COUNCIL CORRESPONDENCE (21 JANUARY 2026)

Gerald Barrie

From: Con Theodoroulakes <Con.Theodoroulakes@marion.sa.gov.au>
Sent: Wednesday, 21 January 2026 9:07 AM
To: Gerald Barrie
Subject: RE: 29-31 Austral Terrace, Morphettville - Stormwater and flooding information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Happy New Year Gerald,
I accept your argument that impervious area is being reduced so no detention is required.
Cheers
Con

Con Theodoroulakes

Development Engineer | City of Marion

M: 0434 315 946 | PO Box 21 Park Holme SA 5043



CITY OF

MARION

The City of Marion acknowledges we are situated on the traditional lands of the Kurna people and recognises the Kurna people's connection to the land. Ngadlu tampendi Kurna meyunna yaitya mattanya yainty yerta

From: Gerald Barrie <geraldb@cprengineers.com.au>
Sent: Monday, 19 January 2026 4:54 PM
To: Con Theodoroulakes <Con.Theodoroulakes@marion.sa.gov.au>
Subject: RE: 29-31 Austral Terrace, Morphettville - Stormwater and flooding information

Hi Con

Happy new year!

We are working through the SWMP for DA submission for the BUPA site at 29-31 Austral Terrace as per the attached correspondence. The current new plans show that the project is not increasing the impervious percentage for the new site and that the landscape component's percentage is actually increasing. From your previous correspondence, we therefore do not need any additional detention on site. We will however include stormwater quality improvement devices, which will at a minimum increase the stormwater quality from the site, as we understand that nothing is currently installed regarding stormwater quality.

Are you able to please confirm that this approach is acceptable before we provide the DA submission. We do not want to surprise the client with additional costs after the DA if it can be avoided.

Thank you and please let me know if you need anything further information.

Gerald Barrie



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From: Con Theodoroulakes <Con.Theodoroulakes@marion.sa.gov.au>

Sent: Tuesday, 30 September 2025 9:20 AM

To: Gerald Barrie <geraldb@cprengineers.com.au>

Cc: David Reynolds <davidr@cprengineers.com.au>

Subject: RE: 29-31 Austral Terrace, Morphettville - Stormwater and flooding information

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Hi Gerald,

There is approximately 100mm of flooding (1%AEP) along the Sturt drain frontage and within the property fronting Austral Terrace.

So as a guide FFL's should be set 400mm above existing levels across the site.

Detention will be required to mitigate post development peak flows to predevelopment peak flows.

Rainwater retention should also be maximised by plumbed-in rainwater tanks collecting roof water and installing rain gardens, collectively designed to retain 15mm rainfall on all connected impervious areas.

It can be assumed that 1/3 of the provided retention capacity can contribute towards required detention.

Connection into existing SEPs is possible provided no backflow occurs during major storms.

Discharge into the Sturt Drain is also possible provided approval is gained from SA Water, who are the asset owner.

Cheers

Con

Con Theodoroulakes

Development Engineer | City of Marion

M: 0434 315 946 | PO Box 21 Park Holme SA 5043



CITY OF

MARION

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaiya mattanya yaintya yerta

From: Gerald Barrie <geraldb@cprengineers.com.au>

Sent: Tuesday, 30 September 2025 8:56 AM

To: Con Theodoroulakes <Con.Theodoroulakes@marion.sa.gov.au>

Cc: David Reynolds <davidr@cprengineers.com.au>

Subject: 29-31 Austral Terrace, Morphettville - Stormwater and flooding information

You don't often get email from geraldb@cprengineers.com.au. [Learn why this is important](#)

Hi Con

Thank you again for taking my call. We are working on a project in City of Marion, just south of the Morphettville racecourse at 29-31 Austral Terrace. The project is currently in the planning phase and we are looking to get a better understanding of flood levels and general stormwater requirements for the site. The images below show the

site and its close proximity to the Sturt River / Warriparri. I have reviewed the flooding information on the City of Marion's website and it appears that there are no flooding concerns for the site, but it would be appreciated if the flooding levels or reports for the specific area can be provided to enable us to set our finished floor levels above the 1 in 100 year ARI storm event.

The site also fronts onto Austral Terrace to the north and Appleby Road to the south. Both of the abutting roads have existing double SEPs as shown below, and we would like an understanding on whether we are able to connect our stormwater system into these or whether we are able to connect to the Sturt River directly (I'm assuming the latter is not a viable option).

