

Council Assessment Panel Meeting Agenda



Monday, 25 March 2019, at 5.30 pm, Colonel Light Room, Town Hall, Adelaide.

Presiding Member – Mr John Hodgson

Acting Presiding Member – Councillor Anne Moran

Specialist Members – Mr Ross Bateup, Mr Heath Edwards and Prof Mads Gaardboe

1. Confirmation of Minutes – 4/3/2019 [CAP]

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 4 March 2019, be taken as read and be confirmed as an accurate record of proceedings.

2. Non-Complying Application - Nil

3. Applications for consideration on Merit

- | | | |
|------------|---------------------|--|
| 3.1 | <u>Subject Site</u> | <u>13 Curtis Street, North Adelaide SA 5006 [Page 3]</u> |
| | Application No. | DA/1060/2018 |
| | Proposal | Single storey rear extension and two storey rear garage with upper level studio |
| | Recommendation | Development Plan Consent be GRANTED |
| 3.2 | <u>Subject Site</u> | <u>2-8 Wellington Square, North Adelaide SA 5006 [Page 45]</u> |
| | Application No. | DA/187/2019 |
| | Proposal | Change hours of operation for existing cafe to Sunday to Thursday 7am – 10pm and Friday and Saturday 7am – 11pm |
| | Recommendation | Development Plan Consent be GRANTED |
| 3.3 | <u>Subject Site</u> | <u>13-19 Frederick Street, North Adelaide SA 5006 [Page 68]</u> |
| | Application No. | DA/966/2018 |
| | Proposal | Demolish existing dwelling and construct two (2) x two (2) storey detached dwellings |
| | Recommendation | Development Plan Consent be GRANTED |
| 3.4 | <u>Subject Site</u> | <u>14-16 Hallett Street, Adelaide SA 5000 [Page 98]</u> |
| | Application No. | DA/773/2018 |
| | Proposal | Construct two (2) storey dwelling |
| | Recommendation | Development Plan Consent be GRANTED |
| 3.5 | <u>Subject Site</u> | <u>17-21 Selby Street, Adelaide SA 5000 [Page 218]</u> |
| | Application No. | DA/901/2018 |
| | Proposal | Change the use of a portion of land to be used as an ancillary staff car park in association with restaurant located at 12 - 14 Selby Street |
| | Recommendation | Development Plan Consent be GRANTED |

3.6	<u>Subject Site</u>	<u>Quality Hotel Rockford Adelaide, 164-180 Hindley Street, Adelaide SA 5000 [Page 267]</u>
	Application No.	DA/3443/2018/A
	Proposal	Vary previous authorisation demolish and replace the existing cladding, balustrading and parapet to the existing hotel building - VARIATION – inclusion of an LED sign on east facing wall
	Recommendation	Development Plan Consent be GRANTED

4. Other Application

4.1	<u>Subject Site</u>	<u>50-52 Sussex Street, North Adelaide SA 5006 [Page 303]</u>
	Application No.	S49/1/2019
	Proposal	Construction of two, two storey residential flat buildings comprising eight (8) dwellings
	Recommendation	Provide Comment to State Commission Assessment Panel

5. Other Business

5.1 List of Recent Lodgements for Planning Consent (2017/02505) [Page 354]

5.2 Other Business

6. Exclusion of the Public from attendance to Receive, Discuss or Consider Information/Matter on a Confidential Basis (If required)

7. Confidential Matters (If any)

8. Closure

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CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No	3.1
Address	13 Curtis Street, North Adelaide SA 5006
Proposal	Single storey rear extension and two storey rear garage with upper level studio (DA/1060/2018 – PC) [CAP]
Applicant	Pajato Developments No.2
Relevant Development Plan	7 June 2018
Lodgement Date	18 Dec 2018
Zone / Policy Area	North Adelaide Historic (Conservation) Zone – Margaret Street Policy Area 6
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Plans and Elevations 1 - 6
- Shadow Diagrams 7
- Site Survey 8
- Certificate of Title 9 - 10

Comments from Public Notification 11

Applicant Response to Representations 12 - 18

PERSONS SPEAKING BEFORE THE PANEL**Representors**

- Mr Michael Kalleske on behalf of Patricia Kalleske – 80 Archer Street, North Adelaide

Applicant

- David Hutchinson from Access Planning on behalf of the applicant Susan Campbell – 13 Curtis Street, North Adelaide

1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for the construction of a single storey extension and two (2) storey addition to existing dwelling comprising of garaging/alfresco at ground and associated upper level studio.
- 1.2 The proposal will involve the demolition of an addition to the existing dwelling as well as the demolition of boundary walls on southern boundary, existing pergola and rear double garage to Stephens Street. The masonry wall on the western boundary will be partially retained.
- 1.3 The proposed two storey addition will be approximately 6.5m from the finished floor level to the height of the parapet and will be clad in various materials including texture coat rendered Hebel at ground, teak stained timber slat cladding and Colorbond standing seam metal cladding.
- 1.4 The building floor area for the existing dwelling and addition is proposed at 176.5m² (excluding garage) resulting in a proposed plot ratio of 0.63.
- 1.5 Internal alterations to the listed building are also proposed including infill of existing internal walls and creation of new door openings and construction of new kitchen, ensuite and walk-in robe.
- 1.6 Other external changes include new corrugated iron roof to match profile of existing and infill of two external windows to create 'blind windows.'

2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site area 277.5m²		
Plot ratio	0.8	0.63
Building height <ul style="list-style-type: none"> • Storeys • Metres (ceiling height) 	<ul style="list-style-type: none"> • 2 storeys • 6 metres 	<ul style="list-style-type: none"> • 2 storeys • 5.8 metres
Private Open Space (POS) <ul style="list-style-type: none"> • % of total site area or m² 	<ul style="list-style-type: none"> • 20% / 55.5m² 	<ul style="list-style-type: none"> • 22% / 61m²
Landscaped Open Space (LOS) <ul style="list-style-type: none"> • % of total site area 	<ul style="list-style-type: none"> • 30% 	<ul style="list-style-type: none"> • 20.5%
Car parking and Access <ul style="list-style-type: none"> • Number of spaces 	<ul style="list-style-type: none"> • 1 Space 	<ul style="list-style-type: none"> • 1 Space

3. **BACKGROUND**

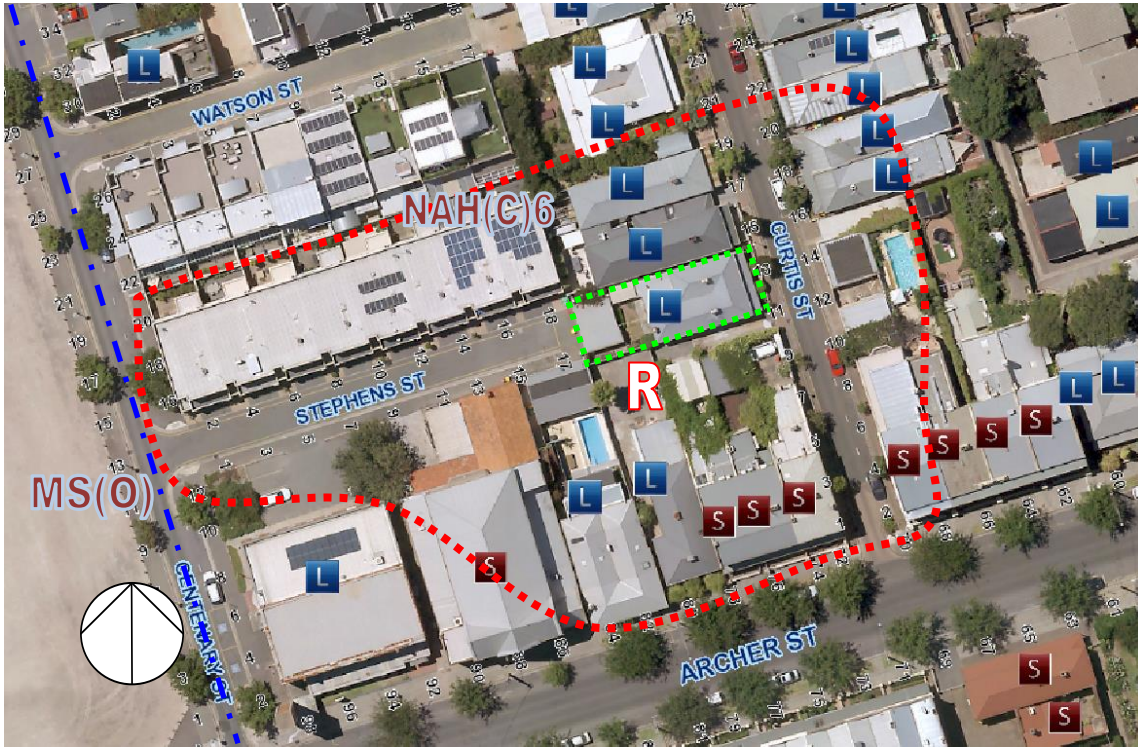
- 3.1 A number of minor amendments have been made during the assessment process. These occurred in response to requests from Administration to address a number of heritage considerations and potential overlooking from an upper level window.
- 3.2 Further modifications were considered by the applicant to address concerns raised by the representor. These included treatment to the shared boundary wall and possible set-backs from the southern boundary. These were later disbanded after no firm agreement between the applicant and representor could be made.

4. SITE

- 4.1 The subject land is located on the western side of Curtis Street approximately 35 metres north of junction between Curtis Street and Arthur Street.
- 4.2 The site has primary frontage to Curtis Street of 10.06 metres with rear access obtained via Stephens Street. The site has side boundary lengths of 27.58 metres with a site area of 277.5m².
- 4.3 The site is occupied by a single storey dwelling constructed in the 1880's listed as a Local Heritage Place. The dwelling includes a later addition which is currently used as a family room, kitchen, laundry and bathroom. The site is also occupied by a pergola on the northern boundary and double garage located on the boundary to Stephens Street. The front façade of the dwelling is setback 3m from Curtis Street.
- 4.4 The dwelling's frontage and side wall return visible from the street are identified as elements of Heritage Value.

5. LOCALITY

- 5.1 The locality comprises of predominantly residential land uses, with a mix of housing types including one, two and three-storey buildings.
- 5.2 A private laneway is located south of the subject site which provides vehicle access to 76, 78 and 80 Archer Street.
- 5.3 Non-residential land uses within the locality include offices and consulting rooms which are located along Archer Street. The St Andrew's Presbyterian Church is also located on the corner of Archer Street and Centenary Street.
- 5.4 Built form in the locality varies within Curtis and Archer Street comprising of a variety single, two and three-storey dwellings of Local and State Heritage listings. Curtis Street comprises of a mix of detached, semi-detached and row dwellings, some of which have second storey additions set back from the primary street frontage. Stephens Street is mixed, comprising of eight (8) two-storey townhouses on the northern side and the southern side provides access to car parking for commercial land uses fronting Archer Street.
- 5.5 In summary, the locality is mixed, comprising of a mix of allotment sizes, building types, heights and compositions.



KEY






	Subject Site		Local Heritage Place
NAH(C)11	Policy Area		State Heritage Place
MS(O)	Zone		Policy Area Boundary
R	Representor(s)		Locality

Photo 1 – View of subject site from Curtis Street



Photo 2 – Private laneway which provides access to dwellings at 76, 78 and 80 Archer Street



Photo 3 – Two-storey State Heritage Places located on south west corner of Curtis and Archer Street



Photo 4 – Two-storey State Heritage Places located on south east corner of Curtis and Archer Street



Photo 5 – View of existing boundary wall viewed from rear of 80 Archer Street



Photo 6 – View of existing western boundary viewed from Stephens Street looking east



Photo 7 – Existing two-storey townhouses on north side of Stephens Street



Photo 8 – View of southern side of Stephens Street



6. **PUBLIC NOTIFICATION**

- 6.1 The proposal is a Category 2 form of development. Therefore, public notification was undertaken and is summarised as follows.

Please note: Category 2 representations are only 'valid' and taken into account if the representor has been directly notified in writing, by Council, of the development. Only valid Category 2 representations are afforded the opportunity to be heard by the Council Assessment Panel. This is in accordance with legislation and a resolution of Council on 27 June 2017.

Category of Notification	Category 2
Representations Received – 1	<ul style="list-style-type: none"> Mr Michael Kalleske on behalf of Patricia Kalleske – 80 Archer Street, North Adelaide

Summary of Representations	Applicant Response
<p>This proposed development extends the full length of our backyard and car entrance. We are not permitted a parking space on the street due to having a backyard. Our kitchen / dinette / bathroom / toilet / laundry opens on to this area that looks at the proposal of a second storey construction.</p>	<p>No comment made</p>
<p>We do not have a concern with the one storey proposal visually or environmentally as presented. We believe the second storey flat roof construction is too high, the plan is not accurate in finished height as stated, it is higher. The parapet is missed off the total height.</p>	<p>The elevation and section drawings provided with the application show the proposed development will include a two-storey addition and the ceiling height of the second storey floor being 6 metres above the finished ground level. The proposal conforms with the relevant provisions. From a quantitative assessment perspective, I believe the height of the proposed second storey is consistent with Council's policy expectations for new development.</p> <p>The policies also encourage two storey buildings being compatible with adjacent buildings and their settings in respect of their scale and siting, and where there is no adverse impact on established residential amenity. North Adelaide Historic (Conservation) Zone PDC 7 adds that new buildings should take reference from the prevailing building heights within the locality, with particular reference to adjacent Heritage Places.</p> <p>The adjoining properties contain single and two storey buildings, including the two and three storey State Heritage listed places within Archer Street.</p> <p>The two-storey component of the proposed addition has a relatively low profile, i.e. it does not incorporate excessively high walls or roof</p>

	<p>form. The two-storey element is also well removed from both the Curtis Street and Archer Street streetscapes and will be largely obscured by existing developments. As such, the presence of the building's two storey form will not be particularly apparent at street level nor cause conflict with the scale and siting of the adjacent buildings, especially those which contribute to the historic character of the locality. I find the scale and siting of the development to be complementary with the existing developments on adjoining properties and conclude the two-storey form will not have an adverse impact on the historic townscapes of either Curtis Street or Archer Street. In any event, the proposal does not exceed maximum storey limits and involves a relatively low profile two-storey addition when considered in the context of existing development in the locality.</p>
<p>The cladding proposed on the second storey walls in the section facing 80 Archer Street is ribbed metal and the other end is timber. Both are not in keeping with the heritage aspect of this area. The metal which faces directly to our aspect should be of a material with a more acceptable nature than ribbed metal which has an industrial look.</p>	<p>The use of the monument coloured metal cladding on the upper storey wall is expected to complement the existing building materials of the locality given the proliferation of iron sheeting used on both verandahs and dwelling roofs in the area. Being on the upper storey, the cladding will not impersonate the appearance of existing materials but is nevertheless expected to blend courteously with the roof designs of existing dwellings, especially when visible from public spaces and adjoining properties.</p>
<p>Our property will lose air circulation, sun light and view and our only outdoor area will have the feeling of being "dropped in a hole".</p>	<p>Desktop investigation of the property at 80 Archer Street show the dwelling having windows primarily on the building's south and western elevations. I do not believe there are north facing windows which will look directly upon the subject land, should this be wrong then any windows which do face north will be some 26 metres from the proposed building. Accordingly, the proposed development will not have an imposing presence upon the views provide to the internal spaces of the adjoining dwelling.</p>
<p>A survey completed 13/02/19 confirmed that the boundary is incorrect and needs addressing by both parties before any more decisions are made regarding this project.</p>	<p>It has been revealed that existing building work does not reflect the true location of the common property boundary between 13 Curtis Street and 80 Archer Street. This anomaly can be addressed with the demolition of the existing building work which currently encroaches over the boundary. It is understood the proposed demolition work will not affect the structural integrity of any buildings or structures on any adjoining</p>

	properties The true boundary location will be identified prior to construction commencing and measures to prevent the proposed building work from encroaching over the boundary will be addressed in due course. It is not necessary for the matter to delay a decision on the application.
We also know we will suffer a loss of value on our property with this second storey construction.	No evidence has been submitted to support this view. In any event, a planning judgement affords very little weight to property values, if any, given there are many factors which influence property value which exist outside of planning controls and outcomes. It can also be argued the construction of the additions will increase property values as it provides improvement to existing building stock which may also facilitate further development opportunities for adjoining properties.

7. **REQUIRED EXTERNAL REFERRALS**

7.1 No external referrals required.

8. **SPECIALIST ADVICE**

8.1 **Local Heritage**

- In general, I am supportive of the proposal, however there are several design details to address.
- The existing family room at the rear is a latter (but still early) addition but is not part of the listing. I did however recommend to the owner that this side wall be retained, and the window blocked in to form a “blind” window whilst still demolishing the remainder of the room. By adopting this approach, the extensive “new” side wall will be reduced in length by 4.6m and retaining the “window” niche will provide some articulation.
- The proposed carport/alfresco and upper level studio/bed 3 are appropriately located and the built form reflects the current development in Stephens St. I suggest however that the upper level cladding, currently nominated as “Exo Tec Raw” is inappropriate. This is a painted fibre cement sheet. More appropriate lightweight cladding would be corrugated iron or a standing seam metal cladding.
- Roof cladding over the new kitchen and family room has not been nominated. This should be corrugated iron, to match the existing roof (if this is to be retained) or Z600 galvanised iron “True Oak” profile if the roof to the existing dwelling is to be replaced.
- The drawings also do not show the retention of the two chimneys to the front of the dwelling. These chimneys should be retained and shown on the drawings. Removal is not supported.

Administration comment: The plans have been amended to respond to the comments made above. The proposal is now considered to be acceptable from heritage impact.

8.2 **Traffic**

- It would appear that the existing double width garage will be converted to a single only. This may mean that the property owner would require an on-street parking permit to which they may not be entitled.

Administration comment: The applicant has been advised they may not be eligible for on-street parking permit.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Objectives and Actions as below:

SMART	GREEN
<ul style="list-style-type: none"> • Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide 	<ul style="list-style-type: none"> • Improve energy performance and use of renewable energy in Council and privately-owned buildings, including consideration of solar heating, solar energy generation and battery storage • Work with private property owners and the State Government to embed better environmental performance into new and existing developments • Identify opportunities for building adaptation and re-use that supports heritage aspirations while reducing carbon emissions and waste • Work with all City stakeholders to increase public and private greening with street trees, gardens, community gardens, green walls and roofs, providing incentives where appropriate
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> • Encourage growth in the full range of residential property development in a mixed-use environment in a manner that respects the human scale and different character of districts in the City • Promote and protect Adelaide's built character and heritage through our operations, incentives, policies and direct investment, while working with and advocating to Federal and State governments for an increase in City buildings protected under State or Local Heritage regulations 	<ul style="list-style-type: none"> • Increase public art and cultural expression in private development by using planning levers and requirements

9. DETAILED ASSESSMENT

9.1 Summary of Policy Area Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> • Low to medium scale development achieved. • Development along Curtis Street to compliment the consistent townscape of detached and semi-detached dwellings. • Infill development to be limited primarily to rear of existing allotments. 	✓
Objectives O1-3	<ul style="list-style-type: none"> • Low density residential development achieved. 	✓
Form P1-2	<ul style="list-style-type: none"> • Addition to a detached dwelling. • Vehicle access and garaging maintained from minor street. 	✓
Building Height P3	<ul style="list-style-type: none"> • Development does not exceed two building levels and does not locate a ceiling more than 6m above median natural ground/finished floor level. • The scale of the development is consistent with townhouses in Stephens Street. 	✓
Plot Ratio P4	<ul style="list-style-type: none"> • Proposed building floor area of 175m² and a site area of 277.5m² results in a plot ratio of 0.63 which satisfies the basic and maximum plot ratio requirement of 0.8. 	✓
Landscaped Open Space P5	<ul style="list-style-type: none"> • An area of 57m² (20.5%) is proposed as landscaped open at variance with minimum landscaped open space requirement of 30%. This is not inconsistent with the locality. 	✗
Two storey development P8	<ul style="list-style-type: none"> • Achieved – development is consistent with adjacent dwellings along Stephens Street. 	✓

9.2 Summary of Zone Objectives & Principles

Subject	Assessment	Achieved
DP Ref		✓ Not Achieved ✗
Objectives O1-2	<ul style="list-style-type: none"> Achieved. 	✓
Heritage P1 & 3	<ul style="list-style-type: none"> Refer to Section 7.1 for heritage comments. 	✓
Design and Appearance P4	<ul style="list-style-type: none"> Proposes a mix of materials including rendered Hebel at ground and Colorbond Standing Seam metal cladding and stained timber slats above. The materials are considered to be acceptable and satisfy Council's Heritage Architect. 	✓
Setbacks P9	<ul style="list-style-type: none"> Refer to Section 9.4 of Detailed Discussion regarding Setbacks. 	✓ ✗
Access and Car parking P17	<ul style="list-style-type: none"> Vehicle access is proposed to be retained via existing access point from Stephens Street. 	✓

9.3 Summary of Council Wide Objectives & Principles

Subject	Assessment	Achieved ✓ Not Achieved ✗
DP Ref		
Housing choice	<ul style="list-style-type: none"> Will add to the variety of housing types in the Council area. 	✓
O6		
P5 & 9		
LOW SCALE RESIDENTIAL DEVELOPMENT		
Building Appearance & Neighbourhood Character	<ul style="list-style-type: none"> Consistent with adjacent development along Stephens Street. Visual bulk of proposed development has been minimised through articulation of façade through use of various building materials. 	✓
O11-12		
P17-21		
Dwelling Setbacks	<ul style="list-style-type: none"> Refer to Section 9.4 of Detailed Discussion regarding Setbacks. 	✓ ✗
O13		
P22		
Building Siting	<ul style="list-style-type: none"> Development to be sited along south (side) and west (rear) boundaries. Does not unreasonably impact with regards to overshadowing. Some impact on outlook – Section 9.4 of Detailed Discussion regarding Height Bulk and Scale. 	✓ ✗
O14		
P23-24		
Daylight & Sunlight	<ul style="list-style-type: none"> Shadow diagrams provided demonstrate shadowing will occur to adjacent property at 80 Archer Street, however will provide a minimum of 2 hours of natural light between the hours of 9:00am and 3:00pm. 	✓
O15		
P25-28		
Private Open Space	<ul style="list-style-type: none"> Private open space area of approximately 61m² (22%) proposed satisfying the minimum 20% space requirement outlined in CW PDC 31. North facing private open space will take advantage of access to sunlight, however shadowing from adjacent property to north anticipated during winter months. 	✓
O16		
P29-34		
Visual & Acoustic Privacy	<ul style="list-style-type: none"> Refer to Section 9.4 of Detailed Discussion regarding Visual Privacy. 	✓
O17		
P35-38		

Adaptability P39	<ul style="list-style-type: none"> Achieved. 	✓
Carports, Garaging & Fencing O18-19 P40-43	<ul style="list-style-type: none"> Vehicle access is to be maintained via Stephens Street. Garage is compatible with the proposed development and adjacent developments along Stephens Street. 	✓
On-Site Parking & Access O20 P44-45	<ul style="list-style-type: none"> One (1) undercover car park is proposed in accordance with Table Adel/7. 	✓
Site Facilities & Storage O21 P46-47	<ul style="list-style-type: none"> The proposed development is to incorporate additional areas for storage. 	✓
ENVIRONMENTAL		
Crime prevention through urban design P82	<ul style="list-style-type: none"> The proposal will improve passive surveillance to Stephens Street through provision and orientation of additional glazing. 	✓
Energy Efficiency O30 Residential Development P113-114	<ul style="list-style-type: none"> Living areas will incorporate north facing windows. No south facing windows. Improved access to natural light and ventilation into existing living spaces. 	✓
Heritage & Conservation – North Adelaide P149-155	<ul style="list-style-type: none"> Refer to Section 9.4 of Detailed Discussion regarding Heritage and Conservation. 	✓
Height, Bulk and Scale P168-174	<ul style="list-style-type: none"> Refer to Section 9.4 of Detailed Discussion regarding Height Bulk and Scale. 	✓ ✗
Composition & Proportion P180-181	<ul style="list-style-type: none"> Stephens Place frontage consistent with prevailing streetscape and proportions. The rear addition will not be visually dominant from Curtis Street frontage. 	✓
Articulation & Modelling P182	<ul style="list-style-type: none"> Achieved. 	✓

Materials, Colours & Finishes P187	<ul style="list-style-type: none"> • Use of a mix of contemporary materials visible from Stephens Street. • The development will be predominantly visible from Stephens Street which exhibits a mixed character. 	✓
Bicycle Access O64-65 P233-238	<ul style="list-style-type: none"> • The subject site can readily accommodate an area to store (2) bicycles in accordance with Table Adel/6. 	✓
Traffic and vehicle access O68-70 P241-250	<ul style="list-style-type: none"> • Achieved. 	✓
Car parking O71-72 P251-265	<ul style="list-style-type: none"> • One (1) undercover car parking space is proposed in accordance with Table/7. 	✓

9.4 **Detailed Discussion**

Height Bulk and Scale

The proposed height of the proposed two-storey dwelling addition is consistent with the height of other development in the locality which is predominantly two-storeys. The two-storey element is set back behind the Local Heritage Place and is considered to have minimal impact on the Curtis Street streetscape.

The two-storey addition proposes an overall height of 6.45m from the top of the parapet to the finished floor level. The internal ceiling height will technically exceed the 6m requirement from the median natural ground level of the subject land. This is a consequence of the variation in ground level of the site which is 200mm higher at the rear of the allotment. Given the natural variation of the natural ground level, the departure from the 6m requirement by 200mm is considered to be minor in nature and acceptable in this instance. The finished floor level at ground is to remain consistent throughout the dwelling.

Therefore, the proposed height is considered to satisfy Margaret Street Policy Area 6 PDC3 with regards to building levels.

The overall height of the proposal is considered to be acceptable given it will not unreasonably shadow adjoining properties in accordance with CW PDC27.

While there is little modulation or articulation with regards to the overall bulk and scale of the addition, the composition of the external finishes is considered to appropriately break up the façade. This is considered to provide some visual interest at the Stephens Street streetscape.

Setbacks

The locality consists of a mix of setbacks whereby boundary to boundary development is commonplace, especially at the rear of allotments. The site currently comprises of the existing single storey dwelling along the southern boundary and a 2.4m (approximately) masonry wall and corrugated fence. The proposal seeks to extend along the entire length of the southern boundary and approximately 75% of the Stephens Street frontage.

NAH(C)Z PDC8 stipulates that where a consistent set-backs are not evident in a particular locality, building to side or rear boundaries are generally inappropriate, but may be considered where it is demonstrated that there will be no detrimental effect on residential amenity of adjacent Heritage Place(s).

While the concerns raised by the representor regarding the extent of development along their shared boundary are acknowledged, the impacts are considered to be minor and will not unreasonably impact on the residential amenity of the adjoining land. Shadow diagrams provided by the applicant indicate that the proposed development will not shadow habitable spaces and will maintain adequate natural light into the adjoining allotments POS in accordance with CW PDC27.

It is acknowledged that there will be some loss of outlook from 80 Archer Street. This impact is not considered to be unreasonable given the upper level extends a length 5.8m of the 9.3m shared boundary.

Built Form and Design

The proposed addition is of contemporary design utilising a mix of materials including rendered Hebel at ground and Colorbond seam metal cladding (coloured monument) and timber slats stained in a teak finish on the upper level.

The representor has raised concerns over the nominated finishes as not being in keeping with the heritage setting of the locality. Whilst these concerns are noted, NAH(C)Z PDC 3(d) seeks development of building additions to be of innovative and contemporary design. The design is considered to meet this provision, presenting a contemporary juxtaposition from the listed dwelling avoiding mimicry of decorative elements and ornamentation.

Heritage and Conservation

The existing dwelling is listed as a Local Heritage Place whereby the frontage and side walls visible from the street are identified as elements of Heritage Value. The dwelling was constructed in the 1880s and is symmetrically fronted bluestone residence which retains

important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

The proposal seeks to demolish the early addition including external walls, fireplace and chimney, which is acceptable from a heritage perspective given they do not form part of the heritage listing.

The siting and scale of the addition are considered to be appropriate given it is setback to the rear of the site which will not visually dominate or impose on the visual setting of the Heritage Place. The built form of the proposed is considered to be consistent with current development in Stephens Street.

As noted in the original referral comments in Section 8.1, there a number of matters were raised by heritage which are as follows:

- Side wall should be retained, and existing windows should be blocked in to create 'blind' windows. The retention of the side wall and window niche will provide some articulation to the side wall. The plans were later amended to incorporate this detail.
- The initial proposal nominated "Exo Tec Raw" to the additions upper level. This cladding was considered to be inappropriate and amended to be clad in Colorbond standing seam metal cladding – coloured 'Monument.'
- The ground floor was initially to comprise of red face brick on the south and northern facades which were later amended to be rendered Hebel veneer on the southern boundary and texture coat render on the northern façade, both painted 'whisper white.'
- Original plans did not detail the two existing chimneys to the front of the dwelling; with their removal not supported. Whilst the removal of these chimneys was never anticipated, the plans were amended to illustrate the retention of the front chimneys.
- The roof cladding over the new kitchen and family room was not initially nominated. The applicant was advised that this should comprise of corrugated iron to match the existing roof. This was later noted on the plans.

Overall, the proposed development is supported by Council's Heritage Architect.

Visual Privacy

The proposed addition has been sensitively designed with regards to the visual privacy of adjacent properties. The proposal includes two west facing windows which comprise of obscured glazing and an additional window which wraps around the north and eastern facades. All of these windows have sill heights of 1.6m as required by Council Wide PDC 36 (Design Technique 36.1(b)).

There is an additional 2.1m high window on the eastern façade of the second storey. This window has a still height of 300mm and was initially proposed to comprise of clear glazing. This was later amended to be obscured up to 1.6m upon request. This is to ensure no overlooking would occur into POS of adjacent properties at 74, 76 and 78 Archer Street.

Boundary Misalignment

The representor has raised that there is an existing boundary misalignment between 13 Curtis Street and 80 Archer Street. A site survey was completed on the 13th February 2019 confirming the existing masonry fencing encroaches over the boundary.

As discussed in the response to representations in Section 6.1, this can be rectified by the demolition of the existing built form. In any event, the true boundary will need to be identified prior to any construction to ensure no future development encroaches over the allotment boundaries.

9.5 Conclusion

This application proposes the construction of a single-storey and two-storey dwelling addition at 13 Curtis Street, North Adelaide.

The majority of the relevant Development provisions are satisfied by the proposal and considered acceptable for the following key reasons:

- The application proposes an addition to an existing residential use which is desired in the North Adelaide Historic (Conservation) Zone and Margaret Street Policy Area 6;
- The proposal is in keeping with the mix of single and two storey development in the locality;
- A plot ratio of 0.63 is proposed in accordance with the maximum plot ratio of 0.8 stipulated in Margaret Street Policy Area 6 PDC 4;
- The proposal provides 22% private open space area, marginally exceeding the minimum 20% required in Council Wide PDC 31;
- The proposal will result in minimal overshadowing impacts and will satisfy Council Wide PDC 27;
- There will be no impact on access to natural light and ventilation for adjoining allotments along Archer Street;
- The proposal is considered to be a satisfactory outcome with regards to heritage impact;
- The proposal has been sensitively designed with regards to visual privacy, ensuring Council Wide PDC 36;
- The new addition will not visually impact on the Local Heritage Place and will present a consistent street frontage to adjacent development in Stephens Street;
- The internal amenity of the existing dwelling will be improved by increased glazing and therefore improved access to natural light and ventilation; and
- Whilst the two-storey addition will be constructed on the boundary, there will be no unreasonable impacts on the adjoining allotments. There will be some impact on outlook, but it's not seriously detrimental particularly given the backdrop of other two-storey developments in the locality.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it proposes a land use and form of development that is desired in the Zone and Policy Area.

It has been determined that, on balance, the proposal warrants Development Plan Consent.

10. RECOMMENDATION

That the development, the subject of the application from Pajato Developments No.2 for single storey rear extension and two storey rear garage with upper level studio at 13 Curtis Street, North Adelaide SA 5006 as shown on plans designated DA/1060/2018:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Dimension Design Studio – Project No, 1199.18 – Sheet 1 of 6, 2 of 6, 3 of 6, 4 of 6, 5 of 6 and 6 of 6 – Received 5 March 2019**
- **Dimension Design Studio – Project No, 1199.18 – Shadow Plan – Received 5 March 2019**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

2. **External materials, surface finishes and colours of the Development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Council.**

Reason: *To ensure a high standard of materials and finishes used in the finished presentation of the Development.*

3. **The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Council in writing.**

Reason: *To ensure public footpaths remain level and as such pedestrian safety and amenity is not compromised.*

4. **The applicant or the person having the benefit of this consent shall ensure that all storm water runoff from the development herein approved is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the storm water runoff shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Council.**

Reason: *To ensure that stormwater runoff does not have an adverse impact upon the public realm.*

5. **The noise level of any air conditioning units located on the Land when assessed at the nearest existing or envisaged future noise sensitive location in or adjacent to the Land shall not exceed 50dB(A) during daytime (7am to 10pm) and 40dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and that is applicable to the Land except where it can be demonstrated that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.**

Reason: *To ensure that the acoustic amenity of the locality is not unduly affected by air-conditioning noise.*

- 6. The windows of the upper level studio as depicted on the Sheet 4 of 6 – Elevations shall be windows which are permanently fixed. Such windows shall be translucent to a minimum height of 1600mm above the finished floor level of the first floor. Such windows shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council.**

Reason: *To ensure that the Development does not unreasonably diminish the privacy of residents in adjoining properties.*

Advices

1. Street Numbering

Any street numbering which may have been indicated on this application has neither been approved nor denied. To avoid any potential confusion regarding the addressing of your development, it is recommended that you contact the Rates and Valuation Section to confirm the correct address prior to the commencement of marketing. The Rates and Valuation Section can be contacted on 8203 7128 or 8203 7129.

2. Commencement and Completion

Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of the building work on the site. To notify Council, contact City Planning via d.planner@cityofadelaide.com.au or phone 8203 7185.

3. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

4. Building Consent for Approval

Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

5. Boundaries

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

6. Building Site Management Plan

A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:

- Work in the Public Realm
- Street Occupation
- Hoarding
- Site Amenities
- Traffic Requirements

- Servicing Site
- Adjoining Buildings
- Reinstatement of Infrastructure

7. Site Theft

Unsecured building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.

8. Damage to Council's Footpath / Kerbing / Road Pavement / Verge

Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.

9. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be lodged via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

10. Studio in association with dwelling

The upper level studio herein approved is to be used in association with the main dwelling. If the land is used for other purposes, a change in land use may be required.

Item No. 3.1 – Attachments 1 – 18 (13 Curtis Street, North Adelaide SA 5006)

Pages 27 to 44

ATTACHMENTS

Plans and Supporting Information	
• Plans and Elevations	1 - 6
• Shadow Diagrams	7
• Site Survey	8
• Certificate of Title	9 - 10
Comments from Public Notification	11
Applicant Response to Representations	12 - 18

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NOTE:
CONNECT NEW STORMWATER PIPES TO EXISTING
STORMWATER SYSTEM (IF EXISTING STORMWATER
IS NOT DISCHARGED TO STREET WATER TABLE,
PROVIDE NEW 100mm DIAMETER STORMWATER PIPE
TO STREET WATER TABLE VIA A SEALED SYSTEM
IF REQUIRED.

10060
2500

Retain existing RWT

RWT

PROPOSED CARPORT / ALFRESCO /
UPPER LEVEL

P.O.S 61.5 sq.m

AREAS	
ADDITION	64.00
CARPORT/ALFRESCO/ UPPER LEVEL	87.35
TOTAL	151.35 sq.m
EXISTING RESIDENCE :	102 sq.m
SITE AREA :	277 sq.m
P.O.S :	61.5 sq.m
PLOT RATIO :	192.50 sq.m
LANDSCAPED AREA: (shaded green)	72.5 sq.m

PROPOSED ADDITION

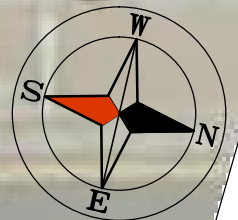
EXISTING RESIDENCE

VERANDAH

790

1710

1290



CURTIS STREET

**Dimension
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Project No. 1199.18
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DATE :	
SIGNED:	
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COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT & REGULATIONS &
RELEVANT AUSTRALIAN STANDARDS.

GLAZING NOTE:
GLASS DOORS, SIDELIGHTS, LOWLIGHTS, GLAZING SCREENS IN WET AREAS &
WINDOWS NEAR A SHOWER/BATH WILL BE OF SAFETY GLASS WHERE REQUIRED BY
AS1288-1994.

SMOKE ALARM:
SELF CONTAINED SMOKE ALARMS HARDWIRED IN COMPLIANCE WITH AS3785.

TERMITE PROTECTION:
TO COMPLY WITH AS 366.1a WITH DURABLE NOTICE ON METER BOX.

○ DENOTES CONTROL JOINTS IN
ACCORDANCE WITH ENGINEERS DETAILS

**PROPOSED RESIDENCE
FOR: SUSAN CAMPBELL
AT: 13 CURTIS STREET,
NORTH ADELAIDE**

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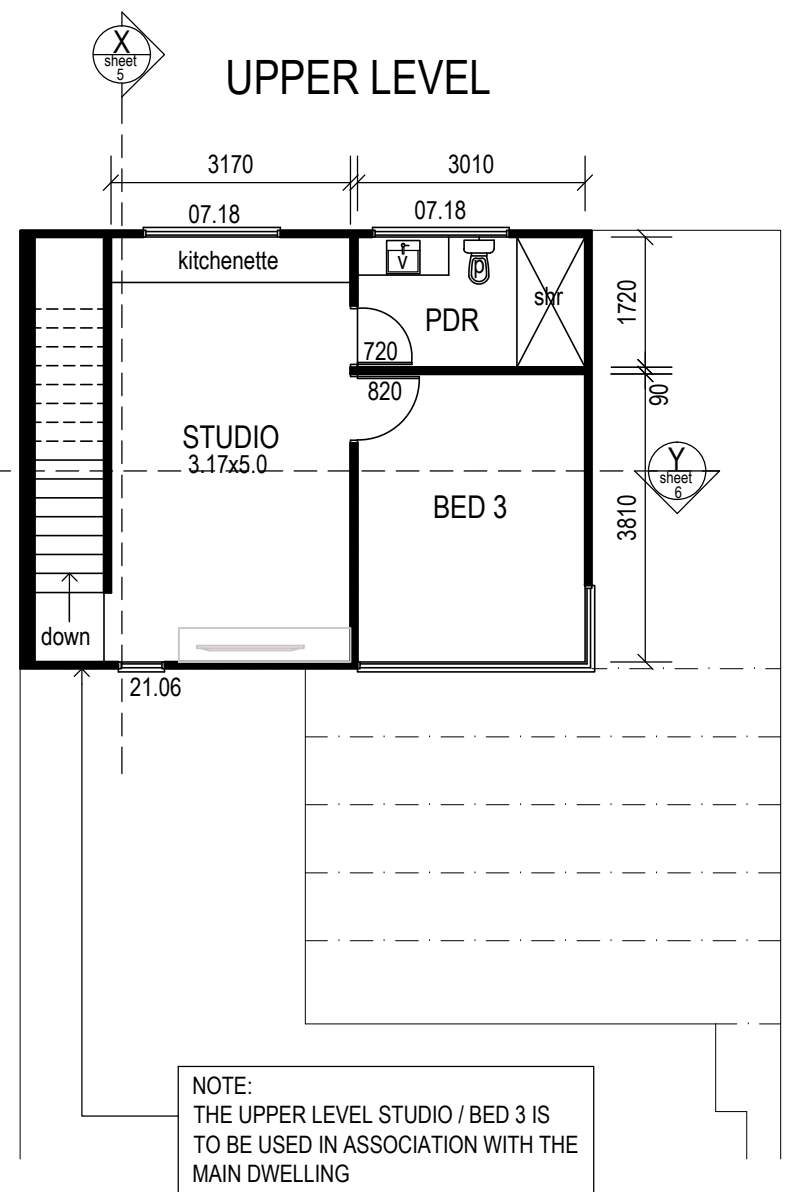
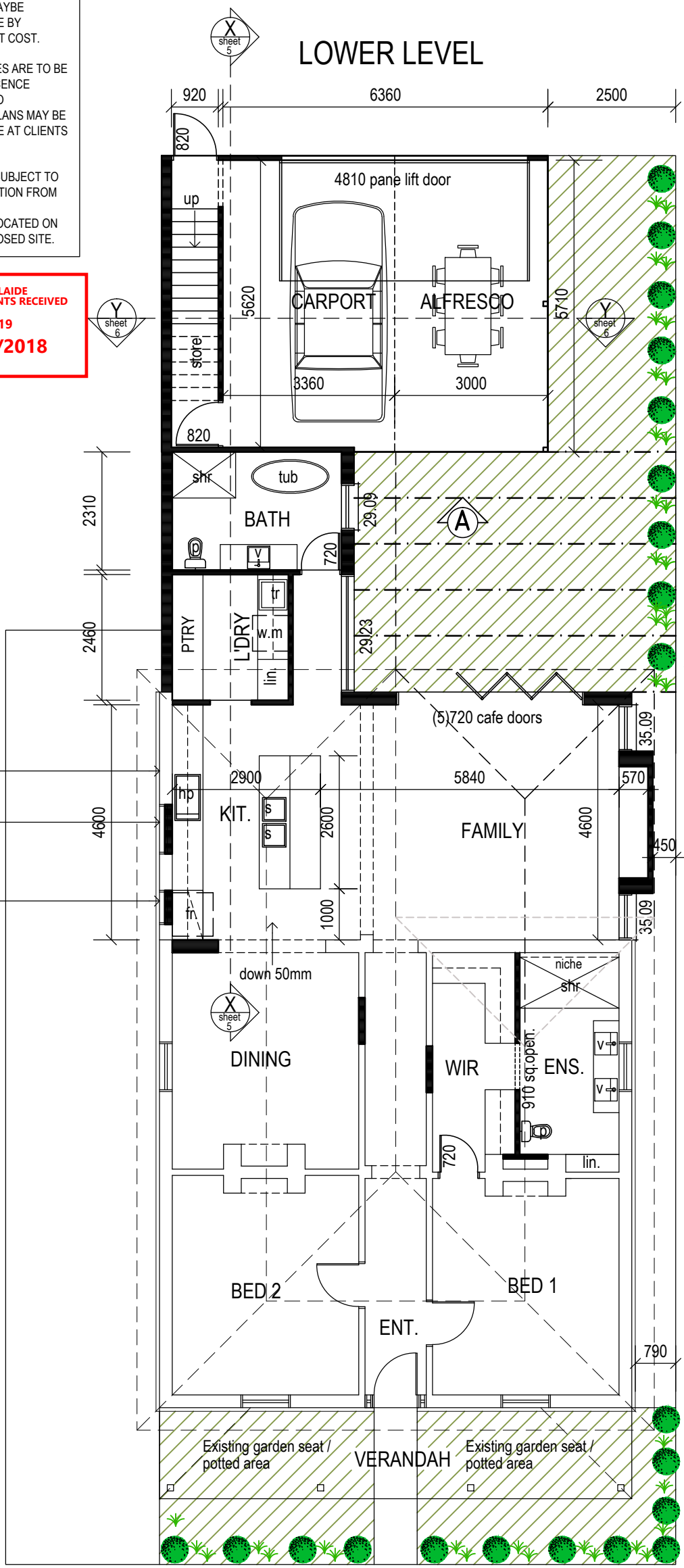
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LOWER LEVEL

UPPER LEVEL

Existing wall to be
retained as indicated

Existing windows to
be retained and
blocked in to form
'Blind windows'



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SMOKE ALARM:
SELF CONTAINED SMOKE ALARMS HARDWIRED IN COMPLIANCE WITH AS3785.

TERMITE PROTECTION:
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⊗ DENOTES CONTROL JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS

**PROPOSED RESIDENCE
FOR: SUSAN CAMPBELL**

**AT: 13 CURTIS STREET,
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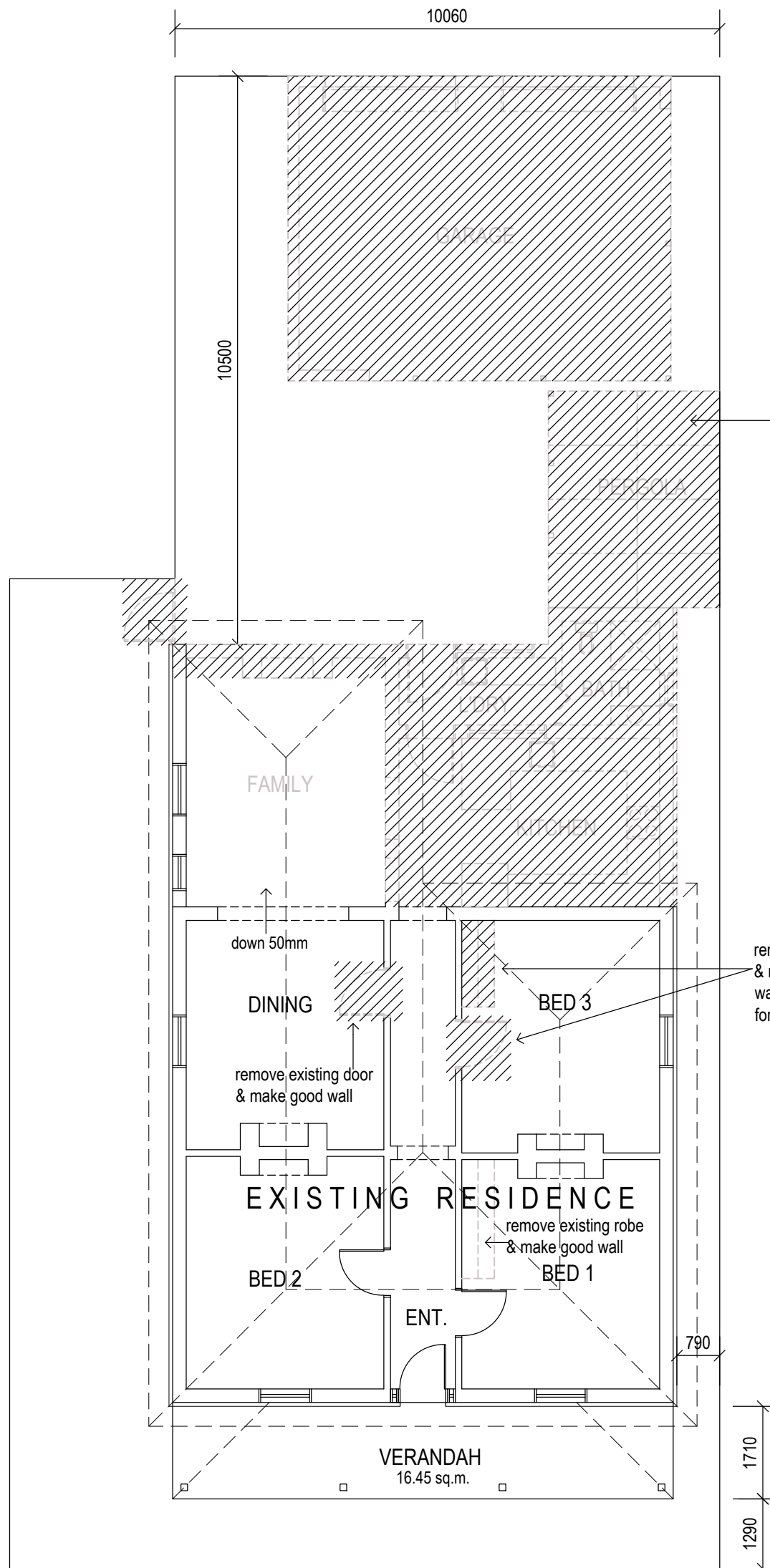
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**HATCHING REPRESENTS EXTENT OF DEMOLITION
ALL DEMOLITION IS TO BE IN ACCORDANCE WITH AS2601**

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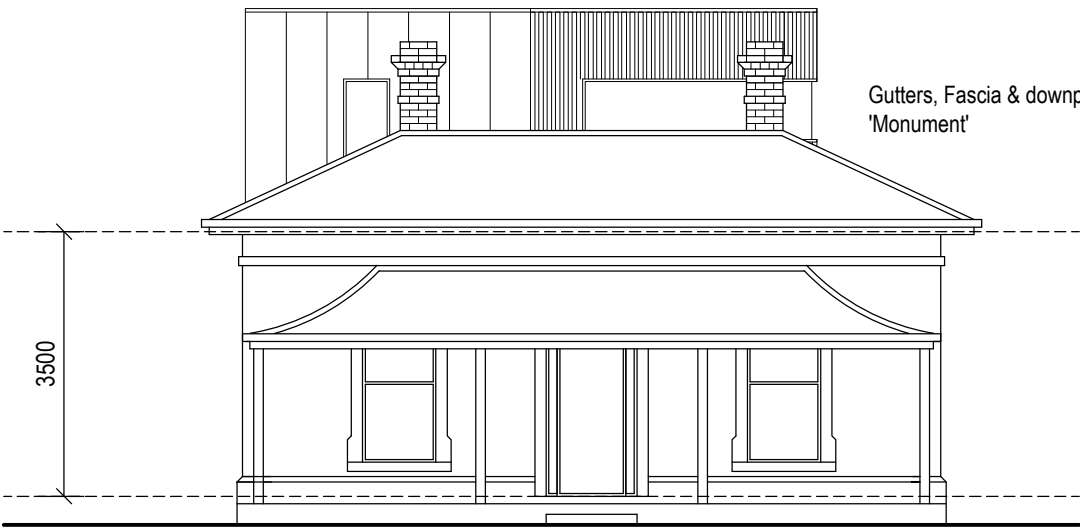
Demolish existing garage, pergola, bath, l'dry, kitchen & family areas including all fixtures, doors & windows & roof structures as indicated & make good in preparation for new GARAGE / UPPER LEVEL & ADDITION

remove existing door & robe make good walls in preparations for new WIR & ENS.

remove existing robe & make good wall

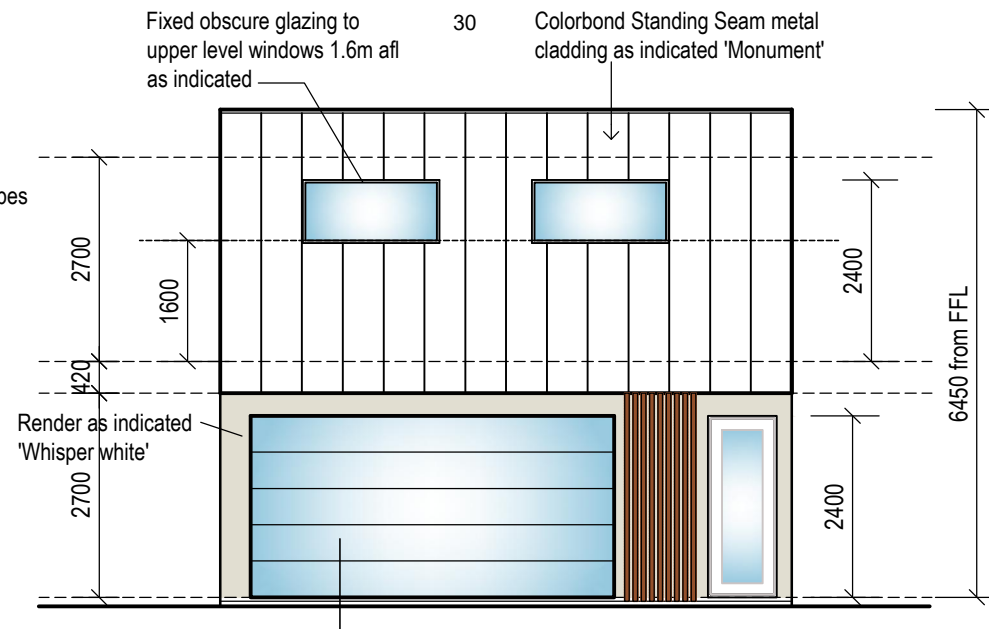
<p>Dimension Design Studio Residential & Commercial Building Design</p> <p>SUITE B / 183 O.G. ROAD, MARDEN 5070 M. 0414 652 498</p> <p>City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019</p>	Project No. 1199.18 Drawing Type : EXISTING/DEMO PLAN	CLIENT APPROVAL I CONFIRM THAT THE PLANS AND DETAILS DRAWN ARE TO MY SATISFACTION AND HAVE MY APPROVAL (CLIENT MUST SIGN & DATE PAGE PRIOR TO BUILDING APPROVAL AND CONSTRUCTION) DATE : SIGNED:	DATE TYPE 27.11.18 PRELIM. PLANS 14.12.18 PLANNING PLANS 22.01.19 PLANNING PLANS	NOTE: FIGURED DIMENSIONS SHALL BE TAKEN AS PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. WALL STUDS TO WET AREAS TO BE SPACED AT 450mm MAX CENTRES WHERE CARPORTS ARE PROVIDED THE OWNERS ACKNOWLEDGE THAT THE FOOTINGS HAVE NOT BEEN DESIGNED FOR FUTURE ENCLOSURES. COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT & REGULATIONS & RELEVANT AUSTRALIAN STANDARDS. GLAZING NOTE: GLASS DOORS, SIDELIGHTS, LOWLIGHTS, GLAZING SCREENS IN WET AREAS & WINDOWS NEAR A SHOWER/BATH WILL BE OF SAFETY GLASS WHERE REQUIRED BY AS1288-1994. SMOKE ALARM: SELF CONTAINED SMOKE ALARMS HARDWIRED IN COMPLIANCE WITH AS3785. TERMITE PROTECTION: TO COMPLY WITH AS 366.1a WITH DURABLE NOTICE ON METER BOX. DENOTES CONTROL JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS	<p>PROPOSED RESIDENCE FOR: SUSAN CAMPBELL</p> <p>AT: 13 CURTIS STREET, NORTH ADELAIDE</p>
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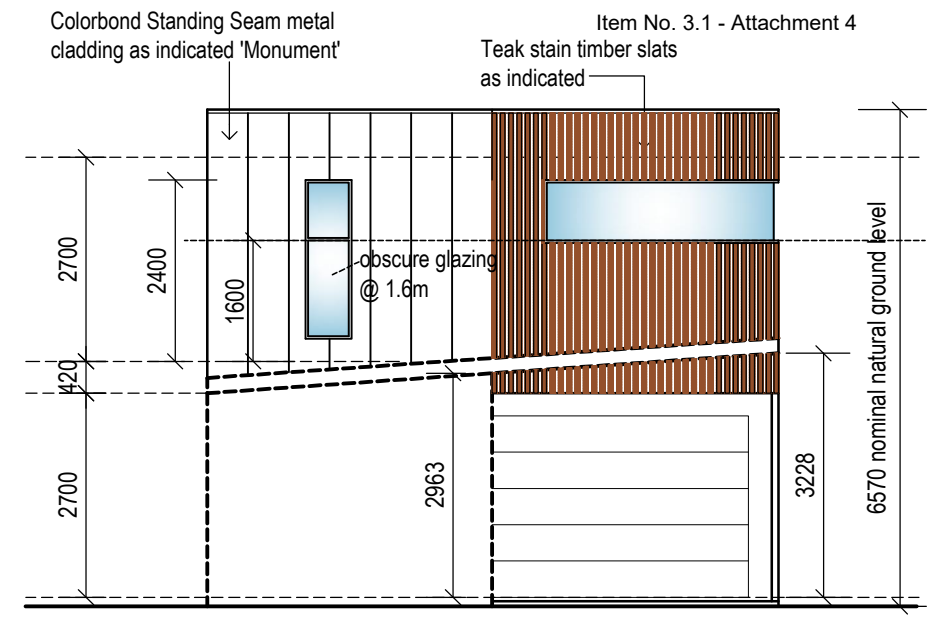


FRONT ELEVATION

Existing render to be made good 'whisper white'



REAR ELEVATION



ELEVATION A

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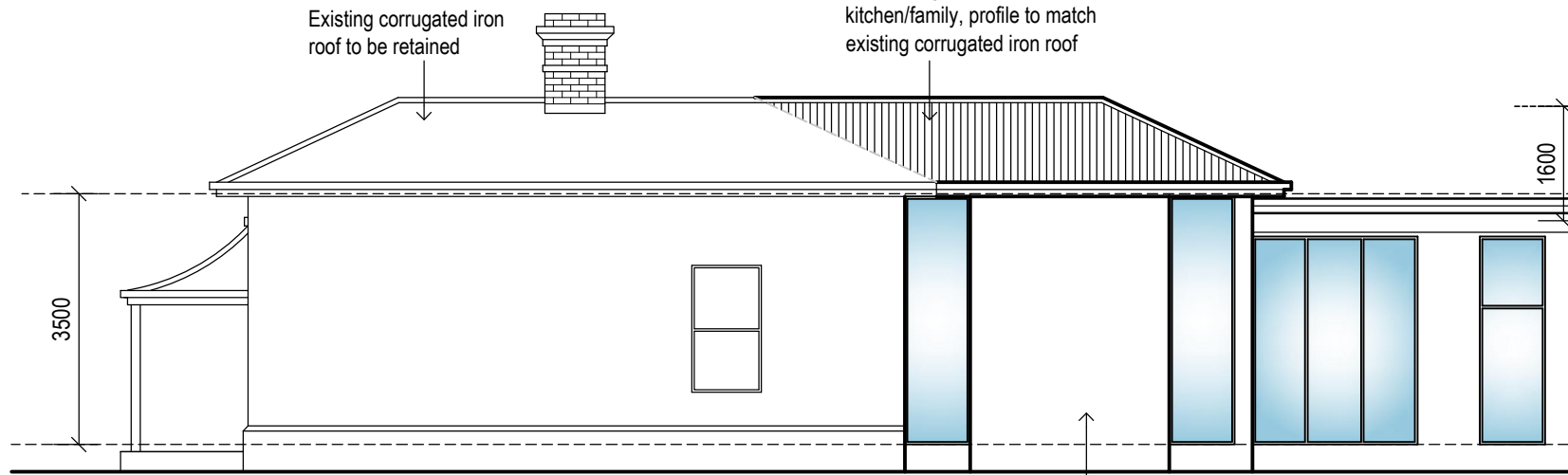
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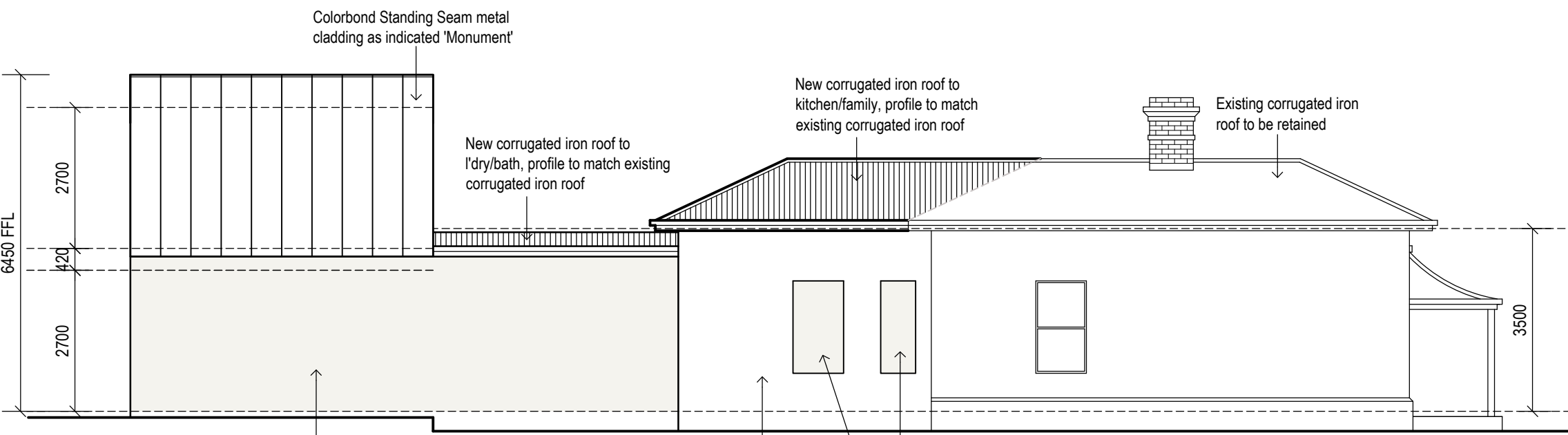
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AT: 13 CURTIS STREET, NORTH ADELAIDE

City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019



ELEVATION B



ELEVATION C

COLOUR / MATERIALS SCHEDULE

	Light weight Texture coat render Whisper White
	Brickwork Texture coat render Whisper White
	Hebel Texture coat render Whisper White
	Timber Slats Cladding Teak stain or similar
	Colorbond Standing Seam metal cladding Monument

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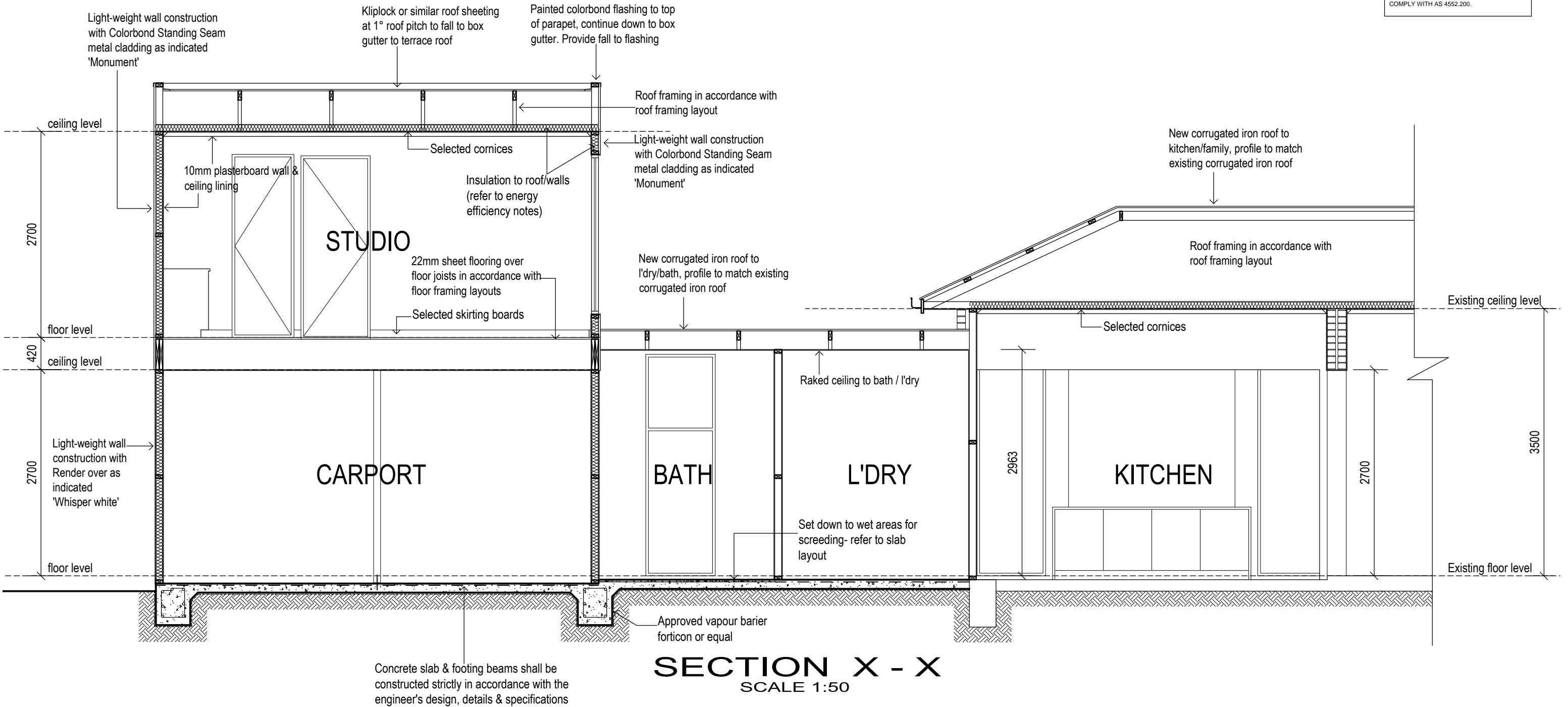
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ENERGY RATING NOTES:
 INSULATION TO EXTERNAL WALLS, INTERNAL WALLS & CEILING- REFER TO ENERGY EFFICIENCY REPORT.
 ALL CEILING PENETRATIONS ARE TO BE SEALED (DOWNLIGHTS & EXHAUST FANS).
 EXTERNAL SWING DOORS TO BE FITTED WITH DRAUGHT PROTECTION DEVICE TO BOTTOM EDGE OF EACH LEAF.
 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 6A OF AS/NZS 3500.4.2 OR CLAUSE 3.38 OF AS/NZS 3500.5. THE HEATER MUST HAVE AN ENERGY RATING OF MIN. 5 STARS AND COMPLY WITH AS 4552.200.



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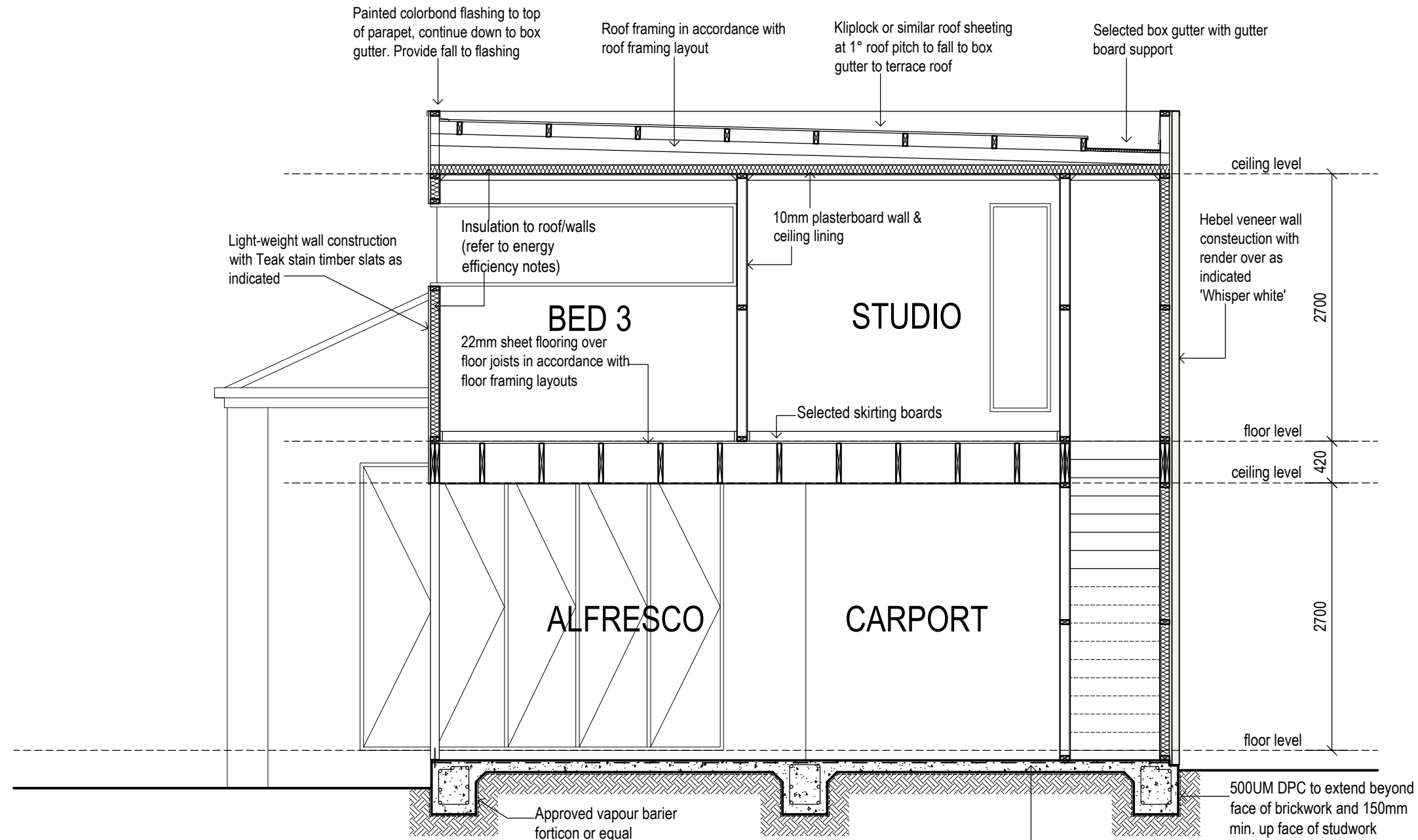
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TERMITE PROTECTION:
 TO COMPLY WITH AS 366.1a WITH DURABLE NOTICE ON METER BOX.
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 INSULATION TO EXTERNAL WALLS, INTERNAL WALLS & CEILING- REFER TO ENERGY EFFICIENCY REPORT.
 ALL CEILING PENETRATIONS ARE TO BE SEALED (DOWNLIGHTS & EXHAUST FANS).
 EXTERNAL SWING DOORS TO BE FITTED WITH DRAUGHT PROTECTION DEVICE TO BOTTOM EDGE OF EACH LEAF.
 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 6A OF AS/NZS 3500.4.2 OR CLAUSE 3.38 OF AS/NZS 3500.5. THE HEATER MUST HAVE AN ENERGY RATING OF MIN. 5 STARS AND COMPLY WITH AS 4552.200.



SECTION Y - Y
 SCALE 1:50

Concrete slab & footing beams shall be constructed strictly in accordance with the engineer's design, details & specifications

Dimension Design Studio
 Residential & Commercial Building Design

SUITE B / 183 O.G. ROAD,
 MARDEN 5070
 M. 0414 652 498

City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019

Project No. 1199.18
 Drawing Type :
 DETAILS
 Scale: 1:50_A3
 Drawn: DP
 Sheet No. 6 of 6

CLIENT APPROVAL

I CONFIRM THAT THE PLANS AND DETAILS DRAWN ARE TO MY SATISFACTION AND HAVE MY APPROVAL (CLIENT MUST SIGN & DATE PAGE PRIOR TO BUILDING APPROVAL AND CONSTRUCTION)

DATE :
 SIGNED:

© COPYRIGHT 2014

DATE	TYPE
27.11.18	PRELIM. PLANS
14.12.18	PLANNING PLANS
22.01.19	PLANNING PLANS

NOTE:
 FIGURED DIMENSIONS SHALL BE TAKEN AS PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.
 WALL STUDS TO WET AREAS TO BE SPACED AT 450mm MAX CENTRES
 WHERE CARPORTS ARE PROVIDED THE OWNERS ACKNOWLEDGE THAT THE FOOTINGS HAVE NOT BEEN DESIGNED FOR FUTURE ENCLOSURES
 COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT & REGULATIONS & RELEVANT AUSTRALIAN STANDARDS.

GLAZING NOTE:
 GLASS DOORS, SIDELIGHTS, LOWLIGHTS, GLAZING SCREENS IN WET AREAS & WINDOWS NEAR A SHOWER/BATH WILL BE OF SAFETY GLASS WHERE REQUIRED BY AS1288-1994.

SMOKE ALARM:
 SELF CONTAINED SMOKE ALARMS HARDWIRED IN COMPLIANCE WITH AS3786.

TERMITE PROTECTION:
 TO COMPLY WITH AS 366.1a WITH DURABLE NOTICE ON METER BOX.

⊗ DENOTES CONTROL JOINTS IN CONCRETE

⊙ DENOTES CONTROL JOINTS IN BRICKWORK

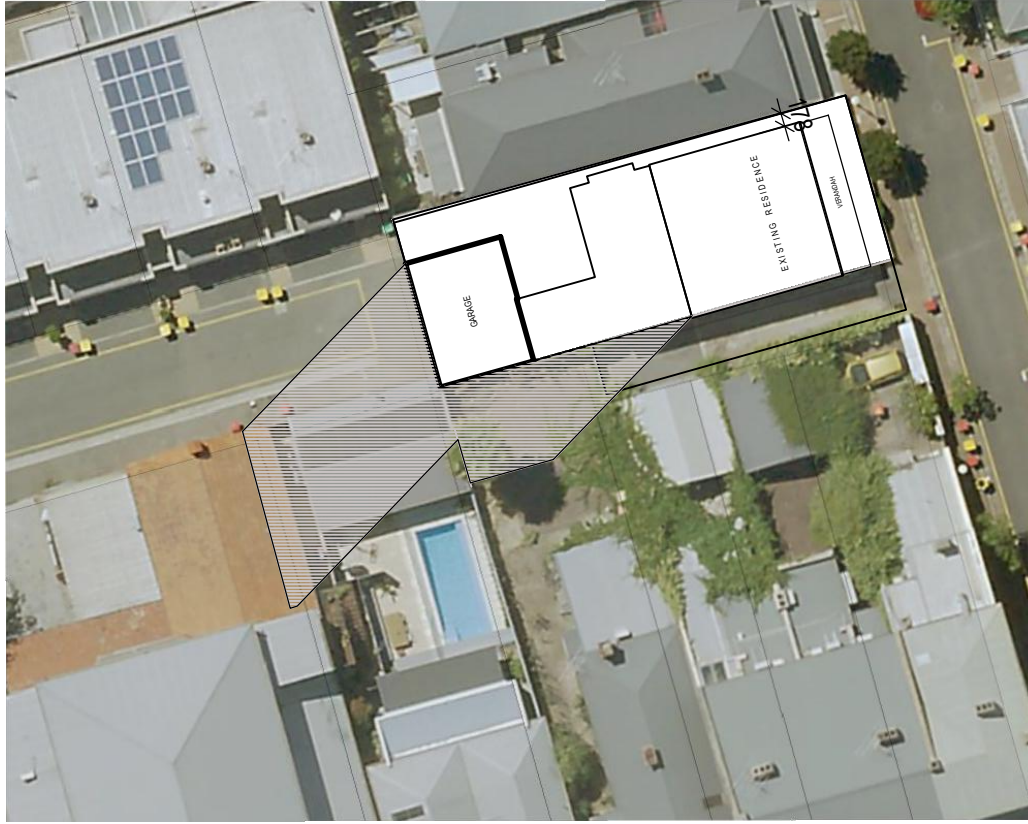
PROPOSED RESIDENCE FOR: SUSAN CAMPBELL

AT: 13 CURTIS STREET, NORTH ADELAIDE

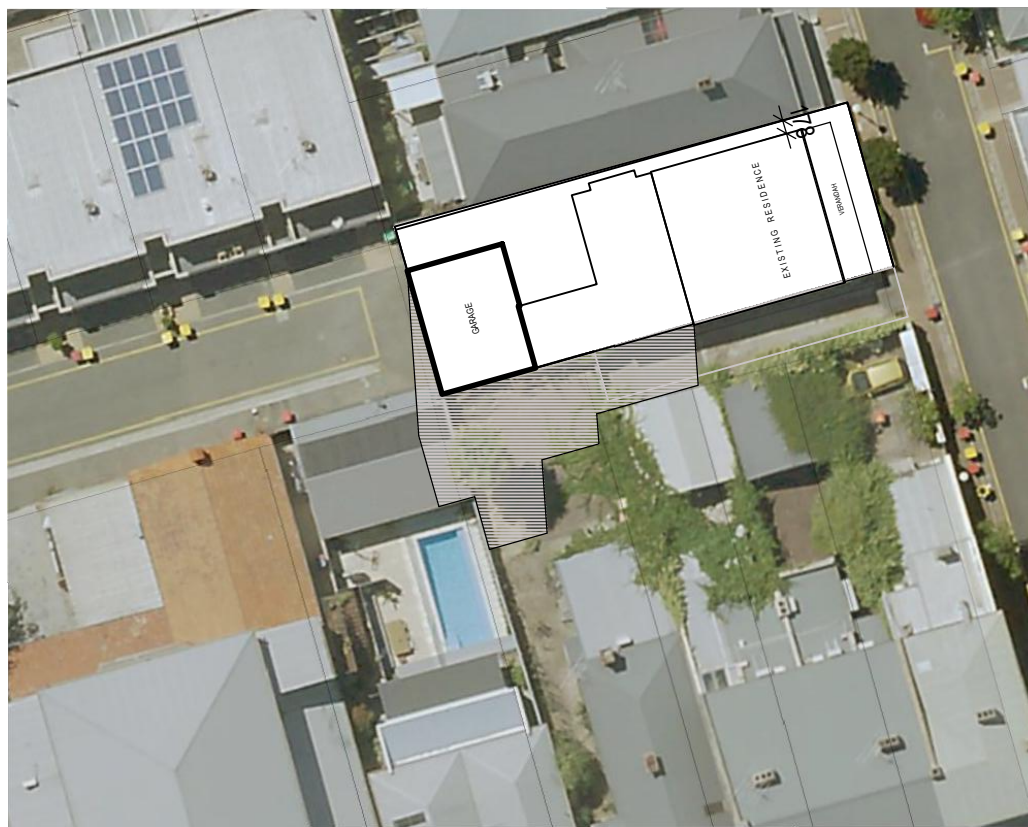
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CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 5/03/2019
 DA/1060/2018

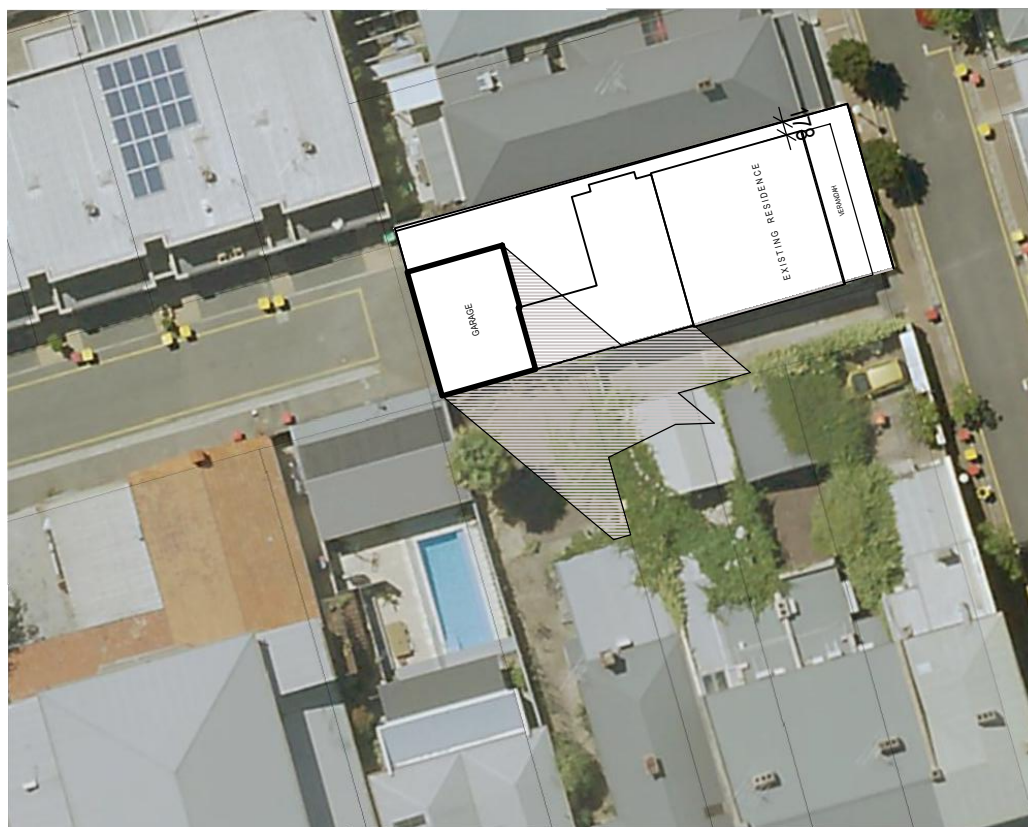
PLANNING APPROVAL ONLY



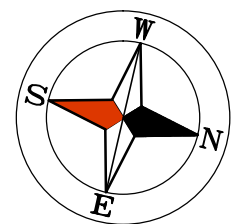
shadow cast @ 9:00am on 21st June



shadow cast @ 12:00pm on 21st June



shadow cast @ 3:00pm on 21st June



Dimension Design Studio
 Residential & Commercial Building Design

SUITE B / 183 O.G. ROAD,
 MARDEN 5070
 M. 0414 652 498

City of Adelaide Council Assessment Panel Meeting Agenda - 25 March 2019

Project No. 1199.18
Drawing Type : SHADOW PLAN
Scale. not to scale_A3
Drawn: DP
Sheet No.

CLIENT APPROVAL	
I CONFIRM THAT THE PLANS AND DETAILS DRAWN ARE TO MY SATISFACTION AND HAVE MY APPROVAL (CLIENT MUST SIGN & DATE PAGE PRIOR TO BUILDING APPROVAL AND CONSTRUCTION)	
DATE :	
SIGNED:	
© COPYRIGHT 2014	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF DIMENSION DESIGN STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DIMENSION DESIGN STUDIO. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.	

DATE	TYPE
27.11.18	PRELIM. PLANS
14.12.18	PLANNING PLANS
04.03.19	PLANNING PLANS

NOTE:
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SMOKE ALARM:
 SELF CONTAINED SMOKE ALARMS HARDWIRED IN COMPLIANCE WITH AS3785.

TERMITE PROTECTION:
 TO COMPLY WITH AS 366.1a WITH DURABLE NOTICE ON METER BOX.

⊙ DENOTES CONTROL JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS

PROPOSED RESIDENCE FOR: SUSAN CAMPBELL

AT: 13 CURTIS STREET, NORTH ADELAIDE

for SUSAN.

FX254531

SHEET 2 OF 2

66339_pland_1_V01_Version_1

BEARING DATUM: ZONE 54 MGA 94
DERIVATION: PSM 6628/27032 & 6628/12676

TOTAL AREA:

PLAN FOR INFORMATION (NOT APPROVED FOR DATA)

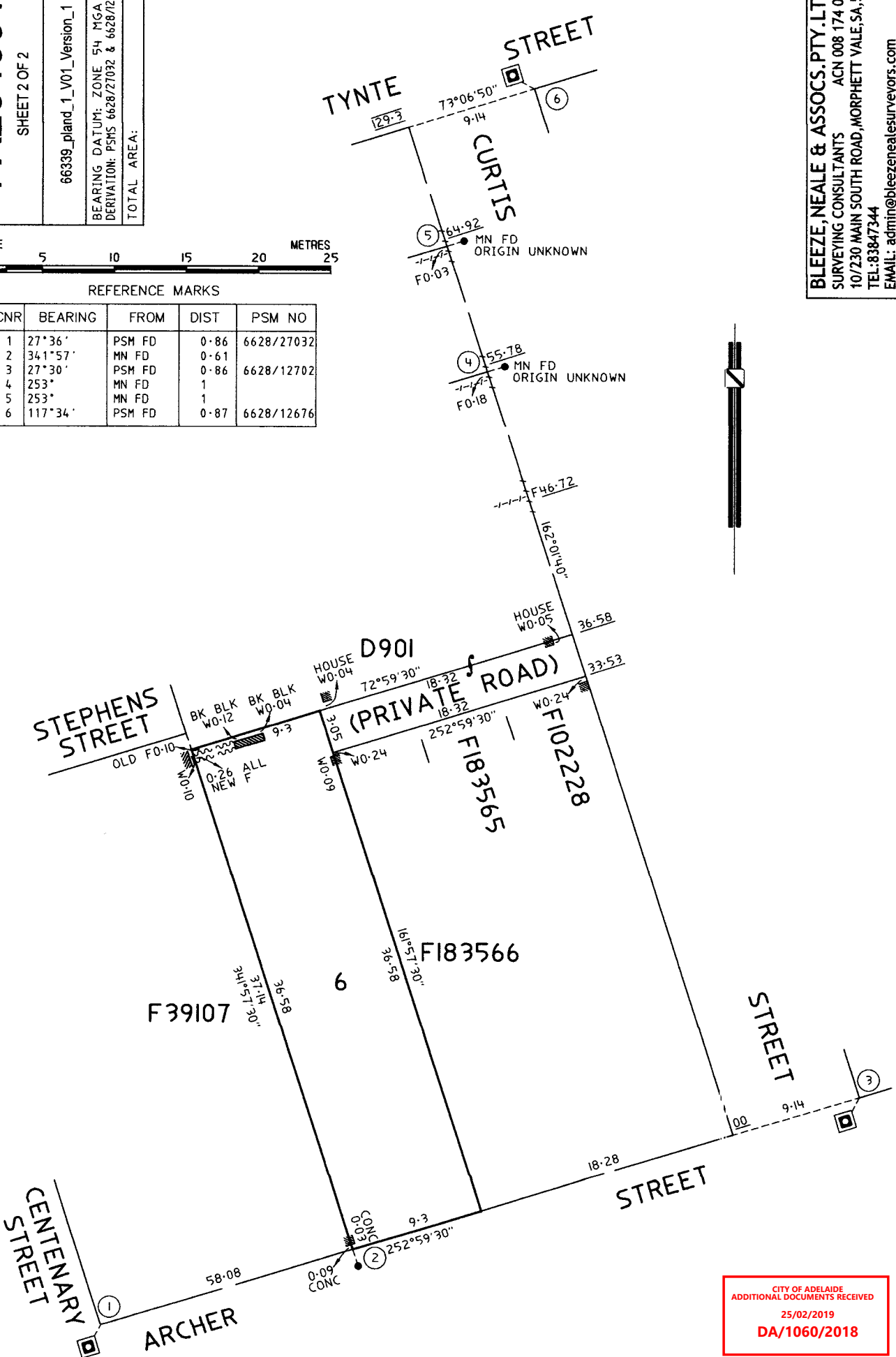


REFERENCE MARKS

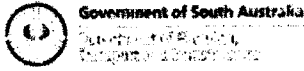
CNR	BEARING	FROM	DIST	PSM NO
1	27°36'	PSM FD	0.86	6628/27032
2	341°57'	MN FD	0.61	
3	27°30'	PSM FD	0.86	6628/12702
4	253°	MN FD	1	
5	253°	MN FD	1	
6	117°34'	PSM FD	0.87	6628/12676

BLEEZE, NEALE & ASSOCS. PTY. LTD.
SURVEYING CONSULTANTS ACN 008 174 070
10/230 MAIN SOUTH ROAD, MORPHETT VALE, SA, 5162
TEL: 83847344
EMAIL: admin@bleezeandnealesurveyors.com
REF: 11325-INFO-V1

NOT YET APPROVED



CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
25/02/2019
DA/1060/2018



Product	Register Search (CT 6038/985)
Date/Time	05/11/2018 11:51AM
Customer Reference	
Order ID	20181105005038
Cost	\$296.00

REAL PROPERTY ACT, 1986



South Australia

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



Certificate of Title - Volume 6038 Folio 985

Parent Title(s)	CT 5883/848			
Creating Dealing(s)	RT 11111402			
Title Issued	27/07/2009	Edition	1	Edition Issued
				27/07/2009

Estate Type

FEE SIMPLE

Registered Proprietor

MARGARET MARY LEAN
OF 13 CURTIS STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 7 DEPOSITED PLAN 901
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

TOGETHER WITH RIGHT(S) OF WAY OVER ALLOTMENTS 26.27 AND 28 IN DP 901 AND THE LAND MARKED A HEREON (T 133550)

Schedule of Dealings

NIL

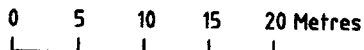
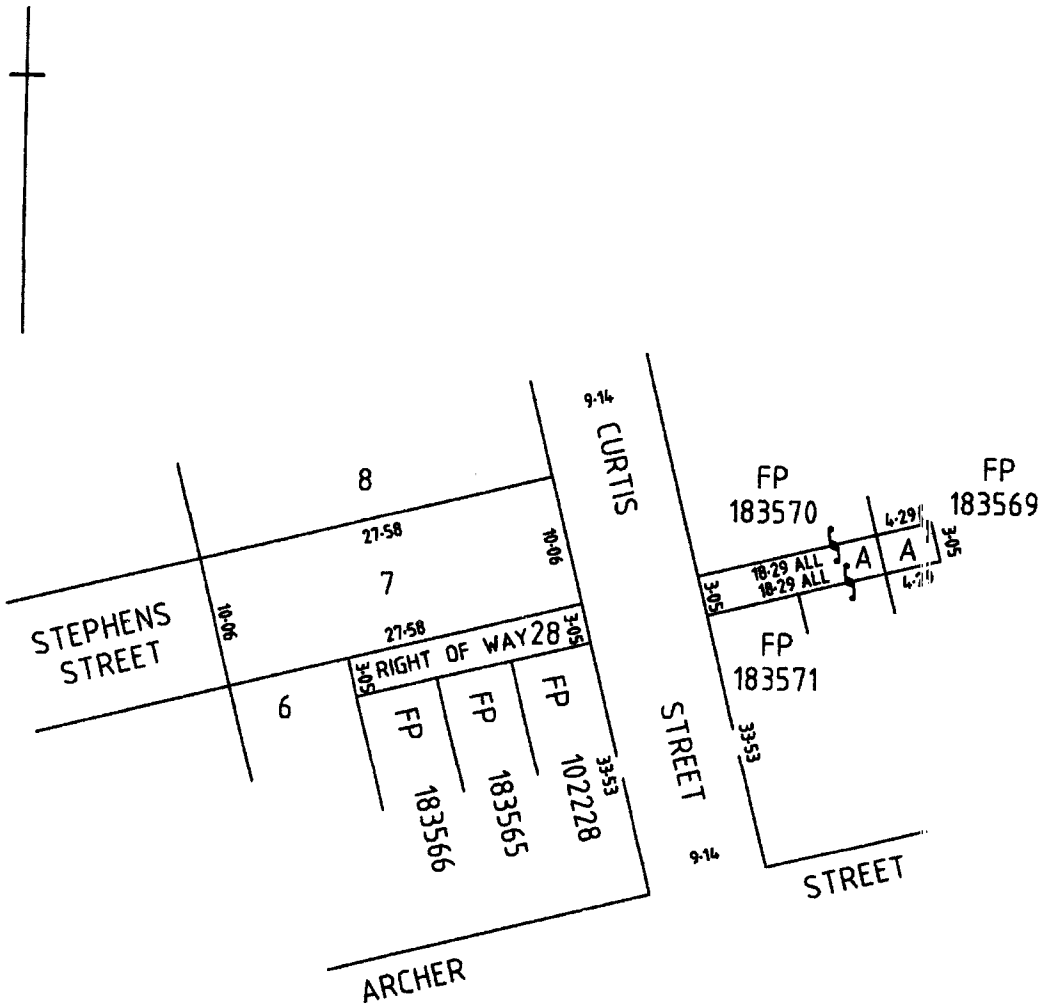
Notations

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



Government of South Australia
SAILIS

Product	Register Search (CT 6038/985)
Date/Time	05/11/2018 11:51AM
Customer Reference	
Order ID	20181105005038
Cost	\$236.00



Phil Chrysostomou

From: Travis Kalleske <travis.kalleske@googlemail.com>
Sent: Thursday, 14 February 2019 9:53 PM
To: Phil Chrysostomou
Subject: Fwd: Representation to DA/1060/2018

Address: 13 Curtis Street, North Adelaide

Description: Single storey rear extension garage, alfresco? etc. Second story Kitchen-Studio-Bathroom-Toilet-Bedroom Staircase - as per plans submitted,

Comments & reasons for this representation from Mrs P. A. Kalleske owner and family residents are as follows - 80 Archer Street, North Adelaide. 5006. Common boundary with 13 Curtis Street.

This proposed development extends the full length of our backyard and car entrance. We are not permitted a parking space on the street due to having a backyard. Our kitchen/dinette/bathroom/toilet/laundry open on to this area that looks at the proposal of a second storey construction.

We do not have a concern with the one storey proposal visually or environmentally as presented. We believe the second storey flat construction is too high, the plan is not accurate in finished height as stated, it is higher. The parapet is missed off the total height.

The cladding proposed on the second storey walls in the section facing 80 Archer Street is ribbed metal and the other end is timber. Both are not in keeping with the heritage aspect of this area. The metal which faces directly to our aspect should be of a material with a more acceptable nature than ribbed metal which has an industrial look.

Our property will lose air circulation, sun light and view and our only outdoor area will have the feeling of being "dropped in a hole". We also know we will suffer a loss of value on our property with this second storey construction.

BOUNDARY INCORRECT

A survey completed 13/02/19 confirmed that the boundary is incorrect and needs addressing by both parties before any more decisions are made regarding this project.

We would make mention of the fact that we have had no contact from the current owner and applicant and consequently we know only from council's letter which arrived in our PO Box 54, North Adelaide on 31/01/2019 giving us only 10 working days to seek advice. This has placed a great deal of unnecessary stress on all concerned from our perspective.

My nominee is Mr Michael Kalleske, my husband, for all contact and he does wish to make a verbal representation to council's Development Assessment Panel.

Kind Regards,

Mrs Patricia Kalleske
Ph. 0418845116

Kind Regards,

Travis Kalleske
0457 262 580

26 February 2018

Ref: 7575responsetoreps

Adelaide City Council
Planning & Development
GPO Box 2252
Adelaide SA 5001

Access Planning (SA) Pty Ltd
ABN 57 089 702 241

235 Henley Beach Road
Torrensville SA 5031

Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au

www.accessplanning.com.au

Attention: Mr. Phil Chrysostomou

Dear Phil,

RE: DA/1060/2018: Single storey rear extension and two storey rear garage with upper level studio.

I have been engaged by the Applicant to respond to the Letter of Representation received by Council following the public notification of the abovementioned Development Application.

A submission was received by the Council from an adjoining resident, Mrs Patricia Kalleske of 13 Curtis Street, North Adelaide. The representor raised concerns regarding:

- Height of the proposed development
- Impact on amenity – air circulation, sunlight, visual impact
- Materials to be used on development
- Loss of property value
- Correct location of property boundary
- Lack of notification for neighbours

Background

The subject land contains a local heritage listed building, being a Victorian symmetrically fronted bluestone cottage constructed in the 1880's. The dwelling's frontage and side wall returns, which are visible from Curtis Street, are the elements of Heritage Value.

The dwelling was originally constructed with four rooms however additions have been added to the rear of the building to provide a kitchen, laundry and bathroom, plus a family room. Other improvements to the land include the construction of a pergola and garage outbuilding within the space at the rear of the building.

The proposed alterations seek to improve the function and amenity of the dwelling and the land by upgrading the existing features of the property while also adapting the dwelling to changing household needs. The land available to conduct these improvements is limited due to the need to retain the building's elements of Heritage Value.

The proposal will retain the front and side elevations of the original building, but all existing additions and outbuildings will be removed and replaced by the proposed building work.

The subject land is in the North Adelaide Historic (Conservation) Zone, and more particularly, Margaret Street Policy Area 6 of the Council's Development Plan.

I will now respond to the matters raised in the Letters of Representation as summarised above

Height of the proposed development

The adjoining owner expressed no objection to the single storey component of the proposed development or the siting of the work but believes the second storey is too high. No solutions were offered on how my client might address this concern, therefore I have referred to the relevant policies of Council's Development Plan for guidance on this matter.

Margaret Street Policy Area 6 Principle of Development Control (PDC) 3 states:

"Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building.

Buildings may be allowed up to the maximum height or number of levels where such buildings are compatible with adjacent buildings and their settings in respect of their scale and siting, and where there is no adverse impact on established residential amenity."

The Policy Area Character Statement state:

The Margaret Street Policy Area should be conserved as one of the most historically intact residential areas in South Australia. Residential development should be in the form of low and medium density detached or semi-detached dwellings, residential flat buildings, or small groups of row dwellings or terrace housing where it should complement or reinstate a continuous built form edge in an historic streetscape.

The character of new residential development should be established by low and medium density detached dwellings, semi-detached and row dwellings, group dwellings or residential flat buildings, all up to a maximum of two storeys, unless a particular dwelling type(s) and/or a lower building height is prescribed for development addressing a primary street frontage, to reinforce the character of the historic built form as described below:

(g) Curtis Street:

Development along Curtis Street should complement the consistent townscape of detached and semi-detached nineteenth century houses built close to the street frontage. Given the number of local heritage places, opportunities for infill development will be limited primarily to the rear of existing allotments.

I see the above provisions support the construction of two storey/level buildings within the Policy Area and to the rear of allotments. I note the Character Statement's specific paragraph on properties in Curtis Street does not apply limits to building heights. Further, I appreciate ceiling heights associated with a second building level should be no more than 6 metres above the median natural or finished ground level at any point or any part of a building.