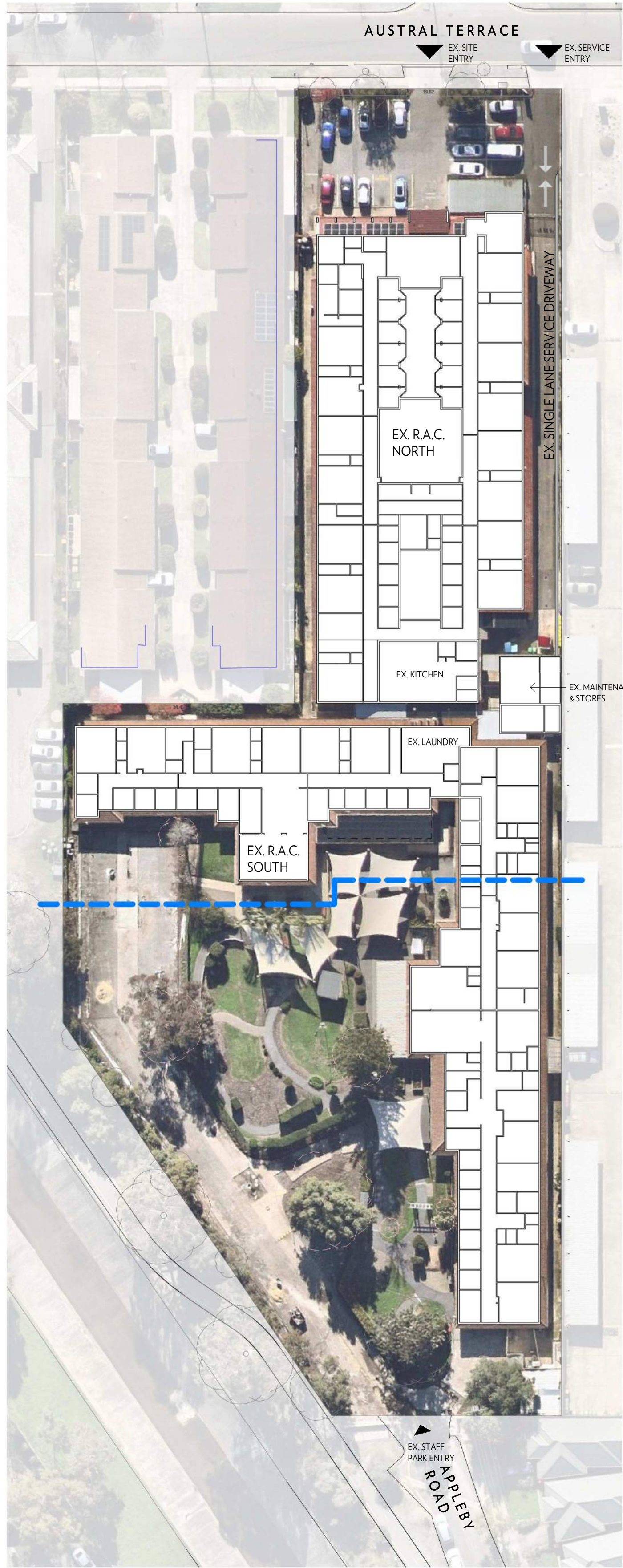
Thank you again and please let me know if you need any additional information.

Locality plan



Gerald Barrie

APPENDIX B – ARCHITECTURAL SITE MASTERPLAN AND STAGING PLANS

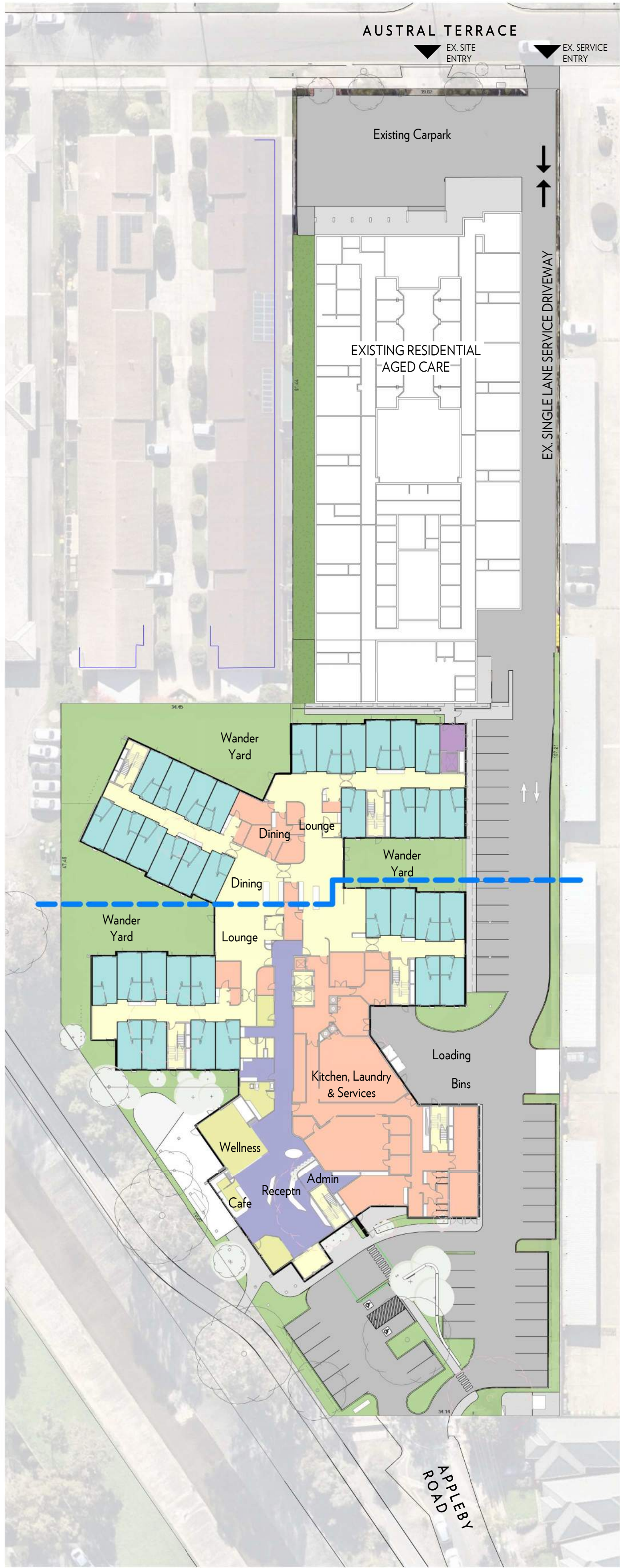


EXISTING SITE
1: 500

REASON FOR ISSUE	REV	DATE
Floor Plan Adjustments	F	19.01.2026
Issued for Review	G	29.04.2026