The elevation and section drawings provided with the application show the proposed development will include a two-storey addition and the ceiling height of the second storey floor being 6 metres above the finished ground level. The proposal conforms with the relevant provisions. From a quantitative assessment perspective, I believe the height of the proposed second storey is consistent with Council's policy expectations for new development.

The policies also encourage two storey buildings being compatible with adjacent buildings and their settings in respect of their scale and siting, and where there is no adverse impact on established residential amenity. North Adelaide Historic (Conservation) Zone PDC 7 adds that

new buildings should take reference from the prevailing building heights within the locality, with particular reference to adjacent Heritage Places. This is to ensure new development complements the scale of existing developments.

In respect to the compatibility with adjacent buildings, I note the adjoining properties contain single and two storey buildings, including the two and three storey State Heritage listed places within Archer Street. The Character Statement paragraph specific to Archer Street notes the townscape character should be reinforced by one and two storey dwellings. Like the existing dwelling, many of the single storey Victorian era housing in Curtis Street and Archer Street have floor to ceiling heights of at least 3.6 metres, creating roof heights of more than 5 metres above surrounding ground levels.

The two-storey component of the proposed addition has a relatively low profile, i.e. it does not incorporate excessively high walls or roof form, especially when compared to the height of the existing single storey and two-storey dwellings. The two-storey element is also well removed from both the Curtis Street and Archer Street streetscapes and will be largely obscured by existing developments. As such, the presence of the building's two storey form will not be particularly apparent at street level nor cause conflict with the scale and siting of the adjacent buildings, especially those which contribute to the historic character of the locality.

I find the scale and siting of the development to be complementary with the existing developments on adjoining properties and conclude the two-storey form will not have an adverse impact on the historic townscapes of either Curtis Street or Archer Street.

Before moving on to the matter of impact on the established residential amenity I also note the representation stated the plans did not include accurate finished heights and suggested the parapet was missed off the total height.

I found the information provided on the elevation and section drawings to be consistent and an adequate representation of the proposed height of the building. I found no inconsistency in the noted heights. I also note the section drawings provide adequate depiction of the parapets and their height. This leads me to believe the adjoining property owner did not view the section drawings provided with the application.

In any event, the proposal does not exceed maximum storey limits and involves a relatively low profile two-storey addition when considered in the context of existing development in the locality.

Impact on amenity – air circulation, sunlight and visual intrusion

The adjoining property owner has advised the proposed development will be apparent from the kitchen, dinette, bathroom, toilet and laundry areas of her dwelling due to these rooms opening towards the private open space of her property. She also holds concerns the proposed development will result in a loss of sunlight, air circulation and views and create a feeling of being “dropped in a hole”.

Desktop investigation of the property at 80 Archer Street show the dwelling having windows primarily on the building's south and western elevations. I do not believe there are north facing windows which will look directly upon the subject land, should this be wrong then any windows which do face north will be some 26 metres from the proposed building. Accordingly, the proposed

development will not have an imposing presence upon the views provide to the internal spaces of the adjoining dwelling.

It is common within older, fine-grained residential areas of North Adelaide to have private open space bound at their borders by buildings on adjoining properties. This characteristic is evident within the immediate locality with dwellings being constructed on small allotments and being built to their side boundaries. That said, the property at 82 Archer Street contains private open space which corresponds with the position of the private open space at 80 Archer Street. As such the space is provided with some relief from built form and in proximity to the internal activity areas of the dwelling.

The private open space at 80 Archer Street is understood to be approximately 135 sqm in area and includes a large area of open space between the rear of the dwelling and the subject land. The open space is reasonably generous in size in comparison to spaces provided to other dwellings in the immediate locality. Admittedly, some of the open space immediately adjacent to the common boundary with 13 Curtis Street is used for on-site parking for a motor vehicle, nevertheless the area provides reasonable separation between buildings, including the proposed addition.

The private open space is already partially flanked by development on adjoining properties, albeit involving single storey buildings constructed to the boundary. The establishment of a two-storey building on the northern boundary, and with a wall length of only 5.8 metres, will have minimal impact on the circulation of air or the sense of openness within the private open space, especially given a car is frequently parked in the space immediately adjacent to the subject land. Contrary to the perceptions of the adjoining property owner, the scale and presence of the development is unlikely to obtrude upon the sense of openness enjoyed within the adjoining private open space of 80 Archer Street.

In respect to the supply of sunlight to adjoining property, at no time do the relevant provisions require there be no overshadowing, only that overshadowing impacts be minimised. I have included provisions which relate to this issue to highlight this point.

City Living (Low Scale Residential) Objective 14: Low scale residential development sited to:

- (a) protect and maintain the desired character of the relevant Zone or Policy Area;*
- (b) ensure adequate daylight to dwellings and sunlight to private open space; and*
- (c) protect neighbouring amenity.*

City Living (Low Scale Residential) PDC 26: Low scale residential development should be designed to ensure habitable rooms, private open space and communal open space, where such communal open space provides the primary area private open space, are the main recipients of sunlight.

City Living (Low Scale Residential) PDC 27 Development within or adjoining the City Living Zone, the Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone should maintain at least two hours of direct sunlight between 9.00am and 3.00pm solar time on 22 June to either the northern facade or at least one ground floor habitable room window (excluding bathroom, toilet, laundry or storage room windows), of any neighbouring residential property and to at least 20 percent of that property's private open space, private landscaped open space or communal open space, where such

communal open space provides the primary private open space for any adjacent residential development. Where the existing period of direct sunlight is less than two hours per day or covers less than 20 percent of open space, development should not further reduce it.

I note the shadow diagrams provided with the application confirm shadow from the proposed addition will have no impact on the direct supply of sunlight into the north facing windows of the adjacent dwellings or any solar panels. Furthermore, the shadow cast by the dwelling addition is not expected to cover more than 40 percent of the private open spaces of adjoining properties between 9.00am and 3.00pm at any point in the year. This, along with the existing shadow created by existing development, will not prevent at least two hours of direct sunlight being provided to least 20 percent of the adjoining property's private open space.

Having regard to the above, the extent of overshadowing arising from the development is not deemed to be unreasonable as the adjoining dwellings will still enjoy access to direct sunlight supply which exceeds the guidelines included in the Development Plan.

There is no doubt the proposed development will be evident from the adjoining property, but the presence of the building is unlikely to have an adverse impact on the function or amenity of either the dwelling or the private open space of 80 Archer Street.

Chosen materials to be used on development

The proposed development will use ribbed metal and timber materials in its construction, to which the owner of the adjoining property believes will give the development an industrial look which is not in keeping with the heritage aspect of the area.

The southern elevation of the proposed addition will employ both a hebal veneer wall with 'Whisper white' render and colorbond standing seam metal cladding in a matte Monument colour. The colorbond material on the upper elevation of the addition will have a surface area of approximately 20 sqm (3.5 metres by 5.8 metres).

The use of the monument coloured metal cladding on the upper storey wall is expected to complement the existing building materials of the locality given the proliferation of iron sheeting used on both verandahs and dwelling roofs in the area. Being on the upper storey, the cladding will not impersonate the appearance of existing materials but is nevertheless expected to blend courteously with the roof designs of existing dwellings, especially when visible from public spaces and adjoining properties.

The southern elevation of the addition's upper storey is not excessively expansive, and the ribbed finish of the cladding will interrupt the flat surface of the sheeting to add visual interest. The presentation of the upper wall will have a contemporary appearance which reflects the increasing use of colorbond metal cladding to the walls of residential developments.

The provisions of the Development Plan embrace contemporary development within Heritage areas, especially when it is proven to be compatible with the existing building elements within the locality. Accordingly, a development does not need to replicate the heritage features of surrounding properties, it needs only to be sympathetic to the design and setting of the surrounding development, to reinforce the heritage values of the existing buildings.

Accordingly, I do not share the view of the adjoining property owner that the proposed additional will have an industrial appearance, nor do I believe the design will have an adverse impact on the historical character of existing development.

Loss of property value

The adjoining property owner has expressed fears the proposed development will lead to the loss of value of her property. No evidence has been submitted to support this view.

In any event, a planning judgement affords very little weight to property values, if any, given there are many factors which influence property value which exist outside of planning controls and outcomes. It can also be argued the construction of the additions will increase property values as it provides improvement to existing building stock which may also facilitate further development opportunities for adjoining properties.

Correct Location of property boundary

It has been revealed that existing building work does not reflect the true location of the common property boundary between 13 Curtis Street and 80 Archer Street. This anomaly can be addressed with the demolition of the existing building work which currently encroaches over the boundary. It is understood the proposed demolition work will not affect the structural integrity of any buildings or structures on any adjoining properties

The true boundary location will be identified prior to construction commencing and measures to prevent the proposed building work from encroaching over the boundary will be addressed in due course. It is not necessary for the matter to delay a decision on the application.

Applicant engagement with neighbours

The owner of the adjoining property expressed her displeasure at being issued with only ten days' notice in which to provide a response on the proposed development.

We can appreciate the time pressures which adjoining property owners can experience upon receipt of a notice of a development application. Unfortunately, the time limitations are established under law and must be adhered.

Nevertheless, prior to, and during the public notification period, my client attempted to engage with all the immediate neighbours to discuss the development proposal. She made 6 visits to the property at 80 Archer Street over a period of 2 weeks but was unsuccessful in securing a response.

Upon receiving the Letter of Representation from Patricia Kalleske, my client made time to discuss the proposed development with both Patricia and Michael Kalleske to address their concerns and confirm her desire to work co-operatively with them.

In meeting with the adjoining property owners, it has been agreed the development will be constructed on the legal boundary. My client has also offered to offset any inconvenience which might be cause to the occupant of the adjoining property needing to temporarily park his vehicle on the street while the additions are being constructed.

Unfortunately, it would seem my client's efforts could not yield a meeting of minds, and due to timeline pressures, I have been instructed to seek a decision on the proposed development at the earliest possible opportunity. My client would have preferred not to have this matter progress to the Council's Assessment Panel however circumstances beyond her control have left her with little choice but to go in this direction.

Summary:

It is understandable for some level of apprehension to exist for the owners of 80 Archer Street, North Adelaide as the proposed development will introduce change to the existing built form on the subject land which will be evident at the adjoining property.

Nevertheless, having reviewed the documentation submitted to the Council, the relevant policies of the Development Plan and the historical context in which the land exists, I find the proposed development to be a reasonable solution to the redevelopment of a heritage listed building.

Further I suspect the concerns expressed within the Letter of Representation will not be realised once the development has been constructed. I expect this response might alleviate the concerns raised in the Letter of Representation.

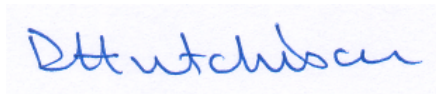
In closing, I believe the subject land has the capacity to support the development with minimal impact on the locality, especially for adjoining properties and the historic character of the area. I hope this response, along with the documentation already provided with the development application, gives both the adjoining property owner and the Council the confidence to understand the perceived level of impact will not be realised.

It is also hoped the Council appreciates the development opportunities the land offers, particularly in its ability to appropriately support a residential development of this scale while also recognizing it is not critically at odds with the relevant policies of the Development Plan nor the existing amenity of the locality.

I also wish to advise my client would like the opportunity to respond to any verbal presentations made by the representor should verbal submissions on this matter be made to the Council's Assessment Panel.

Should you have any questions in respect to the above, or require any further information please do not hesitate to contact the undersigned on 81307222

Yours sincerely,

A handwritten signature in blue ink that reads "D Hutchison".

David Hutchison
ACCESS PLANNING (SA) PTY LTD

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No	3.2
Address	2-8 Wellington Square, North Adelaide SA 5006
Proposal	Change hours of operation for existing cafe to Sunday to Thursday 7am – 10pm and Friday and Saturday 7am – 11pm (DA/187/2019 – HD) [CAP]
Applicant	Fare & Square
Relevant Development Plan	7 June 2018
Lodgement Date	19 March 2019
Zone / Policy Area	North Adelaide Historic (Conservation) Zone – Wellington Square Policy Area 3
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Contentious, controversial or significant
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Planning report 1 – 3
 - Certificate of Title 4 – 5
-

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. DESCRIPTION OF PROPOSAL

- 1.1 This application seeks to extend the hours of operation of the existing café, Fare and Square, located at 2-8 Wellington Square. The hours sought are as follows:
- Sunday to Thursday 7am – 10pm
 - Friday and Saturday 7am – 11pm (kitchen closed at 10pm)

All other functions of the café will remain as previously approved.

2. DEVELOPMENT DATA

Not relevant to this application.

3. BACKGROUND

- 3.1 A development application (DA/255/2012) was granted planning consent on 5 November 2012 by the Development Assessment Panel (DAP) for the change of use from a vacant bottle shop into two tenancies: Tenancy A as an unlicensed café and Tenancy B as a retail tenancy. Subsequently full Development Approval was granted on 22 January 2013.
- 3.2 The hours of operation originally proposed by the applicant with the above-mentioned application were modified in response to a representation received during the public notification process. The hours of operation were not specifically conditioned but were however, taken to be those which the applicant put forward in response to the representation. These hours were Tuesday - Friday 8:00 am - 4:00 pm and Saturday and Sunday from 9:00 am - 2:30 pm. The applicant also gave an undertaking that the café would be unlicensed.
- 3.3 A subsequent development application was made for the expansion of the café from tenancy A into the adjacent tenancy B (DA/258/2017). The applicant stated that the expansion into the adjacent tenancy (Tenancy B) would be operated in the same manner as the existing tenancy (Tenancy A). This was determined under delegation and granted planning consent on 14 June 2017 with full Development Approval being granted on 29 August 2018.
- 3.4 A later joint planning and building application to install an exhaust canopy, flue and undertake internal alterations was granted Development Approval on 30 October 2018 (DA/594/2018).
- 3.5 The current operator of the café sought to extend the hours of trading and lodged a development application (DA/677/2018). Due to the lack of clarity surrounding the existing lawful trading hours (created initially by the modification to the original application in 2012, and the then later expansion of the café in 2017), the application was submitted as only extending the trading hours from 9 pm to 10 pm.

The application was publicly notified in October 2018. During the notification process a representor identified that the hours stated as the approved operating hours were not in accordance with those actually approved. This was confirmed by the Administration and subsequently conveyed to the applicant. The proposal was then renotified in February 2019 with the correct existing and proposed extension to the trading hours.

- 3.6 As assessment of the proposal continued, legal advice came to light stating applications that do not involve 'development' as defined, do not require public notification. For example, if the application involves a variation to a condition, or an operational matter (**such as operating hours** or patron capacity), or landscaping, which does not involve an act of 'development' in its own right, the application will not require categorisation. This is on the basis that section 38 of the Development Act 1993 only requires that 'development' be assigned to a particular category (see Hannon v Adelaide Hills Council [2010] SAERDC 57).

In summary, as the application was seeking to amend operating hours, it should have been categorised as a Category 1 application where no public notification is undertaken.

- 3.7 For this reason, the application was withdrawn and a new application lodged by the applicant. This is the application the subject of this report.

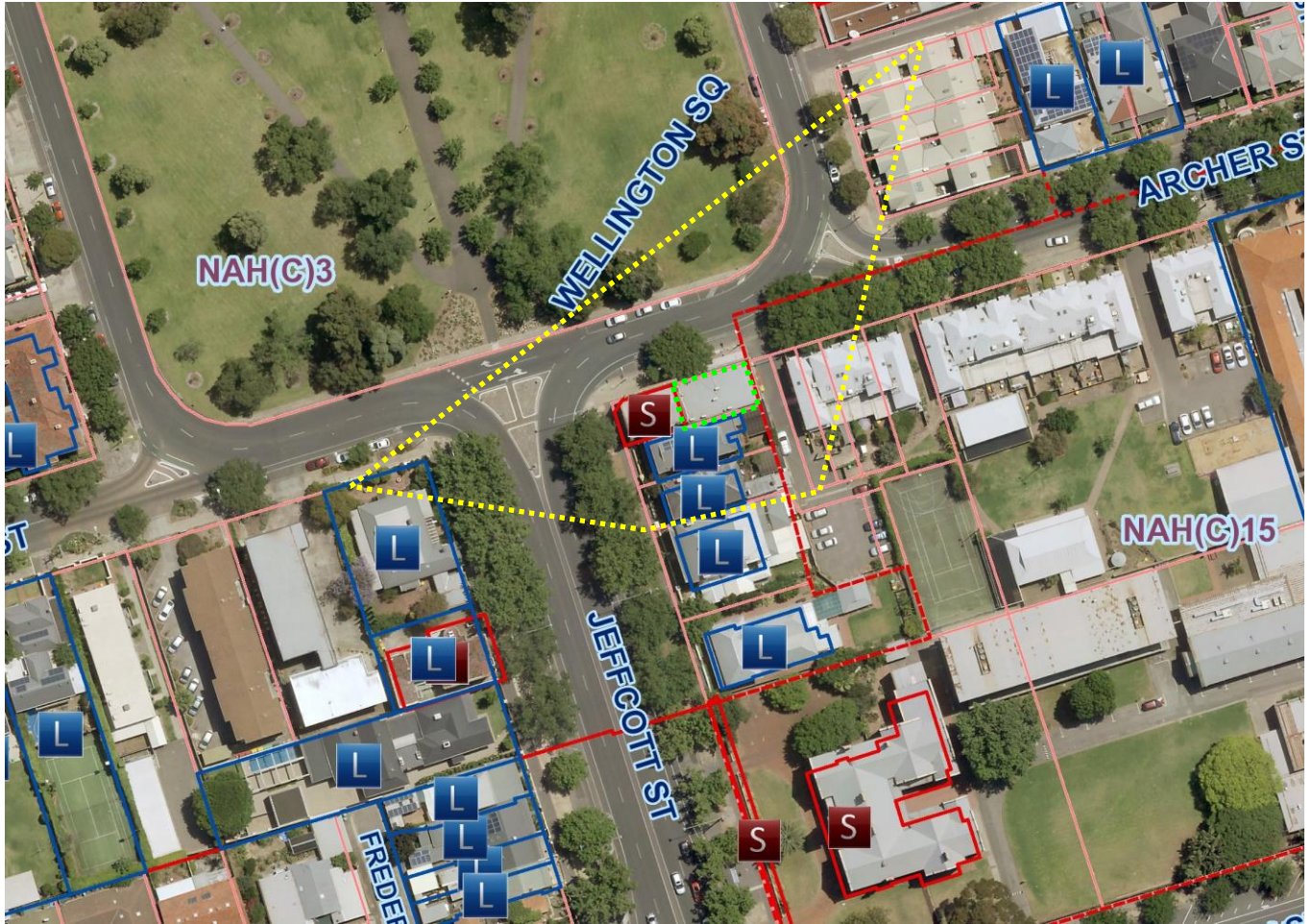
4. SITE

- 4.1 The subject site is located on Wellington Square, facing north, in the south eastern quadrant of the Square.

- 4.2 The site is relatively flat, rectangular in shape and the entire allotment has a site area of approximately 274 m².
- 4.3 The subject allotment also contains a two-storey State Heritage listed building however, this building does not form part of the subject site and is not affected by the proposal.

5. LOCALITY

- 5.1 The locality is predominantly residential in nature however, there are several exceptions including the afore mentioned heritage building approved as an office, and the Wellington Hotel located on the eastern side of Wellington Square. Further north-west of the subject site approximately 330 metres away is the Flying Fig, a café located on the corner of Jeffcott and Buxton Streets.
- 5.3 Built form in the locality varies with some buildings of a more historic nature and some more recently constructed. The scale is relatively low with most buildings being single or two storeys.
- 5.4 This southern portion of Wellington Square contains several Local Heritage Places as well as one or two State Heritage Places.



KEY






	Subject Site		Local Heritage Place
NAH(C)3	North Adelaide Historic (Conservation) Wellington Square Policy Area 3		State Heritage Place
NAH(C)15	North Adelaide Historic (Conservation) Archer West Policy Area 15		Policy Area Boundary
			Locality

Photo 1 – Subject site



Photo 2 – Subject site viewed from Wellington Square directly to the north



Photo 3 – Rear of subject site and adjacent dwelling



Photo 4 – View of laneway to rear (east) of subject site



Photo 5 – View of Wellington Square as viewed from footpath adjacent subject site



6. PUBLIC NOTIFICATION

6.1 The proposal is a Category 1 form of development therefore no public notification is required.

7. REQUIRED EXTERNAL REFERRALS

7.1 No external referrals required.

8. SPECIALIST ADVICE

8.1 None required.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Actions.

SMART	GREEN
<ul style="list-style-type: none"> By June 2020, increase the City's share of the retail and hospitality sectors and deliver ten new high-end stores and 40 start-up businesses by delivering the 'Experience Adelaide' Adelaide City Retail Strategy. 	<ul style="list-style-type: none"> Nil
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> Encourage growth in the full range of residential property development in a mixed-use environment in a manner that respects the human scale and different character of districts in the City. 	<ul style="list-style-type: none"> Nil

9. DETAILED ASSESSMENT

9.1 Summary of Policy Area Objectives & Principles

<i>DESIRED CHARACTER STATEMENT – Wellington Square Policy Area 3</i>		
<i>“Wellington Square is one of the City's most important and historical public spaces and the Policy Area should be maintained as one of the most attractive residential areas in North Adelaide. The townscape is contiguous with and complementary to the townscape character of the major streets which lead into the Square.</i>		
<i>Development should create a more cohesive built form edge to the Square through selective and sensitive infill development of buildings that are sited with particular regard to the prevailing setbacks of adjacent development. New buildings should complement the historic built form comprising large, single storey local heritage places and one or two storey State heritage places. Development should preserve and enhance the Square's informal character and unity by appropriate landscaping, paving, planting, lighting and street furniture. Pedestrian paths and informal recreation areas should provide attractive and safe shelter and seating. Vehicle access to and through the Policy Area should be maintained together with a safe, pleasant pedestrian environment within Wellington Square and on the adjacent footpaths.”</i>		
Subject	Assessment	Achieved ✓ Not Achieved ✗
DP Ref		
Desired Character	<ul style="list-style-type: none"> Not relevant for this application. 	-
Objectives O1-3	<ul style="list-style-type: none"> Residential amenity maintained by development associated with existing non-residential uses contained within existing site boundaries. 	✓
Principles of Development Control P1-13	<ul style="list-style-type: none"> Not relevant to this application as they relate to built form. It is noted however that built form PDC 8 contemplates non-residential buildings. 	✓

9.2 **Summary of Zone Objectives & Principles**

Statement of Heritage Value – North Adelaide Historic (Conservation) Zone

“North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North

Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time.

South Australia was established as a semi-commercial venture later taken over by the British government. North Adelaide formed a distinctive part of the plan for Adelaide drawn up in advance of settlement by Colonel William Light, who was appointed Surveyor-General by the South Australian Colonisation Commission. North Adelaide repeats the grid land division pattern created by Light's plan in South Adelaide, and comprises three small grids now described as Upper North Adelaide, Lower North Adelaide and the Cathedral area. The Town Acres were disposed in a regular grid layout around Wellington Square, the only public open space incorporated within the initial plan for North Adelaide other than the Park Lands belt. The location of the three distinct areas reflects Light's understanding of the local topography. The layout of one acre blocks with large frontages to unusually wide streets around the Square and Park Lands maximised views to the open spaces and the Adelaide Hills in the distance.

North Adelaide is essentially a group of three residential villages separated from the square mile of the City by the belt of Park Lands. It has developed in parallel with the southern part of the City but with a greater emphasis on residential growth and the provision of local services in each area for the immediate residents. Although the original Town Acres have been divided and further developed over time, Light's Plan has been preserved essentially as he conceived it.

Following survey and settlement, the natural landscape was converted to a cultural landscape which now reflects the divisions of wealth and influence in the early colony. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. It retains many buildings and sites of State and local heritage value ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole.

North Adelaide also retains strong physical evidence of the historical stages of the development of the colony, most particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services. These remain in Kermod Street, Melbourne Street and Tynte Street particularly, as these streets served as the local main streets for the three discrete sections of North Adelaide. As the colony grew, North Adelaide became the location for a number of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members.

North Adelaide has historically developed a role in the health and education sectors through established public and private organisations on large land holdings. Many of the organisations are on prominent sites and provide an important range of education, student accommodation, health and aged care services.

Upper North Adelaide, Lower North Adelaide and the Cathedral area each display unique characteristics that contribute to the understanding of the heritage value of the Zone, as follows: Upper North Adelaide This area contains Policy Areas 1 to 7 and is the largest of the three North Adelaide areas.

Tynte Street originally served as the local main street for Upper North Adelaide and major community buildings reflect its early function, including the school, post office, institute, fire station, Baptist church, and early shops. The introduction of the horse-drawn tramway along O'Connell Street in 1878 drew commercial development away from Tynte Street but also made the western Town Acres which were previously sparsely settled, more accessible and construction of substantial houses soon followed. Prior to this period the area of Upper North Adelaide west of Wellington Square was the least desirable place to live in the City.

Several religious orders were able to afford to buy land here, such as St Lawrence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893 (during an economic recession when land prices were low). These large institutions create a contrast to the more intense residential subdivisions and housing development around them. The 1883-4 City Land Investment Company subdivision of Town Acres along Barnard and Molesworth Streets resulted in a sequence of large residences which form an important part of the physical character of Upper North Adelaide. A number of these still remain as State Heritage Places between Hill Street and Wellington Square.

The elevated land adjacent the Park Lands, such as along Lefevre Terrace, Mills Terrace and Strangways Terrace, provided prestigious residential addresses. Narrower streets, such as Margaret and Curtis Streets retain characteristic small scale worker housing. A range of one and two storey villas characterises the most common built form throughout the rest of the area.

The advent of the electric tramways public transport system in 1909 established O'Connell Street as the main link to the northern suburbs and it became a major hub of activity, providing a commercial and services focus for residential development. The street retains examples of traditional commercial architecture of one and two storeys, attached rows and single shops, forming a linear shopping strip. Heritage Places have been identified in the Main Street Policy Area MS1, although the Policy Area is not within the North Adelaide Historic (Conservation) Zone."

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Objectives O1-4	<ul style="list-style-type: none"> Not relevant to this proposal. 	-
Principles of Development Control P1-13	<ul style="list-style-type: none"> Not relevant to this proposal. 	-
Access and Car Parking P17-23	<ul style="list-style-type: none"> No existing parking. No change proposed. 	-

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
ENVIRONMENTAL		
Noise O27-28 Noise Sources P87-92 Noise Receivers P93-98	<ul style="list-style-type: none"> Whilst there will be noise associated with the operation of the café, it is not considered that the levels would be significant or likely to unreasonably impact on the locality. Previous application (594/2018) conditioned patron and music noise as well as ancillary activities. These conditions will be imposed on the current application, if approved. Applicant has agreed to tighten the timeframe for ancillary activities to occur via a condition (e.g. to occur prior to 8pm). No additional plant or equipment is proposed as part of this application. 	✓
Waste management O29 P99-102	<ul style="list-style-type: none"> No changes to the existing management. 	✓
Infrastructure O41-42 P131-133	<ul style="list-style-type: none"> No additional infrastructure proposed. Existing is located at the rear of the site and utilises a low-profile flue discharge system partially obscured from view at ground level by the building's own parapet. 	✓

9.4 **Detailed Discussion**

Desired Character

The desired character for the Wellington Square Policy Area 3 states that Wellington Square is viewed as one of the City's most important and historical public spaces. It stipulates that the Policy Area should be maintained as one of the most attractive residential areas in North Adelaide.

Much of the remainder of the desired character refers to built form outcomes and, in this instance, as the built form remains unchanged, the desired character has minimal relevance in regard to this proposal.

The use of the existing building has a non-residential land use for some time. The land use will remain non-residential with the new operator seeking to extend the trading hours of the café.

The North Adelaide Historic (Conservation) Zone seeks to conserve the heritage values and historic character of North Adelaide. Development should support the desired character for each of the Policy Areas and maintain existing housing stock, increasing residential development where possible by changing the use of existing non-residential buildings to residential use.

As previously discussed, there are no physical changes proposed to the building in this instance and therefore there is no impact upon the townscape character.

The proposal is not considered to impact on heritage value or historic character of North Adelaide. The proposal does not change an existing non-residential use to a residential use however the existing use is lawful.

The proposal is not considered to impact unduly on the Desired Character of the Zone or Policy Area.

Land Use

It is evident that the predominant desired land use for both the Policy Area and Zone is primarily residential. A high level of residential amenity is sought after in the North Adelaide Historic (Conservation) Zone. However, both the Policy Area and Zone contemplate non-residential land uses as well.

The subject site has been used for non-residential purposes since its construction in the 1960s, having previously served as the bottle shop outlet for the Wellington Square Hotel located on the eastern side of Wellington Square.

The café has been operating since the change of use from bottle shop was approved in 2012. A new operator has recently taken over the café and seeks to extend the trading hours beyond those previously approved to allow the café to provide breakfast and a dinner service for customers.

The existing authorised trading hours are as follows:

- Tuesday - Friday 8:00 am - 4:00 pm and
- Saturday and Sunday from 9:00 am - 2:30 pm

The current proposal seeks to extend the trading hours to the following:

- Sunday to Thursday 7am – 10pm
- Friday and Saturday 7am – 11pm (kitchen closed at 10pm)

The extension to the trading hours will allow the existing café to provide breakfast and a dinner service to customers which the current hours do not permit. The trading hours are consistent with the Flying Fig, located on the corner of Jeffcott and Buxton Streets approximately 330 metres to the north west of the subject site.

As the café land use is being maintained as approved in all other aspects, the impacts are minimal.

Whilst adjacent to a residential property to the south, all patron activity is directed away from residential properties, towards Wellington Square, thereby reducing impact on residential amenity.

9.5 Conclusion

This application proposes to extend the trading hours for the existing café. The proposed additional hours of operation will allow the café to provide breakfast and a dinner service for customers. The proposed change to the hours of operation will not result in any additions or alterations to the building, or any changes to patron numbers, plant/equipment or signage.

The extension to the trading hours is considered acceptable in this instance for the following reasons:

- The hours of business are considered consistent with similar premises in the area and is compatible with residential use;
- The capacity of the café remains unchanged and is a relatively low scale in intensity;
- The development will not result in any additional car parking requirements;
- The applicant has advised that its patronage comes primarily from the local community;
- The development faces onto Wellington Square directing activities away from adjacent residential properties.
- The applicant has agreed to a condition of approval that restricts ancillary activities such as such as movement of waste bins, goods, empty bottles and the like to occur prior to 8pm further reducing any impacts on the residential amenity.

The extension to trading hours is not considered unreasonable in this instance. The development is considered to maintain current levels of residential amenity and provides a localised service for the community. Conditions of the approval will ensure the café will function in a way that will ensure minimal impact upon residential amenity.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it maintains an existing lawful land use and the extended trading hours are not considered to unduly impact on the attainment of the desired character for the Zone and Policy Area.

It has been determined that, on balance, the proposal warrants Development Plan Consent.

10. RECOMMENDATION

That the development, the subject of the application from Fare & Square to change hours of operation of existing cafe to Sunday to Thursday 7am – 10pm and Friday and Saturday 7am – 11pm at 2-8 Wellington Square, North Adelaide SA 5006 as shown on plans designated DA/187/2019:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Planning report compiled by Planning Chambers Pty Ltd, ref. 18-005 let02, dated 19 March 2019**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. **The hours of operation for the café on the Land on shall be limited to the following:**

- **Sunday to Thursday 7am – 10pm**
- **Friday and Saturday 7am – 11pm (kitchen closed at 10pm)**

Reason: To ensure the Development does not unduly diminish the enjoyment of other land in the vicinity of the Development.

3. **Noise from the premises such as music and patron noise, when assessed at the nearest existing or envisaged future noise sensitive location, shall be less than 8dB(A) above the level of background noise in any octave band of the sound spectrum. Such noise levels shall be to the reasonable satisfaction of the Council at all times.**

Reason: To ensure that the Development does not unduly impair or impinge upon the enjoyment of residents or users of adjoining properties.

4. **Only background music is permitted and shall be played at a level where patrons can comfortably hold a conversation without having to raise voices, to the reasonable satisfaction of Council.**

Reason: To ensure the proposal does not unduly diminish the enjoyment of other land in the vicinity of the Development.

5. **Ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like shall occur before 8.00 pm and after 7.00 am Monday to Saturday or after 9.00 am on a Sunday or Public Holiday.**

Reason: To ensure that the Development does not unduly diminish the enjoyment of other land in the locality.

Advices

1. **Expiration Time of Approval**

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this approval will lapse at the expiration of 12 months from the operative date of the approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of

the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

Item No. 3.2 – Attachments 1 – 5 (2-8 Wellington Square, North Adelaide SA 5006)

Pages 63 to 67

ATTACHMENTS

Plans and Supporting Information

- Planning report 1 – 3
- Certificate of Title 4 – 5

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19 March 2019

18-005 let02

Ms. H Dand
City of Adelaide
GPO Box 2252
Adelaide SA 5001

Dear Helen,

RE: Fare and Square Café - Extension to hours of operation

We have been engaged by our client Fare and Square Café to prepare a Development Application for an extension to the hours of operation for the café located at 6-8 Wellington Square, North Adelaide. Please find enclosed a signed Development Application Form and a copy of the Certificate of Title.

Subject Land and Locality

The subject land is described in Certificate of Title 5351 Folio 287 as being Allotment 1 in Deposited Plan 694. The surrounding locality consists of a mixture of residential and commercial land uses. There are a number of restaurant/bars located within the locality. The Wellington Hotel located at 36 Wellington Square, North Adelaide is approximately 70 metres north-east of the subject land. The Flying Fig Deli located at 161 Jeffcott Street is approximately 330 metres north-west of the subject land. Both the Wellington Hotel and Flying Fig Deli operate during evening hours and incorporate outdoor dining.

Proposal

The applicant seeks to extend the hours of operation from the current approved hours of:

Monday – Closed

Tuesday to Friday - 8:00am to 4:00pm

Saturday and Sunday - 9:00am to 2:30pm

The proposed hours of operation will be:

Sunday to Thursday - 7:00am to 10:00pm

Friday and Saturday - 7:00am to 11:00pm (kitchen closed at 10:00pm)

The extension to operating hours will provide a greater level of flexibility to the service provided by the existing café.

Assessment

I have undertaken an assessment of the proposal against the relevant provisions of the Adelaide (City) Development Plan, consolidated 7 June 2018.

Zone Map Adel/7 shows the subject land is located within North Adelaide (Historic) Conservation Zone with Policy Area Map Adel/38 showing the land is within the Wellington Square Policy Area 3.



The proposal is considered to satisfy the intent of the Development Plan as the existing café occupies, and is contained within, a long-standing non-residential site as per Objective 2 of the Wellington Square Policy Area 3:

‘Objective 2: The Wellington Square Policy Area developed for residential purposes at low densities and residential amenity maintained by development associated with existing non-residential uses contained within existing site boundaries.’

It is noted that the Flying Fig Deli (also within the North Adelaide (Historic) Conservation Zone) opens daily at 7:30am with a current restaurant licence allowing the service of alcohol from 11am to 10pm Sunday to Thursday and 11am to 11pm Friday and Saturday with the kitchen closing no later than 10pm on any night. It is noted that the Gaming Machine License for the Wellington Hotel lists the following approved hours of operation.

Monday – Saturday – 6:00am to midnight

Sunday – 9:00 am to midnight

The closing hours for Fare and Square will replicate that of the Flying Fig Deli and will not extend past that of the Wellington Hotel. The extension to the hours of operation is therefore unlikely to disrupt nearby residents nor affect the amenity of the locality given the operating hours of the above mentioned premises.

The additional hours of operation proposed will allow the café to provide a dinner service for local residents and customers. It is not anticipated that the nature of the café use will change as a result of the ability to trade into the early evening. The number and timing of existing deliveries and waste collection will remain unchanged with deliveries currently occurring between 7am and 2pm.

It is noted that the following condition currently applies to the operation of the café, as included within DA 594/2018:

- *‘Ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like shall occur before 10.00 pm and after 7.00 am Monday to Saturday or after 9.00 am on a Sunday or Public Holiday.’*

The applicant is amenable to Council tightening the above condition by restricting the ancillary activities listed above to only occur before 8pm so as to ensure that surrounding residents are not impacted by the proposed extension of hours.

It is also noted that a number of existing conditions applied to the subject land in DA 594/2018 limit the extent of patron noise and music:

- *‘Noise from the premises such as music and patron noise, when assessed at the nearest existing or envisaged future noise sensitive location, shall be less than 8dB(A) above the level of background noise in any octave band of the sound spectrum. Such noise levels shall be to the reasonable satisfaction of the Council at all times.’*
- *‘Only background music is permitted and shall be played at a level where patrons can comfortably hold a conversation without having to raise voices, to the reasonable satisfaction of Council.’*



The applicant is aware of these conditions and notes that they will continue to apply to the café across all hours of operation should the current application be approved by Council.

The proposed change to the hours of operation will not result in any additions or alterations to the building or any changes to patron numbers, plant/equipment or signage.

Conclusion

Fare and Square Café is an existing approved non-residential use of the subject land. Whilst the subject land is located within the North Adelaide (Historic) Conservation Zone it has a long history of non-residential use along with the nearby Wellington Square Hotel. The café has been operating for a number of years with the proposed extension to the hours of operation sought so as to provide an additional offer to existing customers and local residents.

The proposed hours are sought so as to allow a level of flexibility in how the café is operated. It is not anticipated that the café will be open for all of these hours however it is understood that the hours once approved will remain with the subject land. In any case the proposal to close at 10pm during the week and 11pm on weekends is not considered to be excessive given the level of activity within the locality and along Jeffcott Road across the day and night.

The retention of the existing conditions applied to the site within the previous DA for the café (DA 594/2018) will continue to limit the impact of the proposal upon the amenity of nearby residents. The further restriction on deliveries, emptying of bins and waste collection proposed by the applicant will further assist in this regard.

It is recommended that Council grant Development Approval to the proposal as outlined above.

Should you require any further details or clarification please contact Damian Dawson on (08) 8211 9776.

Yours sincerely

Planning Chambers Pty Ltd

Mark Tronccone
Graduate Planner

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5351 Folio 287

Parent Title(s) CT 4188/558

Creating Dealing(s) CONVERTED TITLE

Title Issued 16/07/1996 **Edition** 4 **Edition Issued** 17/09/2012

Estate Type

FEE SIMPLE

Registered Proprietor

NEW WAVE GROUP PTY. LTD. (ACN: 122 582 852)
OF 2 WELLINGTON SQUARE NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 694
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11811931	MORTGAGE TO BANK OF QUEENSLAND LTD.
12931689	CAVEAT BY STRATCO PTY. LTD. (ACN: 122 582 852)
12951760	CAVEAT BY GLIDEROL INTERNATIONAL PTY. LTD. (ACN: 007 928 949)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

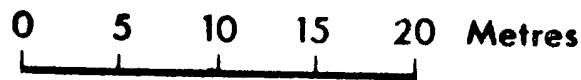
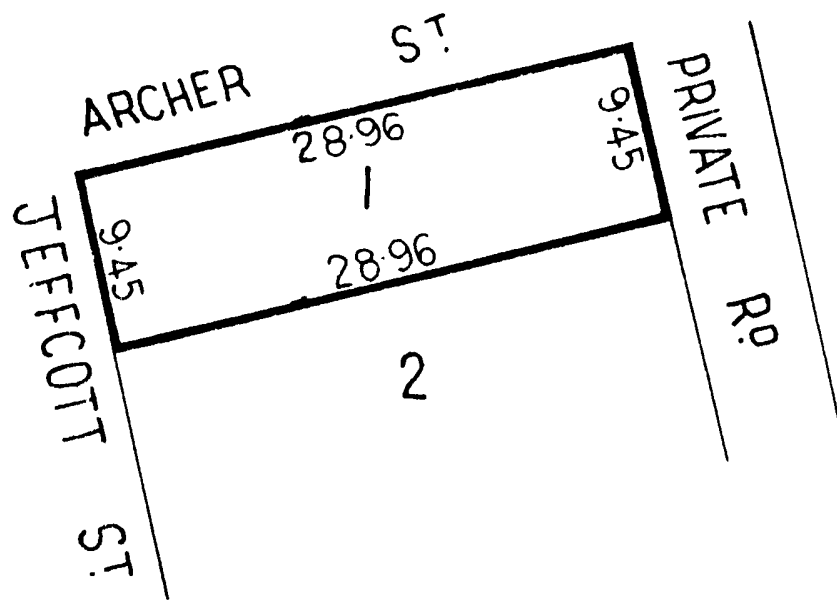
Registrar-General's Notes NIL

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 05/06/1986



Product	Register Search (CT 5351/287)
Date/Time	Item No. 32 Attachment 5 24/07/2018 03:23 PM
Customer Reference	18005
Order ID	20180724009178
Cost	\$28.75



CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No	3.3
Address	13-19 Frederick Place, North Adelaide SA 5006
Proposal	Demolish existing dwelling and construct two (2) x two (2) storey detached dwellings (DA/966/2018 - SG) [CAP]
Applicant	Genworth Homes P/L
Relevant Development Plan	7 June 2018
Lodgement Date	14 Nov 2018
Zone / Policy Area	North Adelaide Historic (Conservation) Zone/Carclew Policy Area 5
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	New dwelling in North Adelaide
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Proposal Plans 1-9
 - Certificate of Title 10-12
-

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought for the demolition of an existing dwelling and the construction of two (2) x two (2) storey detached dwellings at 13-19 Frederick Place, North Adelaide.
- 1.2 The proposed dwellings will have varying heights. The highest portion, to the ridge of each roof, will be approximately 8.6 metres above ground level. Ceiling heights of approximately 6.5 metres are also proposed.
- 1.3 A building floor area of 201m² is proposed for Residence 1 and a floor area of 251m² for Residence 2.
- 1.4 A range of building materials and finishes will be used for the construction of this building including face stone, rendered and timber clad walls and colorbond roof sheeting. These materials and finishes will comprise a mix of off-white, light grey and dark grey tones.
- 1.5 Single fronted garages, that will comprise two (2) tandem car parking spaces each, are proposed fronting Frederick Place.
- 1.6 Masonry fencing is proposed for the Frederick Place frontage ranging from 1.2 metres to 2.1 metres in height. To the rear of the site masonry fencing to a height of at least 2.4 metres is proposed. To enclose the western side of the outdoor kitchen/loggia areas, wall heights of approximately 3.8 metres are proposed on portions of the rear boundary.
- 1.7 A land division has been lodged (LD/9/2019) concurrently with this application that proposes allotments in accordance with the proposed development. The land division application will remain on hold until this application has been determined.

2. DEVELOPMENT DATA

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area: 578m² (total)		
Plot ratio		
Residence 1	1.0 (261m ²)	0.77 (201m ²)
Residence 2	1.0 (317m ²)	0.79 (251m ²)
Dwelling Unit Factor (DUF)	No requirement	-
Building height		
- Storeys	2 storeys	2 storeys
- Metres (ceiling height)	6 metres (max.)	6.5 metres
Private Open Space (POS) % site		
Residence 1	20%/52m ²	68m ² /21%
Residence 2	20%/63m ²	136m ² /42%
Landscaped Open Space (LOS) %		
Residence 1	50% (131m ²)	22% (57m ²)
Residence 2	50% (159m ²)	27% (88m ²)
Street frontage width (metres)		
Residence 1	14m	10.5m
Residence 2	14m	13m
Car parking and Access		

- Number of spaces	2 Spaces (per dwelling)	2 Spaces (per dwelling)
- Width of garage/carport in relation to the allotment width	Not more 5.2m (50%)	
Residence 1	Not more 6.5m (50%)	3.2m (31%)
Residence 2		3.4m (26%)

3. BACKGROUND

- 3.1 The applicant sought preliminary advice from Council Administration prior to lodgement of the application. Recommendations provided during the preliminary advice were addressed at lodgement.

4. SITE

- 4.1 The site is located on the western side of Frederick Place, adjacent to the northernmost extent of this street.
- 4.2 The site has a frontage to Frederick Place of approximately 23.47 metres and side boundary lengths of approximately 24.7 metres. It has an area of approximately 578m².
- 4.3 The site is not subject to any easements.
- 4.4 A single storey red brick detached dwelling is currently located on the site. This dwelling appears to have been constructed in the late 1970's. A red brick wall to a height of approximately 1.5 metres, together with a higher portion for a garage, is located along the Frederick Place frontage.
- 4.5 Vehicle access is provided via an existing double crossover to Frederick Place.
- 4.6 There are no significant or regulated trees located on the subject site.

5. LOCALITY

- 5.1 The locality incorporates a mix of contemporary and heritage listed residential buildings. Buildings range from one (1) to three (3) storeys.
- 5.2 Frederick Place has the appearance of a laneway and is dominated by gates and garage roller doors for dwellings that back onto this street from Jeffcott Street.
- 5.3 A three (3) storey cream brick residential flat building located on the corner of Ward Street and Frederick Place is a dominant built form element in the locality.
- 5.4 Two (2) x three (3) storey cream brick residential flat buildings fronting Wellington Square to the north are another dominant visual element to Frederick Place. These buildings create a sense of enclosure to the northern end of this street.
- 5.5 The eastern side of Frederick Place is dominated by garaging for a mix of single and two storey dwellings fronting Jeffcott Street, some of which are Local Heritage Places.
- 5.6 In summary, the locality has a mixed residential character that includes varied allotment areas and buildings with a range of architectural styles and materials.



KEY



Subject Site



Local Heritage Place

NAH(C)3

North Adelaide Historic (Conservation) Zone/ Wellington Square Policy Area 3



State Heritage Place

NAH(C)5

North Adelaide Historic (Conservation) Zone/ Carclew Policy Area 5



Policy Area Boundary

NAH(C)15

North Adelaide Historic (Conservation) Zone/Archer West Policy Area 15



Locality

Photo 1 – Northern portion of subject site, viewed from the eastern side of Frederick Place



Photo 2 – Southern portion of subject site, viewed from eastern side of Frederick **Place**



Photo 3 – Neighbouring three (3) level residential flat building to the south of the subject site



Photo 4 – Existing development located at the northern end of Frederick Place



Photo 5 – Existing development located on the eastern side of Frederick Place looking towards Ward Street



6. PUBLIC NOTIFICATION

- 6.1 The application was subject to Category 2 public notification. One (1) representation was received during the notification period. However, this representation was subsequently withdrawn as the representor's concerns regarding boundary fencing at the rear of the site were addressed by the applicant.

Please note: Category 2 representations are only 'valid' and taken into account if the representor has been directly notified in writing, by Council, of the development. Only valid Category 2 representations are afforded the opportunity to be heard by the Council Assessment Panel. This is in accordance with legislation and a resolution of Council on 27 June 2017.

7. REQUIRED EXTERNAL REFERRALS

- 7.1 No external referrals required.

8. SPECIALIST ADVICE**8.1 Infrastructure**

- Proposal supported.

8.2 Traffic

- No objection from a traffic perspective.
- There are no on-street parking related objections to the removal of one (1) unrestricted parking space as the development will create two (2) additional off-street car parking spaces.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Objectives and Actions as below:

SMART	GREEN
<ul style="list-style-type: none"> • Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide 	<ul style="list-style-type: none"> • Improve energy performance and use of renewable energy in Council and privately-owned buildings, including consideration of solar heating, solar energy generation and battery storage • Work with private property owners and the State Government to embed better environmental performance into new and existing developments • Identify opportunities for building adaptation and re-use that supports heritage aspirations while reducing carbon emissions and waste • Work with all City stakeholders to increase public and private greening with street trees, gardens, community gardens, green walls and roofs, providing incentives where appropriate
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> • Encourage growth in the full range of residential property development in a mixed-use environment in a manner that respects the human scale and different character of districts in the City • Promote and protect Adelaide's built character and heritage through our operations, incentives, policies and direct investment, while working with and advocating to Federal and State governments for an increase in City buildings protected under State or Local Heritage regulations 	<ul style="list-style-type: none"> • Increase public art and cultural expression in private development by using planning levers and requirements

9. DETAILED ASSESSMENT

9.1 Summary of Carclew Policy Area 5 Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> Two storey dwellings in keeping with a desire for new residential development to be two (2) storeys. 	✓
Objectives O1 & 2	<ul style="list-style-type: none"> Consistent with the Desired Character. 	✓
Principles of Development Control P1-4, 6, 7, 9	<ul style="list-style-type: none"> Detached dwellings envisaged. Refer Section 9.4 – height. Satisfies plot ratio requirement. Landscaped open space areas of 22% (Residence 1) and 27% (Residence 2) are proposed. This does not satisfy the minimum 50% requirement. This is acceptable as other development in the locality also provides landscaped open space under the required minimum 50%. Refer Section 9.4 – allotment frontage width. 	✗/✓

9.2 Summary of North Adelaide Historic (Conservation) Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> In accordance with the range of single, two and three storey development in the area. 	✓
Objectives O1 & 2	<ul style="list-style-type: none"> Achieved. 	✓
Land Use P2	<ul style="list-style-type: none"> Increases the amount of residential accommodation by redeveloping a site that does not contain heritage listed places. 	✓
Design and Appearance P4	<ul style="list-style-type: none"> The proposal will incorporate a mix of face stone, rendered and timber clad walls and colorbond roof sheeting. A mix of off-white, light grey and dark grey tones are proposed and will not be brightly coloured. 	✓
Fencing P14	<ul style="list-style-type: none"> Refer Section 9.4 	✓
Building Height P7	<ul style="list-style-type: none"> Refer Section 9.4. 	✗
Setbacks P9	<ul style="list-style-type: none"> Refer Section 9.4. 	✓
Access and Car parking P17	<ul style="list-style-type: none"> Vehicle access is proposed for each dwelling from Frederick Place. 	✓
Land Division P24	<ul style="list-style-type: none"> Proposal will result in allotments having frontage widths that are in keeping with the varying widths in the locality. 	✓

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved Not Achieved
Housing choice O6 P5 & 9	<ul style="list-style-type: none"> Will add to the variety of housing types. Proposal complements, does not dominate and will improve the existing character of the area. 	✓
LOW SCALE RESIDENTIAL DEVELOPMENT		
Building Appearance & Neighbourhood Character O11-12 P17-21	<ul style="list-style-type: none"> Visual bulk of the proposed buildings minimised through articulation of the facades, variation in building materials and the use of a mix of tones. 	✓
Dwelling Setbacks O13 P22	<ul style="list-style-type: none"> Refer Section 9.4. 	✓
Daylight & Sunlight O15 P25-28	<ul style="list-style-type: none"> Shadow diagrams provided demonstrate minimal additional overshadowing of the neighbouring property to the south in the afternoon. This neighbouring property is occupied by a three (3) storey residential flat building and the area to be overshadowed primarily serves as an access between the building and carports fronting Frederick Place. Overshadowing of properties to the west will only occur during the morning. 	✓
Private Open Space O16 P29-34	<ul style="list-style-type: none"> A private open space area of 68m² (21%) is proposed for Residence 1 and 136m² (42%) for Residence 2 which satisfies the minimum 20% requirement. 	✓
Visual & Acoustic Privacy O17 P35-38	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓
Adaptability P39	<ul style="list-style-type: none"> Achieved. 	✓
Carports, Garaging & Fencing O18-19 P41	<ul style="list-style-type: none"> Garages fronting Frederick Place will have widths between 26% and 31% of each allotment width. This is significantly less than the maximum 50% requirement. 	✓

On-Site Parking & Access O20 P44-45	<ul style="list-style-type: none"> Two (2) car parks are proposed for each dwelling which satisfies the requirements in Table Adel/7. 	✓
ENVIRONMENTAL		
Waste management O28 P101-104	<ul style="list-style-type: none"> There is sufficient area at ground level that can be dedicated for the storage of waste bins. 	✓
Energy Efficiency O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> Living areas with north facing windows are proposed. Natural cross ventilation will be possible by opening north, east, west (and south for Residence 2) facing windows to capture breezes. 	✓
Heritage & Conservation O43 P141	<ul style="list-style-type: none"> Development proposed where there is limited heritage value, particularly considering Local Heritage Places fronting Jeffcott Street have rear access to Frederick Place in the form of garages, boundary walls, fencing and gates. The proposal will not dominate nor compete with these nearby heritage places. 	✓
Height, Bulk and Scale P168-174	<ul style="list-style-type: none"> Refer Section 9.4. 	✗
Plot Ratio P175	<ul style="list-style-type: none"> Achieved. 	✓
Materials, Colours & Finishes P187-190	<ul style="list-style-type: none"> The use of a mix of off-white, light grey and dark grey tones will make references to traditional materials evident in buildings within the locality. Low light reflective face stone and rendered surfaces, in off-white, light grey and dark grey tones will articulate facades and result in a built form that does not appear out of context. 	✓
Demolition O53 P203	<ul style="list-style-type: none"> Demolition of the existing dwelling is proposed in association with this application for replacement dwellings. 	✓
Landscaping O55 P207-210	<ul style="list-style-type: none"> Landscaping is proposed to be planted in the front, side and rear yards. 	✓
Traffic and vehicle access O68-70 P241-250	<ul style="list-style-type: none"> Achieved. Refer to Section 8.2 – Traffic Comments. 	✓
Car parking O71-72 P251-265	<ul style="list-style-type: none"> Achieved. 	✓

9.4 Detailed Discussion

Built Form and Design

The design of the proposal is contemporary and the level of articulation and varied materials of the proposed façade is acceptable.

Furthermore, the balance between vertical and horizontal elements, varied upper storey setbacks, the use of some vertically proportioned openings, depths of reveals and selection of colour and texture of materials will also add to visual interest. This design approach is expected to create a development which sits comfortably within the variable context of the locality and is in accordance with Zone PDCs 1 and 3.

Height

The proposed two storey height of the development is consistent with the height of other development in the locality. However, it will be lower than a number of three (3) level residential flat buildings in the locality.

The height satisfies Carclew Policy Area 5 PDC 3 in terms of the number of building levels. However, ceiling heights of 6.5 metres above finished ground level are proposed which is contrary to the maximum 6 metre ceiling height requirement.

Whilst the ceiling height exceeds the maximum requirement by 500mm, this is acceptable as the development will be adjacent other two and three storey buildings and will not result in detrimental overshadowing impacts.

Frontage Width

A land division application has been lodged concurrently with this application. There is no minimum dwelling unit factor prescribed in Carclew Policy Area 5. However, Policy Area PDC 6 envisages a primary street frontage of at least 14 metres for sites with detached dwellings.

The site for Residence 1 will have a frontage of 10.5 metres and the site for Residence 2 will have a frontage of 13 metres. Whilst these frontages do not satisfy the minimum requirement for detached dwellings, they are acceptable considering the highly variable allotment widths along Frederick Place and the associated existing varied built form.

At this stage, the land division application will remain on hold until this application has been determined.

Setbacks

Buildings in the locality have varying boundary setbacks. The proposed dwellings will have relatively minimal setbacks of between approximately 1.1 metres and 1.6 metres from Frederick Place. The upper floors will be setback further between 1.6 metres and 2.6 metres from Frederick Place.

These setbacks are minimal, however the lack of consistent setbacks along Frederick Street, together with a large number of properties having garages fronting Frederick Street will ensure the proposal will not appear out of character.

The side and rear setbacks are consistent with adjoining development. The upper level setbacks from side boundaries will also assist in reducing the bulk and appearance of the dwellings from surrounding land.

Visual Privacy

The proposal includes a balcony for Residence 2 located near the northern boundary. The balcony will incorporate a timber screen with a height of 1.6 metres above the balcony floor level along the northern side. This timber screening is proposed to prevent overlooking to the neighbouring property to the north in accordance with Council Wide PDC 36 (Design Technique 36.2(b)(d)).

The upper level windows on the northern elevation of Residence 2 and the western elevations of both residences will be obscured to a height of between 1.8 and 1.9 metres above floor level. A high level window on the northern elevation of Residence 2 will have a sill height of 1.9 metres above floor level. These heights more than satisfy the minimum 1.6 metres required in Council Wide PDC 36.

Fencing

A mix of solid masonry, open masonry and colorbond fencing is proposed for the Frederick Place frontage. This fencing will range from 1.2 to 2.1 metres in height and will be in keeping with other fencing located along Frederick Place.

To the rear of the site, masonry fencing to a height of at least 2.4 metres is proposed. To enclose a portion of the outdoor kitchen and loggia areas, wall heights of approximately 3.8 metres are also proposed at the rear. The rear fencing has been amended in response to a request of a representor at 266A Ward Street (neighbouring site to the west). This representation has since been withdrawn.

Side fencing will consist of either existing neighbouring boundary walls or boundary walls proposed as part of this development. A 2.1 metre high masonry wall is proposed for a portion of northern boundary between Frederick Place and the neighbouring dwelling.

The proposed fencing satisfies Zone PDC 14.

9.5 Conclusion

This application proposes the demolition of an existing single storey detached dwelling and the construction of two (2) x two (2) storey detached dwellings at the 13-19 Frederick Place, North Adelaide.

The majority of the relevant Development Plan provisions are satisfied by the proposal and it is considered acceptable as it:

- Is for residential use which is desired in the North Adelaide Historic (Conservation) Zone and Carclew Policy Area 5;
- Is in keeping with the mix of single, two storey and three storey development in the locality;
- Will have a plot ratio of approximately 0.7 in accordance with the maximum plot ratio of 1.0 stipulated in Carclew Policy Area 5 PDC 4;
- Provides private open space areas in excess of the 20% required in Council Wide PDC 31;
- Will result in minimal overshadowing impacts, thus satisfying Council Wide PDC 27;
- Has negligible heritage impacts and will be in keeping with surrounding development; and
- Prevents overlooking opportunities from the balcony for Residence 2 by the installation of 1.6 metre high timber screening, obscured glazing and window sill heights that minimise potential overlooking from the upper levels which accords with Council Wide PDC 36.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan as it proposes a land use and form of development that is desired in the Zone and Policy Area.

It has been determined that, on balance, the proposal warrants Development Plan Consent.

10. RECOMMENDATION

That the development, the subject of the application from Genworth Homes P/L to demolish existing dwelling and the construct two (2) x two (2) storey detached dwellings at 13-19 Frederick Place, North Adelaide, North Adelaide SA 5006 as shown on plans designated DA/966/2018:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

Plans prepared by Oxford Architects as follows:

- Demolition Plan, DWG No. SK02, Rev A, stamped received 6 March 2019
- Site Plan, DWG No. SK03, Rev C, stamped received 6 March 2019
- Ground Floor Plan, SK04, Rev C, stamped received 6 March 2019
- First Floor Plan, SK05, Rev C, stamped received 6 March 2019
- Elevations 1, DWG No. SK06, Rev C, stamped received 6 March 2019
- Elevations 2, DWG No. SK07, Rev C, stamped received 6 March 2019
- Elevations 3, DWG No. SK08, Rev C, stamped received 6 March 2019

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

2. **External materials, surface finishes and colours of the Development shall be consistent with the descriptions hereby granted consent and shall be to the reasonable satisfaction of the Council.**

Reason: *To ensure a high standard of materials and finishes used in the finished presentation of the Development.*

3. **The timber privacy screening for the balcony associated with Residence 2 as depicted on the plans granted consent described as First Floor Plan DWG No. SK05, Rev C, and Elevations 2 DWG No. SK07, Rev C (both stamped received 6 March 2019), as well as the opaque glazing for the upper levels of both Residence 1 and 2 as depicted on Elevations 1 DWG SK06, Rev C and Elevations 2 DWG No. SK07, Rev C (both stamped received 6 March 2019) shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of Council at all times.**

Reason: *To ensure that the Development does not unreasonably diminish the privacy of residents in adjoining properties.*

4. **The applicant or the person having the benefit of this consent shall ensure that all storm water run off from the development herein approved is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Council.**

Reason: To ensure that stormwater runoff does not have an adverse impact upon the public realm.

Advices

1. Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.
2. Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.
3. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
4. No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).

Please contact Customer Centre on 8203 7203 for further information.

5. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be lodged via the following:

Email: cityworks@cityofadelaide.com.au
 Fax: 8203 7674
 In Person: 25 Pirie Street, Adelaide

Item No. 3.3 – Attachments 1 – 12 (13-19 Frederick Place, North Adelaide SA 5006)

Pages 86 to 97

ATTACHMENTS

Plans and Supporting Information

- Proposal Plans 1-9
- Certificate of Title 10-12

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CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED

DA/966/2018

06/03/2019

New Residences

13-17 Frederick Place, Nth Adelaide

ISSUED FOR
DEVELOPMENT PLAN
CONSENT

DRAWING LIST

DRAWING NAME	DRAWING NO.	REVISION / ISSUE	AREA SCHEDULE	
COVER PAGE	SK01	C / DPC AMENDMENT	RESIDENCE 01	
SITE DEMOLITION PLAN	SK02	C / DPC AMENDMENT	RESIDENCE 02	
SITE PLAN	SK03	C / DPC AMENDMENT	SITE AREA	258.9m ² TBC
GROUND FLOOR PLAN	SK04	C / DPC AMENDMENT	GROUND FLOOR LIVING	119.2m ²
FIRST FLOOR PLAN	SK05	C / DPC AMENDMENT	FIRST FLOOR LIVING	85.7m ²
ELEVATIONS 01	SK06	C / DPC AMENDMENT	GARAGE	34.1m ²
ELEVATIONS 02	SK07	C / DPC AMENDMENT	LOGGIA	19.5m ²
ELEVATIONS 03	SK08	C / DPC AMENDMENT	PORCH	1.5m ²
OVERSHADOWING STUDIES	SK09	C / DPC AMENDMENT	TOTAL	260.0m ²
			SITE AREA	320.1m ² TBC
			GROUND FLOOR LIVING	123.2m ²
			FIRST FLOOR LIVING	129.9m ²
			GARAGE	38.6m ²
			LOGGIA	28.2m ²
			BALCONY	15.6m ²
			PORCH	1.9m ²
			TOTAL	337.4m ²

CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/966/2018
 06/03/2019

OXFORD
ARCHITECTS PTY LTD

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 E admin@oxfordarchitects.com.au
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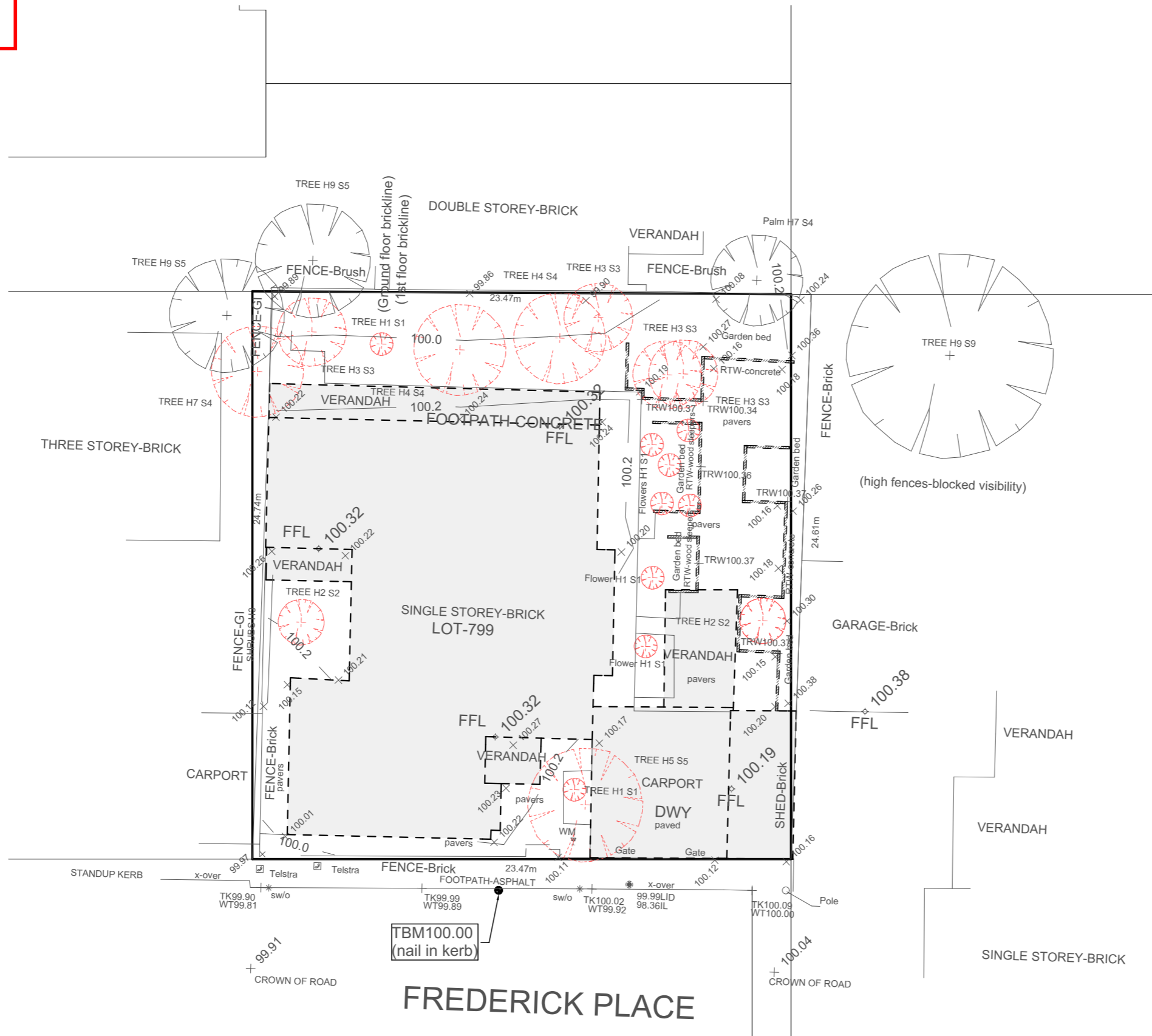
SITE DEMOLITION LEGEND

EXISTING STRUCTURE TO BE DEMOLISHED

EXISTING RETAINING WALL TO BE DEMOLISHED

NOTE: ALL VEGETATION SHOWN DASHED RED TO BE DEMOLISHED

NOTE: ALL EXISTING BOUNDARY FENCING TO BE DEMOLISHED (REFER TO SITE PLAN FOR REPLACEMENT FENCING)



ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	19/12/18
C	DPC AMENDMENT	01/03/19

GENWORTH GROUP
 267 MELBOURNE STREET
 NORTH ADELAIDE SA 5006
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 F (08) 8239 1811
 www.genworthgroup.com.au

CLIENT: Ogg / Ryan
 PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide

DRAWING TITLE:
Site Demolition Plan

PAPER SIZE: A3

PRINT DATE: 6/03/2019

SCALE: 1:200, 1:100

DWG No: SK02 ISSUE: A

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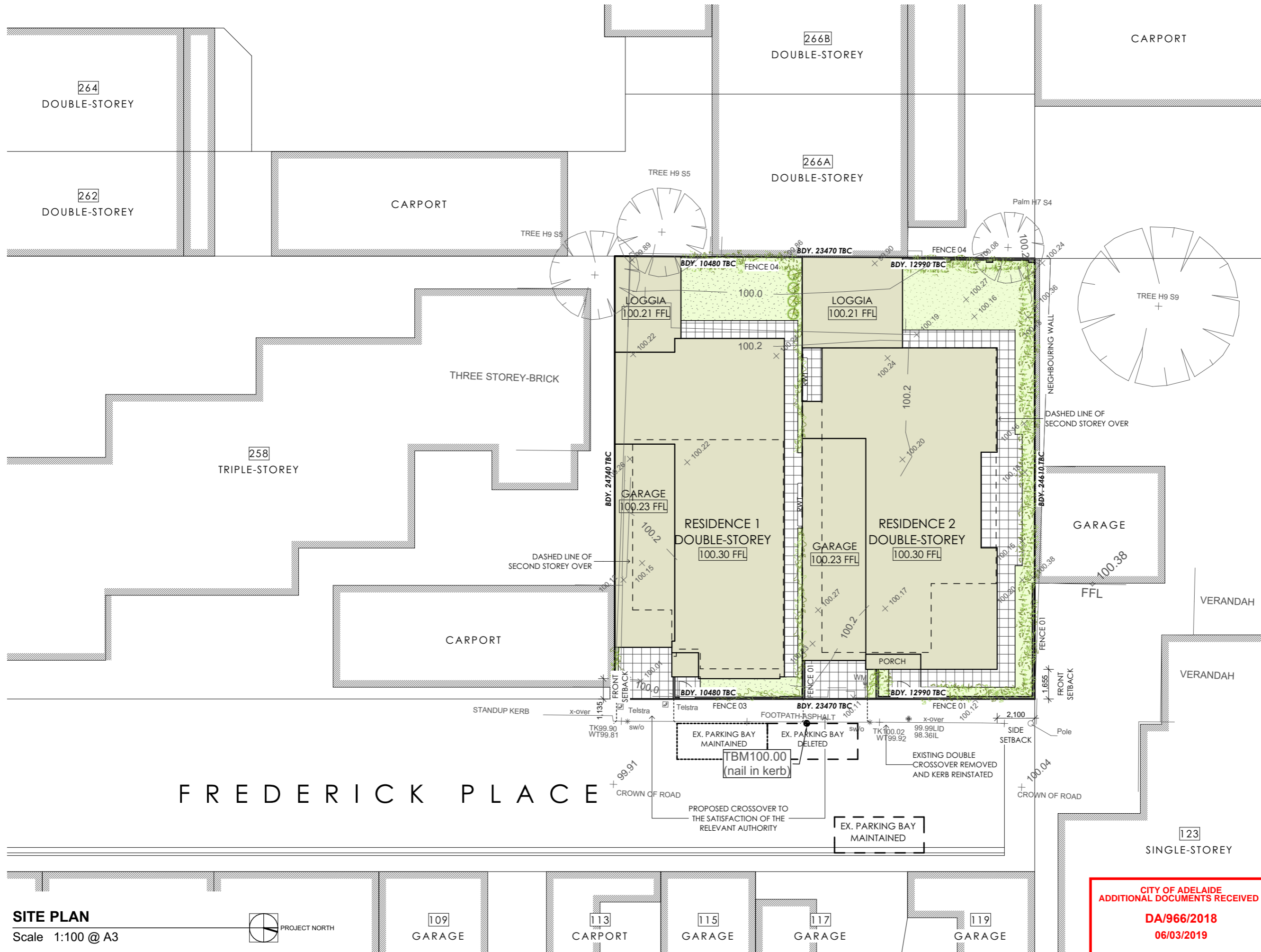
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SITE PLAN LEGEND

- PROPOSED RESIDENCE
- PROPOSED PAVING
- FUTURE LANDSCAPING BY OWNER

FENCE SCHEDULE

- FENCE 01 2100H SOLID MASONRY FENCE
- FENCE 02 1800H COLORBOND GOODNEIGHBOUR FENCE
- FENCE 03 1200H OPEN MASONRY FENCE
- FENCE 04 2400H SOLID MASONRY FENCE



ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	14/11/18
B	DPC AMENDMENT	19/12/18
C	DPC AMENDMENT	01/03/19

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CLIENT: Ogg / Ryan
 PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide

DRAWING TITLE:
Site Plan

PAPER SIZE: A3

PRINT DATE: 6/03/2019

SCALE: 1:200, 1:100

DWG No: SK03 ISSUE: C

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**CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/966/2018
 06/03/2019**

SITE PLAN
 Scale 1:100 @ A3



AREA SCHEDULE

TOTAL SITE AREA	579.0m ² TBC
-----------------	-------------------------

RESIDENCE 01

SITE AREA	258.9m ² TBC
GROUND FLOOR LIVING	119.2m ²
FIRST FLOOR LIVING	85.7m ²
GARAGE	34.1m ²
LOGGIA	19.5m ²
PORCH	1.5m ²
TOTAL	260.0m²

RESIDENCE 02

SITE AREA	320.1m ² TBC
GROUND FLOOR LIVING	123.2m ²
FIRST FLOOR LIVING	129.9m ²
GARAGE	38.6m ²
LOGGIA	28.2m ²
BALCONY	15.6m ²
PORCH	1.9m ²
TOTAL	337.4m²

PLOT RATIOS

RESIDENCE 01

SITE AREA	258.9m ² TBC
TOTAL FLOOR AREA (EXC. GARAGE, LOGGIA & PORCH)	204.9m ²
PLOT RATIO	0.79

RESIDENCE 02

SITE AREA	320.1m ² TBC
TOTAL FLOOR AREA (EXC. GARAGE, LOGGIA, PORCH & BALCONY)	253.1m ²
PLOT RATIO	0.79

ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	14/11/18
B	DPC AMENDMENT	19/12/18
C	DPC AMENDMENT	01/03/19

GENWORTH GROUP
 287 MELBOURNE STREET
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CLIENT: Ogg / Ryan
 PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide

DRAWING TITLE:
Ground Floor Plan

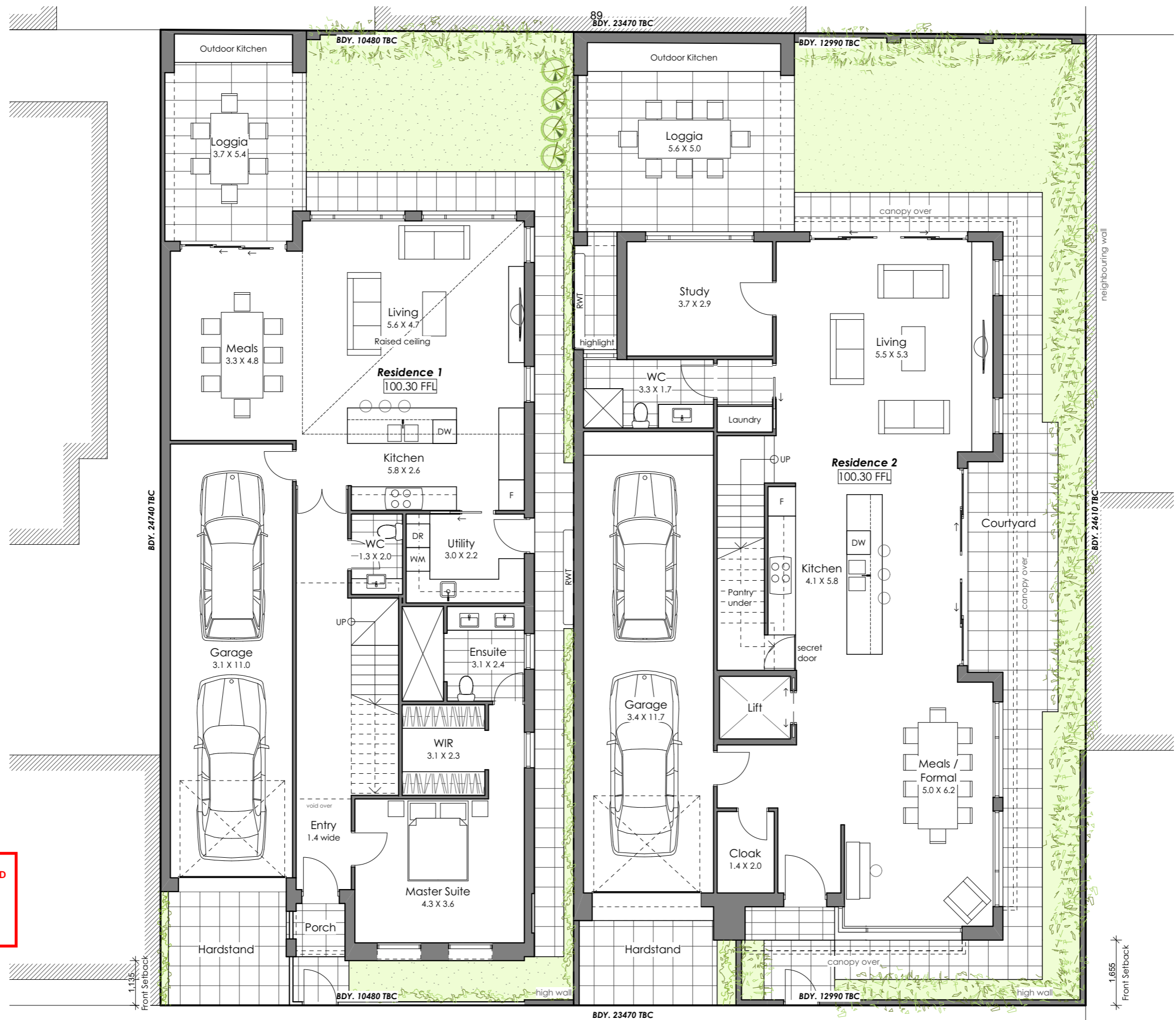
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 06/03/2019

GROUND FLOOR PLAN

Scale 1:100 @ A3



F R E D E R I C K P L A C E

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Item No. 3.3 - Attachment 5
OXFORD ARCHITECTS PTY LTD
 898 Goodwood Road, Goodwood, SA
 E admin@oxfordarchitects.com.au
 W www.oxfordarchitects.com.au
 T (08) 7231 1732

AREA SCHEDULE
 TOTAL SITE AREA 579.0m² TBC

RESIDENCE 01
 SITE AREA 258.9m² TBC
 GROUND FLOOR LIVING 119.2m²
 FIRST FLOOR LIVING 85.7m²
 GARAGE 34.1m²
 LOGGIA 19.5m²
 PORCH 1.5m²
 TOTAL 260.0m²

RESIDENCE 02
 SITE AREA 320.1m² TBC
 GROUND FLOOR LIVING 123.2m²
 FIRST FLOOR LIVING 129.9m²
 GARAGE 38.6m²
 LOGGIA 28.2m²
 BALCONY 15.6m²
 PORCH 1.9m²
 TOTAL 337.4m²

PLOT RATIOS
RESIDENCE 01
 SITE AREA 258.9m² TBC
 TOTAL FLOOR AREA (EXC. GARAGE, LOGGIA & PORCH) 204.9m²
 PLOT RATIO 0.79

RESIDENCE 02
 SITE AREA 320.1m² TBC
 TOTAL FLOOR AREA (EXC. GARAGE, LOGGIA, PORCH & BALCONY) 253.1m²
 PLOT RATIO 0.79

ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	14/11/18
B	DPC AMENDMENT	19/12/18
C	DPC AMENDMENT	01/03/19

GENWORTH GROUP
 287 MELBOURNE STREET
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 www.genworthgroup.com.au

CLIENT: Ogg / Ryan
 PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide

DRAWING TITLE:
First Floor Plan

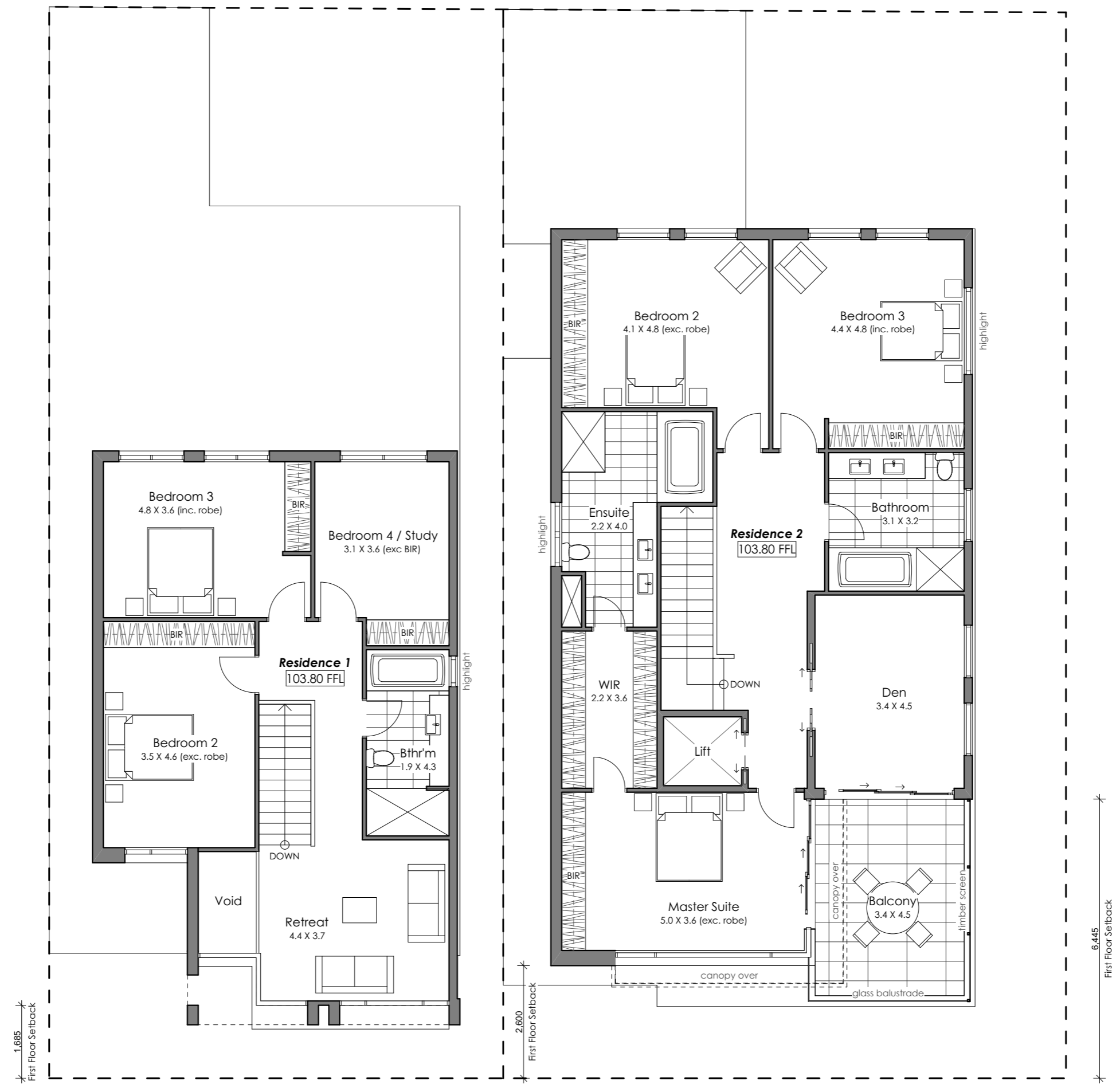
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PRINT DATE: 6/03/2019

SCALE: 1:100

DWG No: SK05 ISSUE: C

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FIRST FLOOR PLAN

Scale 1:100 @ A3



CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/966/2018
 06/03/2019



- MATERIALS SCHEDULE**
- WF-01 ACRYLIC RENDER
FINISH
COLOUR: WATTYL COTTON GREY
 - WF-02 ACRYLIC RENDER
FINISH
COLOUR: WATTYL COTTON GREY
 - WF-03 FACE STONE FINISH
COLOUR: MILK STONE TILE
 - WF-04 TIMBER CLADDING
FINISH
COLOUR: NATURAL
 - WF-05 COLOURBACK GLASS
FINISH
COLOUR: CHARCOAL
 - GF-01 STRATCO EDGE GUTTER
COLOUR: BASALT
 - RF-01 COLORBOND CUSTOM
ORB ROOF FINISH
COLOUR: BASALT
 - OG OPAQUE GLAZING
- NOTE: ALL FENCING HIDDEN FOR CLARITY

EAST ELEVATION
 Scale 1:100 @ A3



WEST ELEVATION
 Scale 1:100 @ A3

ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	14/11/18
B	DPC AMENDMENT	19/12/18
C	DPC AMENDMENT	01/03/19

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CLIENT: Ogg / Ryan
 PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide
 DRAWING TITLE:
Elevations 1
 PAPER SIZE: A3
 PRINT DATE: 6/03/2019
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 DWG No: SK06 ISSUE: C

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Item No. 3.3 - Attachment 7

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MATERIALS SCHEDULE

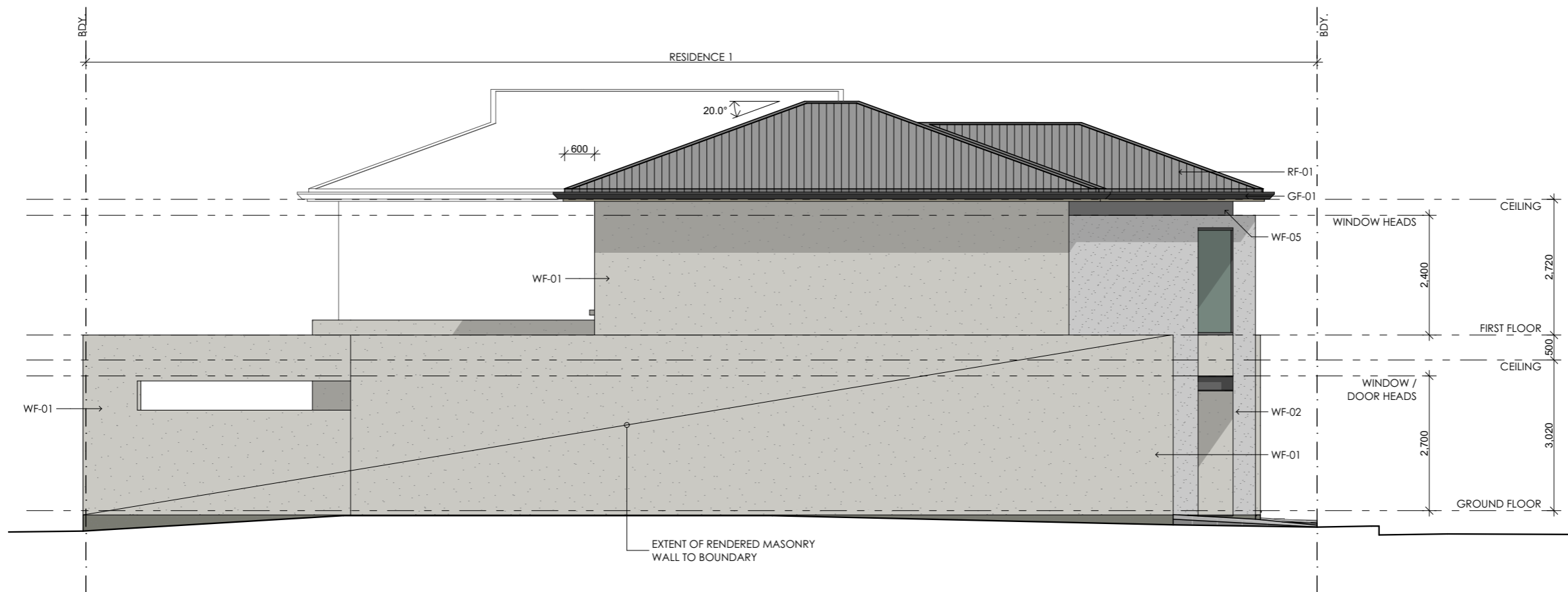
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FINISH
COLOUR: WATYLL
COTTON GREY
- WF-02 ACRYLIC RENDER
FINISH
COLOUR: WATYLL
COTTON GREY
- WF-03 FACE STONE FINISH
COLOUR: MILK STONE
TILE
- WF-04 TIMBER CLADDING
FINISH
COLOUR: NATURAL
- WF-05 COLOURBACK GLASS
FINISH
COLOUR: CHARCOAL
- GF-01 STRATCO EDGE GUTTER
COLOUR: BASALT
- RF-01 COLORBOND CUSTOM
ORB ROOF FINISH
COLOUR: BASALT
- OG OPAQUE GLAZING

NOTE: ALL FENCING HIDDEN FOR CLARITY



NORTH ELEVATION

Scale 1:100 @ A3



SOUTH ELEVATION

Scale 1:100 @ A3

ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	14/11/18
B	DPC AMENDMENT	19/12/18
C	DPC AMENDMENT	01/03/19

GENWORTH GROUP
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CLIENT: Ogg / Ryan

PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide

DRAWING TITLE:
Elevations 2

PAPER SIZE: A3

PRINT DATE: 6/03/2019

SCALE: 1:100

DWG No: SK07 ISSUE: C

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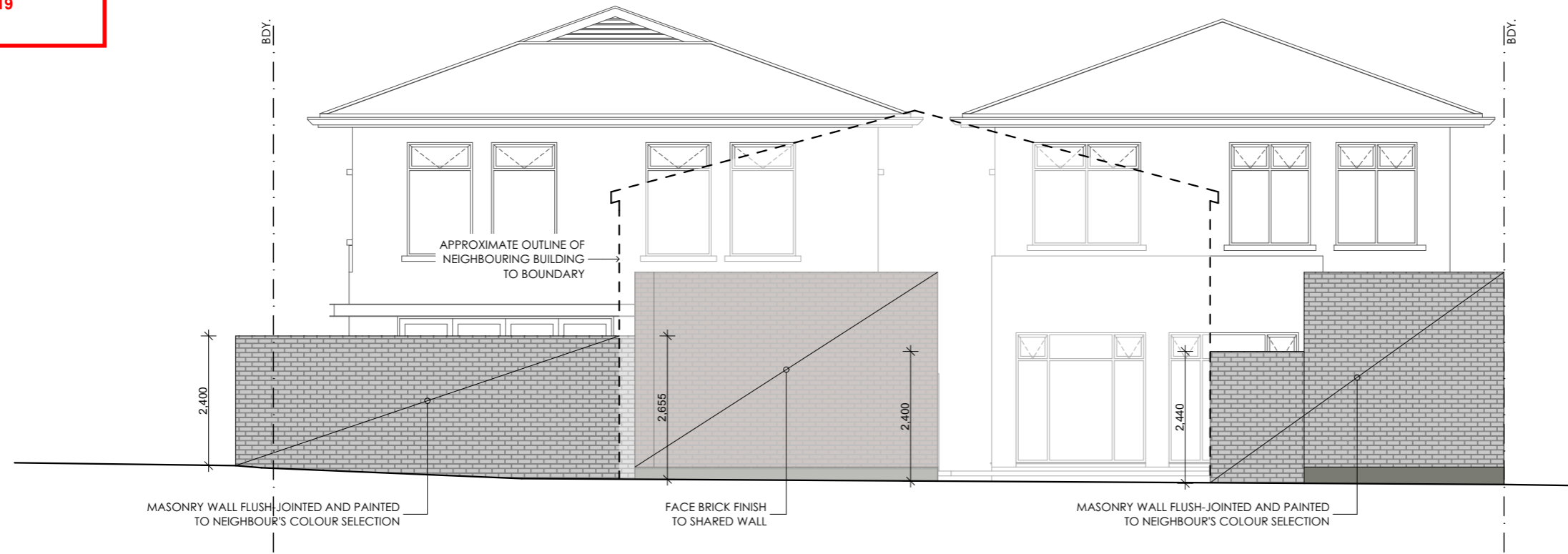
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 DA/966/2018
 06/03/2019

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MATERIALS SCHEDULE

- WF-01 ACRYLIC RENDER FINISH
COLOUR: WATTYL COTTON GREY
- WF-02 ACRYLIC RENDER FINISH
COLOUR: WATTYL COTTON GREY
- WF-03 FACE STONE FINISH
COLOUR: MILK STONE TILE
- WF-04 TIMBER CLADDING FINISH
COLOUR: NATURAL
- WF-05 COLOURBACK GLASS FINISH
COLOUR: CHARCOAL
- GF-01 STRATCO EDGE GUTTER
COLOUR: BASALT
- RF-01 COLORBOND CUSTOM ORB ROOF FINISH
COLOUR: BASALT
- OG OPAQUE GLAZING



WEST FENCE ELEVATION

Scale 1:100 @ A3

ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	14/11/18
B	DPC AMENDMENT	19/12/18
C	DPC AMENDMENT	01/03/19

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CLIENT: Ogg / Ryan
 PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide

DRAWING TITLE :
Elevations 3

PAPER SIZE: A3

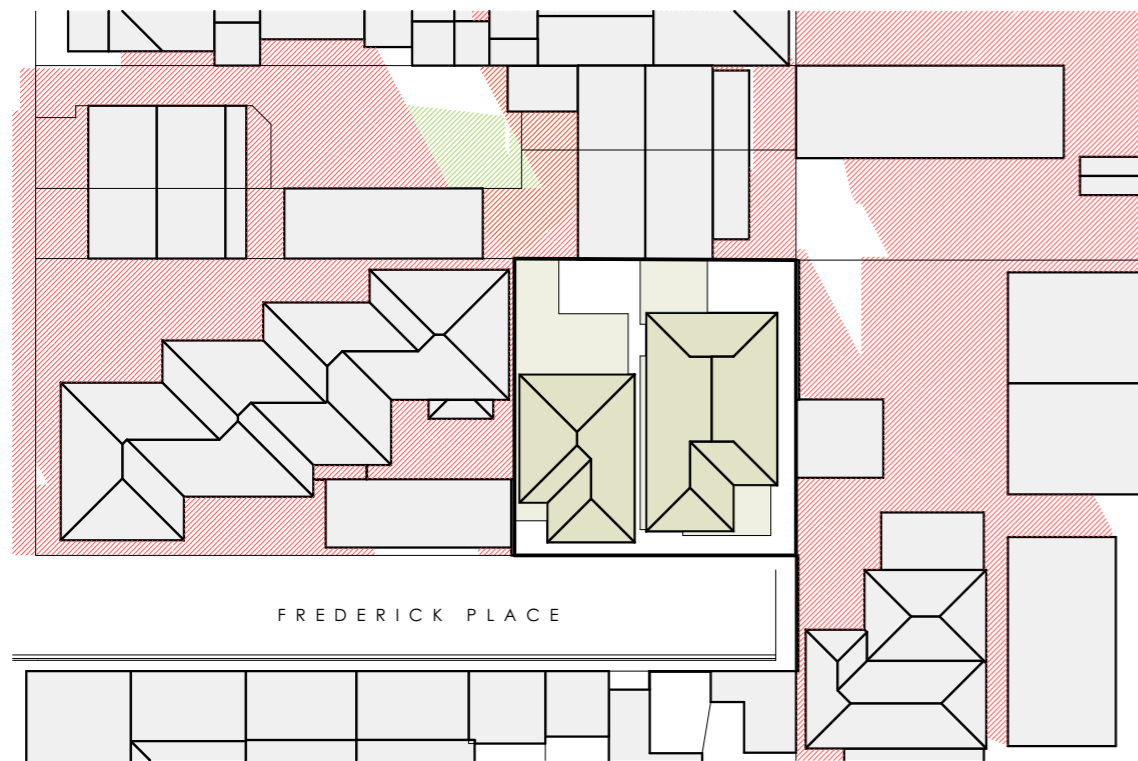
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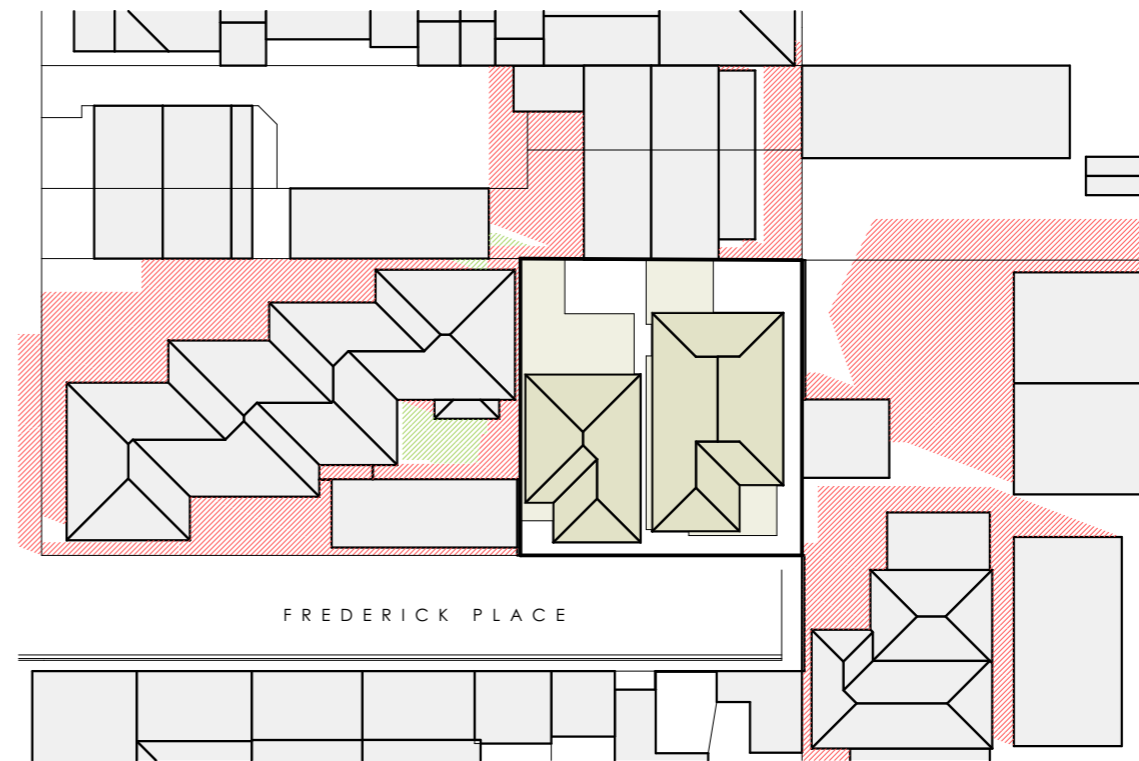
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- OVERSHADOWING LEGEND**
- NEIGHBOURING RESIDENCE
 - PROPOSED RESIDENCE
 - EXISTING SHADOWS
 - PROPOSED SHADOWS