STAGE 1
1: 500



STAGE 2
1: 500



STAGE 3

1: 500

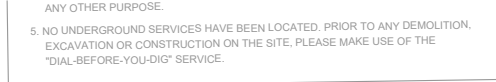
REASON FOR ISSUE	REV	DATE
Floor Plan Adjustments	F	19.01.2026
Issued for Review	G	29.04.2026



STAGE 4

1: 500

**APPENDIX C – CPR ENGINEERS STORMWATER MASTERPLAN –
250279 – C001**



LEGEND



CONCRETE SPOON DRAIN, REFER PLAN FOR SIZE.

KERB & WATERTABLE HEIGHT AS NOTED.



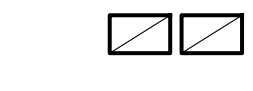
NEW STORMWATER PIPE (UNSEALED SYSTEM). SELECTIONS AND DETAILS TO BE REFINED IN NEXT DESIGN PHASE.



GRATED INLET PIT, HEEL GUARD TO BE PROVIDED WHERE PITS ARE LOCATED IN AREAS OF PEDESTRIAN TRAFFIC. SELECTIONS AND DETAILS TO BE REFINED IN NEXT DESIGN PHASE.



PROVIDE SUITABLE GRADE SOLID COVER FOR LOCATION OF JUNCTION BOX. SELECTIONS AND DETAILS TO BE REFINED IN NE DESIGN PHASE.

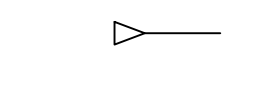


SIDE ENTRY PIT. SELECTIONS AND DETAILS TO BE REFINED IN NEXT DESIGN PHASE.

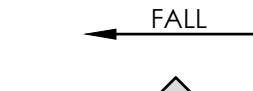
[illegible]

TK-TOP OF KERB
WT-WATER TABLE
TP-TOP OF PIT
IL- INVERT LEVEL
EX-EXISTING LEVEL
TB-TOP BATTER
BB-BOTTOM BATTER
TW-TOP OF WALL
L-LANDSCAPE LEVEL

EXISTING SPOT LEVELS FROM SURVEY



DENOTES BATTER SLOPE



DENOTES SURFACE FALL



1:100 YEAR STORM EVENT OVERLAND FLOW PATH

PERMEABLE PAVING

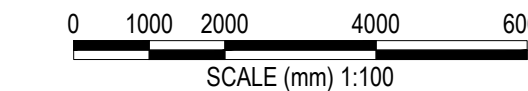
NOTES:

1. DOWNPIPE LOCATIONS HAVE BEEN SHOWN INDICATIVELY TO INDICATE INTENT. DOWNPIPE LOCATIONS TO BE UPDATED IN FUTURE DESIGN PHASES AS REQUIRED.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR MASTERPLANNING AND STAGING CONSIDERATIONS.

A	20-02-2026	ISSUE FOR APPROVAL	GB\GB
Issue	Date	Details	Eng\Diff

PRELIMINARY

02/03/2024



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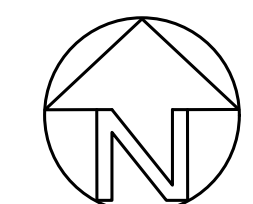
29-31 AUSTRAL TERRACE
MORPHETVILLE SA 5043

BUPA

WALTER BROOKE
9/25 FRANKLIN STREET, ADELAIDE SA 5000
Phone 08-8272 4166

SITE STORMWATER MASTERPLAN - TOTAL
SITE

Designed GB	Drawn GB	Checked -	Scale 1:200	Date Mar-26
Drawing No. 250279-C001				Rev. A



PRINTED ON : 2/03/2026 10:13:56 AM ORIGINAL SHEET SIZE A

**APPENDIX D – WALTER BROOKE ARCHITECTURAL DRAWINGS FOR
THIS DEVELOPMENT APPLICATION**



LOCATION PLAN

1 : 100

REASON FOR ISSUE	REV	DATE
Issued for Review	A	14.01.2026

REV	DATE
A	14.01.2026

DATE
14.01.2026

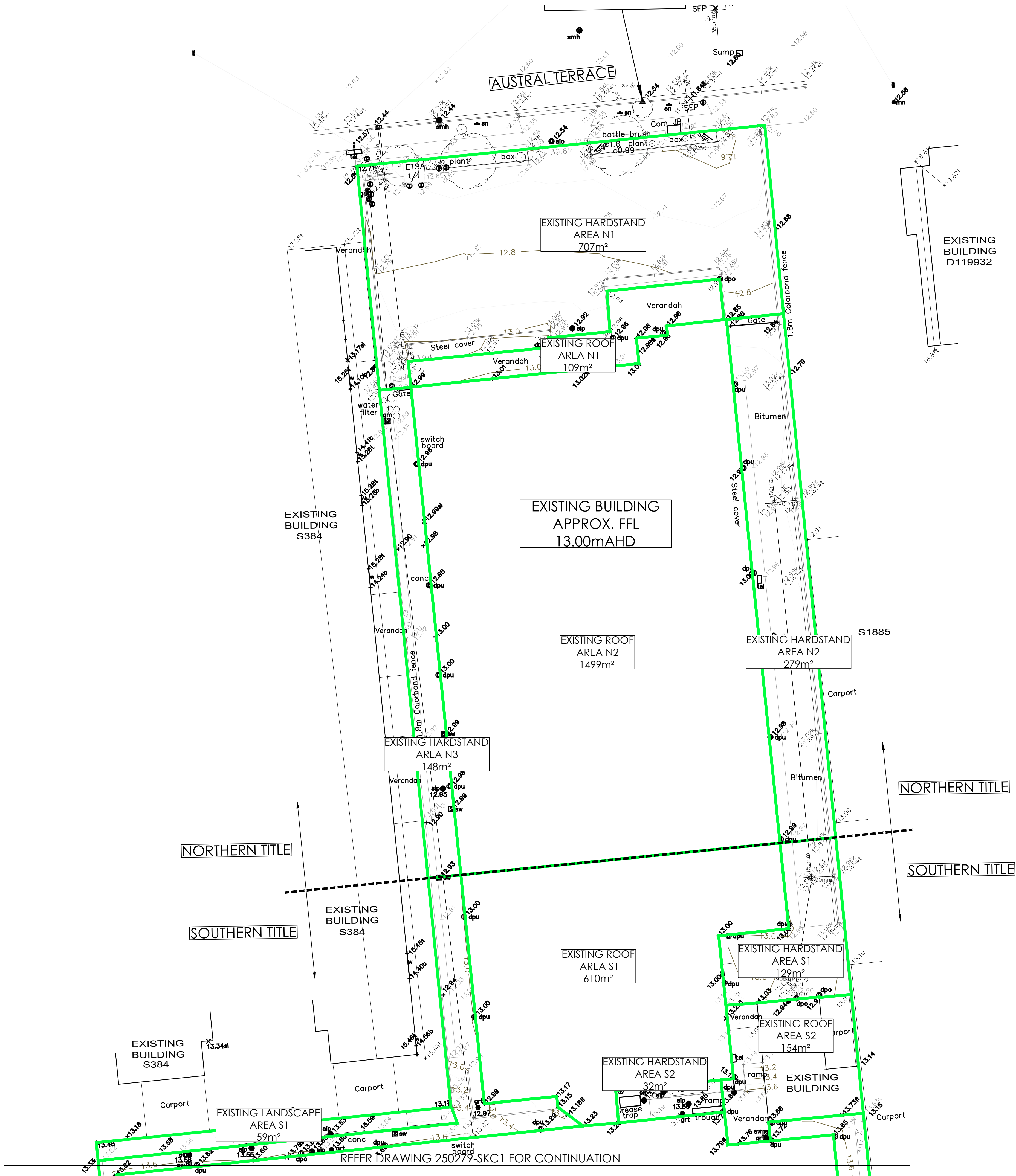


SITE PLAN

1 : 500

APPENDIX E

- **CPR ENGINEERS CATCHMENT PLANS - 250279 SKC1 TO SKC4**
- **SITE SPECIFIC STORMWATER MANAGEMENT PLANS – 250279 – C002 AND C003.**



CATCHMENT SUMMARY:
PREDEVELOPMENT

TOTAL CATCHMENT AREA
TOTAL HARDSTAND AREA 3,992m²
TOTAL ROOFED AREA 4,777m²
TOTAL LANDSCAPE AREA 1,523m²

TOTAL AREA 10,292m²

IMPERVIOUS PERCENTAGE **85.2%**
PERVIOUS PERCENTAGE **14.8%**

NORTHERN TITLE
TOTAL HARDSTAND AREA 1,134m²
TOTAL ROOFED AREA 1,608m²
TOTAL LANDSCAPE AREA 0m²

TOTAL AREA 2,742m²

SOUTHERN TITLE
TOTAL HARDSTAND AREA 2,858m²
TOTAL ROOFED AREA 3,169m²
TOTAL LANDSCAPE AREA 1,523m²

TOTAL AREA 7,550m²

B	14-07-2026	RE-ISSUE FOR APPROVAL	UKVHP
A	20-02-2026	ISSUE FOR APPROVAL	GB\GB
Issue	Date	Details	Eng/Dit

APPROVAL ONLY
14-07-26

0 1000 2000 4000 6000
SCALE (mm) 1:100

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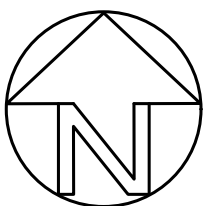
29-31 AUSTRAL TERRACE
MORPHETVILLE SA 5043