JUN. 21 9AM
NOT TO SCALE



JUN. 21 12PM
NOT TO SCALE



JUN. 21 3PM
NOT TO SCALE



ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
A	DPC APPROVAL	19/12/18
C	DPC AMENDMENT	01/03/19

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CLIENT: Ogg / Ryan
 PROJECT: New Residences
 13-17 Frederick Place, Nth Adelaide

DRAWING TITLE:
Overshadowing Studies

PAPER SIZE: A3

PRINT DATE: 6/03/2019

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DWG No: SK09 ISSUE: A

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**CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/966/2018
 06/03/2019**

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5818 Folio 232

Parent Title(s)	CT 2682/46		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	23/10/2000	Edition	4
		Edition Issued	01/02/2017

Estate Type

FEE SIMPLE

Registered Proprietor

JOHN CHARLES RYAN
OF 28 WILLIAM BUIK COURT NORTH ADELAIDE SA 5006
1 / 2 SHARE

WENDY FAYE OGG
OF 28 WILLIAM BUIK COURT NORTH ADELAIDE SA 5006
1 / 2 SHARE

Description of Land

ALLOTMENT 799 FILED PLAN 183261
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

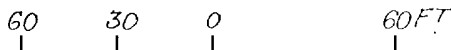
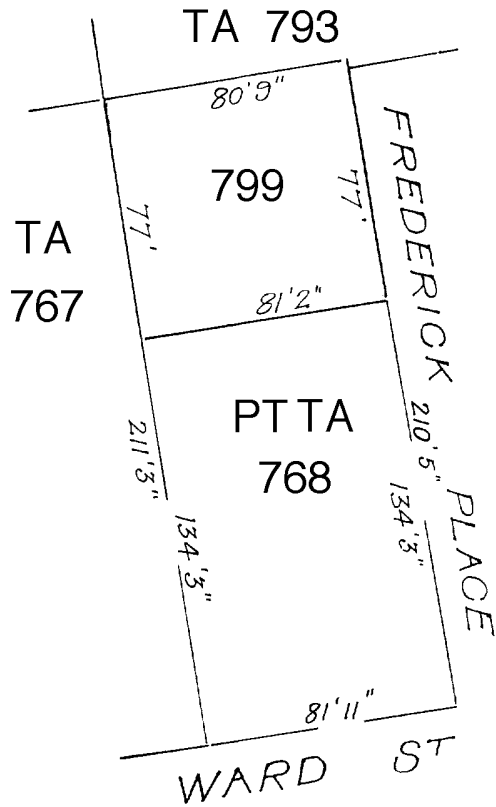
Dealing Number	Description
12662887	MORTGAGE TO AUSTRALIAN CENTRAL CREDIT UNION LTD. (ACN: 087 651 125)

Notations

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



THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2682/46



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

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



S.A. LANDS TITLES OFFICE RE-IDENTIFICATION PLAN

97

PLAN NUMBER

FP 183261

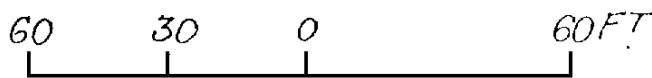
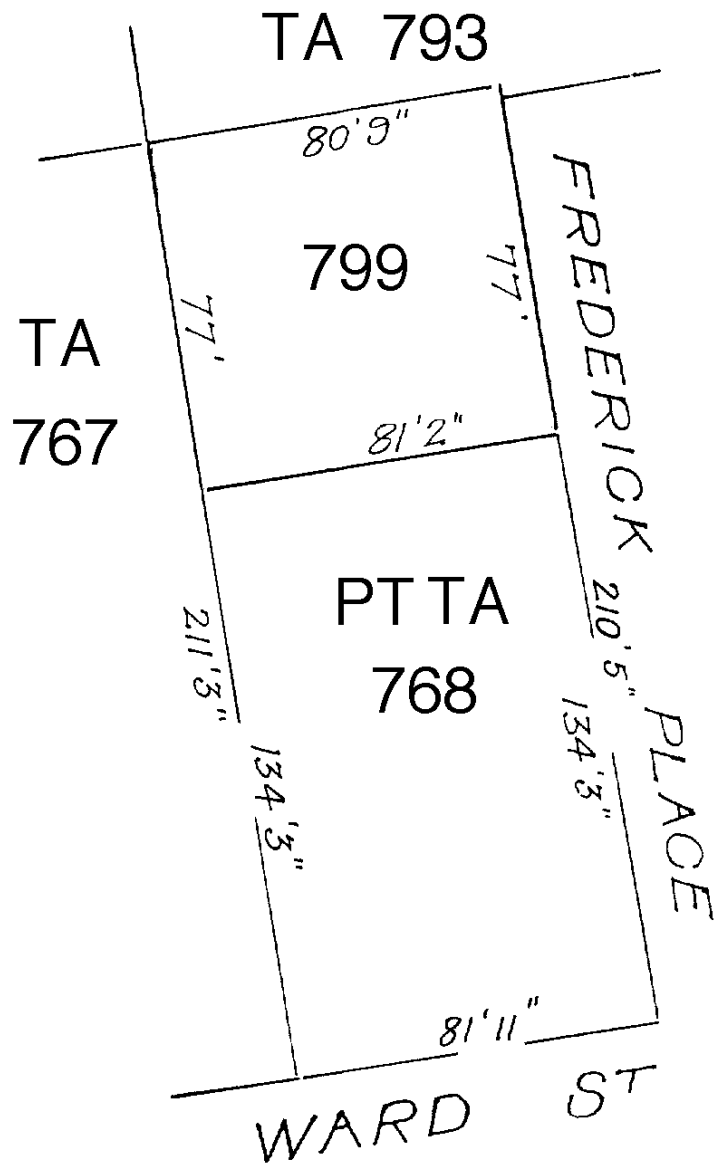
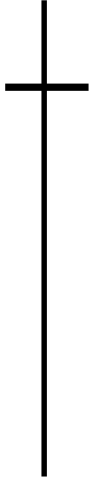
SHEET 1 OF 1

ACCEPTED FOR FILING
24/05/1996

REGISTRAR-GENERAL

AREA : NORTH ADELAIDE
LGA : CORP OF THE CITY OF ADELAIDE
HUNDRED : YATALA
SECTION : P T 768

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2682/46



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City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019

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CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No	3.4
Address	14-16 Hallett Street, Adelaide SA 5000
Proposal	Construct two (2) storey dwelling (DA/773/2018 - SG) [CAP]
Applicant	Mr. M. Schramm
Relevant Development Plan	7 June 2018
Lodgement Date	20 Sep 2018
Zone / Policy Area	City Living Zone – South Central Policy Area 32
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representation
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

• Plans and Elevations	1 - 8
• Preliminary Site Investigation Report	9 - 93
• Certificate of Title	94 - 95
Comments from Public Notification	96 - 97
Applicant Response to Representations	98 - 99

PERSONS SPEAKING BEFORE THE PANEL**Nil**

1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for the construction of a two (2) storey dwelling at 14-16 Hallett Street, Adelaide. The dwelling is proposed on land that is currently used as a car park for up to four (4) vehicles.
- 1.2 The highest portion of the building is proposed 6.9 metres above ground level.
- 1.3 A building floor area of 148m² is proposed.
- 1.4 A range of building materials and finishes will be used including off-white face bricks, off-white textured panels, aluminium framed windows and black horizontal and vertical slat fencing.
- 1.5 The upper level will be cantilevered over the parking/court area proposed adjacent to Hallett Street. The parking/court area will provide up to two (2) car parking spaces. This area will be enclosed by 1.8 metre high horizontal and vertical slat fencing that will secure the site and provide at least some privacy for occupants.
- 1.6 Landscaping is proposed adjacent a portion of the southern boundary near Hallett Street. This landscaping will grow to a height of approximately 3 metres and assist in screening a portion of the building when viewed from the south in Hallett Street.

2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area 119m²		
Plot ratio	2.0 238m ²	1.2 148m ²
Building height (maximum)		
- Storeys	4 storeys	2 storeys
- Metres	14 metres	6.9 metres
Private Open Space (POS)		
- % of total site area or m2	16m ² /13%	30m ² /25%
- dimensions	>2.5m	>2.5m
Landscaped Open Space (LOS)		
- % of total site area	10%/12m ²	11%/14m ²
Car parking and Access		
- Number of spaces	1 Space	2 Spaces
- Width of garage/carport in relation to the allotment width	No more than 50% of the allotment width	4.5m (64%)

3. **BACKGROUND**

- 3.1 The proposal has been amended a number of times during the assessment process. The amendments include building material changes for the upper level façade fronting Hallett Street and screening for the balcony to address overlooking concerns raised by a representor.
- 3.3 Two (2) storey dwellings have been proposed on the subject site previously (DA/838/2002 – planning consent granted) and (DA/639/2006 – withdrawn). However, the site has continued to be used as an open lot car park.

4. SITE

- 4.1 The subject site is located on the eastern side of Hallett Street, approximately 48 metres south of the intersection between Hallett and Halifax Streets.
- 4.2 The site has a frontage to Hallett Street of approximately 7 metres and side boundary lengths of 16.75 metres. It has an area of approximately 119m².
- 4.3 An asphalted open lot car park is located on the site and provides a total of four (4) car parking spaces.
- 4.4 The site is fenced on the southern and eastern boundaries.
- 4.5 Vehicle access is provided via an existing crossover to Hallett Street.
- 4.6 The site is relatively level and devoid of vegetation.

5. LOCALITY

- 5.1 The locality comprises a mix of residential, commercial land uses and a place of worship.
- 5.2 The western side of Hallett Street includes a mix of single and two storey dwellings.
- 5.3 There are a number of Local Heritage (Townscape) Places located on Hallett Street, however none are located adjacent the subject site. There is a Local Heritage (Townscape) place located directly opposite the subject site.
- 5.4 A two storey State Heritage Place (Q Theatre – former Stow Memorial Church Sunday School) is located on the western side of Hallett Street fronting Halifax Street. A two storey office building fronting Halifax Street is also located on the eastern side of Hallett Street.
- 5.5 The Adelaide Christadelphian Hall (Place of Worship) is located at 105 Halifax Street. This site extends to the east of the subject site and also to the south in the form of a laneway.
- 5.6 In summary, the locality has a generally mixed but predominantly residential character.



KEY



Subject Site



Local Heritage Place

CiL32

City Living Zone / South Central Policy Area 32



State Heritage Place

MS(A)

Main Street (Adelaide) Zone



Policy Area Boundary

R

Representor



Locality

Photo 1 – Subject site, viewed from the western side of Hallett Street



Photo 2 – Neighbouring dwellings at 12 Hallett Street (north of subject site)



Photo 3 – Neighbouring dwelling at 18 Hallett Street (south of the subject site)



Photo 4 – Private lane located between subject site and 18 Hallett Street



Photo 5 – Development located on western side of Hallett Street (opposite subject site)



Photo 6 – Development located on western side of Hallett Street (northwest of subject site)



6. **PUBLIC NOTIFICATION**

- 6.1 The proposal is a Category 2 form of development and therefore public notification has been undertaken as required.

Please note: Category 2 representations are only 'valid' and taken into account if the representor has been directly notified in writing, by Council, of the development. Only valid Category 2 representations are afforded the opportunity to be heard by the Council Assessment Panel. This is in accordance with legislation and a resolution of Council on 27 June 2017.

Category of Notification	Category 2
Representation Received – 1	<ul style="list-style-type: none"> The Adelaide Christadelphian Hall Company Pty Ltd – 105 Halifax Street, Adelaide

Summary of Representations	Applicant Response
A balustrade facing east on the first floor should be of a type and height which prevents overlooking of our rear activity yard.	The design now incorporates a raised sill and obscure glass balustrade/screen to 1.7 metres on the eastern elevation to prevent overlooking to the south and east.
Advise that we will not grant any access or use at all upon or over our land (laneway) for the execution of any work whatsoever associated with this development at any time.	The issue of site access for construction is not a planning issue and can be negotiated between relevant parties prior to construction. We note there was previously some negotiation between parties where access was to be allowed based on a limited schedule for installation and the use of mobile scaffolding, allowing unrestricted access to the carpark. Should access to the laneway be prohibited, an alternative construction method will need to be proposed and will unavoidably present a lower visual quality to the inaccessible wall faces.
The plans do not include details of the evident landfall from east to west, any waterproof retaining walls along boundaries or how the kerb and water table along our boundary on the laneway is to be retained or reinstated. Please include as a condition of approval.	<p>The fall between the rear and front boundaries is noted. It has been indicated on the drawings that the finished floor level of the proposed ground level will match the building to the north, ensuring internal floor and external rebate levels are above existing adjacent carpark grades. The ground level paving will match the levels that exist on the site at present with outward fall towards Hallett Street, there will be no need for boundary retaining walls. This is a very similar situation on the existing building to the north where the exposed footing edge can be seen above carpark grades.</p> <p>In terms of the kerb, we refer to previous negotiations where both parties had agreed to reconstruct the kerb once boundaries are correctly identified during construction, with some temporary measures to ensure drainage and laneway access is unrestricted. Again, this is irrelevant to the planning assessment as it is a construction issue to be negotiated between land owners.</p>
All stormwater from the building/site	The drawings submitted indicate stormwater

shall be conducted to the Hallett Street water table/kerbing, within the site and not down our laneway.	discharge along the northern edge of the site to the Hallett Street water table.
The southwest corner of 14-16 Hallett Street will require installation of a substantial steel bollard to protect the edge of the proposed fence from vehicular damage given the very tight access from the street when entering our property. This could also be improved by removing one (1) reserved parking space from the western side of the street opposite number 12 as previously requested.	This is not an issue for the applicant to address. Drivers will need to take due care to not damage the property. Should the owner of the laneway and/or Council choose to modify infrastructure to provide better or safer access to the laneway, this should have no influence on the approval for the proposal. The laneway owner and/or Council can address this as a separate issue as it is outside of the subject site.

7. **REQUIRED EXTERNAL REFERRALS**

7.1 No external referrals required

8. **SPECIALIST ADVICE**

8.1 **Infrastructure**

- There are no infrastructure related objections to this proposal.

8.2 **Traffic**

- There are no traffic related objections to this proposal.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Objectives and Actions as below:

SMART	GREEN
<ul style="list-style-type: none"> • Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide 	<ul style="list-style-type: none"> • Improve energy performance and use of renewable energy in Council and privately-owned buildings, including consideration of solar heating, solar energy generation and battery storage • Work with private property owners and the State Government to embed better environmental performance into new and existing developments • Identify opportunities for building adaptation and re-use that supports heritage aspirations while reducing carbon emissions and waste • Work with all City stakeholders to increase public and private greening with street trees, gardens, community gardens, green walls and roofs, providing incentives where appropriate
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> • Encourage growth in the full range of residential property development in a mixed-use environment in a manner that respects the human scale and different character of districts in the City • Promote and protect Adelaide's built character and heritage through our operations, incentives, policies and direct investment, while working with and advocating to Federal and State governments for an increase in City buildings protected under State or Local Heritage regulations 	<ul style="list-style-type: none"> • Increase public art and cultural expression in private development by using planning levers and requirements

9. DETAILED ASSESSMENT

9.1 Summary of South Central Policy Area 32 Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> Increase in residential density. 	✓
Objective O1	<ul style="list-style-type: none"> Proposal consistent with the Desired Character. 	✓
Principles of Development Control P1-6	<ul style="list-style-type: none"> Residential development. Plot ratio of 1.2 proposed (less than maximum 2.0 plot ratio requirement). Two (2) storey development and 6.9 metre height, less than maximum 4 storeys and 14 metre height and achieves minimum two (2) storey height requirement. Landscaped open space area of 11% in accordance with minimum 10% requirement. 	✓

9.2 Summary of City Living Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> An example of high quality residential infill development. 	✓
Objective O1	<ul style="list-style-type: none"> Adds to the range of dwelling types in the Zone. 	✓
Land Use P2	<ul style="list-style-type: none"> Achieved. 	✓
Form and Character P5	<ul style="list-style-type: none"> Development is proposed on a site that is currently used for open lot car parking. This existing use is in discord with the Desired Character for the Policy Area, whereas the proposed residential use is envisaged. 	✓
Design and Appearance P6	<ul style="list-style-type: none"> Refer Section 9.4 	✓
Building Height P7	<ul style="list-style-type: none"> See Policy Area PDC 4 and 5 comments. 	✓
Setbacks P9	<ul style="list-style-type: none"> Setbacks consistent with neighbouring development to the north. Setback from southern boundary designed to provide a transition to the setback of the character building to the south (18 Hallett Street). 	✓
Access and Car parking P11	<ul style="list-style-type: none"> Vehicle access from Hallett Street acceptable considering rear or side access is not available. 	✓

9.3 Summary of Council Wide Objectives & Principles

Subject	Assessment	Achieved
DP Ref		✓ Not Achieved ✗
Housing choice O6-8 P5-9	<ul style="list-style-type: none"> Will add to the variety of housing types in the Council area. Proposal complements and does not dominate surrounding development. 	✓
LOW SCALE RESIDENTIAL DEVELOPMENT		
Building Appearance & Neighbourhood Character O11-12 P17-21	<ul style="list-style-type: none"> Despite the small area of the site, open space is proposed for landscaping that will improve the appearance of the site. Visual bulk of the proposal minimised through articulation of the facades, variation in building materials and the use of varied tones. 	✓
Dwelling Setbacks O13 P22	<ul style="list-style-type: none"> Refer Zone PDC 9 comments. 	✓
Daylight & Sunlight O15 P25-28	<ul style="list-style-type: none"> Refer Section 9.4. 	✓
Private Open Space O16 P29-34	<ul style="list-style-type: none"> Private open space area of approximately 30m² (25%) proposed which is well in excess of the minimum 16m² space requirement outlined in CW PDC 31. This area includes the southern portion of the front court area, rear courtyard and balcony. 	✓
Visual & Acoustic Privacy O17 P35-38	<ul style="list-style-type: none"> Refer to Section 9.4 Detailed Discussion regarding visual privacy. 	✓
Adaptability P39	<ul style="list-style-type: none"> Achieved. 	✓
Carports, Garaging & Fencing O18-19 P40-43	<ul style="list-style-type: none"> The upper level is proposed to be cantilevered over the parking/court area fronting Hallett Street. This will assist in reducing the visual impact of the vehicle parking area, particularly compared to if a garage roller door was proposed. 	✓
On-Site Parking & Access O20 P44-45	<ul style="list-style-type: none"> Two undercover car parks are proposed which exceeds the requirements of Table Adel/7. 	✓

ENVIRONMENTAL		
Crime prevention through urban design O24 P82-84	<ul style="list-style-type: none"> Windows are proposed facing Hallett Street and these will promote passive surveillance of this street. 	✓
Waste management O28 P101-104	<ul style="list-style-type: none"> An area dedicated for the storage of waste bins is proposed at ground level in the parking/court area. 	✓
Contaminated Sites O29 P105	<ul style="list-style-type: none"> Refer Section 9.4. 	✓
Energy Efficiency O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> Living areas will incorporate a mix of north, east and west facing windows. The west facing windows at ground level will be shaded by the upper level which will cantilever over the parking/court area. High performance glazing with insulating blinds are proposed to the west facing master bedroom window. Natural cross ventilation will be possible by opening north, east and west facing windows to capture breezes. 	✓
Stormwater management O35-39 P126-131	<ul style="list-style-type: none"> Outdoor areas are available for the installation of rainwater tanks. 	✓
Height, Bulk and Scale P168-174	<ul style="list-style-type: none"> Refer to Section 9.1 PDC 4 comments. 	✓
Plot Ratio P175	<ul style="list-style-type: none"> Achieved. 	✓
Landscape Open Space P177	<ul style="list-style-type: none"> Achieved. 	✓
Building Setbacks P178-179	<ul style="list-style-type: none"> The proposal will incorporate setbacks that are similar to others in the locality, particularly the two storey development to the north at 12 Hallett Street. 	✓
Articulation & Modelling P182-186	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓
Materials, Colours & Finishes P187-190	<ul style="list-style-type: none"> Refer Section 9.4. 	✓

Vacant Sites & Buildings O54 P204-206	<ul style="list-style-type: none"> This application proposes development of a site that is currently used for open lot car parking with a residential land use as envisaged in the City Living Zone. 	✓
Landscaping O55 P207-210	<ul style="list-style-type: none"> Landscaping is proposed adjacent the southern boundary near Hallett Street. Desert Senna (<i>Senna artemisioides</i>) plants to a height of approximately 3 metres are proposed to soften the appearance of the proposed building when viewed from the south. A landscaping area is also proposed in the rear courtyard area. 	✓
Car parking O71-72 P251-265	<ul style="list-style-type: none"> Achieved. 	✓

9.4 **Detailed Discussion**

Built Form and Design

The design of the proposal is clearly contemporary. The level of visual interest is acceptable primarily as a result of the cantilevered upper level which creates a varied façade to Hallett Street. The use of bricks for a portion of the upper level façade and a large floor to ceiling corner window also adds interest to this facade. This design approach is in accordance with Zone PDC 6, particularly in terms of building height, proportions and massing and articulation of the facade.

Although a contemporary design, the proposal is consistent with the local pattern of development, particularly in terms of its setback from Hallett Street where limited to no setbacks exist.

The large floor to ceiling corner window for the upper level together with a 1.1 metre setback from the southern boundary will assist in reducing the visual bulk of the proposal and providing a transition to the single storey character building to the south (18 Hallett Street) as shown in Figure 1.



Figure 1 – Perspective of proposed development adjacent to a Character Building at 18 Hallett Street

The application has been amended since lodgement. One of the key changes has focussed on the materials proposed for the upper level fronting Hallett Street and a portion of the lane to the south. Originally, 'textured render cement' panels were proposed.

Considering the extensive use of brick/stone in the locality and a desire to ensure the visual bulk of the proposal is acceptable adjacent to the character building to the south (18 Hallett Street), Council Administration requested the applicant incorporate a brick facade. Off-white face bricks are now proposed and will assist in ensuring the proposal is in keeping with existing development located along Hallett Street. This approach will also create a varied appearance and represents a contemporary interpretation of the red brick which predominates in the locality.

Visual Privacy

The subject site is surrounded by a mix of residential, commercial and community land uses.

A balcony is proposed in the north eastern portion of the site. This balcony will provide an outdoor area accessed from the upper level living room. A representor, The Adelaide Christadelphian Hall at 105 Halifax Street (located east and south of the subject site), raised concern regarding potential overlooking into 105 Halifax Street. In response to this concern, the applicant amended the proposal to include a 1.7 metre high obscure glass screen to the eastern side of this balcony. This screen exceeds the minimum 1.6 metre high screen requirement outlined in Council Wide PDC 36.

The dwellings to the north at 12 Hallett Street have been constructed adjacent to the northern boundary of the subject site and also the eastern boundary. Windows are not located on these boundaries and as such there will be no overlooking impacts from the proposed development.

In summary, the proposal satisfies Council Wide Objective 17 and PDC 36.

Overshadowing

Shadow diagrams have not been provided by the applicant. However, the location of the proposed building will ensure the majority of shadowing occurs over the laneway and a portion of Hallett Street.

The private open space area for the property to the south, at 18 Hallett Street, is located further to the east of the subject site. This will ensure at least two (2) hours of direct sunlight will be maintained to this area between 9am and 3pm on 22 June each year in accordance with Council Wide PDC 27.

Contaminated Sites

Council Wide Objective 29 and PDC 105 stipulate that where there is evidence of, or reasonable suspicion that land may have been contaminated, development should only occur where it is demonstrated the land is suitable for its intended use.

Considering the history of this site and nearby uses, Council Administration requested the applicant provide a Preliminary Site Investigation Report. This report concludes that *'overall, it is considered that site contamination risks associated with the identified PCAs are low and are unlikely to preclude the proposed redevelopment of the site'*.

The report recommends the following:

'Where site workers or occupants may come into contact with soil materials on the site, it is recommended that the following be undertaken:

- *An Unexpected Finds Protocol (UFP) be prepared and implemented during redevelopment works. Materials showing any indication of contamination (stained, odorous or discoloured materials) should be segregated and stockpiled for assessment of management options, including onsite reuse or offsite disposal.*
- *Any landscaped areas on the site should utilise imported garden soils and shallow rooted plants (such as those proposed by the proponent). If site soils are proposal to be used in landscaping, these should be assessed for suitability prior to their use'.*

The report has been reviewed and is supported by Council's Environmental Consultant. A condition is proposed to be applied that requires the applicant to follow the recommendations of this report.

9.5 Conclusion

This application proposes the construction of a two (2) storey dwelling at 14-16 Hallett Street, Adelaide.

The majority of the relevant Development Plan provisions are satisfied by the proposal and it is considered acceptable for the following key reasons:

- A residential use is proposed which is desired in the City Living Zone and South Central Policy Area 32;
- It is in keeping with the mix of single and two storey development in the locality;

- A plot ratio of 1.2 is proposed in accordance with the maximum plot ratio of 2.0 stipulated in South Central Policy Area 32 PDC 3;
- A private open space area of 30m² is proposed which is substantially more than the minimum 16m² required in Council Wide PDC 31;
- Provides 11% of landscaped open space in accordance with minimum 10% requirement outlined in South Central Policy Area 32 PDC 6;
- Results in minimal overshadowing impacts and will satisfy Council Wide PDC 27; and
- Potential overlooking opportunities from the first floor living areas and balcony are not expected and the proposal therefore accords with Council Wide PDC 35.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan as it proposes a land use and form of development that is desired in the Zone and Policy Area.

It has been determined that, on balance, the proposal warrants Development Plan Consent.

10. RECOMMENDATION

That the development, the subject of the application from Mr. M. J. Schramm to construct a two (2) storey dwelling at 14-16 Hallett Street, Adelaide SA 5000 as shown on plans designated DA/773/2018:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

Plans prepared by Ply Architects as follows:

- **Site Plan, DWG No. 05, stamped received 27 February 2019**
- **Floor Plans, DWG No. 10, stamped received 27 February 2019**
- **Elevations, DWG No. 40, stamped received 27 February 2019**
- **Design Response, DWG No. 03, stamped received 27 February 2019**
- **Environmental Sustainability, DWG No. 04, stamped received 27 February 2019**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. **External materials, surface finishes and colours of the Development shall be consistent with the descriptions hereby granted consent and shall be to the reasonable satisfaction of the Council.**

Reason: To ensure a high standard of materials and finishes used in the finished presentation of the Development.

3. **The obscure glass privacy screening for the balcony as depicted on the plans granted consent described as Elevations DWG No. 40, stamped received 27 February 2019, shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times.**

Reason: To ensure that the Development does not unreasonably diminish the privacy of residents in adjoining properties.

4. **The applicant or the person having the benefit of this consent shall ensure that all storm water run off from the development herein approved is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Council.**

Reason: To ensure that stormwater runoff does not have an adverse impact upon the public realm.

5. **The recommendations outlined in Section 7.0 of the Preliminary Site Investigation Report prepared by Agon Environmental, dated 8 March 2019, shall be undertaken, both during and post construction, to the satisfaction of Council, as follows:**

During Construction

An Unexpected Find Protocol (UFP) be prepared and implemented during

redevelopment works. Materials showing any indication of contamination should be segregated and stockpiled for assessment of management options, including onsite reuse or offsite disposal.

Post Construction

Any landscaped areas on the site should utilise imported garden soils and shallow rooted plants. If site soils are proposed to be use in landscaping, these should be assessed for suitability prior to their use.

Reason: *To ensure potential site contamination is addressed in a safe manner and the site is suitable for the proposed use.*

Advices

1. Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.
2. Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.
3. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
4. No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).
Please contact Customer Centre on 8203 7203 for further information.
5. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be lodged via the following:

Email: cityworks@cityofadelaide.com.au
 Fax: 8203 7674
 In Person: 25 Pirie Street, Adelaide

Item No. 3.4 – Attachments 1 – 99 (14-16 Hallett Street, Adelaide SA 5000)

Pages 119 to 217

ATTACHMENTS










Plans and Supporting Information

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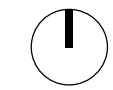
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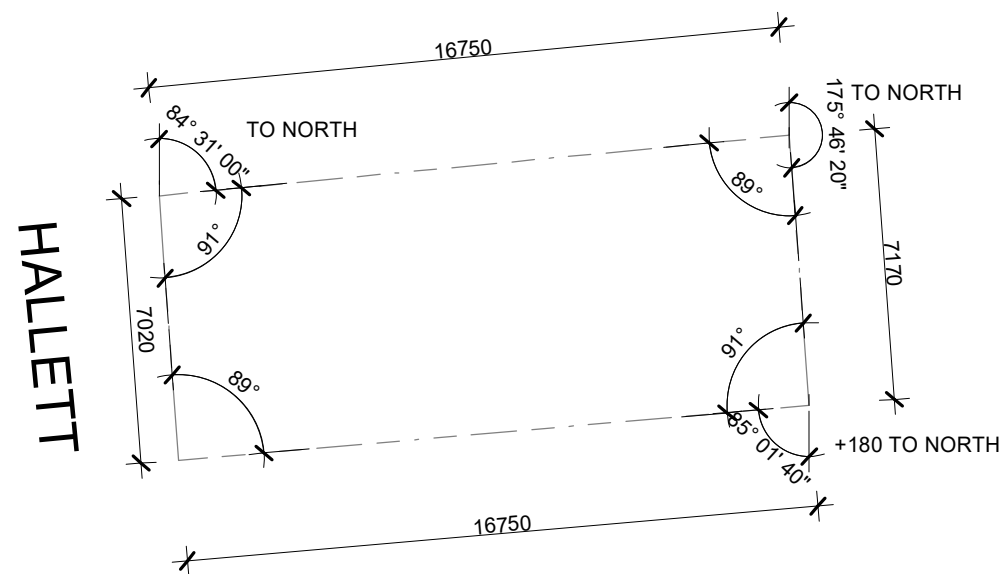
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-  SITE ACCESS
-  NORTH SUN ACCESS
-  OVERLOOKING POTENTIAL
-  PASSIVE SURVEILLANCE & VIEWS
-  SETBACK POTENTIAL
-  SITE SLOPE
-  PREVAILING BREEZE/ CROSS VENTILATION
-  EXISTING LARGE TREE
-  TRAFFIC FLOW

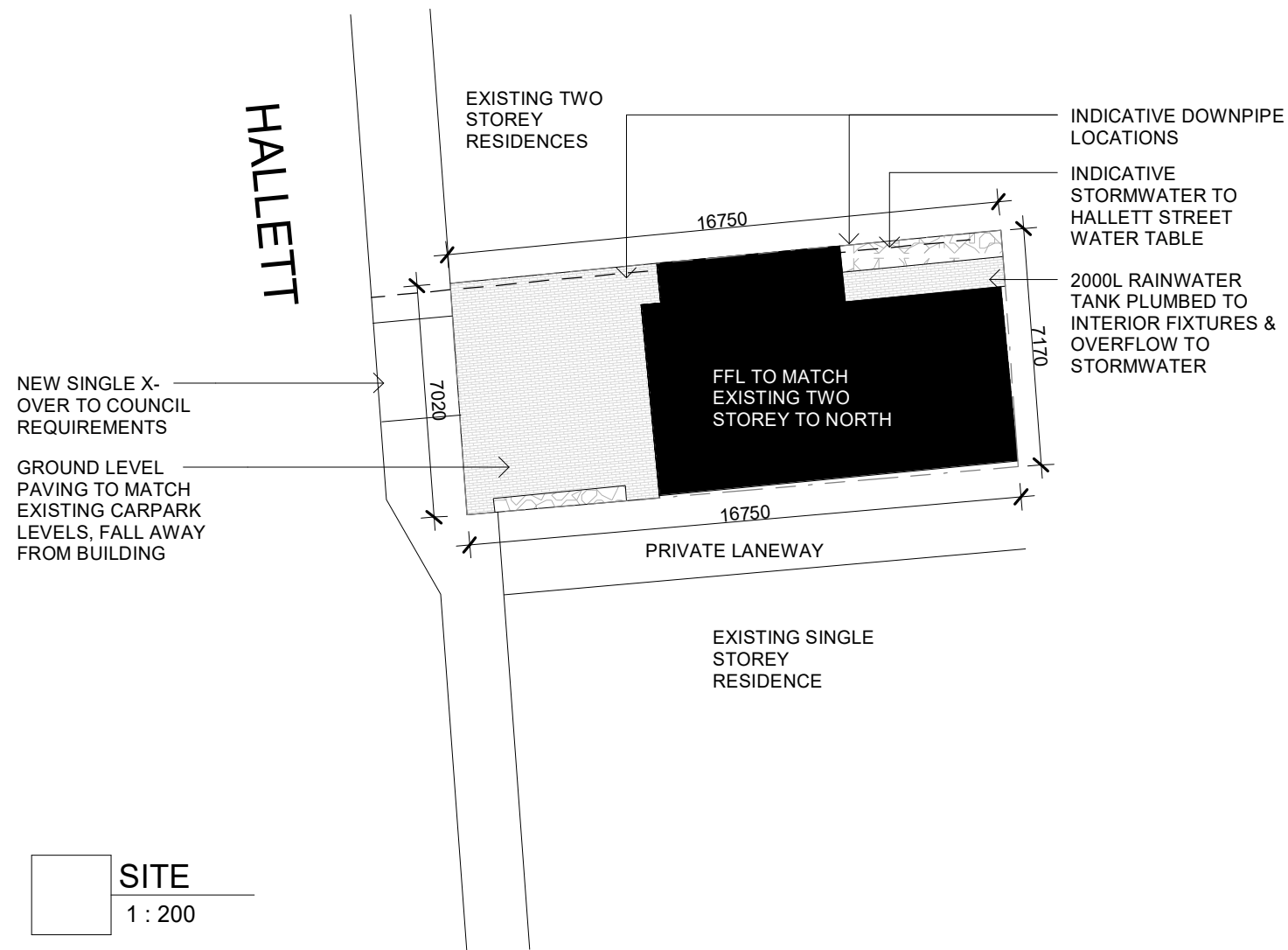


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 27/02/2019





SITE BOUNDARIES
1 : 200



SITE
1 : 200

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 27/02/2019



PROPOSED PLANT SPECIES/

RECOMMENDATIONS & DESCRIPTIONS TAKEN FROM ADELAIDE GARDENS - A PLANTING GUIDE, GOVERNMENT OF SOUTH AUSTRALIA

3 X HIGH SHRUBS/
(SOFTENING BETWEEN SOUTHERN FENCE & UPPER FACADE)

DESERT SENNA
SENNA ARTEMISOIDES
SHRUB TO 3M. ABUNDANT YELLOW FLOWERS, WINTER TO SPRING. LONG FLAT GREEN PODS AGE TO DARK BROWN. CREATES GREAT FOLIAGE AND FLOWER CONTRAST. SUITABLE FOR MOST SOIL TYPES



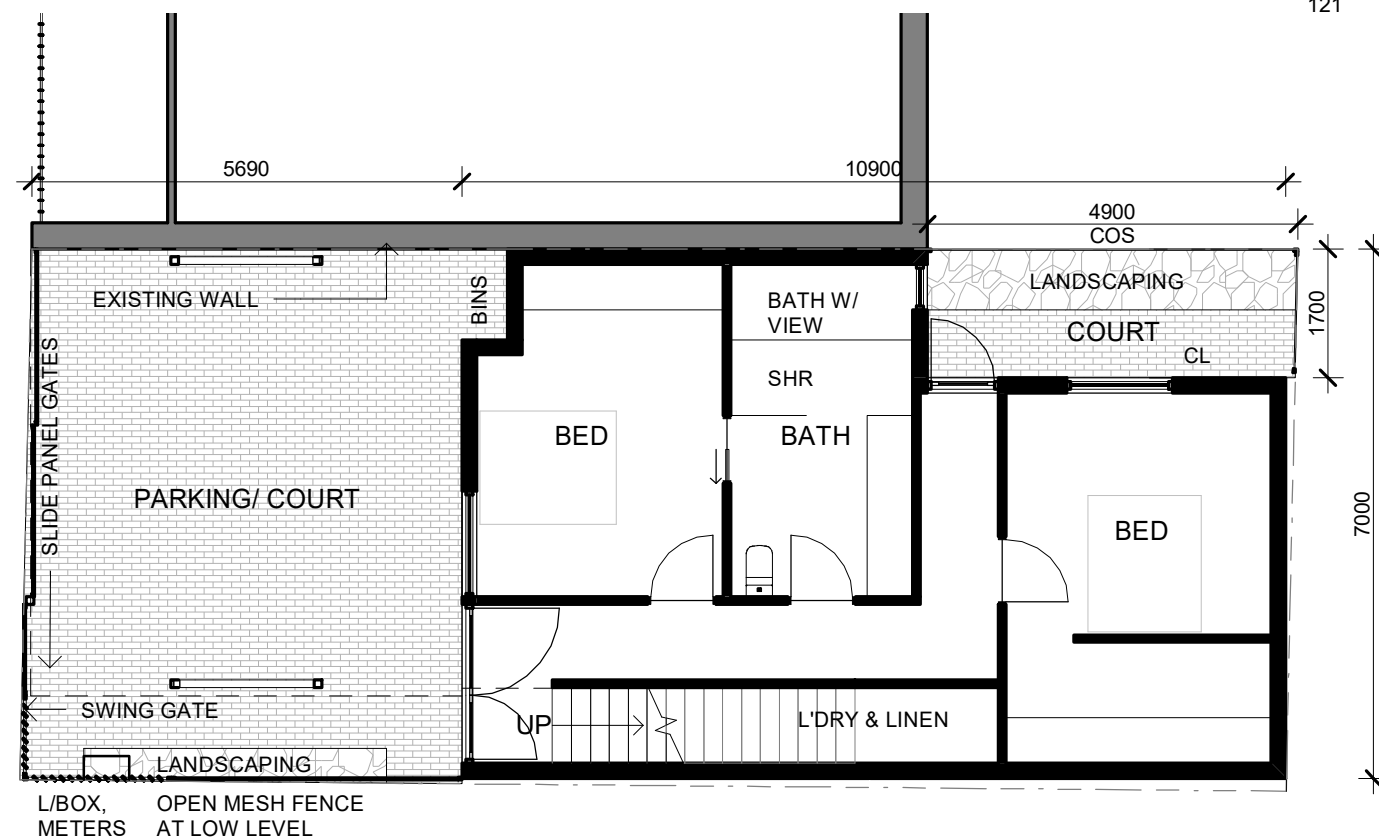
GRASSES/
(LOW SOFTENING VISIBLE THROUGH SOUTHERN MESH FENCE)

SILKY BLUE-GRASS
DICANTHIUM SERICEUM
DELICATE, ORNAMENTAL NATIVE GRASS TO 40CM HIGH. FLAT, BLuish-GREEN LEAVES. TWO OR THREE UPRIGHT BLuish-GREEN FLOWER SPIKES, SPRING TO SUMMER. USES: MASS PLANTINGS, INFORMAL EDGING. HEAVIER CLAY SOILS OR AREAS THAT CAPTURE A LOT OF MOISTURE

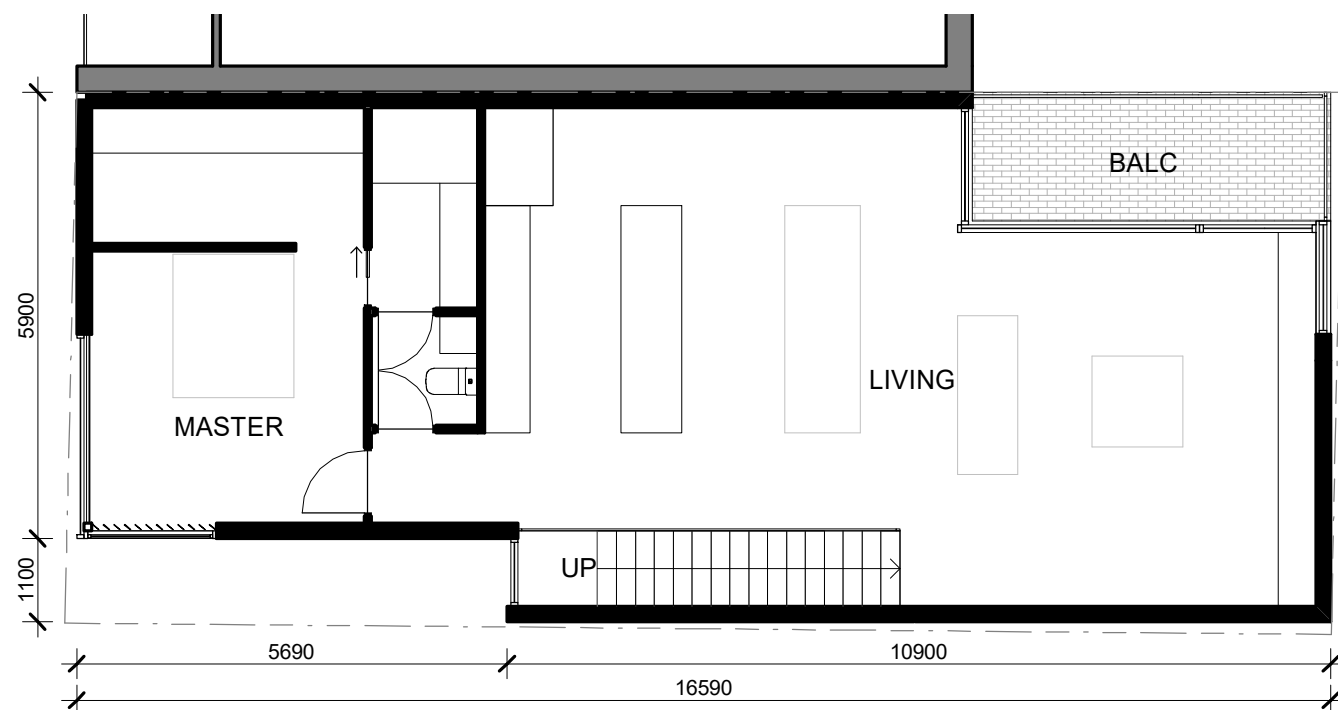


GROUND COVERS/
(LOW SOFTENING VISIBLE THROUGH SOUTHERN MESH FENCE)

TOM THUMB
DICHONDRA REPENS
SMALL, PROSTRATE PERENNIAL HERB; CREEPING STEMS. TINY YELLOW-GREEN FLOWERS, SUMMER. FRUIT: HAIRY, TWO-LOBED CAPSULE. USES: GROUND COVER, HANGING BASKETS, BETWEEN STEPPING STONES, LAWN SUBSTITUTE (DOES NOT NEED MOWING BUT CAN BE). MOIST POSITION



GROUND
1 : 100



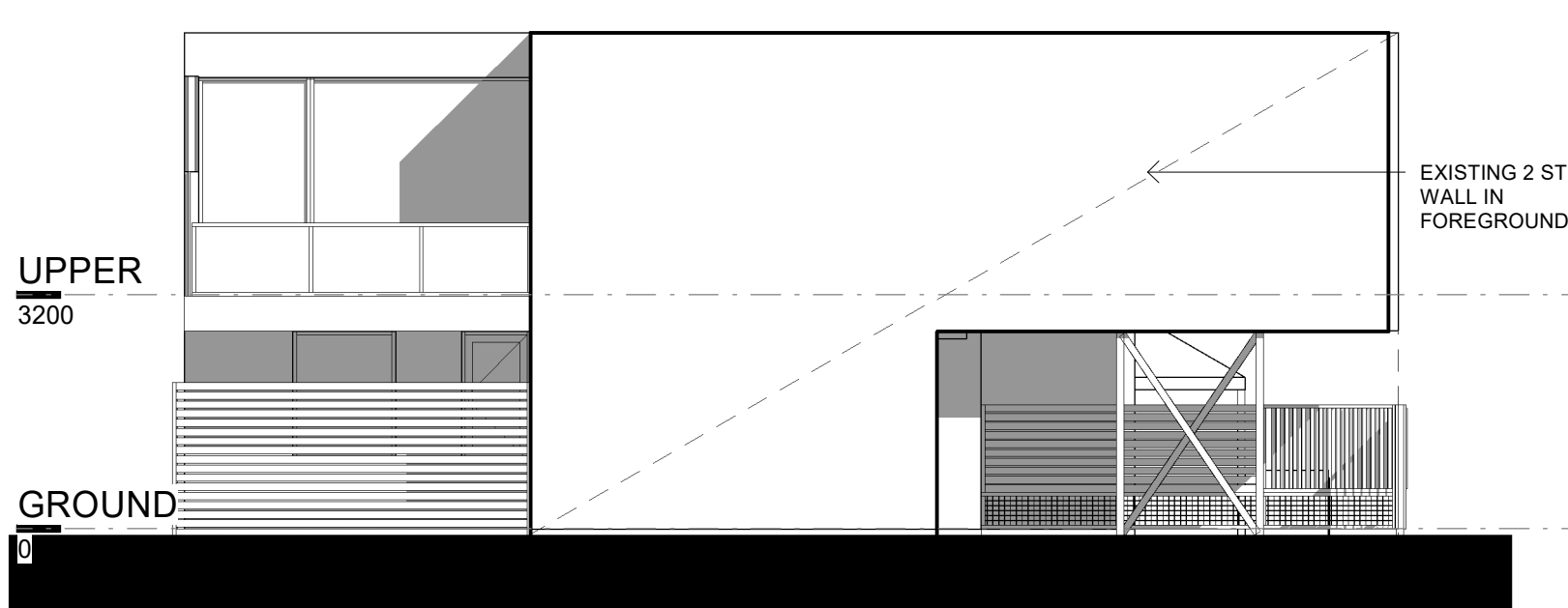
UPPER
1 : 100

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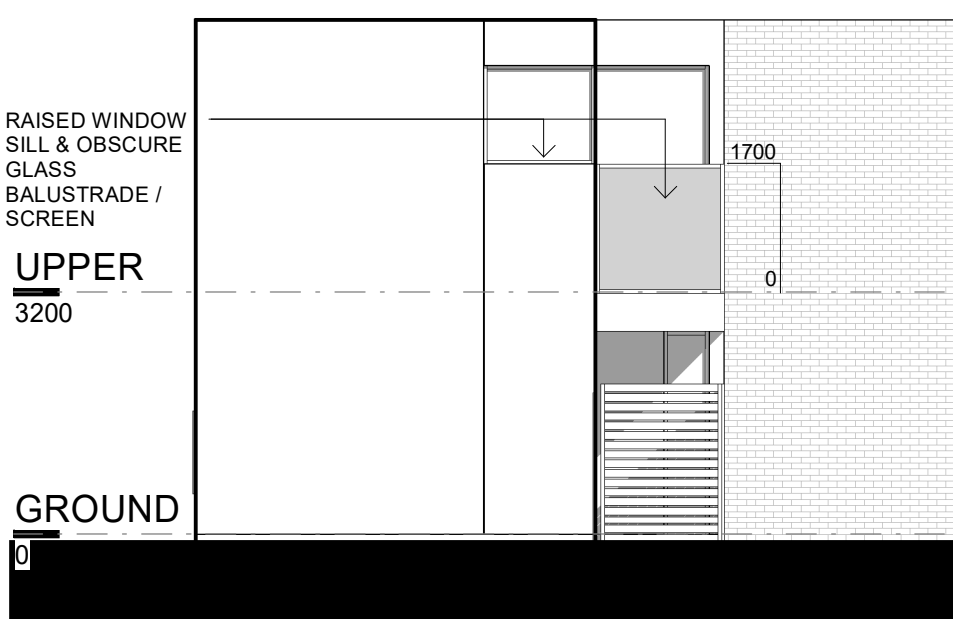
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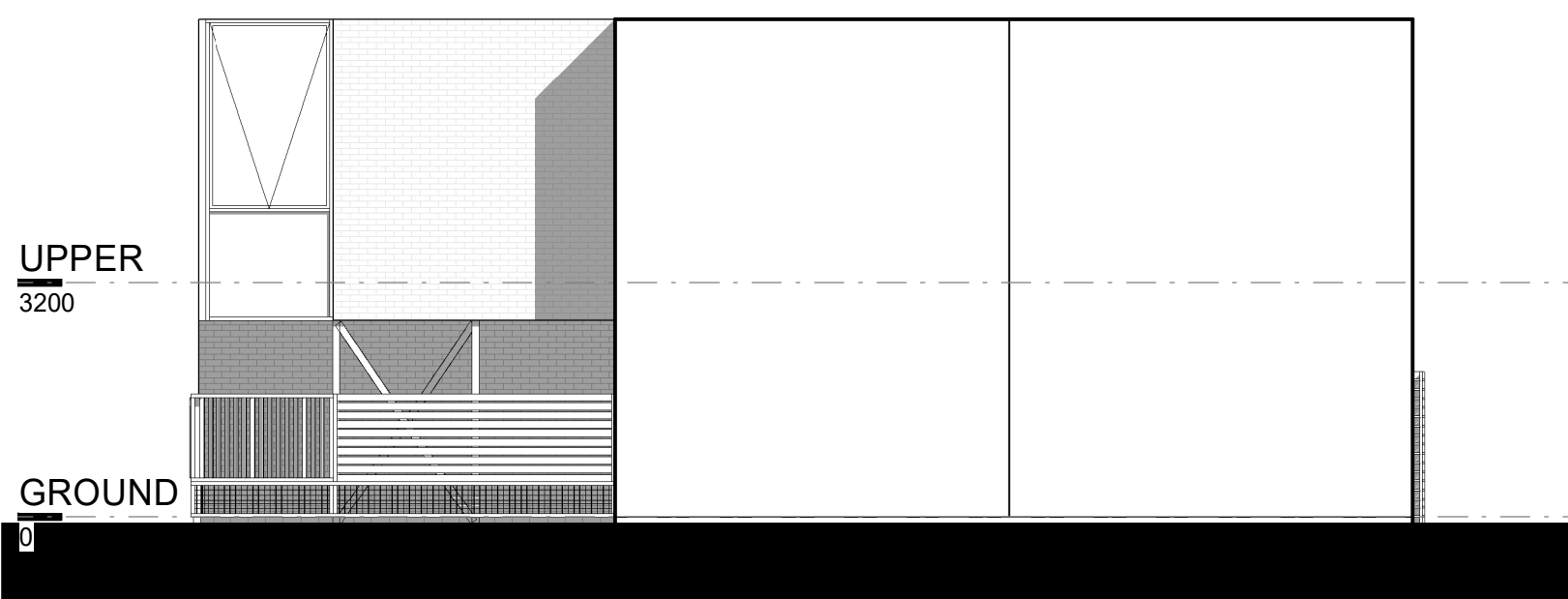
WEST
1 : 100