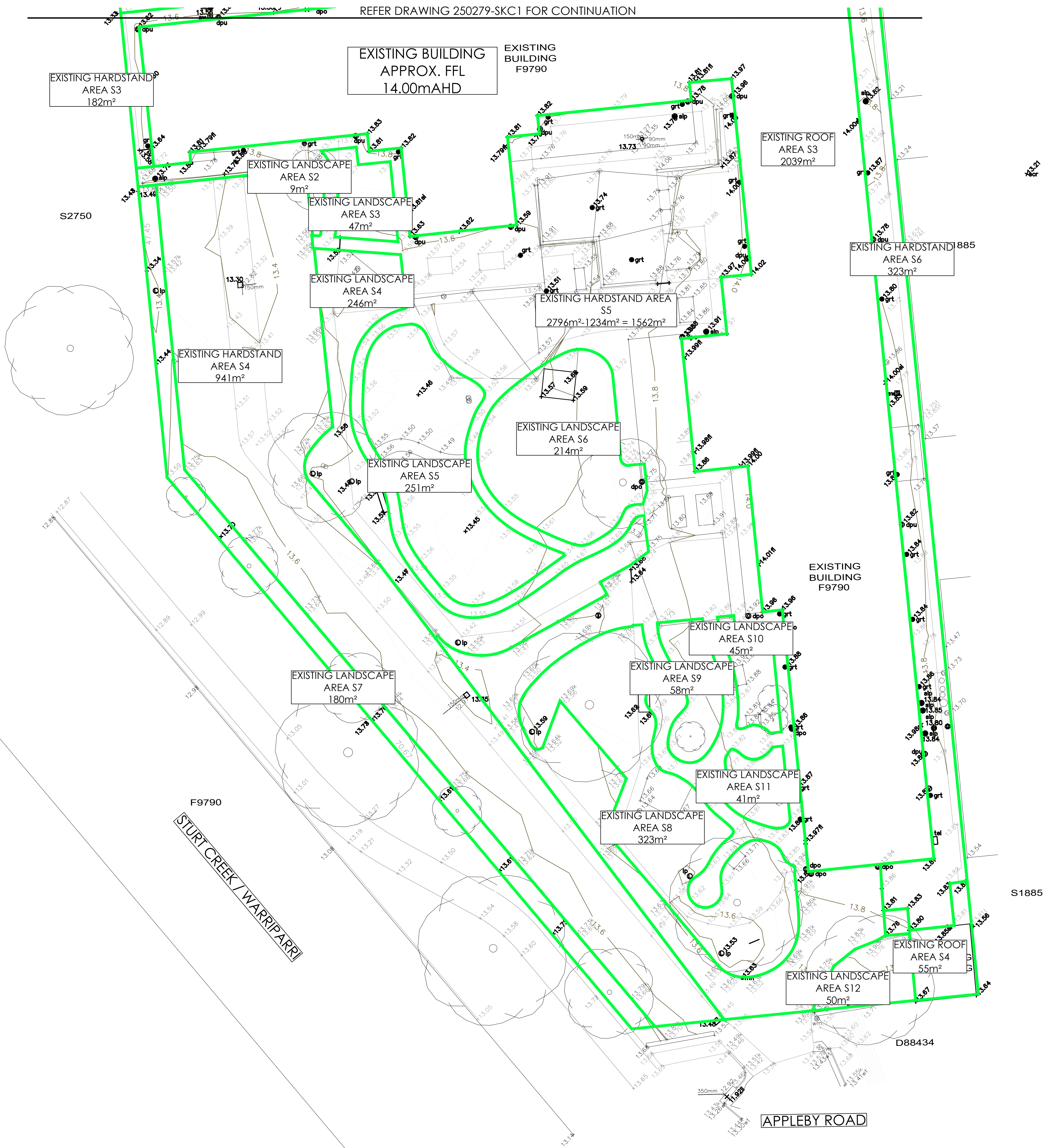
BUPA

WALTER BROOKE
9/25 FRANKLIN STREET, ADELAIDE SA 5000
Phone 08-8272 41 66

PREDEVELOPMENT CATCHMENT PLAN
SHEET 1

Designed GB	Drawn GB	Checked -	Scale 1:200	Date Jul-26
Drawing No. 250279-SKC1	Rev B			





CATCHMENT SUMMARY:
PREDEVELOPMENT

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B	14-07-2026	RE-ISSUE FOR APPROVAL	UK\HP
A	20-02-2026	ISSUE FOR APPROVAL	GB\GB
Issue	Date	Details	Eng/Drt