NORTH
1 : 100

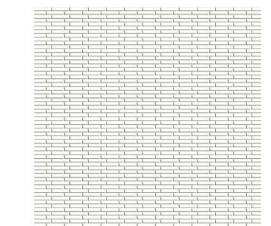


EAST
1 : 100



SOUTH
1 : 100

FRONT UPPER WALLS



FACE BRICK/ OFF WHITE

WALL PANELS



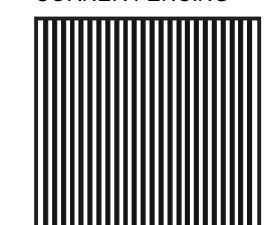
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FENCES



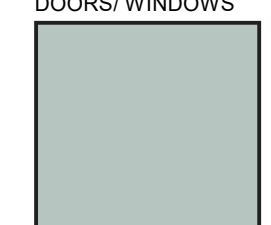
HORIZONTAL SLATS/ BLACK

CORNER FENCING



VERTICAL SLATS/ BLACK

DOORS/ WINDOWS



ALUMINIUM FRAMED/ BLACK

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ICP/ LOT 52 HALLETT ST/ M SCHRAMM
 ELEVATIONS

City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019

SCALE 1 : 100 @ A3

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 DATE / 26/02/2019

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ICP/



00	TITLE SHEET
01	LOCALITY ANALYSIS
02	SITE ANALYSIS
03	DESIGN RESPONSE
04	ENVIRONMENTAL SUSTAINABILITY
05	SITE PLANS
06	EXTERIOR
07	INTERIOR
10	FLOOR PLANS
40	ELEVATIONS
50	SECTIONS

ICP/ LOT 52 HALLETT ST/ M SCHRAMM
 TITLE SHEET

City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019

SCALE @ A3









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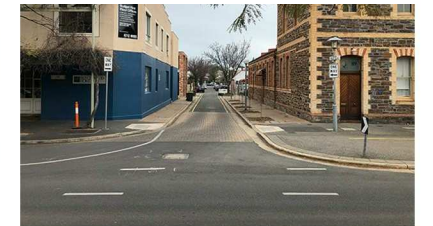
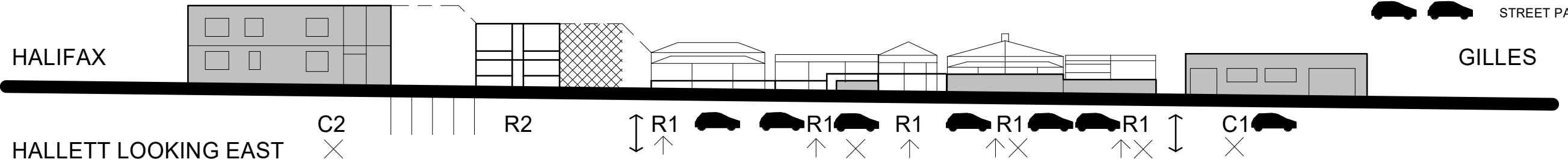
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 DATE / 26/02/2019

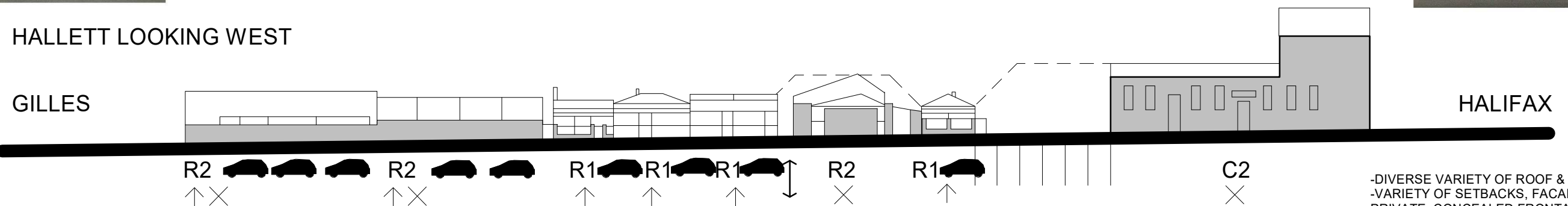
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- C COMMERCIAL
- R RESIDENTIAL
- 1, 2, 3 NUMBER OF STOREYS
-  SUBJECT SITE
-  SOLID BOUNDARY WALL
-  SET BACK FRONTAGE
-  CONCEALED / NO FRONTAGE
-  HEIGHT TRANSITION
-  OFFSTREET CAR PARK
-  LANEWAY
-  STREET PARKING AVAILABLE

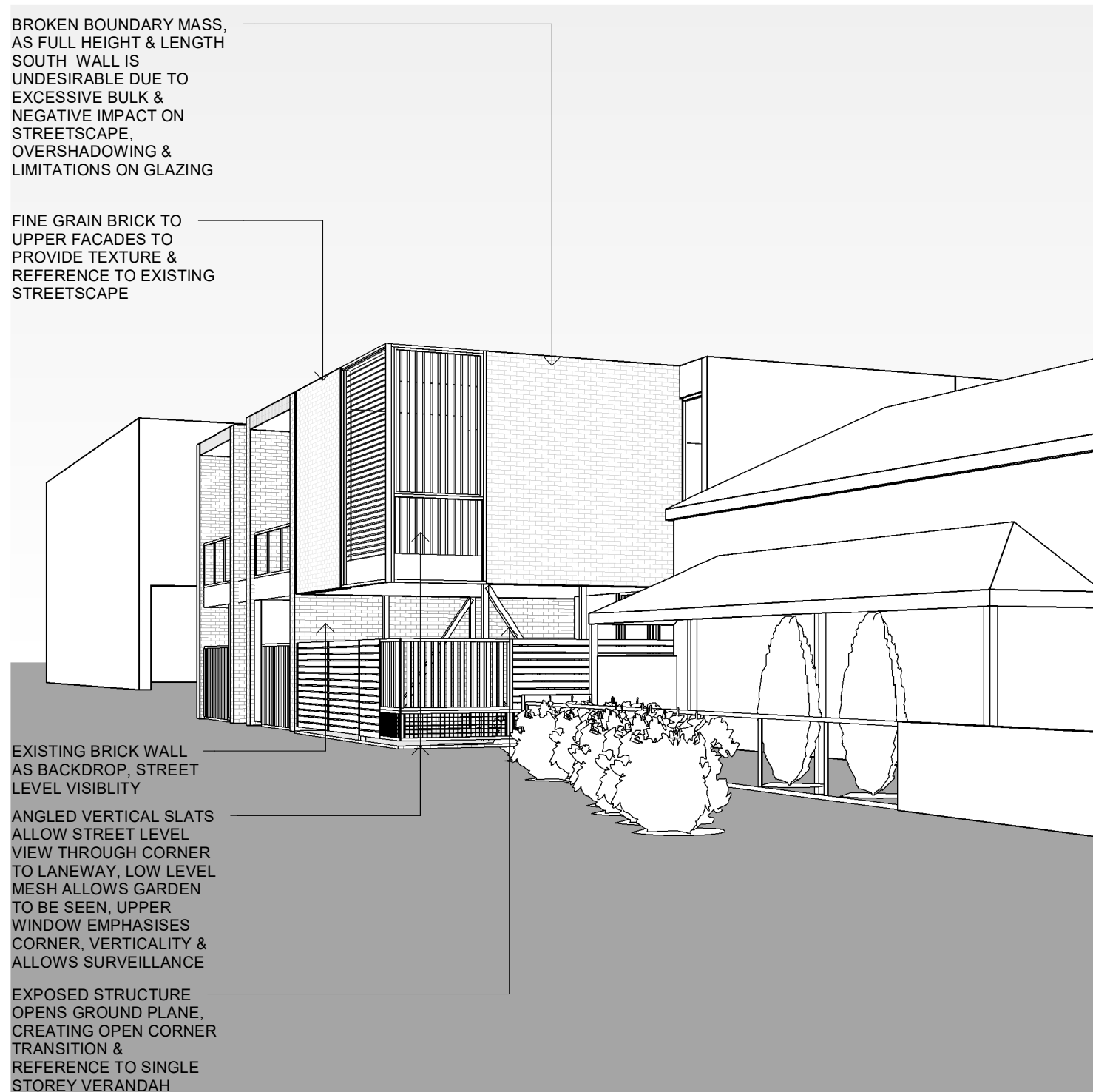
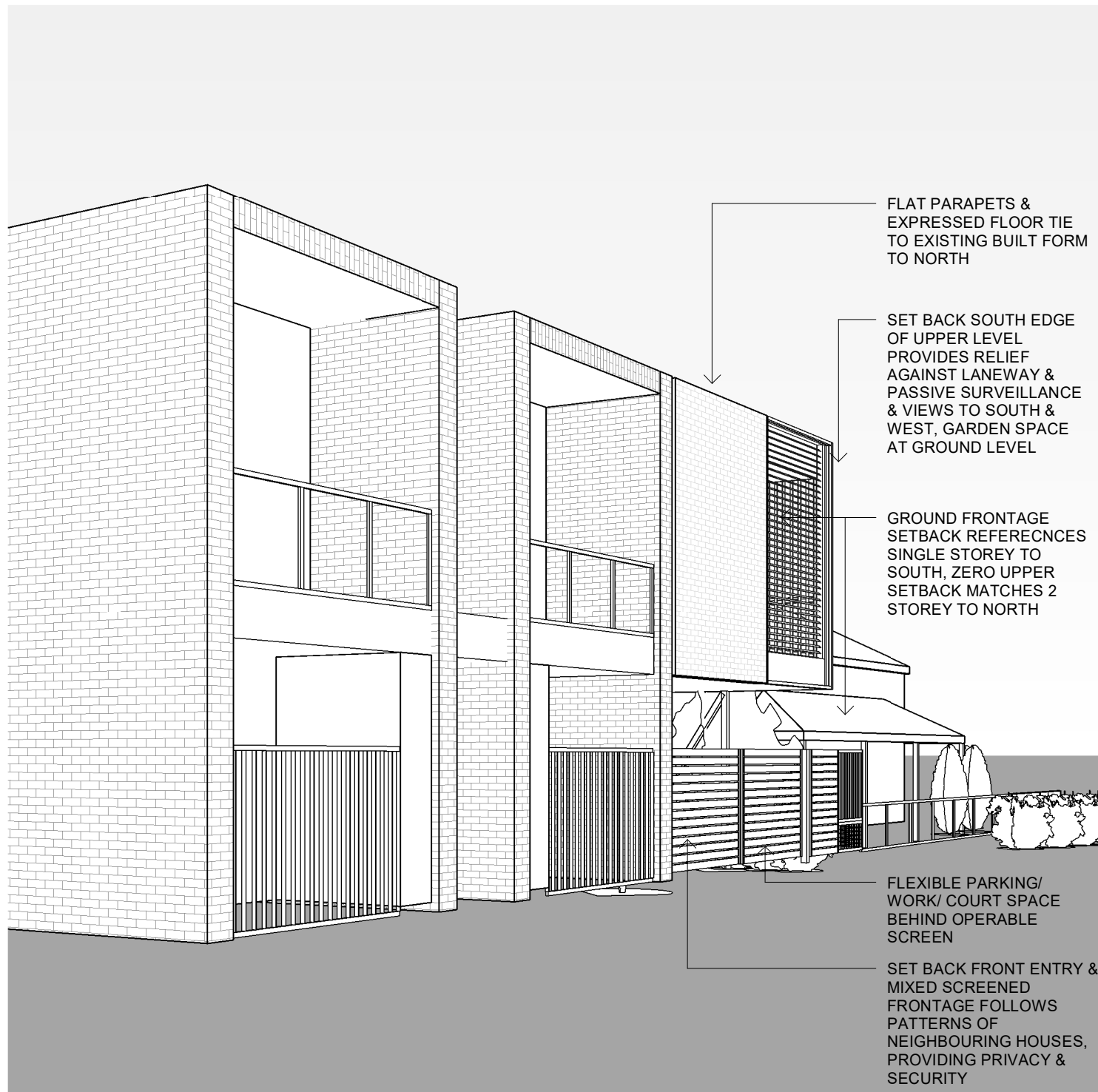


HALLETT LOOKING WEST



- DIVERSE VARIETY OF ROOF & FACADE FORMS
- VARIETY OF SETBACKS, FACADES WITH PRIVATE, CONCEALED FRONTAGES
- VAST MATERIAL MIX, CONSTRUCTION DATES
- DIVERSITY OF FENCE HEIGHTS, OPENNESS & SOLID ON STREET
- MONOLITHIC INDUSTRIAL AESTHETIC AT ENDS OF STREET, FLANKING TRADITIONAL FACADES
- NO STREET PARKING ADJACENT SITE
- LARGE BULKY SIDE WALLS PRESENTING TO STREET FROM RESIDENTIAL & COMMERCIAL

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126
SETBACK ALLOWS DIRECT
NORTHERN SUN TO PRIVATE
SPACE & ATTACHED LIVING
AREAS, MAXIMISE CROSS
VENTILATION & VIEWS

← OPEN NORTH SLOPING
ROOF ALLOWS FOR
PHOTOVOLTAIC & WATER
HEATING INSTALLATIONS,
RAINWATER CAPTURE

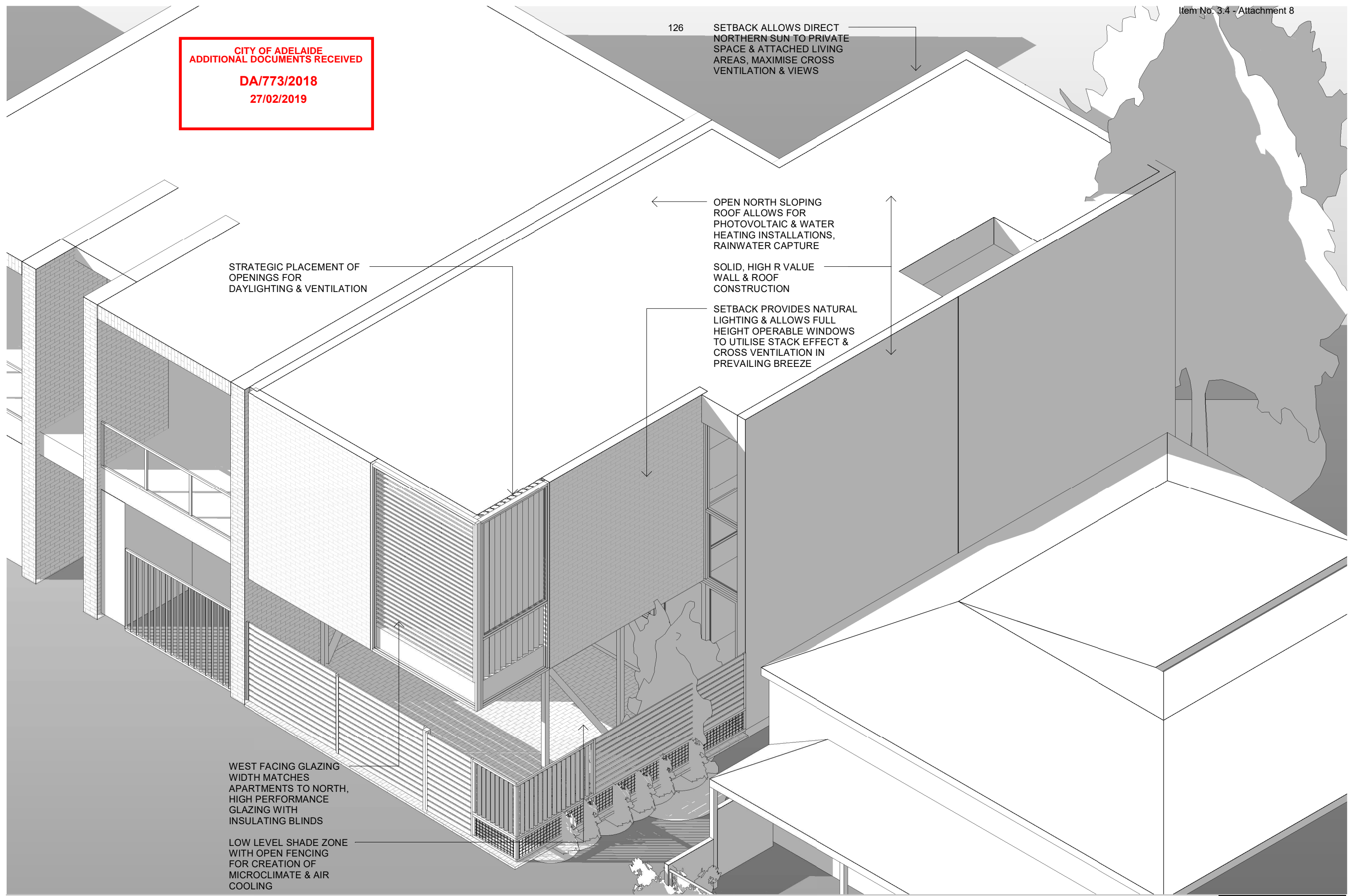
SOLID, HIGH R VALUE
WALL & ROOF
CONSTRUCTION

SETBACK PROVIDES NATURAL
LIGHTING & ALLOWS FULL
HEIGHT OPERABLE WINDOWS
TO UTILISE STACK EFFECT &
CROSS VENTILATION IN
PREVAILING BREEZE

STRATEGIC PLACEMENT OF
OPENINGS FOR
DAYLIGHTING & VENTILATION

WEST FACING GLAZING
WIDTH MATCHES
APARTMENTS TO NORTH,
HIGH PERFORMANCE
GLAZING WITH
INSULATING BLINDS

LOW LEVEL SHADE ZONE
WITH OPEN FENCING
FOR CREATION OF
MICROCLIMATE & AIR
COOLING



PRELIMINARY SITE INVESTIGATION 16 Hallett Street Adelaide SA 5000



Prepared for: Mathew Schramm

Date: 8 March 2019

Reference No: JC0338

Report Version: JC0338/04

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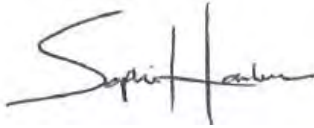

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AGON DOCUMENT CONTROL

Report Title:		Project Reference		
PRELIMINARY SITE INVESTIGATION 16 Hallett Street Adelaide SA 5000		JC0338		
Written:		Approved:		
 Sophie Hambour Environmental Scientist		 David Probert National Manager Environment		
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04	1 electronic	Mathew Schramm Chris Jeffery, Ply Architects

EXECUTIVE SUMMARY

Agon Environmental Pty Ltd (Agon) was engaged by Mr Mathew Schramm (the client) to conduct a Preliminary Site Investigation of the site identified as 16 Hallett Street Adelaide SA ("the site"). The redevelopment of the site for residential purposes is proposed, and this Preliminary Site Investigation is required as part of the assessment of the Development Application by Adelaide City Council.

The objectives of this assessment were to:

- Identify potentially contaminating activities which may have occurred at the site; and
- Provide a preliminary assessment of potential risks to human health and the environment associated with any contamination which may have been caused by the identified potentially contaminating activities at the site.

Agon conducted the following scope of works:

- Review of the environmental setting of the site, including soil type, geology, groundwater, zoning; and
- Review of the history of the site, including previous ownership, occupancy, land uses and information available on State and Local Government databases.

Based on the research undertaken by Agon, the following potentially contaminating activities have been identified:

- Former Site Owners and Occupants;
- Importation of Fill;
- Migration of contaminants from neighbouring properties; and
- Former Adelaide City Council Halifax Street Works Depot.

Historical offsite practices (former Works Depot) resulted in impacts to soil and groundwater. However, a review of previous reports has identified that significant remediation was undertaken at the Depot site, and that there is limited potential for any residual impacts at the Depot site to present any risk (via soil, groundwater or vapour) to the Hallett Street site.

It is considered that any onsite contamination is likely to be highly localised and confined to shallow (maximum 0.6 m depth) fill materials. The potential for site contamination associated with site fill is considered to be low. However, where workers or occupants may come into contact with site soils, it is recommended that the following be undertaken:

- An Unexpected Finds Protocol (UFP) be prepared and implemented. Materials showing any indicators of contamination (staining, odour, discoloration) should be segregated and stockpiled for assessment.
- Any landscaped areas on the site should utilise imported garden soils and shallow rooted plants.

Overall, it is considered that site contamination risks associated with the identified potentially contaminating activities are low and are unlikely to preclude the proposed redevelopment of the site.

1.0 INTRODUCTION

1.1 Background

Agon Environmental Pty Ltd (Agon) was engaged by Mr Mathew Schramm (the client) to conduct a Preliminary Site Investigation (PSI) of the site identified as 16 Hallett Street Adelaide SA ("the site", see Figure 1). The redevelopment of the site for residential purposes is proposed, and this Preliminary Site Investigation is required as part of the assessment of the Development Application by Adelaide City Council.

This Preliminary Site Investigation (PSI) has been undertaken in general accordance with the guidance provided within Schedule B2 of the National Environment Protection Council (1999) National Environment Protection (*Assessment of Site Contamination*) Measure, as amended in 2013 (the NEPM).

1.2 Objective

The objectives of this assessment were to:

- Identify potentially contaminating activities (PCAs) which may have occurred at the site; and
- Provide a preliminary assessment of potential risks to human health and the environment associated with any contamination which may have been caused by the identified PCAs at the site.

1.3 Scope of Work

The scope of work for this assessment comprised:

- A review of property details and current zoning (summarised in Sections 2.1 and 2.2);
- A description of site features and land use on and surrounding the site (Section 2.3);
- A review of regional hydrogeology, geology, and topography (Sections 2.4 – 2.6);
- A search of public databases indicating potential contaminants of concern (PCOC) (Section 2.7);
- A review of historical aerial photographs of the site and surrounding area (Section 3.1);
- A review of historical land titles ownership (Section 3.2);
- A site inspection (Section 5.0); and
- Compilation of this information in this report.

1.4 Supporting Documentation

Agon has reviewed the following reports pertaining to the site, which are provided in Appendix C:

- Development Application DA/773/2018.
- Sinclair Knight Merz (2000) *Site Audit Report: Former Council Depot, Halifax Street, Adelaide*. October 2000.
- Sandland Consulting (2003) *Soil letter report on No. 16 Hallett Street, Adelaide*. 7 July 2003. Ref PG03-0016/GWG.



Figure 1: Site Location

Source: Property Location Browser (DPTI 2019a)

2.0 SITE DETAILS

2.1 Site Identification

The site comprises a single land parcel which is outlined red within Figure 2. The total size of the area is approximately 119 m². The land parcel and Certificate of Title details are provided in Table 1. The current Certificate of Titles and Deposited Plans are provided in Appendix A.



Figure 2: Site Land Parcel

Source: Property Location Browser (DPTI 2019a)

Table 1: Land Parcel Details

CT Volume/ Folio	Plan/ Parcel	Address	Site Area	Hundred
5423/66	Allotment 52 Deposited Plan 46771	16 Hallett Street Adelaide SA 5000	119m ²	Adelaide

2.2 Site Zoning

The site is situated within the City of Adelaide Council area. As shown in Figure 3, the site is currently zoned “City Living Zone” and is situated in the “South Central Policy Area 32”. Under the Adelaide City Development Plan (DPTI 2018), the primary objectives of the City Living Zone and the additional objective and the land use principle of development control that apply to the South Central Policy Area 32 are:

City Living Zone

Objective 1: A Zone comprising a range of dwelling types and tenures, including affordable housing.

Objective 2: Increased dwelling densities in appropriate locations.

Objective 3: Non-residential activities that support city living and amenity with minimal impact on the environmental quality or amenity of living conditions.

Objective 4: Development having regard to the potential impacts of building height and activities from land in the adjoining zones.

South Central Policy Area 32

Objective 1: Development that strengthens, achieves and is consistent with the desired character for the Policy Area.

The Land Use Principle of Development Control:

1. *The Policy Area will primarily comprise residential development or mixed use buildings where non-residential development is appropriate at the ground or first floor.*

2.3 Physical Setting and Land Use

The site is situated outside the southern fringe of the Adelaide Business District (CBD). The site is bound by Hallett Street (to the west) and residential buildings (to the north). The access driveway to the adjacent Adelaide Christadelphian Hall runs alongside the southern site boundary. The site is currently used as a car park and is a portion of a larger car park.

As shown in Figure 4, the 2017 Generalised Land Use category at the site is identified as Utilities Industry, with surrounding land uses comprising Residential, Commercial, Retail Commercial, Utilities Industry and Public Institution. The surrounding land use is summarised in Table 2.

Land use in the wider local area includes predominately Commercial, Retail Commercial and Utilities and Industry within the CBD, with other land uses including Recreation to the east (Hurtle Square), Education (Pulteney Grammar School) and Reserve to the south (South Park Lands).

Table 2: Surrounding Land Uses

Direction	Land Use
North	Residential, carpark, commercial offices (Beechwood Homes, AC Podiatry, Jim Wilson Pty Ltd), Halifax Street, Retail Commercial.
East	Adelaide Christadelphian Hall (Public Institution) and associated carpark and toilet facilities, residential, Stephens Street.
South	Residential, Commercial, Gilles Street, Education (Pulteney Grammar School).
West	Hallett Street, Residential, Commercial business; Identity Focus and carpark (Utilities and Industry), Residential, Catherine Helen Spence Street.

The proposed land use for the site is for a two storey townhouse (see plans in Appendix C) with limited access to soils (minimal landscaped areas, boundary to boundary slab).

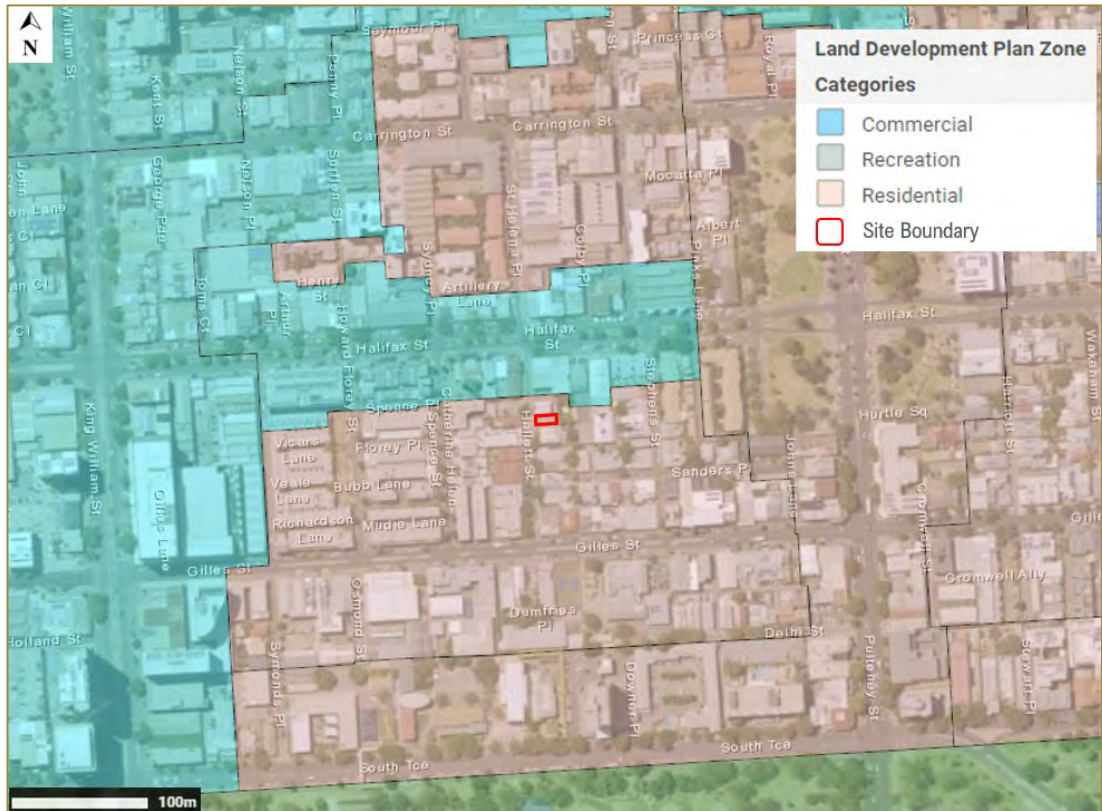


Figure 3: Site Zoning Map
Source: SA Gov 2019



Figure 4: Surrounding Land Use
Source: SA Gov 2019

2.4 Hydrogeology

2.4.1 Regional Hydrogeology

A search for registered groundwater wells within a 500 m radius of the site was undertaken using the online Water Connect website (DEW 2019a, see Figure 5). There are 125 registered wells identified within a 500 m radius of the site. These wells generally access the local Quaternary (Qpah) aquifer systems, with some accessing the deeper Tertiary (Tomw- T1) aquifer. Registered uses of these wells include Drainage, Monitoring, Investigation, Observation and Environmental wells.

Standing water levels (SWL) ranging from 1.32 metres below ground level (mBGL) to 21.0 mBGL. Salinities were recorded in 12 of the 125 wells and range from 171 mg/L Total Dissolved Solids (TDS) to 10,839 mg/L TDS, indicating fresh good quality (potable) water to saline poor quality (non-potable) water conditions.

Groundwater flow direction is anticipated to be to the north west (SKM 2009). A summary of the Water Connect data is provided in Appendix B.

2.4.2 Site Specific Hydrogeology

Groundwater information obtained from the Water Connect Website indicates that there are no registered groundwater wells on the site.

The nearest registered groundwater well is an abandoned Environmental Well (unit number 6628-20262) located west of the site at 14 Catherine Helen Spence Street. This well was drilled to maximum depth of 19 m in 2000.

Groundwater water well (unit 6628-643) located 80 m north west of the site was drilled to a maximum depth of 31.85 mBGL in 1914. This well recorded a SWL of 18.29 m BGL and recorded a salinity of 1,485 TDS mg/L, which indicates that this well accesses poor quality (non-potable) water.

2.5 Geology

2.5.1 Regional Geology

Geological information, as presented in the South Australian Resources Information Geoserver (SARIG – DSD 2019), indicates that natural soils at the site are likely to comprise Pleistocene Aged Keswick Clay sediments (Qpas; smectite-rich, grey-green, with red or yellow mottling and rare sand lenses) and Undifferentiated Pleistocene calcrete.

In the wider vicinity, natural soil is likely to comprise Pleistocene Aged sediment of the Pooraka Formation (Qpap; clay, sand and carbonate earth, silty, with gravel lenses).

The drillers log for the lithology drillhole 181064 (registered groundwater well unit number 6628-20243, located north west of the site), indicates local lithology is likely to include fill material to 1.5 mBGL overlying sandy clay to 8.5 mBGL and sand to 10 mBGL becoming clayey sand to 12 mBGL (maximum depth). A description of materials encountered, as presented in the drillers log (181064, unit number 6628-20243) is provided in Appendix B.

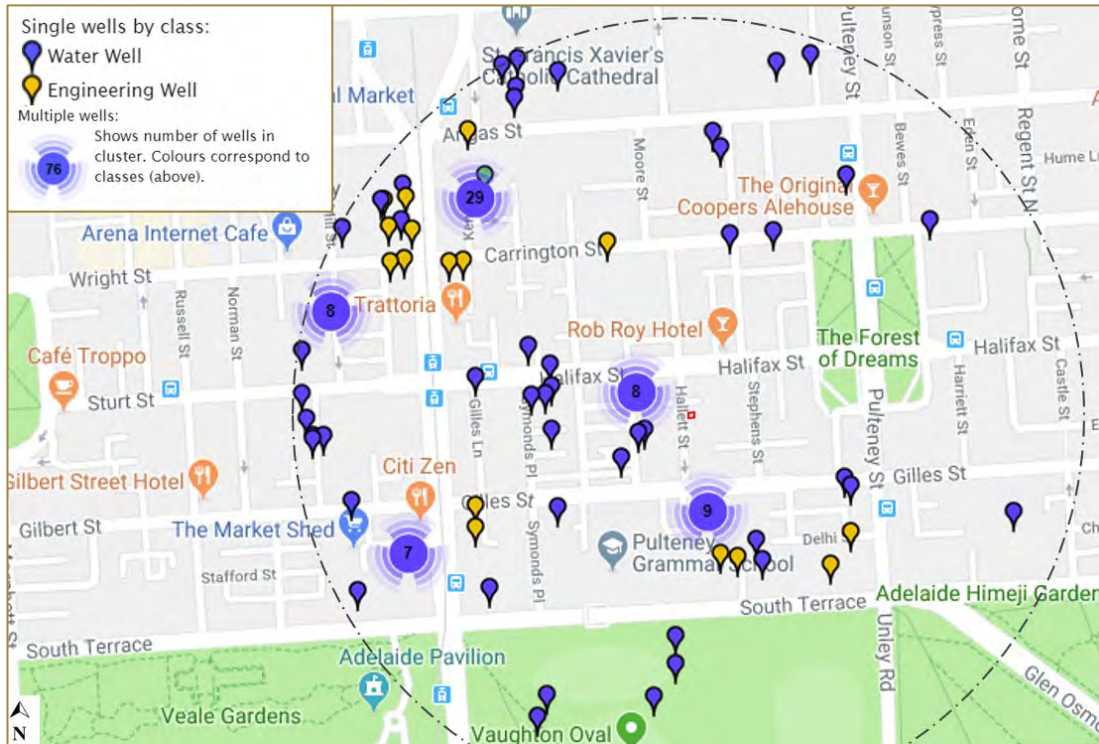


Figure 5: Registered Groundwater Wells within a 500 m radius

Source: DEW 2019a

2.5.2 Site Specific Geology

Three boreholes were drilled across the site by Sandland Consulting (2003) to a maximum depth of 4 m BGL, for geotechnical purposes only. At the time of this investigation the site was vacant and sealed with asphalt.

Fill was encountered in all boreholes at depths ranging from 0.40 m and 0.60 m BGL. No visual or olfactory signs of contamination were noted in the 2003 report.

The soil conditions encountered across the site are summarised in Table 3. The borehole logs are included in the supporting documentation provided in Appendix C.

Table 3: Subsurface Conditions

Layer	Thickness (m)	Description
Bitumen	0.0 – 0.2	Black Hot Mix
Fill	0.02 – 0.15	Quarry rubble subgrade, underlying hot mix
Fill	0.00 – 0.60	Mixtures of sandy silt and clay
Natural	0.4 – 4.0	Grey brown silty clay with limestone gravel
Natural	0.60 – 3.0	Green – grey silty clay

2.6 Topography and Drainage

As shown in Figure 6, the site (outlined in black) is relatively level. The regional topography grades towards the north east.

Surface water in the vicinity of the site is expected to discharge by overland flow onto the adjacent roads and drain to local stormwater infrastructure prior to being discharged into the South Park Lands Creek. The artificial drainage channel transects the Adelaide South Park Land and flows into the Glen Osmond and Keswick Creek before discharging into the Gulf of St Vincent (approximately 9.5 km west of the site).

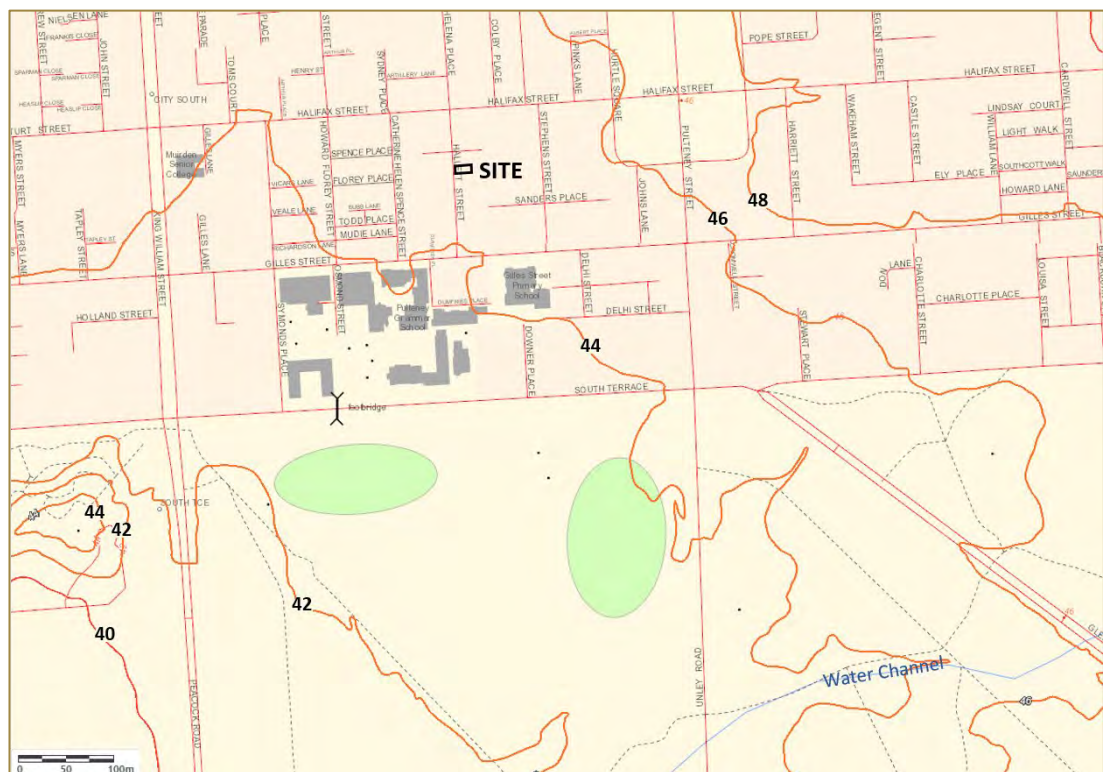


Figure 6: Local Topography

Source: SA Gov 2019

2.7 Public Register Searches

2.7.1 SA EPA Public Register

A search of the South Australian Environment Protection Authority (SA EPA) Public Register was requested for the site, under Section 7(1)(b) of the Land and Business (*Sale and Conveyancing*) Act (SA) 1994, which enables the public to obtain site information relating to environmental protection. The response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the Land and Business (*Sale and Conveyancing*) Act (SA) 1994 was provided in relation to the site.

These searches (Appendix D) revealed that the SA EPA holds no records pertaining to site contamination, orders, licences, or other documentation associated with the site.

2.7.2 SA EPA Site Contamination Index

A search of the SA EPA's Site Contamination Index (SA EPA 2019) was undertaken to identify any site contamination notifications or reports held by the EPA in the public register, under the *Environment Protection Act 1993*, pertaining to the site. There are no notifications listed on the Register for the site. Notifications listed for nearby properties in Adelaide within close proximity to the site (< 500 m) are summarised in Table 4.

The most significant of the notifications is the former Adelaide City Council Waste Depot (ACC Depot), which occupied Halifax Street as well as several surrounding allotments. The ACC Depot works has been subject to numerous assessments and has since been redeveloped with mixed Retail Commercial and Residential properties.

Agon have reviewed the Pre 1 July 2009 Audit Report (notification 12226 – 001) undertaken by Sinclair Knight Merz (SKM), titled *Site Audit Report: Former Council Depot, Halifax Street, Adelaide* dated October 2000.

The soil contaminants of concern for the ACC Depot site were petroleum hydrocarbons, monocyclic aromatic hydrocarbons, polycyclic aromatic hydrocarbons (PAHs) and some metals (including arsenic, copper, lead, mercury and zinc).

An extensive soil and groundwater remediation programs were undertaken to achieve compliance with agreed remediation goals (health-based soil quality criteria) for high density residential use, with some open space and commercial uses.

2.7.3 Adelaide City Council

A Section 7 search by the City of Adelaide Council, identified that the Council holds no records pertaining to potentially contaminating activities that have taken place at the site. A copy of the Council Section 7 Search is included in Appendix E.

2.7.4 Dangerous Substance Licence Search

A search of the SafeWork SA Dangerous Substances licensing database was requested for the site.

SafeWork SA advised (response dated 20 February 2019) that there are no current or historical records for the site. A copy of the SafeWork SA Search is provided in Appendix F.

Table 4: SA EPA Site Contamination Registered Search Results

Notification	Type	Address	Potentially Contaminating Activity	Approximate Distance from Site
10067 - 001	Pre 1 July 2009 Audit Report	Acc Depot Halifax Street	Not recorded	50 m NW
10035 - 002	Pre 1 July 2009 Audit Report	21 & 21a Hallett Street	Not recorded	25m SW
11381	Pre 1 July 2009 Audit Notification	23 & 25 Hallett Street	Not recorded	40m SW
11382 - 001	Pre 1 July 2009 Audit Report	21, 21a, 23 & 25 Hallett Street	Not recorded	25-40 m SW
10738	SAHC	Halifax, Gilles, Symonds, Hallett Streets	Not recorded	
61099 - 01	S83A Notification	Halifax Street and Adjacent Allotments	Works depots	
12226 - 001	Pre 1 July 2009 Audit Report	124 Gilles Street	Not recorded	120 m SE
61250	109 Notification	95 - 97 Gilles Street	Fill or soil importation	120 m S
61297 - 001	Audit Report			
12304	Pre 1 July 2009 Audit Termination	A116, DP 57613, Hundred of Adelaide 15-19 Colby Place	Not recorded	125 m N
12225 - 001	Pre 1 July 2009 Audit Report	26-28 St Helena Place	Not recorded	150 m NW
60413 - 01	S83A Notification	151-153 Gilles Street	Motor vehicle repair or maintenance	220 m SE
60314 - 001	Audit Report	445-449a Pulteney Street	Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance	250 m SE
10441 - 001	Pre 1 July 2009 Audit Report	422 Pulteney Street	Not recorded	250 m E
12004	SAHC	Area Bounded by Seymour & Penney Places and Carrington & Moore Streets	Liquid organic chemical substances-storage	250 m NW
12064	SAHC	Carrington & Queen Streets	Not recorded	250 m NE
12635	109 Notification	400 King William Street	Not recorded	300 m W
61706 - 02	S83A Notification	87-93 Angas Street	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance	320 m NE
61396 - 001	Audit Report	411-427 King William Street	Fill or soil importation; Motor vehicle repair or maintenance; Service stations	400 m SW
61416 - 02	S83A Notification	34 Angas Street	Fill or soil importation	450 m NW
12891 - 001	Pre 1 July 2009 Audit Report	30 & 40 Gilbert Street And 10,12,14,16 & 18 Myers Lane	Not recorded	500 m W

3.0 HISTORICAL INFORMATION

3.1 Review of Historical Aerial Imagery

Aerial Photographs obtained through the MapFinder website (DEW 2019b) were reviewed from 1949 to present. Selected extracts are provided in Appendix G, with approximate site locations outlined in red.

In the 1949 photograph, an onsite building is situated along the northern boundary of the site and the site appears to be a portion of a larger block, with a second building crossing over the eastern boundary and extending to the east. The area surrounding the site had been established by 1949. The chimney of the Refuse Destructor Incinerator can be seen to the north west of the site on the Halifax Street frontage. The Refuse Destructor site was manufactured in 1910 and operated until the 1950's, when the site was continued to be used as the Adelaide City Council Halifax Street Waste Depot (ACC Depot) until closure in 1992.

A review of the 1959 photograph shows the site appears relatively unchanged from 1949 to 1959. In the surrounding area, allotments have been redeveloped to the north and south of the site and to the north west surrounding the ACC Depot.

By 1968, the structures on the site and on the adjoining allotment to the north have been cleared, and the site appears to be a portion of a sealed carpark hardstand. During the period between 1959 and 1968, the allotments to the east and west in the surrounding area have undergone further redevelopment.

In the 1979 and 1989 photographs, the site appears relatively unchanged and the site is used as a carpark. The adjacent building to the south west of the site, across Hallett Street, has been demolished by 1979.

In the 1999 photograph, earthworks are seen at the former ACC Depot and, by 2005, the allotments have been redeveloped with residential properties.

In the 2000 photograph, the carpark that comprises the site has been subdivided, and the site appears in its current disposition.

A review of Google Street View Imagery indicates the adjacent residential apartments situated to the north of the site were constructed in 2016.

3.2 Ownership History

Historical Certificates of Titles (CTs) were viewed using the South Australian Integrated Land Information System (SAILIS- DPTI 2019b). Historical Titles are provided in Appendix A.

Historical Titles relating to the site exist from 1874. The land encompassing the site is first listed under CT 197/231 and was issued to James Stoddart, an Adelaide Contractor. The land parcel extended to the east beyond the site boundary as seen in the 1949 aerial photograph (Section 3.1).

The site was owned by a series of private owners including a Painter (1914-1919), Dealer (1924-1933) Adelaide Clerk (1933-1943). In 1943, Mr. F.O Skinner, (Labourer) and his wife owned the site until 1945, when Mr. A.P Lipschinski (Metal Worker) acquired the site.

A review of the 1959 and 1968 aerial photograph (Section 3.1), showed the site was cleared of all structures by 1968, and remained a portion of a sealed carpark hardstand. During this period the site was owned by Mrs. M Lipschinski (wife of retired Mr. A.P Lipschinski; 1959-1963), Mr. N Martin and Mr. S Stevens (Textile and Tannery Workers; 1964-1966) and Mr R.S Hewitt (Mechanic; 1966-1972).

In 1972, the site was transferred to R.C Hewitt Investments Pty Ltd, who owned the site until 1979, when Federated Ironworkers Association of Australia gained ownership of the site and remained in possession until 1984. Aged Cottage Homes Incorporated owned the site from 1984 until 1997.

In 1997, the land parcel was subdivided, and the site was issued under the current CT 5423/66, as seen in the 2000 aerial photograph (Section 3.1). The site was transferred to Townsend & Reynolds Pty Ltd in 1997, who owned the site until 1999, when Mr. V Duthie and Mrs. A Duthie acquired the site. In 2002, the current owner Mathew James Schramm gained joint ownership of the site and in 2007 obtained sole ownership of the site.

3.4 History of Occupancy

Sands and MacDougall Directories published between 1890 and 1973 were reviewed via State Library of South Australia directories website (SLSA 2019) for the properties listed on Hallett Street. Selected extracts are provided in Appendix A.