APPROVAL ONLY
14-07-26

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SCALE (mm) 1:100

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Phone 08-8272 41 66

PREDEVELOPMENT CATCHMENT PLAN
SHEET 2

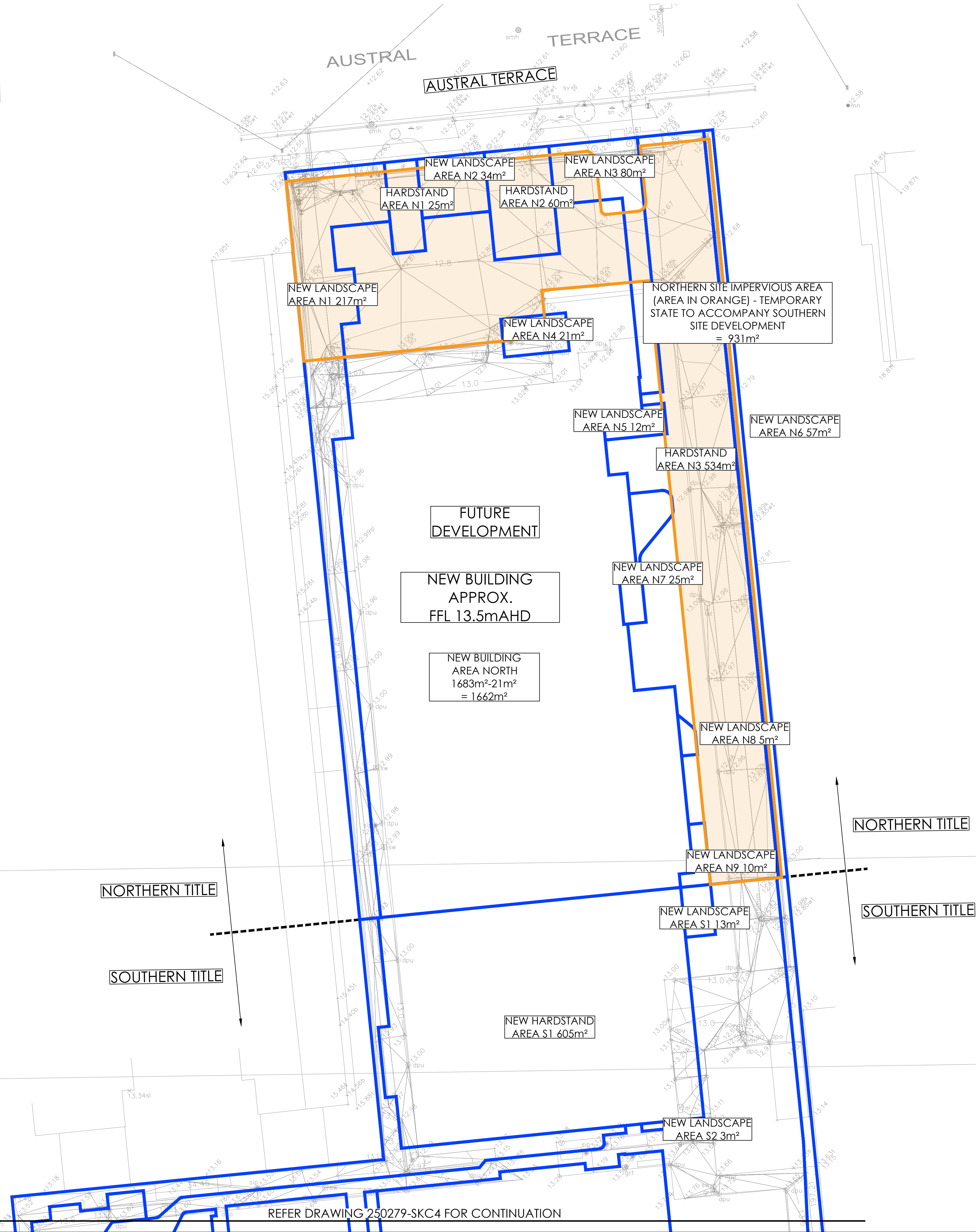
Designed GB	Drawn GB	Checked -	Scale 1:200	Date Jul-26
Drawing No.	250279-SKC2	Rev.	B	

SCALE BAR UNITS IN MILLIMETRES

10 20 50

4. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF CAPITAL PROJECT CONTROL FOR THE PURPOSE OF SITE REDEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

5. NO UNDERGROUND SERVICES HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, PLEASE MAKE USE OF THE "DIAL-BEFORE-YOU-DIG" SERVICE.



NOTE:

1. TITLE ALLOTMENT BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY AND HAVE NOT BEEN SURVEYED.

2. REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).

3. THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992. THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERALS OFFICE.

CATCHMENT SUMMARY: POST-DEVELOPMENT

TOTAL CATCHMENT AREA
TOTAL HARDSTAND AREA 3,602m²
TOTAL ROOFED AREA 5,140m²
TOTAL LANDSCAPE AREA 1,550m²

TOTAL AREA 10,292m²

IMPERVIOUS PERCENTAGE **84.9%**
PERVIOUS PERCENTAGE **15.1%**

NORTHERN TITLE
TOTAL HARDSTAND AREA 619m²
TOTAL ROOFED AREA 1,662m²
TOTAL LANDSCAPE AREA 461m²

TOTAL AREA 2,742m²

SOUTHERN TITLE
TOTAL HARDSTAND AREA 2,983m²
TOTAL ROOFED AREA 3,478m²
TOTAL LANDSCAPE AREA 1,089m²

TOTAL AREA 7,550m²

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A	20-02-2026	ISSUE FOR APPROVAL	GB\GB
Issue	Date	Details	Eng/Dit

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14-07-26

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29-31 AUSTRAL TERRACE
MORPHETVILLE SA 5043