Hallett Street appeared to be first referenced in 1942. Mrs Thomas was listed as the occupant for the property located at 14 Hallett Street. In 1953, A.P Lipschinski was listed as the occupant of 14 Hallett Street, and in 1963, H. Skarvellis (painter) was listed as the occupant. It appears that the occupancy of the site has been limited to residential land uses.

4.0 POTENTIAL SOURCES OF CONTAMINATION

Based on identified historical and current land uses on and near the site, Potentially Contaminating Activities and Potential Contaminants of Concern are described in Table 5.

Table 5: Potentially Contaminating Activities and Potential Contaminants of Concern

Potentially Contaminating Activity (PCA)	Potential Contaminates of Concern (PCOCs) Area of Site Potentially Impacted by PCA/PCOC Other Comments	Potential Significance and Likelihood
PCA01 Former Site Occupants	<p>Metals, Monocyclic Aromatic Hydrocarbon (BTEX), Polycyclic aromatic hydrocarbons (PAH), solvents, Total Recoverable Hydrocarbons (TRH), PCB</p> <p>Whole of site.</p> <p>Prior to the demolition of the former onsite building, the historical ownership and occupancy of the site has been associated with painters, metal workers, textile and tannery workers and mechanics, although for residential uses.</p> <p>The former onsite building was situated along the northern boundary of the site. The redevelopment and construction of the existing site carpark hardstand occurred between 1959 and 1968.</p> <p>The potential exists for contamination impacts to site soils prior to the redevelopment of existing carpark.</p>	<p>Impacts to site soils from the activities associated with these residential occupants are likely to have occurred predominantly on unsealed areas. The site was redeveloped between 1959 and 1968 and may have involved removal of any impacted soils. The site is currently sealed.</p> <p>However, impacts are considered to present a LOW RISK to users of the site under the proposed residential redevelopment scenario.</p>
PCA02 Importation of Fill	<p>Asbestos Containing Materials (ACM), PAH, TRH, Metals</p> <p>Whole of site.</p> <p>Fill from unknown origin may have been imported to the site for levelling during the construction of the site carpark (beneath asphalt seal). Remnant debris from demolition of former onsite buildings may be present in fill.</p> <p>The site was redeveloped between 1959 and 1968.</p> <p>Three boreholes were drilled across the site by Sandland Consulting (2003) to a maximum depth of 4 m BGL, for geotechnical purposes only.</p> <p>Fill was encountered in all boreholes at depths ranging from 0.40 m and 0.60 m BGL. No visual or olfactory signs of contamination were noted in the report.</p>	<p>It is considered likely that fill of unknown origin has been imported to the site for levelling during the construction of the site carpark (beneath asphalt seal). Fill was encountered in three boreholes at depths ranging from 0.40 m and 0.60 m BGL (Sandland Consulting 2003).</p> <p>The potential exists for presence of fill material that may be contaminated below the asphalt seal; however, it is noted that no visual or olfactory signs of contamination were noted by Sandland Consulting (2003) in the three boreholes drilled.</p> <p>The likelihood of such impacts is considered to be low and are considered to present a LOW RISK to users of the site under the proposed residential redevelopment scenario.</p>
PCA03 Migration of contaminants from neighbouring properties	<p>PAH, TRH</p> <p>SA EPA does not hold any records pertaining to particulars relating to environment protection, pollution and site contamination for the site. The SA EPA does hold records for properties within close proximity to the site (see PCA04).</p>	<p>Activities that may have caused contamination impacts to site groundwater are considered to be limited to offsite areas adjacent to the site as opposed to on the site.</p> <p>Any potential groundwater impacts caused by onsite contamination sources are considered to present a LOW RISK to users of the site under the proposed residential redevelopment scenario.</p>

Potentially Contaminating Activity (PCA)	Potential Contaminates of Concern (PCOCs) Area of Site Potentially Impacted by PCA/PCOC Other Comments	Potential Significance and Likelihood
<p>PCA04 Former ACC Halifax Street Depot</p>	<p>Metals, MAH, PAH, TRH</p> <p>The Adelaide City Council (ACC) Works Depot was located to the west of the site and operated until its closure in 1992.</p> <p>The ACC Depot has been subject to numerous assessments and was subject to an Audit in 2000 (SKM 2000). Significant soil remediation and validation works were undertaken.</p> <p>Residual groundwater impacts (benzene) were identified at the time of the 2000 Audit in aquifers at 9-11 m (Quaternary, Hindmarsh Clay) and at 15-18m depth (Tertiary, Hallett Cove Sandstone).</p> <p>The migration of contaminants from the former Council Depot source via groundwater and soil vapour has been identified as a potential risk to the site.</p>	<p>These former ACC Depot is located down and across potentiometric gradient to the west of the site.</p> <p>Between 1999 and 2005, the ACC Depot and surrounding allotments had been redeveloped with residential and commercial properties.</p> <p>The Audit found that contaminated soil at the Depot site had been satisfactorily remediated to the extent practicable, and that any residual groundwater impacts presented a low risk.</p> <p>Residual groundwater and vapour impacts identified in the Audit (SKM 2000) are not considered to present a risk to the Hallett Street site for the following reasons:</p> <ul style="list-style-type: none"> the Audit concluded that the contamination was confined to the Depot site and its immediate vicinity and were likely to decrease over time; groundwater flow direction is inferred to be to the north-west, away from the Hallett Street site; impacts were largely located in the centre of the Depot site at depths greater than 8m, and groundwater benzene concentrations in the shallow Quaternary aquifer were below 1 mg/L in the majority of wells on the Depot site in 2000, including in the wells closest to Hallett Street; the 2000 data has been compared to the NEPM Groundwater Health Screening Level (HSLs) for vapour intrusion; the most conservative HSL for benzene is 1 mg/L for sandy soils at depths of >8m; the benzene HSL for clay soils >8 m is 5 mg/L). <p>Any remaining benzene concentrations (in groundwater or soil vapour) associated with the former Depot are therefore considered to present a LOW RISK to users of the site under the proposed residential redevelopment scenario.</p>

5.0 SITE INSPECTION

A site inspection was conducted by an Agon Environmental Scientist. The site comprised a sealed asphalt carpark hardstand (approximate site boundary outline in red in Photograph 1 and Photograph 2). Entry to the site is via Hallett Street into the western end of the site (see Photograph 1) and at the rear of the site via the adjacent carpark (north east corner of the site, see Photograph 2). The majority of the northern boundary of the site is bound by the exterior wall of the adjacent residential property and the southern and eastern boundary is bound by corrugated iron fencing.



Photograph 1: Hallett Street Frontage (facing east)

Note: At the time of the inspection cars were parked along the southern and eastern boundaries.



Photograph 2: The North East Corner of the site.

Note: Left Image (facing east) and Right Image (facing north east). Bins were stored in the south eastern corner of the site.

6.0 CONCEPTUAL SITE MODEL

6.1 Introduction

The Conceptual Site Model (CSM) is fundamental to site characterisation and is a representation of the physical hydrogeological system and how the site interacts with the groundwater and potential pathways by which chemical substances may migrate. This information and detailed description of the site conditions and history, geology, hydrogeology, sources of contamination, assists in the identification of complete and potential exposure pathways between the source of the contamination and the receptor. Where the pathway is incomplete the exposure to the chemical substances via that pathway cannot occur.

6.2 Site Overview

Historical information obtained as a part of the environmental review indicated that the site has previously been used for potential commercial and/or industrial uses prior to 1968 (or thereabouts) and thereafter for commercial use (carparking).

The site is currently vacant, sealed with asphalt and utilised as a carpark. Soil conditions observed in three boreholes drilled at the site by Sandland Consulting in 2003 consisted of subsurface soils comprising quarry rubble subgrade overlying sandy silt and clay at depths ranging from 0.40 m and 0.60 m BGL. Natural materials consisted of Grey brown silty clay with limestone gravel and Green grey silty clay to a maximum excavation depth of 4.0 m BGL.

6.3 Potential Sources of Contamination

Potential sources of contamination or Potentially Contaminating Activities (PCAs) identified during the investigation are listed in Table 5, Section 4.0.

6.4 Potential Pathways and Sensitive Receptors

Potential exposure pathways are discussed below, with comment made as to whether the pathways are complete, likely, unlikely or not complete are detailed in Table 6.

6.5 Summary

No identified complete exposure pathways were identified for groundwater or soil vapour (from onsite or offsite sources).

A potentially complete exposure pathway was identified for site soils. Although no evidence of contamination was observed in site soils, there may be isolated areas where contaminated fill may be present on the site.

Table 6: Exposure Scenarios, Potential Sources, Pathways and Sensitive Receptors

Potentially Contaminating Activity	Exposure Pathways	Potential Receptors	Transport Pathways
<p>PCA01: BTEX, PAH, solvents, TRH, PCB Former Site Occupants</p> <p>PCA02: ACM, PAH, TRH, Metals Importation of fill material</p> <p>PCA03: PAH, TRH Migration of contaminants from neighbouring properties</p> <p>PCA04: Metals, MAH, PAH, TRH Former ACC Halifax Street Depot</p>	<p>SOIL</p> <ul style="list-style-type: none"> Ecological Receptors Dermal Contact Ingestion Leaching 	<p>Future occupants (Dermal, Ingestion and Inhalation of vapours).</p> <p>Workers during future excavation works (potentially all areas).</p> <p>Groundwater users and biota in receiving waters; down gradient water bodies</p>	<p>SOIL</p> <p>No chemical analysis of the fill materials below the bitumen seal of the carpark has been undertaken. Observations of the Sandland (2003) report stated fill beneath the bitumen comprised subgrade materials with no evidence of contamination.</p> <p>Pathway potentially complete for direct exposure risks for occupants and soil biota from access to the proposed landscaping area(s); however, exposure may be minimised through use of imported clean fill or raised planter boxes, and use of shallow rooted plants as proposed in the Development Application (Appendix C).</p> <p>Pathway potentially complete for workers during excavation works; exposure pathway for maintenance works is not complete as access to soil will be minimised through the construction of a boundary to boundary slab.</p>
	<p>GROUNDWATER</p> <ul style="list-style-type: none"> Dermal Contact Ingestion Down Gradient Aquatic Environment Down Gradient Recreational Environment 	<p>Soil biota onsite (plants and other organisms in open / garden areas).</p>	<p>GROUNDWATER</p> <p>Groundwater assessment has not been undertaken at the site.</p> <p>However, historical offsite practices (former ACC Depot) down and across gradient from the site has resulted in impacts to groundwater.</p> <p>Pathway not complete for migration of contaminated groundwater from offsite sources (the former ACC Depot). Groundwater at the Depot site was recorded at approximately 9 m depth, with possible beneficial uses such as drinking and irrigation limited by elevated salinity. Groundwater flow direction is inferred to be to the north west, away from the Hallett Street site.</p> <p>Pathway not complete for access or direct exposure to groundwater beneath the site; groundwater use is considered unlikely under the proposed redevelopment; Pathway not complete for downgradient receptors; any site derived groundwater contamination is likely to significantly attenuate before reaching downgradient recreation and aquatic environment receptors.</p>
	<p>VAPOUR</p> <ul style="list-style-type: none"> Dermal Contact Ingestion Inhalation Fire and Explosion 		<p>VAPOUR</p> <p>Pathway not complete under proposed redevelopment, the potential migration of benzene vapours from residual groundwater impacts associated with the former ACC Depot from depths of >8 m is not considered to present a likely risk to the site.</p>

7.0 SUMMARY AND CONCLUSIONS

The findings of the preliminary site investigation conducted by Agon have identified the redevelopment and construction of the existing site carpark hardstand occurred between 1959 and 1968. Prior to the demolition of the former onsite building, the site was owned by a series of private owners. During the period 1943 – 1978, the occupations of the site owners and occupants have included Painter, Labourer, Metal Worker, Textile and Tannery worker and Mechanic. A review of the Sands & MacDougall almanacs published between 1890 and 1973 did not identify any registered commercial uses at the site.

Three boreholes were drilled at the site by Sandland Consulting in 2003 to a maximum depth of 4 m BGL, for geotechnical purposes only. Fill was encountered in all boreholes at depths between 0.40 m and 0.60 m BGL. No visual or olfactory signs of contamination were noted.

Agon has identified several potentially contaminating activities (PCAs) resulting from current and historical land uses, including:

- Former Site Owners and Occupants;
- Importation of Fill;
- Migration of contaminants from neighbouring properties; and
- Former Adelaide City Council Halifax Street Works Depot (ACC Depot).

Historical offsite practices (former ACC Works Depot, located to the west of the Hallett Street site) resulted in impacts to soil and groundwater at the Depot site. The Depot site has been subject to numerous assessments and significant remediation. The Depot itself and numerous surrounding allotments have since been redeveloped with mixed Retail Commercial and Residential land uses. There is limited potential for any impacts at the Depot site to present any risk to the Hallett Street site.

Based on the site history information, it is considered that any onsite contamination impacts are likely to be highly localised and confined to shallow (maximum 0.6 m depth) fill materials. No chemical analysis of the fill materials below the bitumen seal of the carpark has been undertaken. However, given the observations of the Sandland (2003) report that the fill beneath the bitumen comprised subgrade material with no evidence of contamination, the potential for site contamination associated with the fill at the site is considered to be low.

However, where site workers or occupants may come into contact with soil materials on the site, it is recommended that the following be undertaken:

- An Unexpected Finds Protocol (UFP) be prepared and implemented during redevelopment works. Materials showing any indication of contamination (stained, odorous or discoloured materials) should be segregated and stockpiled for assessment of management options, including onsite reuse or offsite disposal.
- Any landscaped areas on the site should utilise imported garden soils and shallow rooted plants (such as those proposed by the proponent). If site soils are proposed to be used in landscaping, these should be assessed for suitability prior to their use.

Overall, it is considered that site contamination risks associated with the identified PCAs are low and are unlikely to preclude the proposed redevelopment of the site.

8.0 LIMITATIONS OF THIS REPORT

This report has been prepared in accordance with industry recognised standards and procedures current at the time of the work. The report presents the results of the assessment based on the quoted scope of works (unless otherwise agreed in writing) for the specific purposes of the engagement by the Client. No warranties expressed or implied are offered to any third parties and no liability will be accepted for use of this report by third parties.

The assessment of environmental and human health risk included in this report relate to the whole site as described in the report. If the site is subject to demolition works or redevelopment, the risk profile of the site will change and the conclusions of this report will no longer be valid. If the site is subject to subdivision, the risk profile of each division of the site will change and the conclusion of this report will no longer be valid.

Consideration of the aesthetic and geotechnical suitability of site soils has been excluded from this report. Aesthetic and geotechnical suitability may need to be addressed in subsequent assessments.

Although no onsite sources of groundwater contamination were identified during this investigation, given the regional history of land use around the site, groundwater contamination may have occurred in the vicinity of the site. Groundwater investigation was excluded from the scope of this investigation and comments in relation to potential groundwater at the site have been excluded from this report.

All information provided by third parties has been assumed to be correct and complete. Agon does not assume any liability for misrepresentation of information by third parties or for matters not visible, accessible or present on the subject site.

Opinions and judgements expressed herein are based on Agon's understanding of current regulatory standards and should not be construed as legal opinions.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties other than those listed above.

This report should be read in full.

REFERENCES

DEW – Department for Environment and Water (2019a) *Water Connect*, located at:

<http://www.waterconnect.sa.gov.au>.

DEW – Department for Environment and Water (2019b), *MapFinder*, located at:

<https://apps.environment.sa.gov.au/MapFinder/>.

DPTI – Department of Planning Transport and Infrastructure (2019a) *Property Location Browser*, located at:

<http://www.maps.sa.gov.au/plb>.

DPTI – Department of Planning Transport and Infrastructure (2019b), *South Australian Integrated Land Information System(SAILIS)*, located at: <http://www.sailis.sa.gov.au>.

DPTI – Department of Planning Transport and Infrastructure (2018) *Development Plan –Adelaide (City) Council Consolidated 7 June 2018*

DSD – Department of State Development (2019) *SARIG – South Australian Resources Information Geoserver*, located at: <https://sarig.pir.sa.gov.au>.

Gerges, N (2006) *Overview of the hydrogeology of the Adelaide metropolitan area*. Knowledge and Information Division, Department of Water, Land and Biodiversity Conservation. June 2006.

NEPC – National Environmental Protection Council (1999) *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999, Amended 2013*.

SA EPA - South Australian Environment Protection Authority (2019) *Site Contamination Index Public Register*, located at: http://www.epa.sa.gov.au/data_and_publications/site_contamination_index/search-the-contamination-register.

SA GOV – Government of South Australia (2019) *Location SA Map Viewer*, located at:

<http://location.sa.gov.au/viewer/>.

Sandland Consulting (2003) Soil letter report on No. 16 Hallett Street, Adelaide. 7 July 2003. Ref PG03-0016/GWG.

SKM – Sinclair Knight Merz (2000) Site Audit Report: Former Council Depot, Halifax Street, Adelaide. October 2009.

SLSA - State Library of South Australia (2019) *Almanacs and Directories*, located at <http://images.slsa.sa.gov.au/almanacsanddirectories/>.

APPENDIX A: CERTIFICATE OF TITLE

Certificate of Title

Title Reference CT 5423/66
Status CURRENT
Easement NO
Owner Number 14420049
Address for Notices 11 COULTER ST FLAGSTAFF HILL 5159
Area 119M² (CALCULATED)

Estate Type

FEE SIMPLE

Registered Proprietor

MATHEW JAMES SCHRAMM
OF PO BOX 360 RUNDLE MALL SA 5000

Description of Land

ALLOTMENT 52 DEPOSITED PLAN 46771
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 10778242
Dealing Date 23/08/2007
Sale Price \$71,500
Sale Type TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	10778243	POLICE CREDIT UNION LTD. (ACN: 087 651 205)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0208948167	CURRENT	14-16 HALLETT STREET, ADELAIDE, SA 5000

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G148/1999
PLAN FOR LEASE PURPOSES VIDE G677/1994

Administrative Interests

NIL

CT Ref	Date	Transfer	Owner	Occupation
197/231	1874	1876	James Stoddart	Adelaide Contractor
	1876	1877	Charles William France	Adelaide Land Agent
	1877	1885	Jane Gibson Woods	Adelaide Widow
	1885	1892	Thomas Logan	Adelaide Police Constable
	1892		Rosetta Logan	Wife of Thomas Logan
712/131	1903		Rosetta Logan	Wife of Thomas Logan
	1912	1914	Robert alfred Smith	Adelaide Civil Servant
	1914	1919	William Swanson	Adelaide Painter
			Maragaret Swanson	Wife of Thomas Logan
	1919	1924	Thomas Stephens	Land Agent
			William Swanson	
	1924	1933	David Guerin	Adelaide Dealer
	1933	1943	Douglas Lincoln Chapman	Adelaide Clerk
	1943	1945	Frederick oliver Skinner	Labourer
			Jessie Skinner	Wife
1945	1959	Alfred Paul Lipschinski	Adelaide Metal Worker	
2714/17	1959	1959	Alfred Paul Lipschinski	Adelaide Retired
	1959	1963	Maria Lipschinski	Wife
	1964	1966	Maris Bryce	Married Woman
			Norman Martin	Textile Worker
			Stephen Clifford Stevens	Tannery Worker
	1966	1972	Robert Stanley Hewitt	Mechanic
	1972	1979	RC Hewitt Investments Pty Ltd	
	1979	1984	Federated Ironworkers Association of Australia	
1984	1997	Aged Cottage Homes Incorporated	(1996) Aged Care and Housing Group Inc	
5423/66	1997	1999	Townsend & Reynolds Pty Ltd	CURRENT TITLE
	1999	2002	Victor allen ross duthie	
			Aileen Joyce Duthie	
	2002	2007	Mathew James Schramm	
			Taryn Jaye Merrifield	
2007	Current	Mathew James Schramm		

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2714 Folio 17

New Certificate of Title for the whole of the Land in Vol.712 Folio 131

ALFRED PAUL LIPSCHINSKI of 234 Halifax Street Adelaide Retired

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in T H A T piece of land situated in the CITY OF ADELAIDE, being PORTION OF THE TOWN ACRE numbered 565 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green WHICH said piece of land form the Allotment 13 in the plan deposited in the Lands Titles Registration Office No.379

which said Town Acre is delineated in the public map of the said City deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this Twentyfifth day of November 1959

Signed the 25 day of November 1959, in the presence of J.L.R. Bennell

[Signature]
Registrar-General.

TRANSFER No. 2165058 FROM Alfred Paul Lipschinski to Cherita Theophela Lipschinski of 234 Halifax Street Adelaide his wife
OF THE WITHIN LAND: PRODUCED 17/11/1959 AT 2.30 pm
Ed. Daur DEP. REG. GEN.

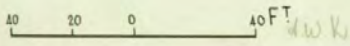
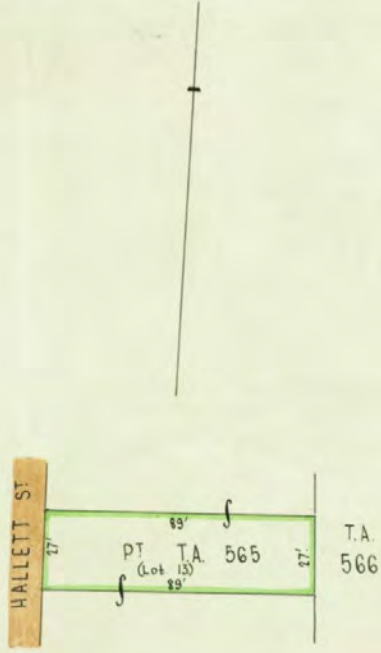
~~714 2687 738~~

APPLICATION No. 2687738 THE WITHIN land IS TRANSMITTED TO Mavis Mabel Bryce of 34 Davies Road Clarendon W.A. Married Woman, Norman Martin of 7 Norman Street Paradise Textile Worker and Stephen Clifford Stevens of 39 Kambana Street Flinders Park Tannery Worker

AS THE EXECUTORS NAMED IN THE WILL DATED 12/2/1945 OF Maria Theophela Lipschinski WHO DIED 15/10/1963 VIDE PROBATE DATED 1/9/1964 PRODUCED 20/12/1965 AT 11.45 am
J. Hughes DEP. REG. GEN.

~~7-2908-325~~

TRANSFER No. 2708525 to Robert Stanley Hewitt of 197 Fisher Street Stavern Mechanic
OF THE WITHIN LAND. PRODUCED 15.3.1966 AT 1.55 pm
J. Hughes DEP. REG. GEN.



~~T329885~~
 TRANSFER No. **3354885** ^A to
R.C. Hewitt Investments Pty Ltd of
Lower Hermitage Road Houghton
 5131
 OF THE WITHIN LAND. PRODUCED 24/8/1972 AT 2:40pm
 R. Cordon DEP. REG. GEN.

7444547

TRANSFER No. **4445413** To
Federated Ironworkers' Association of Australia
of 188 George Street Sydney N.S.W. 2000
 OF THE WITHIN LAND. PRODUCED 24.9.1979 at
 2.20 pm

66205579

TRANSFER No. **5285579** To
Aged Cottage Homes Incorporated
of 91 Halifax Street Adelaide
 5000
 OF THE WITHIN LAND PRODUCED 16.8.1984 at 3.15 pm.

CHANGE OF NAME No. **8214188** THE NAME OF THE
 WITHIN COMPANY IS CHANGED TO Aged Care and
Housing Group Inc. of 32 Halifax
street Adelaide 5000
 PRODUCED 5.12.1996 AT 10:25

APPLICATION **8214189** DP 46771
 HAS BEEN DEPOSITED AND AFFECTS THE
 WITHIN LAND

CANCELLED AS REGARDS
 PORTION BALANCE OF
 THE WITHIN LAND AND
 NEW COMPUTERISED TITLE(S) ISSUED

72165058

DISCHARGE OF THE WITHIN MORTGAGE
 No. 1428524
 BY ENDORSEMENT THEREON
 PRODUCED FOR REGISTRATION THE 9
 DAY OF May 19 49 AT 2.20 PM
 W. G. GARDNER DEP. REG. GENL.



(CERTIFICATE OF TITLE.)

Register Book,

Vol. 712 Folio 131

New Certificate of Title from Vol 197 Folio 231

Rosetta Logan wife of Thomas Logan of Adelaide

is the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

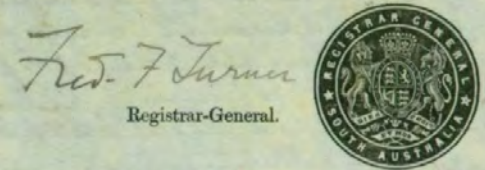
That piece of land situated in the CITY OF ADELAIDE, being PORTION OF THE TOWN ACRE numbered 565 and bounded as appears in the plan in the margin hereof and therein colored green: Which said piece of land contains nine perches or thereabouts and measures as well on the westerly side as on the southerly side next other parts of the said acre eighty nine feet or thereabouts and as well on the easterly side next part of acre 566 as on the westerly side next Hallett Street twenty seven feet or thereabouts together with a right of road in common with others over the said street which said piece of land forms the allotment 13 in the plan deposited in the Lands Titles Registration Office N. 379

Dep Reg Genl 07/8/49

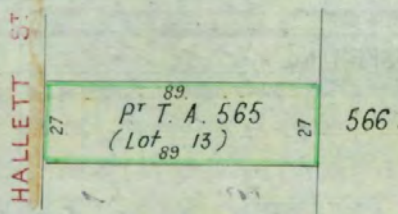
which said Town Acre is delineated in the public map of the said city deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this 9th day of December 1903

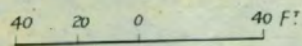
Signed the 9th day of December 1903 in the presence of
 W. G. Gardner
 Registrar-General.



CANCELLED
 AND ISSUED VIDE 2165058
 CERTIFICATE OF TITLE
 VOL. 2714 FOL. 17
 W. G. GARDNER DEP. REG. GENL.



Authority for Hallett Street Vide Lr 1881/1340
 W. G. Gardner Dep Reg Genl 27/8/49



Mortgage N. 402074 from Rosetta Logan to John Henry Knabe. Produced for registration the 18th day of December November 1903 at 11.30am.

Transfer N. 562918 from John Henry Knabe as mortgagor to Robert Alfred Sondrini Smith of Adelaide, hotel servant of an estate in fee simple in the within land produced for registration the 6th day of June 1912 at 3pm.

Transfer No 618388 from Robert Alfred Londrini Smith to William Swanson of Hanson Street Adelaide Painter and Margaret Annie Swanson his wife of an estate in fee simple in the within land produced for registration the 30 day of June 1914 at 2:40 pm
 W. Blackwell Dep Reg Genl

Mortgage No 618389 from William Swanson and Margaret Annie Swanson to Robert Alfred Londrini Smith Produced for registration the 30 day of June 1914 at 2:40 pm
 W. Blackwell Dep Reg Genl

DISCHARGE OF THE above MORTGAGE NO. 618389 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 5 DAY OF September 1914 AT 12:45 pm
 W. Blackwell Dep. Reg. Genl.

Transfer No 726284 from William Swanson and Margaret Annie Swanson to Thomas Lavers Stephens of Adelaide Land Agent of an estate in fee simple in the within land. Produced for registration the 5 day of September 1914 at 12:45 pm
 W. Blackwell Dep Reg Genl.

Mortgage No 726285 from Thomas Lavers Stephens to Robert Alfred Londrini Smith Produced for registration the 5 day of September 1914 at 12:45 pm
 W. Blackwell Dep Reg Genl.

Transfer No 726287 from Thomas Lavers Stephens to William David Guerin of Adelaide Dealer of an estate in fee simple in the within land Produced for registration the 19 day of February 1917 at 11:00 am
 W. Blackwell Dep Reg Genl.

DISCHARGE OF THE within MORTGAGE NO. 726285 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 19 DAY OF February 1917 AT 11:00 am
 W. Blackwell Dep. Reg. Genl.

Mortgage No 795210 from William Daniel Guerin to Lavina Susannah Chapman Produced for registration the 2 day of October 1921 at 2:45 pm
 W. Blackwell Dep Reg Genl

DISCHARGE OF THE above MORTGAGE NO. 795210 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 9 DAY OF September 1927 AT 2:45 pm
 W. Blackwell Dep. Reg. Genl.

MORTGAGE No. 1089822 FROM William Daniel Guerin to Lavina Susannah Chapman PRODUCED FOR REGISTRATION THE 7 DAY OF February 1930 AT 12:10 pm
 W. Blackwell Dep. REG GENL.

~~1149379~~

TRANSFER No. 1149379 FROM William Daniel Guerin to Douglas Lincoln Chapman of Adelaide Clerk OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND. PRODUCED FOR REGISTRATION THE 22 DAY OF March 1933 AT 11 am
 W. Blackwell Dep. REG. GENL.

~~1089822~~

DISCHARGE OF THE within MORTGAGE No. 1089822 BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 5 DAY OF December 1935 AT 2:50 pm
 A. J. Seibert Dep. REG. GENL.

TRANSFER No. 1394054 FROM Douglas Lincoln Chapman to Frederick Oliver Skinner of Howard Road Beverly Labourer and Jessie Maude Skinner his wife OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND. PRODUCED FOR REGISTRATION THE 26 DAY OF August 1934 AT 2:30 pm
 J. Rogers Dep. REG. GENL.

TRANSFER No. 1428523 FROM Frederick Oliver Skinner and Jessie Maude Skinner to Alfred Paul Lipschinski of 14 Hallett Street Adelaide Metal Worker OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 18 DAY OF April 1945 AT 2:15 pm
 A. J. Seibert Dep. REG. GENL.

MORTGAGE No. 1428524 FROM Alfred Paul Lipschinski to William Thomas Carter PRODUCED FOR REGISTRATION THE 18 DAY OF April 1945 AT 2:15 pm (Including other land)
 A. J. Seibert Dep. REG. GENL.

See Page 17

Transfer No 312195 from George Sattler to Rosetta Bogan wife of Thomas Bogan of Adelaide of an estate in fee simple in the within land. Produced for registration the 1 day February 1897 at 2.45 pm

164

South Australia

(CERTIFICATE OF TITLE.)

(C)



Register Book.

Vol. CXCIV Folio 231

Pursuant Memorandum of Transfer No 524114 from Samuel James Way

James Stoddart of Adelaide contractor is

now seized of an estate in fee simple, subject nevertheless, to such incumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon in that piece of land situated in the City of Adelaide being portion of the Town Acre No 565 and bounded as appears in the plan with the margin whereof said Town Acre No 565 which said piece of land contains nine perches or thereabouts and measures as will on the north side as on the south side and the part of the said acre eight by nine feet or thereabouts and as will on the east side next part of the acre 566 as on the west side next a street eleven feet or thereabouts. Which said piece of land forms the lot shown in the plan deposited in the Lands Titles Registration Office No 279 Together with a right of road in common with others over the said street which said Section 565 is delineated in the public map of the said City, deposited in the office of the Surveyor-General, and was originally granted the 23rd day of December 1837 under the hand and seal of James Hurtle Fisher Esquire Resident Commissioner of the said province to George Swindell Grant.

In witness whereof, I have hereunto signed my name and affixed my seal this 11th day of October one thousand eight hundred and seventy four in presence of

M. J. Dymun

J. M. Stoddart Registrar-General



DISCHARGE OF THE WITHIN MORTGAGE NO 52415 BY RECEIPT SHIPPED AT 11.18 AM DAY OF FEBRUARY 1895 DEP. REG. GENL.

Part Town Acre 565 or Lot 15 in Dep. Plan No 579

566

Mortgage No 52415 from James Stoddart to David Bayne. Produced the 13th day of October 1894 at Ten o'clock AM and valid the 20th day of October 1894 at 11 o'clock AM. M. J. Dymun Registrar-General

Discharge of the above Mortgage No 52415 by receipt issued to me for the whole of the money thereby secured dated the 10th day February 1895 entered the 13th day February 1895 as above. M. J. Dymun Registrar-General

Mortgage No 54167 from James Stoddart to David Bayne. Produced the 13th day February 1895 at 11 o'clock AM. M. J. Dymun Registrar-General

Discharge of the above Mortgage No 54167 by receipt endorsed upon dated the 22nd day February 1896 entered the 2nd day March 1896 at 11 o'clock AM. M. J. Dymun Registrar-General

Mortgage No 62333 from James Stoddart to Raphael Raphael. Produced the 9th day March 1896 at 11 o'clock AM. M. J. Dymun Registrar-General

Discharge

Cancelled and a new Certificate of Title issued vide letter No 745 of 1903 Vol 712 fol 131 E. J. Heath Dep. Registrar

Transfer No 267788 from Rosetta Bogan to George Packer of Highercombe gardeners of an estate in fee simple in the within land Produced for registration the 17 day February 1893 at 11.35 pm E. J. Heath Dep. Registrar

Discharge of the within Mortgage No 62333 by receipt endorsed thereon dated the 6th day November 1876. Entered the 7th day September 1876 at 2 pm.
Mammalatte Dep Reg Genl.

Transfer No 68917 from James Stoddart to Charles William France of Adelaide Land W. Account of the within land. Produced the 7th day of December 1876 at 2 pm.
Mammalatte Dep Reg Genl.

Mortgage No 68918 from Charles William France to Henry Langdon Hurst, William Herman Gilbert Wood, Frederick Hagadorn and William Nelson. In Trust for the time being of the Adelaide District of the United Ancient Order of Friends Friendly Society. Produced the 7th day of September 1876 at 2 pm.
Mammalatte Dep Reg Genl.

The above Mortgage No 68918 has been discharged to the extent of £80 portion of the principal sum of £150 as appears by endorsement thereon dated the 6th day of November 1877. Entered the 21st day November 1877 at 11 am.
Mammalatte Dep Reg Genl.

Transfer No 80207 from Charles William France to Jane Gibson Woods of Adelaide Widow of the within land. Produced the 21st day November 1877 at 11 am.
Mammalatte Dep Reg Genl.

Discharge of the above Mortgage No 68918 by receipt endorsed thereon dated the 21st day October 1878. Entered the 21st day October 1878 at 2 pm.
Mammalatte Dep Reg Genl.

Transfer No 190206 from Jane Gibson Woods to Thomas Cogan of Adelaide Police Constable of the within land. Produced the 5 day May 1885 at noon
Wetheringham Dep Reg Genl.

Mortgage No 190399 from Thomas Cogan to Jane Gibson Woods Produced the 9th day May 1885 at 11 am
Wetheringham Dep Reg Genl.

over

The within Mortgage No 190399 was transmitted to William Pope and Adelaide Solicitor and Thomas Poulson of Angus Street Adelaide Bookmaker the executors named in the will dated the 18 day March 1887 of the within named Jane Gibson Woods who died on the 21st day ~~March~~ ^{March} 1887 as appears by Probate dated the 14 day April 1887 Produced for registration the 1 day September 1887 at 2.55 pm
No 217636 Mammalatte Dep Reg Genl.

Discharge of the within Mortgage No 190399 by receipt endorsed thereon Produced for registration the 30 day January 1888 at 2.55 pm
Mammalatte Dep Reg Genl.

Mortgage No 219123 from Thomas Cogan to The Mutual Building Society. Produced for registration the 30 day January 1888 at 2.55 pm
Mammalatte Dep Reg Genl.

Mortgage No 225189 from Thomas Cogan to The Mutual Building Society. Produced for registration the 11 day October 1888 at 3 pm
Mammalatte Dep Reg Genl.

Discharge of the within Mortgage No 219123 and 225189 by receipt endorsed thereon Produced for registration the 2nd day of July 1892 at 11.10 am
E. J. Heath Dep Reg Genl.

Mortgage No 260804 from Thomas Cogan to Henry Edgar Prosser and Fanny Cecilia Gardner. Produced for registration the 2nd day of July 1892 at 11.10 am
E. J. Heath Dep Reg Genl.

Transfer No 264655 from Thomas Cogan to Rosetta Cogan his wife of an estate in fee simple in the within land produced for registration the 25 day October 1892 at 11.15 am
E. J. Heath Dep Reg Genl.

Transfer No 267275 from Henry Edgar Prosser and Fanny Cecilia Gardner to John Mayfield Gardner of George Street Port Adelaide. Produced for registration the 11 day February 1893 at 11 am
E. J. Heath Dep Reg Genl.

1942

1953

1963

1973

HALLETT ST
Off 85 Halifax st.

10 Duncan, J. G.
12 Manson, J.
14 Thomas, Mrs.
18 Pretty, W. G., drvr
22 Billett, Gaus, lbr
24 Lemon, Mrs. V. M.
26 Kelly, M. J., blicksmth
28 Campbell, F., clerk
30 McIvney, J.
32 Martin, Mrs. E. M.
34 Morton, A. L.
9 Grosser, C. A., lbr
11 Ryan, F., crpnt
15 Haines, P.
17 Gibbs Quick Lunch Fcty
21 Gianville, Mrs. J. A.
21a Olds, O. G.
23 Wordie, W.
25 Rothwell, J.
27 James, F. J.
29 Harrison, Mrs. L.
32 Grose, Mrs. R.

HALLETT ST—E SIDE
off 89 Halifax st

10 Pittman, Mrs. R. H.
12 Manson, J.
14 Lipschinski, A. P.
18 Pretty, W. G., drvr
22 Billett, Gaus, lbr
24 Turner, Mrs. M.
26 Dalton, J. T.
26 Kelly, Miss M. N.
28 Baker, Mrs. E.
28 Campbell, R.
30 McAvaney, J. R.
32 Patne, G.
32 Patne, L.
34 Morton, Mrs. B. M.
Gilles st

89 Boswell, W., junr
89 Congregational Mission Hall
Hallett st
91 Welch, O., plmbr

HALLETT ST—E side
off 89 Halifax st

10 Colalancia G
12 Musgrave Mrs E
14 Skarvellis H painter
18 Unknown
22 Billett G
24 Turner Mrs M
26 Iengo A sprayer
28 Unknown
30 Germov I
Gilles st

HALIFAX ST—S side
off 362 King William st

9 Trims Used Cars Ltd
11-13 Mayfield P R Ltd electrical engineers
11-13 Elliott Automation Pty Ltd
27-29 Robinson C W & Co Ltd mtr bdy rprs
Symonds pl
35 Ezekiel J M clerk
37 Clark Mrs C
37 Ansmik H L railway employee
39 Crannaford R cycle repairs
39 Curran F J printer
41-43 Wormald Bros Industries
43 Free Car Park
63 Corporation Depot
79 Corporation Disinfecting Works
81 Francis Mrs D M
81a Unknown
83 Inns R E Ltd refrig supplies
89 Unknown
Hallett st
91-97 Gatic Australia Pty Ltd engr & iron
founders
91-97 Elizabeth Hay Matrimonial Bureau
91-97 Madge A H C & Son Limited
91-97 Burnbrae Limited
99 Au'omotive Components Sales Proprietary
Limited

HALLETT ST—E side
off 89 Halifax st

22 Haidaragai J
24
26 Padula P

28 Abson R
30 Stojanevic Miss C
30 Rowe Miss J
30 Wooldrich Miss N
34 Drozdek A
34 Freer B G
Gilles st

HALIFAX ST—S side
off 362 King William st

7 Halifax Street Post Office
Lane
11-13 Mayfield F R P/L electrl engnrs
27-29 Robinson C W & Co P/L mtr bdy rprs
Symonds pl
35-37 Brenco Sales Pty Ltd
39 Crannaford R & Son cycle repairs
39 Curran F J printer
41-81 Halifax St Depot City of Adelaide
79 Disinfecter Station
83 Inns R E Pty Ltd refrigtn supplies
83 Inns R E Investments Pty Ltd
83 Refrigerant Gases Pty Ltd
89 "Q" Theatre
Hallett st
91-97
Ground floor—
91-97 Elizabeth Hay Matrimonial Bureau

APPENDIX B: REGISTERED GROUNDWATER SEARCH



Circle Centre -34.933268,138.603854, Radius 0.500km

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Purpose	Aquifer	Cased To (m)	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Status	Permit No	Obs No
6628-313	12/04/1965	21.34	21.34	16.76	12/04/1965	DRN	Qpah								
6628-314	13/04/1965	9.45	9.45												
6628-315	04/05/1965	22.86	22.86	16.61	04/05/1965	DRN	Qpah	18.77	0.45	04/05/1965					
6628-316	15/04/1965	10.67	10.67			DRN									
6628-317	22/04/1965	21.34	21.34	16.76	22/04/1965	DRN	Qpah								
6628-318	31/05/1965	21.34	21.34	16.46	31/05/1965	DRN	Qpah	19.41							
6628-319	25/05/1965	23.47	23.47	16.46	25/05/1965	DRN	Qpah	19.2	0.45	25/05/1965					
6628-320	17/05/1965	21.34	21.34	16.76	17/05/1965	DRN	Qpah	18.69	0.45	17/05/1965					
6628-321	11/05/1965	22.86	22.86	16.56	11/05/1965	DRN	Qpah	19.2	0.45	11/05/1965					
6628-322	03/06/1965	6.1	6.1			DRN									
6628-323	03/06/1965	6.1	6.1			DRN									
6628-324	01/06/1965	6.1	6.1			DRN									
6628-325	02/06/1965	6.4	6.4			DRN									
6628-326	05/05/1965	4.88	4.88			DRN									
6628-327	07/05/1965	7.01	7.01			DRN									
6628-328	14/05/1965	6.1	6.1			DRN									
6628-329		18.82				DRN	Qpah				171	01/01/1934			
6628-330		21.59				DRN	Qpah				4426	01/01/1935			
6628-331	07/04/1965	21.34	21.34	16.46	07/04/1965	DRN	Qpah		0.03	07/04/1965					
6628-332	04/06/1965	6.1	6.1			DRN									
6628-333	07/06/1965	6.1	6.1			DRN									
6628-334	08/06/1965	6.1	6.1			DRN									
6628-335	08/06/1965	6.1	6.1			DRN									
6628-336	10/06/1965	6.1	6.1			DRN									
6628-337	09/06/1965	6.1	6.1			DRN									
6628-338	11/06/1965	9.4	9.4	4.88	11/06/1965	DRN	Qpah						BKF		
6628-339	15/06/1965	12.8	12.8	2.59	15/06/1965	DRN	Qpah						BKF		
6628-340	16/06/1965	0.61	0.61			DRN									
6628-342	08/09/1955	12.19	12.19										UKN		
6628-343	06/09/1955	12.19	12.19										UKN		
6628-344	25/05/1960	5.94	5.94												
6628-345	25/05/1960	6.1	6.1												
6628-347	10/10/1956	9.7	9.7										UKN		
6628-348	05/10/1956	18.29	18.29										UKN		
6628-349		11.58	11.58				Qpah				10839	03/11/1914			
6628-350	09/10/1914	10.67	10.67	9.75	09/10/1914		Qpah						ABD		
6628-351	04/01/1968	28.04	28.04										UKN		

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Purpose	Aquifer	Cased To (m)	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Status	Permit No	Obs No
6628-352	10/01/1968	21.51	21.51					21.34					UKN		
6628-353	10/01/1968	21.49						21.49					UKN		
6628-354	18/01/1968	19.51	19.51					19.51					UKN		
6628-367	16/06/1965	12.8	12.8			DRN									
6628-506	16/06/1965	0.61	0.61			DRN									
6628-555		29.26	29.26			IRR	Tomw(T1)	18.29			1166	19/08/2001	OPR		
6628-638		10.06	10.06								3584	20/10/1914			
6628-639	27/09/1963	6.55	6.55										ABD		
6628-640	22/10/1962	26.52	26.52	11.43	18/01/1963	DRN	Qpah	26.52	0.3	18/01/1963	8482	22/10/1962	OPR		
6628-641		22.86	22.86	12.19	08/06/1939	DRN					1656	08/06/1939	OPR		
6628-642		26.12	26.12			DRN							ABD		
6628-643	19/09/1914	31.85	31.85	18.29	09/10/1914				0.63	09/10/1914	1485	19/09/1914			
6628-649	11/09/1964	9.35	9.35										ABD		
6628-650	14/09/1964	9.35	9.35										ABD		
6628-651	22/12/1965	12.27	12.27										ABD		
6628-652	30/12/1965	12.65	12.65										ABD		
6628-11283	09/06/1961	48.77	48.77										BKF		
6628-18401	29/01/1996	22	22	17	29/01/1996	OBS	Qpah	22						36995	
6628-18402	30/01/1996	26	26	21	30/01/1996	OBS	Qpah	26						36996	
6628-18403	31/01/1996	23	23	18	31/01/1996	OBS	Qpah	23						36997	
6628-19653	17/04/1999	10.8	10.8	9.6	17/04/1999	MON	Qpah	10.8	0.02	17/04/1999				48415	
6628-20242	13/04/2000	13	13			MON		5						52351	
6628-20243	13/04/2000	12	12			MON		6						52353	
6628-20244	13/04/2000	12	12			MON		12						52354	
6628-20245	17/04/2000	13	13			MON		13						52355	
6628-20246	20/04/2000	13	13			MON		13						52356	
6628-20256	29/06/2000	17	0	14.5	29/06/2000	ENV	Qpah						ABD	52890	
6628-20257	30/06/2000	21	0			ENV							ABD	52891	
6628-20258	01/07/2000	15	0			ENV							ABD	52892	
6628-20259	03/07/2000	19.5	0			ENV							ABD	52893	
6628-20260	04/07/2000	20	0			ENV							ABD	52894	
6628-20261	05/07/2000	20	0			ENV							ABD	52895	
6628-20262	05/07/2000	19	0			ENV							ABD	52896	
6628-20325	24/03/2000	12	12	9.5	24/03/2000	MON	Qpah	5.75						52358	
6628-20423	24/08/2000	15.3	15.3	11.38	24/08/2000	INV	Qpah	15						53485	
6628-20425	25/08/2000	20	20	17	25/08/2000	INV	Qpah	20						53486	
6628-21373	14/03/2003	12	12	10.6	14/03/2003	INV	Qpah	9	0.01	14/03/2003				61448	
6628-21374	14/03/2003	12	12	10.6	14/03/2003	MON	Qpah	9	0.01	14/03/2003				61449	
6628-22235	19/08/2005	11	11	8.25	19/08/2005		Qpah	8						109679	
6628-22259		15	15	9	05/09/2005	MON	Qpah							103299	
6628-22277	25/09/2005	30	24	11	25/09/2005			24	0.25	25/09/2005	1452	30/09/2005		110160	
6628-22278		60	50	13	29/09/2005			42	1.5	29/09/2005	1005	04/10/2005		110160	

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Purpose	Aquifer	Cased To 70 (m)	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Status	Permit No	Obs No
6628-22336	21/10/2005	30	24	12	21/10/2005		Tomw(T1)	17	8	21/10/2005	1384	20/10/2005		111023	
6628-22963		16.6	0					16.6					BKF	116884	
6628-22964		16.1	0					16.1					BKF	122102	
6628-22965		15.3	0					15.3					BKF	119812	
6628-24568	02/04/2009	15	15			INV		9						161312	
6628-25026	01/12/2009	11.9	11.9	7.26	22/12/2009	MON	Qpah(Q1)	8.9			2465	01/12/2009		181970	ADE201
6628-25485	08/10/2010	16	13	9	08/10/2010	INV		7						194490	
6628-25488	08/10/2010	15.5	14.5	10	08/10/2010	INV		14.5						195811	
6628-26438			0										BKF	217443	
6628-26440			0										BKF	217438	
6628-26441			0										BKF	217436	
6628-26442			0										BKF	217436	
6628-26443			0										BKF		
6628-26444			0										BKF	217439	
6628-26445			0										BKF	217440	
6628-26448			0										BKF	217437	
6628-26893	15/12/2011	7	7	3.6	15/12/2011	INV	Qpah	3						208854	
6628-26996	14/11/2013	40	0			INV							BKF	227788	
6628-26998	19/11/2013	40	0										BKF	227791	
6628-26999	21/11/2013	40	20	18	21/11/2013	INV		15.5						227789	
6628-27000	27/11/2013	40	0										BKF	227786	
6628-27396															
6628-27508		15	0	8.5	23/12/2014	INV	Qpah						BKF	241211	
6628-27509	26/06/2014	3.16	0	1.32	26/06/2014	INV	Qpah						BKF	241218	
6628-27510	26/06/2014	3	0	1.48	26/06/2014	INV	Qpah						BKF	241213	
6628-27511	26/06/2014	3.26	0	1.92	26/06/2014	INV	Qpah						BKF	241217	
6628-27512	11/07/2014	3.13	0	1.34	11/07/2014	INV	Qpah						BKF	241215	
6628-27513		3.07	0	1.58	11/07/2014	INV	Qpah						BKF	241216	
6628-27517	16/09/2014	15	0	9	16/09/2014	INV	Qpah						BKF	241214	
6628-27518		15	0	9	16/09/2014	INV	Qpah						BKF	241212	
6628-27691	19/02/2015	20	0			INV							BKF	243243	
6628-27886	07/11/2014	8.5	8.5	5.9	07/11/2014	INV	Qpah	5.5						239459	
6628-27887	07/11/2014	8.5	8.5	5.9	07/11/2014	INV	Qpah	5.5						239463	
6628-27888	07/11/2014	8.5	8.5	5.9	07/11/2014	INV	Qpah	5.5						239461	
6628-27889	07/11/2014	8.5	8.5	5.9	07/11/2014	INV	Qpah	5.5						239460	
6628-27890	07/11/2014	8.5	8.5	5.9	07/11/2014	INV	Qpah	5.5						239465	
6628-27891	07/11/2014	8.5	8.5	5.9	07/11/2014	INV	Qpah	5.5						239464	
6628-27892	07/11/2014	9	9	5.9	07/11/2014	INV	Qpah	5.5						239462	
6628-27903	23/06/2015	14	14	11.4	23/06/2015	INV	Qpah	11						248491	
6628-27908	25/08/2015	22.7	0	6	25/08/2015	INV							BKF	251619	
6628-28020	30/09/2015	25	0			INV							BKF	251935	
6628-28021	29/09/2015	25	0			INV							BKF	251937	