BUPA

WALTER BROOKE
9/25 FRANKLIN STREET, ADELAIDE SA 5000
Phone 08-8272 4166

POST-DEVELOPMENT CATCHMENT PLAN
SHEET 1

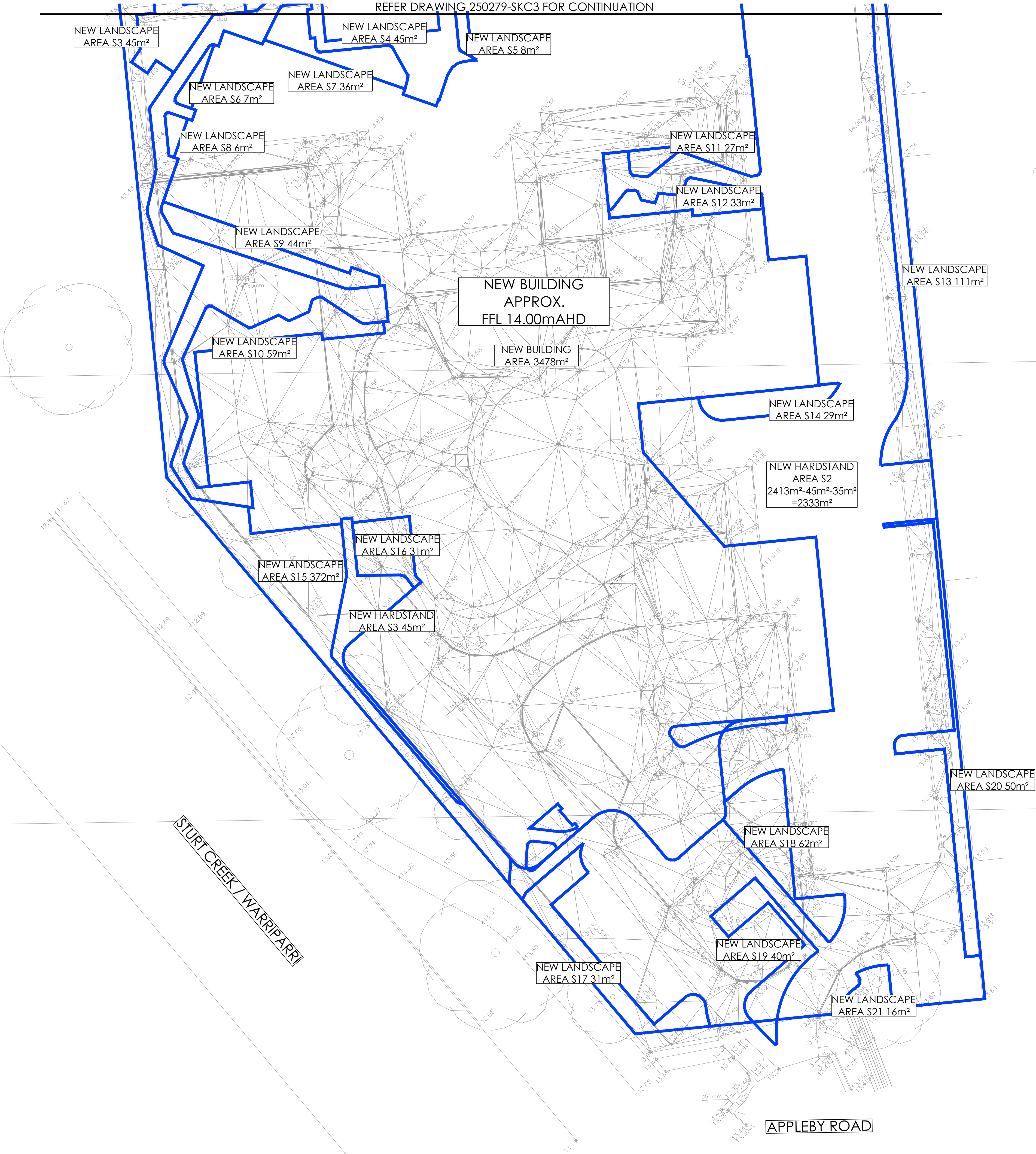
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Drawing No.	250279-SKC3			Rev B

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SCALE BAR UNITS IN MILLIMETRES

REFER DRAWING 250279-SKC3 FOR CONTINUATION



CATCHMENT SUMMARY:
POST-DEVELOPMENT

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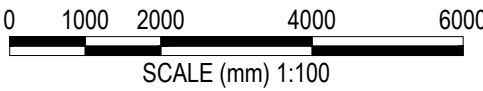
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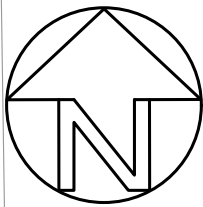
BUPA

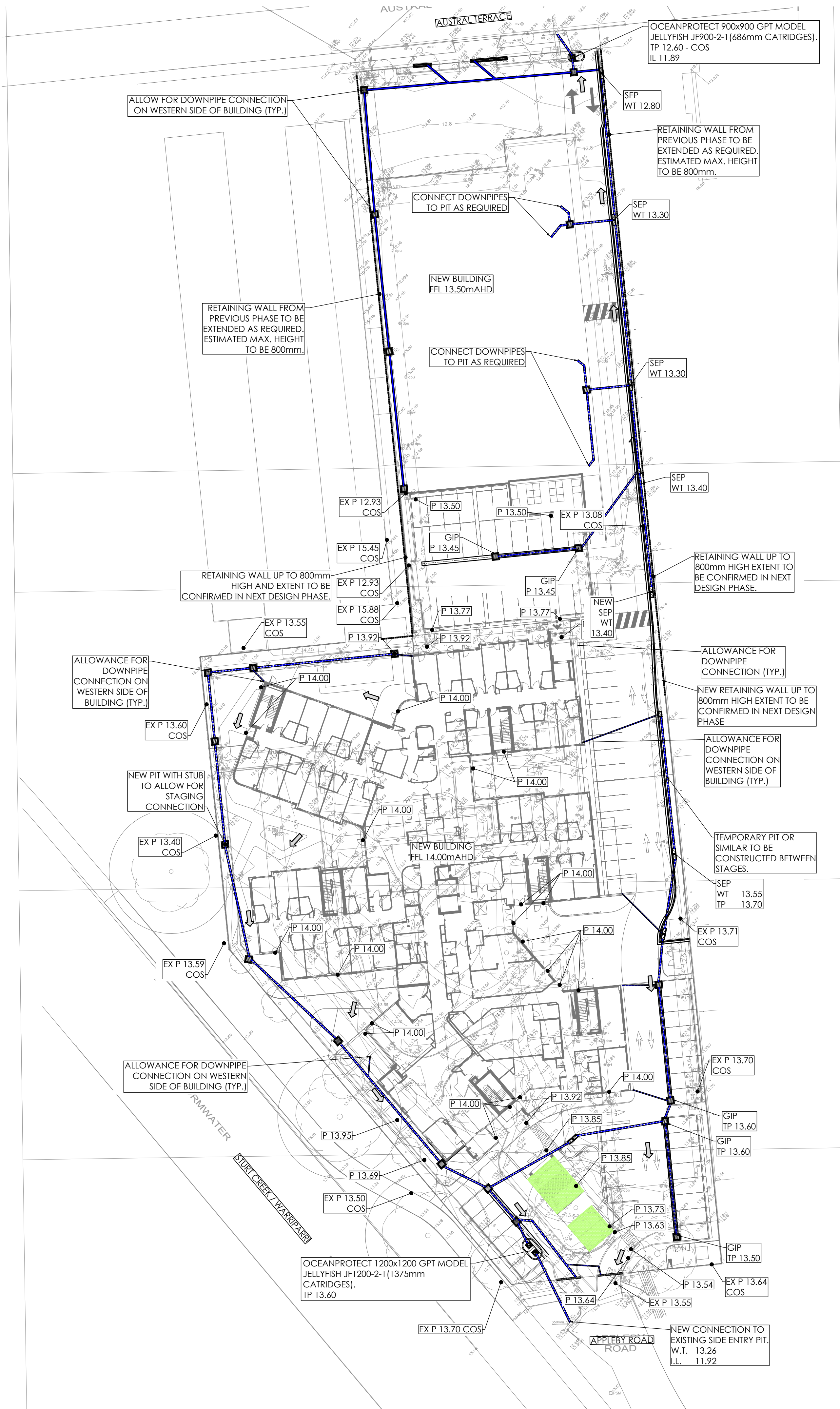
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POST-DELOPMENT CATCHMENT PLAN
SHEET 2

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LEGEND

- CONCRETE SPOON DRAIN. REFER PLAN FOR SIZE.
- KERB & WATERTABLE HEIGHT AS NOTED.
- NEW STORMWATER PIPE (UNSEALED SYSTEM). SELECTIONS AND DETAILS TO BE REFINED IN NEXT DESIGN PHASE.
- GRATED INLET PIT. HEEL GUARD TO BE PROVIDED WHERE PITS ARE LOCATED IN AREAS OF PEDESTRIAN TRAFFIC. SELECTIONS AND DETAILS TO BE REFINED IN NEXT DESIGN PHASE.
- PROVIDE SUITABLE GRADE SOLID COVER FOR LOCATION OF JUNCTION BOX. SELECTIONS AND DETAILS TO BE REFINED IN NEXT DESIGN PHASE.
- SIDE ENTRY PIT. SELECTIONS AND DETAILS TO BE REFINED IN NEXT DESIGN PHASE.
- RETAINING WALL. REFER DETAIL.
- DESIGN LEVEL P-PAVEMENT LEVEL
TK-TOP OF KERB
WT-WATER TABLE
TP-TOP OF PIT
IL-INVERT LEVEL
EX-EXISTING LEVEL
TB-TOP BATTER
BB-BOTTOM BATTER
TW-TOP OF WALL
L-LANDSCAPE LEVEL
- EXISTING SPOT LEVELS FROM SURVEY.
- DENOTES BATTER SLOPE
- DENOTES SURFACE FALL
- 1:100 YEAR STORM EVENT OVERLAND FLOW PATH
- PERMEABLE PAVING

NOTES:

- DOWNPIPE LOCATIONS HAVE BEEN SHOWN INDICATIVELY TO INDICATE INTENT. DOWNPIPE LOCATIONS TO BE UPDATED IN FUTURE DESIGN PHASES AS REQUIRED.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR MASTERPLANNING AND STAGING CONSIDERATIONS.

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SITE STORMWATER MASTERPLAN - TOTAL SITE

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