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Purpose	Aquifer	Cased To (m)	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Status	Permit No	Obs No
6628-28522	15/09/2016	35	35			INV								272213	
6628-28523	16/09/2016	15	15			INV		9						272214	
6628-28786	03/11/2016	14.5	14.5	11	03/11/2016	INV		11						278146	
6628-28787	03/11/2016	14.5	14.5	13	03/11/2016	INV		11.5						274246	

125 records



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SA Geodata Database - Drillhole Details

Drillhole: **181064** Drillhole Name: **HFMW 77**

[Details](#)
[Location](#)
[Stratigraphy](#)
[Lithology](#)
[Petrophysics](#)
[Core Details](#)
[Spectral Scanning](#)
[Rock Samples](#)
[Historical Documents](#)
[References](#)

	Qualifications	Organisation	Date	Metres From	Metres To
Select	Geologist		13/04/2000	0	12

Metres From	Metres To	Major Lithology	Minor Lithology	Description
0	0.2			FILL, BITUMEN
0.2	0.6			FILL gravelly SAND yellow/beige, fine to medium sand with large gravel to small cobbles, some clay/silt fines, no odours
0.6	1.5			FILL gravelly SAND brown no odours
1.5	3	CLAY (UNDIFF. ORIGIN)		Sandy CLAY to clay, beige, high to moderate plasticity, some brown mottles, no odours, some fine grained sand
3	8.5	CLAY (UNDIFF. ORIGIN)		Sandy CLAY high plasticity, mottled grey/beige and light brown, medium to fine grained quartz sand, no odours
8.5	10	SAND		SAND to clayey sand, fine to medium white quartz sand in a moderate plasticity, grey with minor brown and red mottles no odours
10	10.7	SAND		Clayey SAND to sandy CLAY white and red stained quartz grains, medium to fine grained, moderate plasticity, no odours
10.7	11.4	SAND		Clayey SAND to sandy CLAY no odours
11.4	12	CLAY (UNDIFF. ORIGIN)		Sandy CLAY high plasticity, grey/beige with light brown mottles, fine to medium grained sand, no odours. End of Hole at 12 metres

Core Images



Source: DSD SARIG 2019

APPENDIX C: SUPPORTING DOCUMENTATION

CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED

DA/773/2018

10/01/2019

ICP/



00	TITLE SHEET
01	LOCALITY ANALYSIS
02	SITE ANALYSIS
03	DESIGN RESPONSE
04	ENVIRONMENTAL SUSTAINABILITY
05	SITE PLANS
06	EXTERIOR
07	INTERIOR
10	FLOOR PLANS
40	ELEVATIONS
50	SECTIONS

ICP/ LOT 52 HALLETT ST/ M SCHRAMM

TITLE SHEET

City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019

SCALE

@ A3









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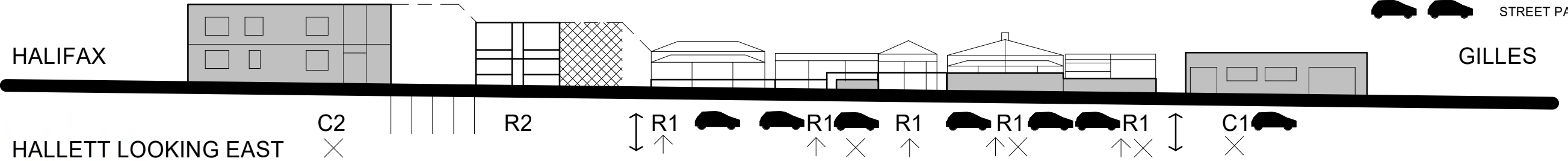
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PROJECT NUMBER	/	0114
PROJECT STATUS	/	PLANNING
REVISION	/	-
DATE	/	10/01/2019

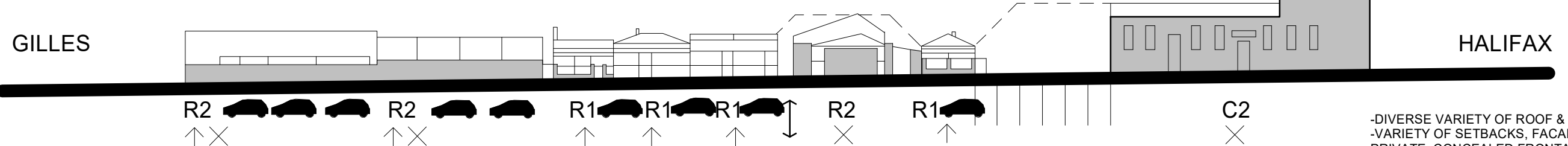
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PLY










- C
- R
- 1, 2, 3
-  SUBJECT SITE
-  SOLID BOUNDARY WALL
-  SET BACK FRONTAGE
-  CONCEALED / NO FRONTAGE
-  HEIGHT TRANSITION
-  OFFSTREET CAR PARK
-  LANEWAY
-  STREET PARKING AVAILABLE



HALLETT LOOKING WEST



- DIVERSE VARIETY OF ROOF & FACADE FORMS
- VARIETY OF SETBACKS, FACADES WITH PRIVATE, CONCEALED FRONTAGES
- VAST MATERIAL MIX, CONSTRUCTION DATES
- DIVERSITY OF FENCE HEIGHTS, OPENNESS & SOLID ON STREET
- MONOLITHIC INDUSTRIAL AESTHETIC AT ENDS OF STREET, FLANKING TRADITIONAL FACADES
- NO STREET PARKING ADJACENT SITE
- LARGE BULKY SIDE WALLS PRESENTING TO STREET FROM RESIDENTIAL & COMMERCIAL

-  SITE ACCESS
-  NORTH SUN ACCESS
-  OVERLOOKING POTENTIAL
-  PASSIVE SURVEILLANCE & VIEWS
-  SETBACK POTENTIAL
-  SITE SLOPE
-  PREVAILING BREEZE/ CROSS VENTILATION
-  EXISTING LARGE TREE
-  TRAFFIC FLOW



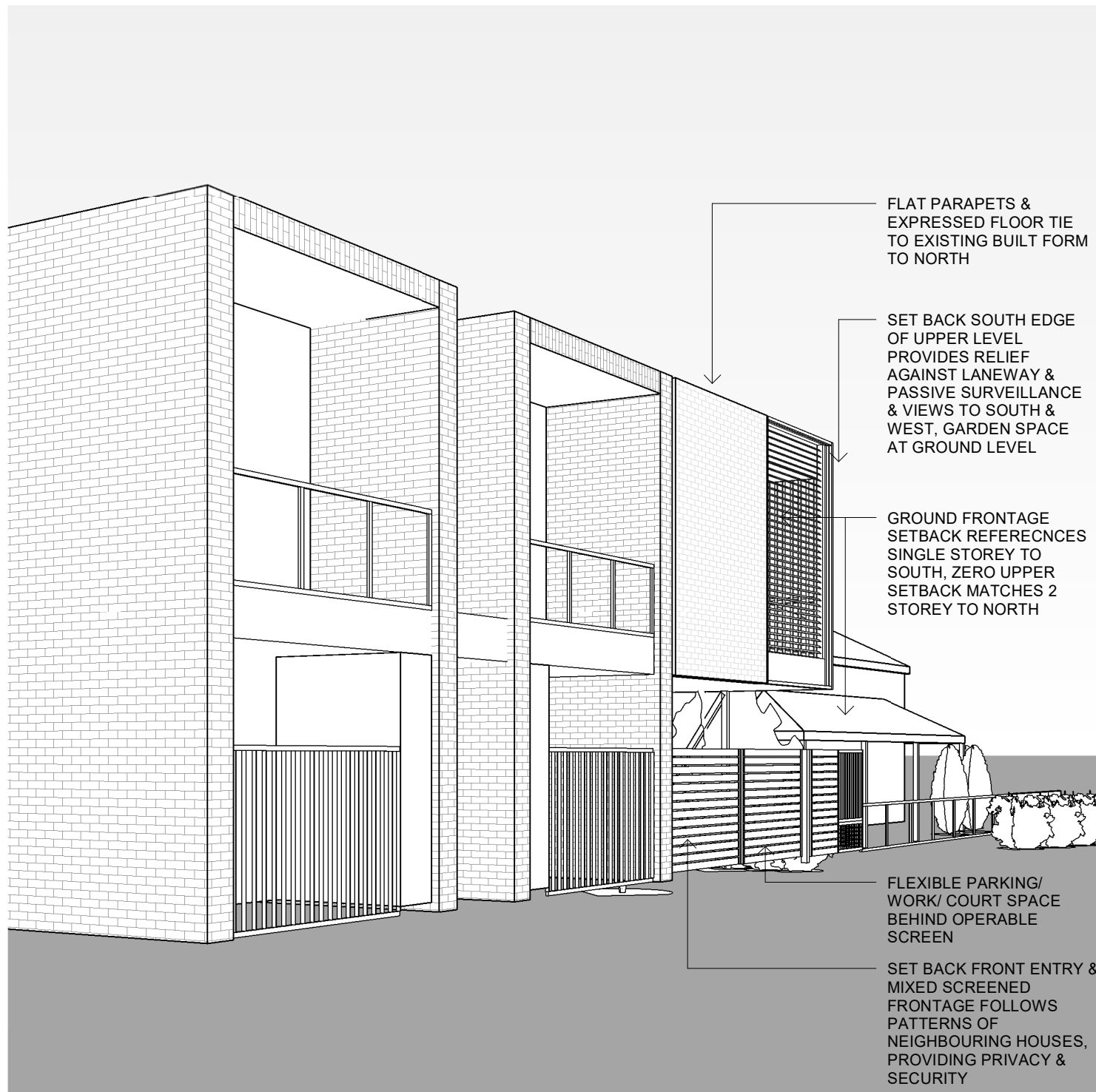
CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/773/2018
 10/01/2019



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ADDITIONAL DOCUMENTS RECEIVED

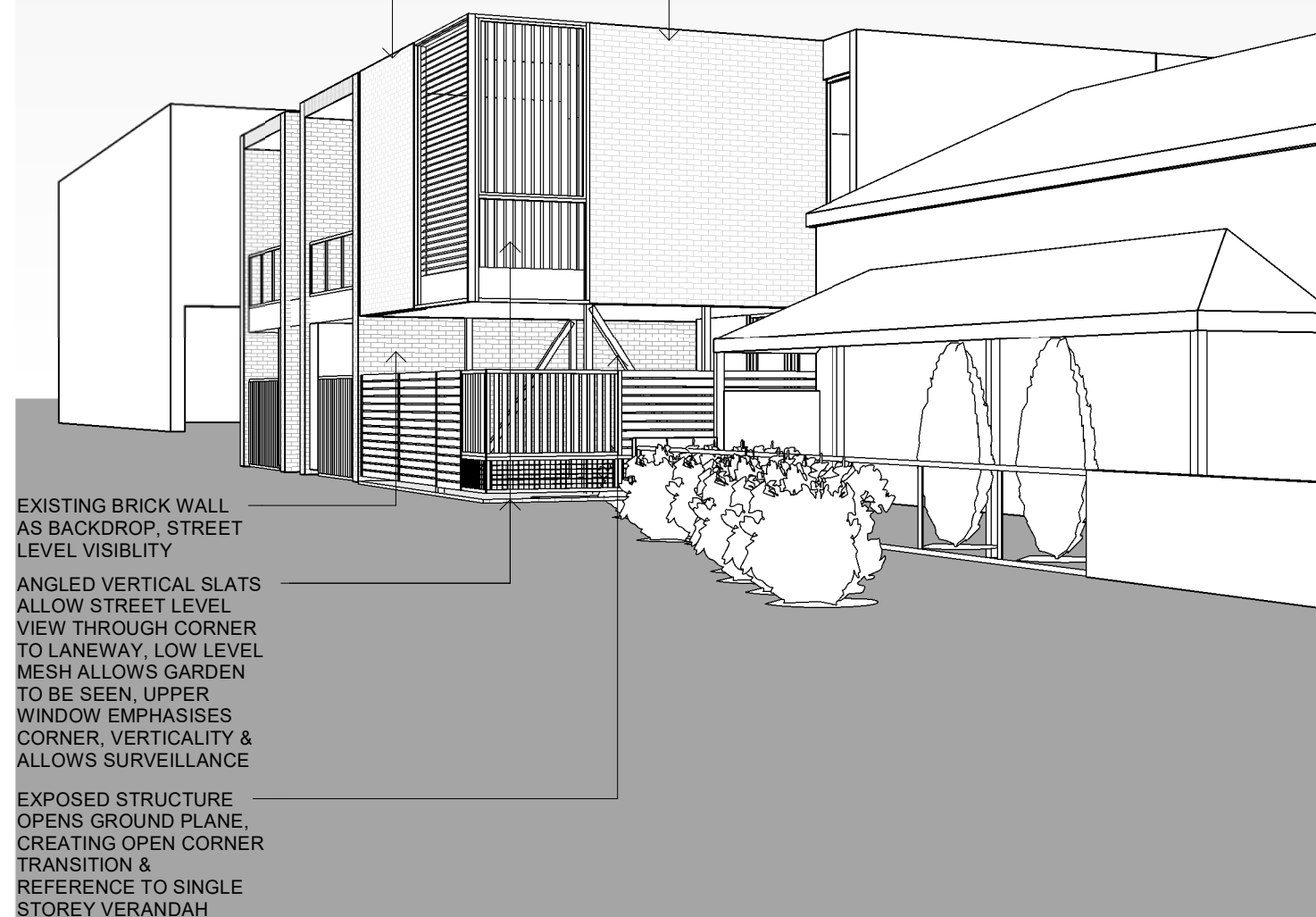
DA/773/2018

10/01/2019



BROKEN BOUNDARY MASS, AS FULL HEIGHT & LENGTH SOUTH WALL IS UNDESIRABLE DUE TO EXCESSIVE BULK & NEGATIVE IMPACT ON STREETScape, OVERSHADOWING & LIMITATIONS ON GLAZING

FINE GRAIN BRICK TO UPPER FACADES TO PROVIDE TEXTURE & REFERENCE TO EXISTING STREETScape



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178
SETBACK ALLOWS DIRECT
NORTHERN SUN TO PRIVATE
SPACE & ATTACHED LIVING
AREAS, MAXIMISE CROSS
VENTILATION & VIEWS

← OPEN NORTH SLOPING
ROOF ALLOWS FOR
PHOTOVOLTAIC & WATER
HEATING INSTALLATIONS,
RAINWATER CAPTURE

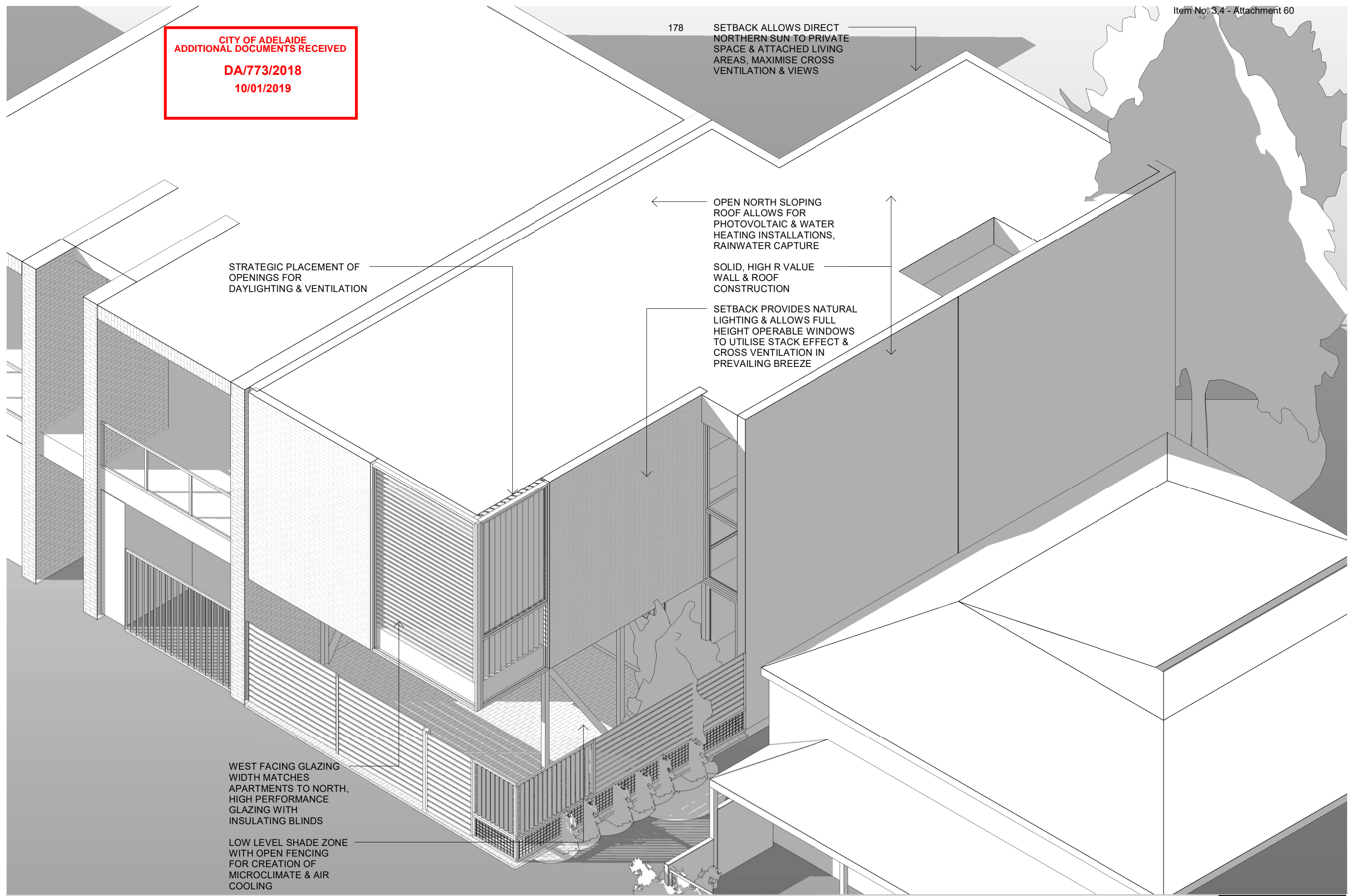
SOLID, HIGH R VALUE
WALL & ROOF
CONSTRUCTION

SETBACK PROVIDES NATURAL
LIGHTING & ALLOWS FULL
HEIGHT OPERABLE WINDOWS
TO UTILISE STACK EFFECT &
CROSS VENTILATION IN
PREVAILING BREEZE

STRATEGIC PLACEMENT OF
OPENINGS FOR
DAYLIGHTING & VENTILATION

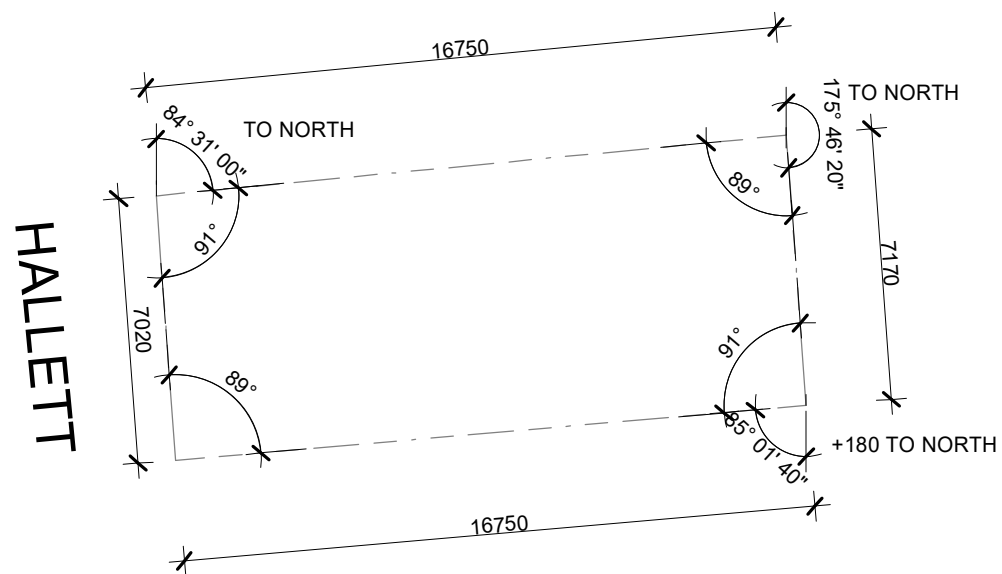
WEST FACING GLAZING
WIDTH MATCHES
APARTMENTS TO NORTH,
HIGH PERFORMANCE
GLAZING WITH
INSULATING BLINDS

LOW LEVEL SHADE ZONE
WITH OPEN FENCING
FOR CREATION OF
MICROCLIMATE & AIR
COOLING

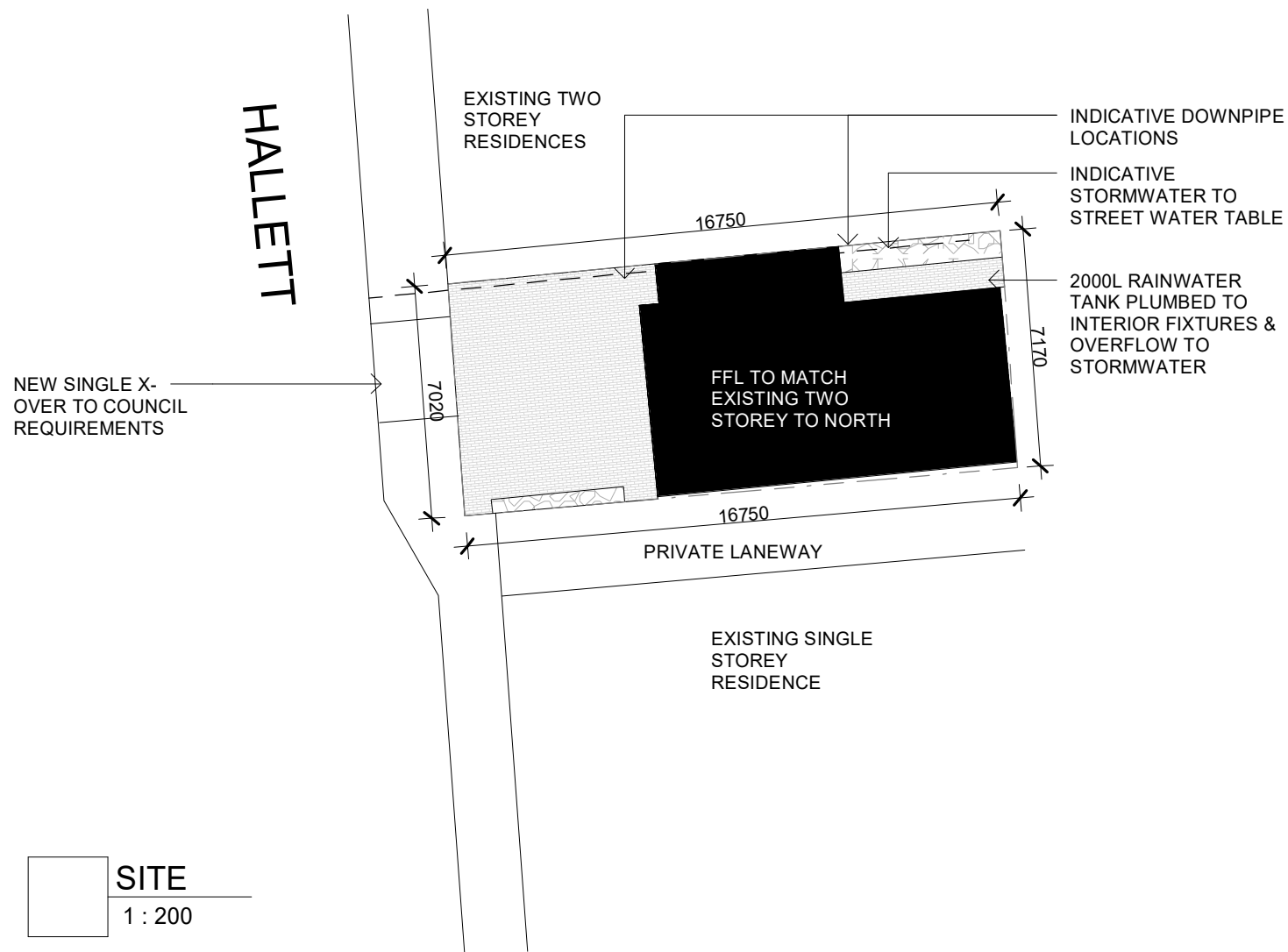


CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED

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10/01/2019



SITE BOUNDARIES
1 : 200



SITE
1 : 200



PROPOSED PLANT SPECIES/

RECOMMENDATIONS & DESCRIPTIONS TAKEN FROM ADELAIDE GARDENS - A PLANTING GUIDE, GOVERNMENT OF SOUTH AUSTRALIA

3 X HIGH SHRUBS/
(SOFTENING BETWEEN SOUTHERN FENCE & UPPER FACADE)

DESERT SENNA
SENNA ARTEMISOIDES
SHRUB TO 3M. ABUNDANT YELLOW FLOWERS, WINTER TO SPRING. LONG FLAT GREEN PODS AGE TO DARK BROWN. CREATES GREAT FOLIAGE AND FLOWER CONTRAST. SUITABLE FOR MOST SOIL TYPES



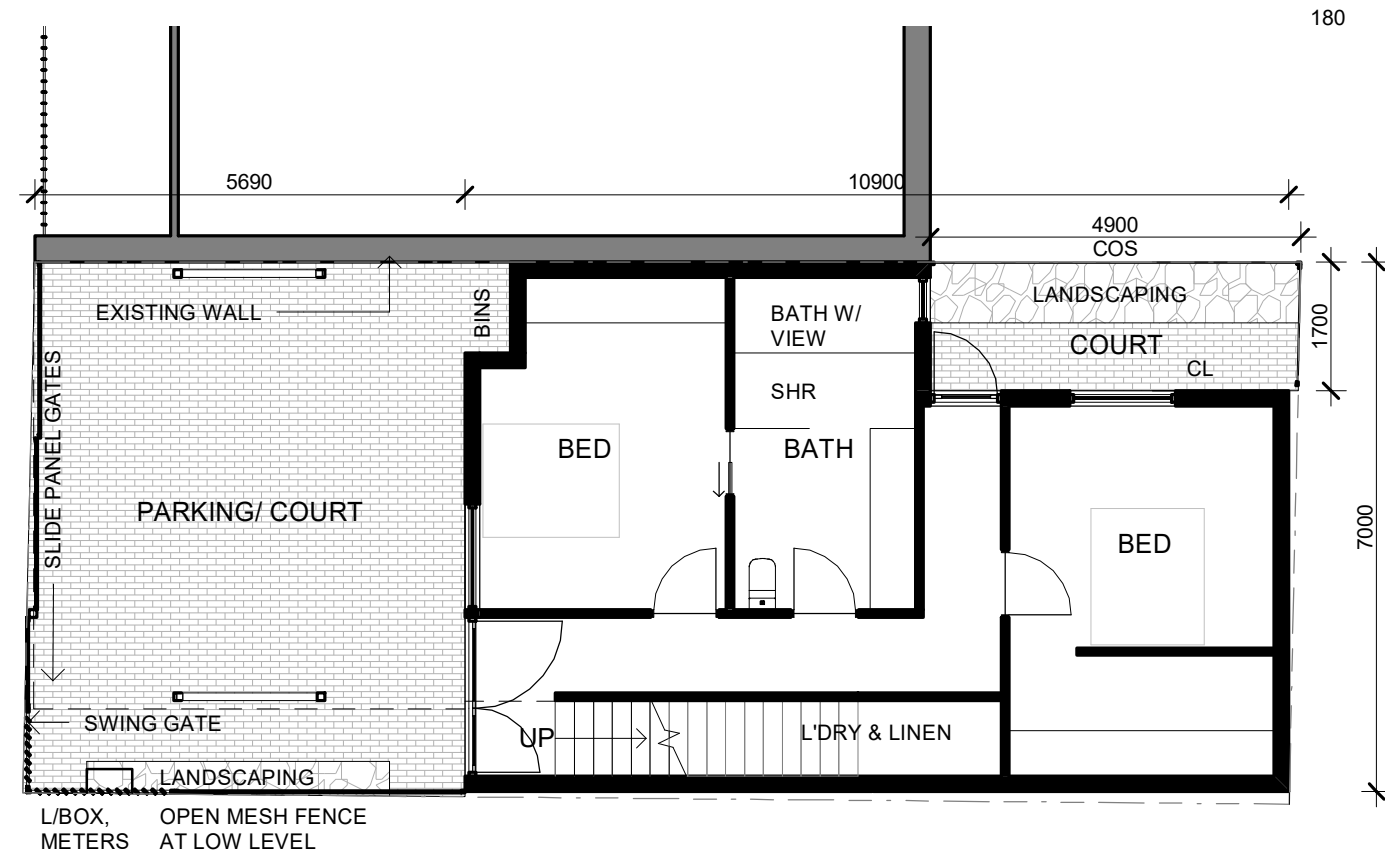
GRASSES/
(LOW SOFTENING VISIBLE THROUGH SOUTHERN MESH FENCE)

SILKY BLUE-GRASS
DICANTHIUM SERICEUM
DELICATE, ORNAMENTAL NATIVE GRASS TO 40CM HIGH. FLAT, BLuish-GREEN LEAVES. TWO OR THREE UPRIGHT BLuish-GREEN FLOWER SPIKES, SPRING TO SUMMER. USES: MASS PLANTINGS, INFORMAL EDGING. HEAVIER CLAY SOILS OR AREAS THAT CAPTURE A LOT OF MOISTURE

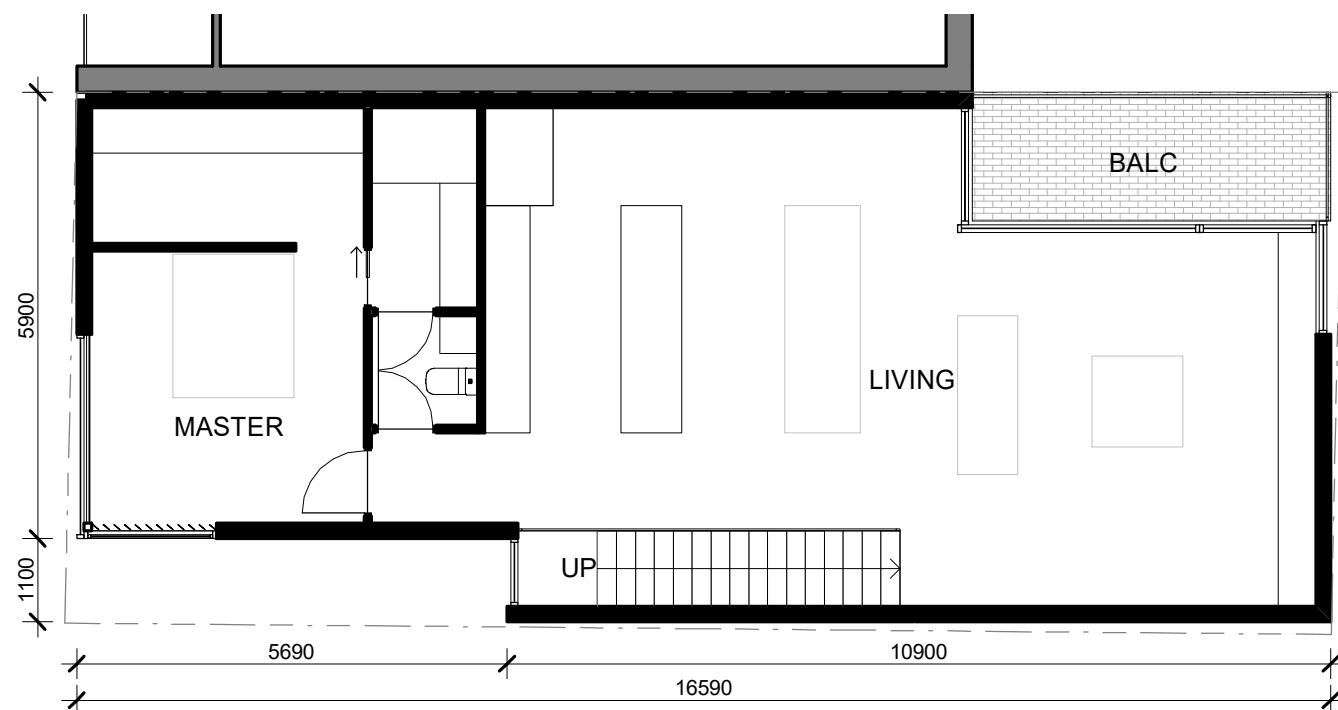


GROUND COVERS/
(LOW SOFTENING VISIBLE THROUGH SOUTHERN MESH FENCE)

TOM THUMB
DICHONDRA REPENS
SMALL, PROSTRATE PERENNIAL HERB; CREEPING STEMS. TINY YELLOW-GREEN FLOWERS, SUMMER. FRUIT: HAIRY, TWO-LOBED CAPSULE. USES: GROUND COVER, HANGING BASKETS, BETWEEN STEPPING STONES, LAWN SUBSTITUTE (DOES NOT NEED MOWING BUT CAN BE). MOIST POSITION



GROUND
1 : 100



UPPER
1 : 100

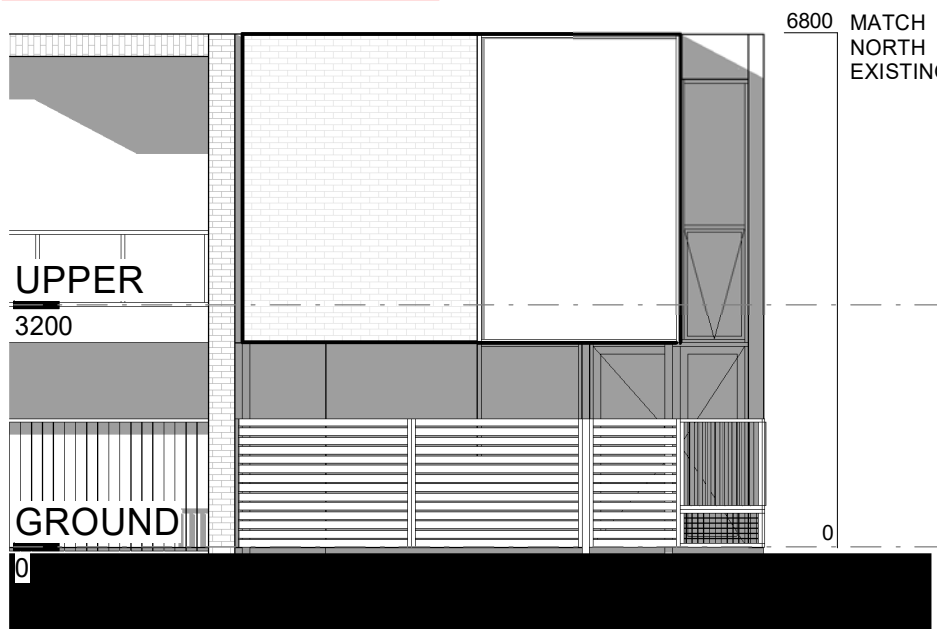
CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED

DA/773/2018
10/01/2019

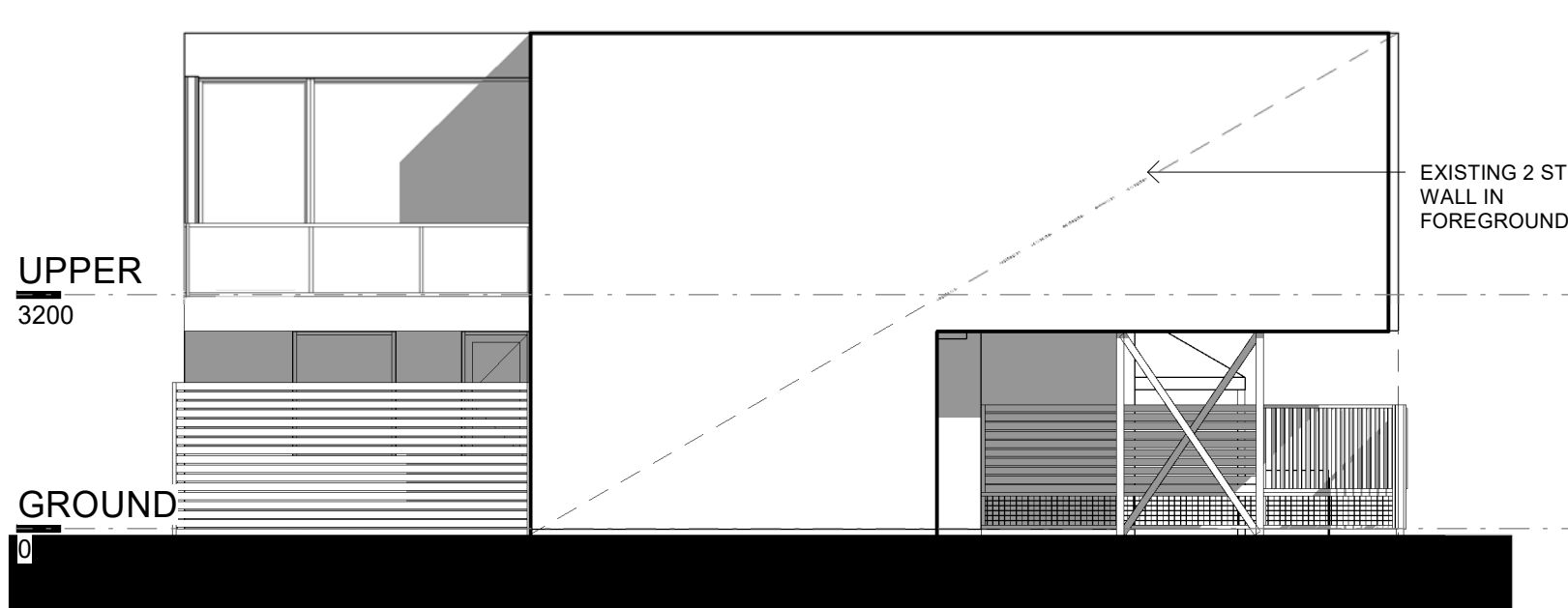
CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED

DA/773/2018

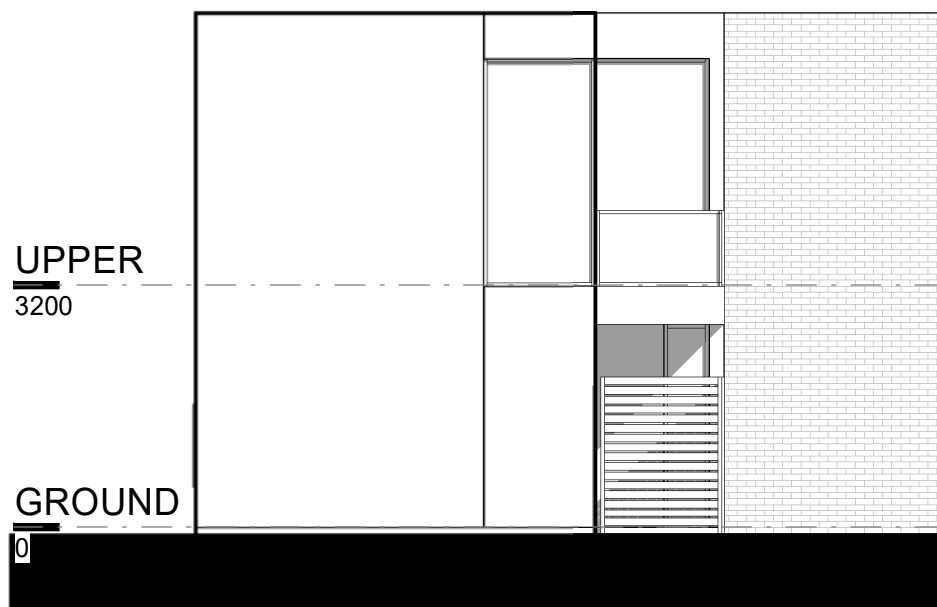
10/01/2019



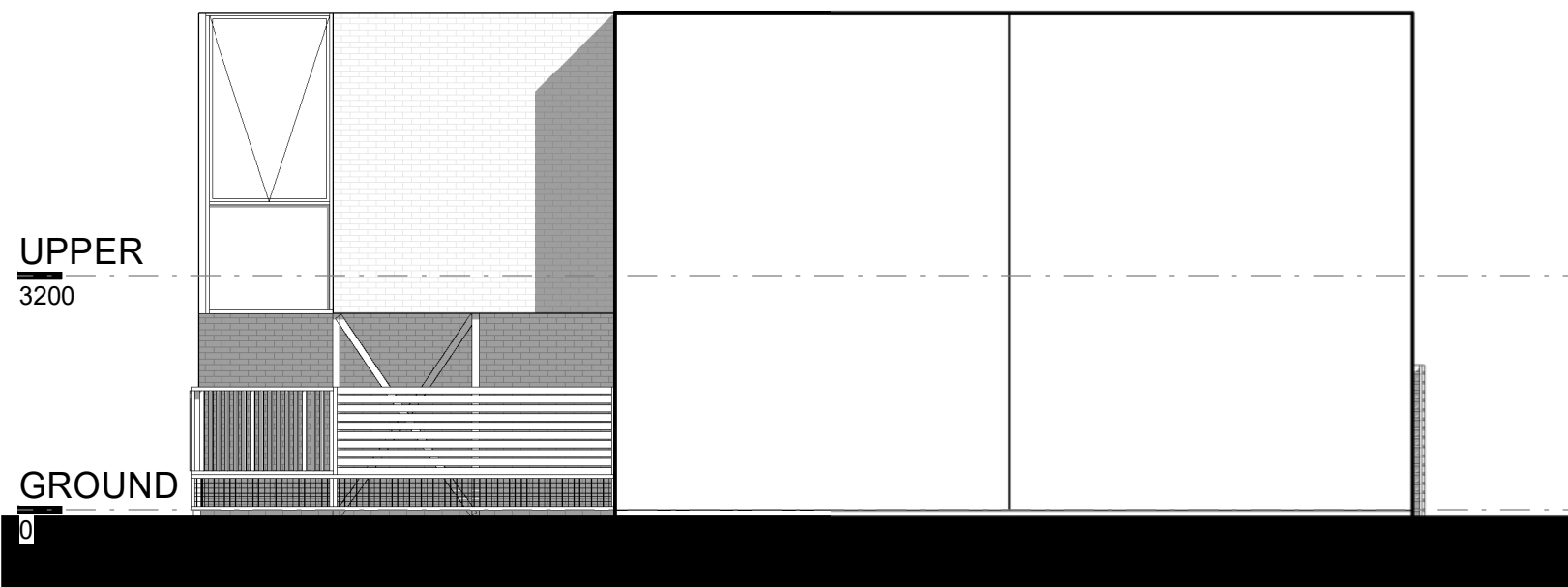
WEST
1 : 100



NORTH
1 : 100

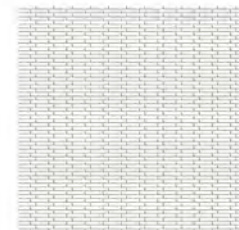


EAST
1 : 100



SOUTH
1 : 100

FRONT UPPER WALLS



FACE BRICK/ OFF WHITE

WALL PANELS



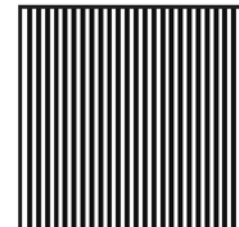
TEXTURED RENDER/ OFF WHITE

FENCES



HORIZONTAL SLATS/ BLACK

CORNER FENCING



VERTICAL SLATS/ BLACK

DOORS/ WINDOWS



ALUMINIUM FRAMED/ BLACK



ICP/ LOT 52 HALLETT ST/ M SCHRAMM ELEVATIONS

City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019

SCALE 1 : 100 @ A3

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PROJECT NUMBER	/	0114
PROJECT STATUS	/	PLANNING
REVISION	/	
DATE	/	10/01/2019

40



REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5423 Folio 66

Parent Title(s) CT 2714/17
Creating Dealing(s) RTC 8214189
Title Issued 30/05/1997 **Edition** 8 **Edition Issued** 06/09/2007

Estate Type

FEE SIMPLE

Registered Proprietor

MATHEW JAMES SCHRAMM
OF PO BOX 360 RUNDLE MALL SA 5000

Description of Land

ALLOTMENT 52 DEPOSITED PLAN 46771
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10778243	MORTGAGE TO POLICE CREDIT UNION LTD.

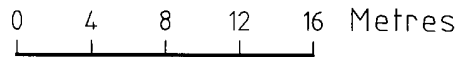
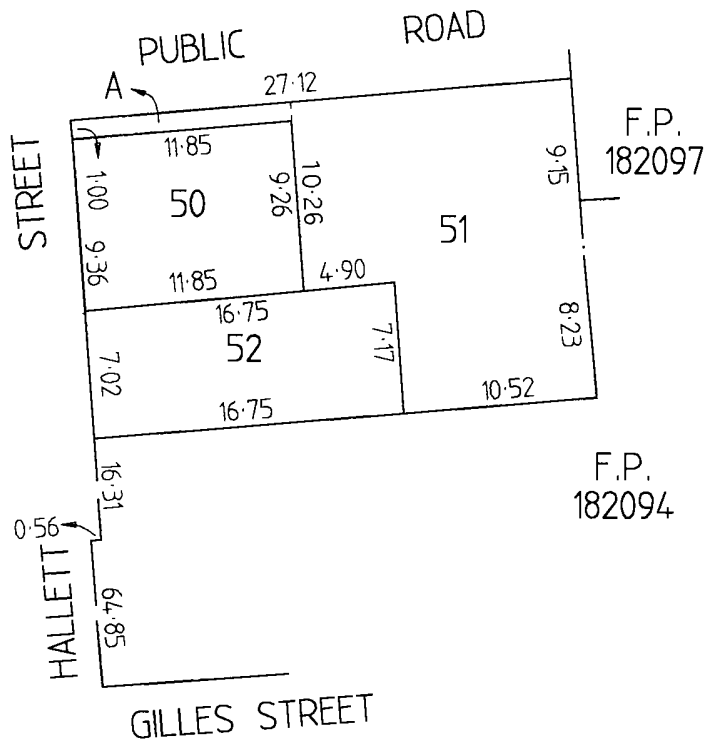
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G148/1999
PLAN FOR LEASE PURPOSES VIDE G677/1994

Administrative Interests NIL





7th July 2003

Our Ref: PG03-0016/GWG

WT Partnership

Unit 5, 62-66 Glen Osmond Road,
Parkside SA 5063

For the Attention: Mat Schramm

ADELAIDE

21-25 Kensington Road
Norwood SA 5067
PO Box 4116 Norwood South SA 5067
Telephone 08 8333 7111
Facsimile 08 8364 4455
Email solutions@sandland.com.au
Website www.sandland.com.au

Dear Sir,

RE: Soil letter report on No. 16 Hallett Street, Adelaide,

1.0 INTRODUCTION

Sandland Consulting was engaged by WT Partnership to undertake a soil investigation at 16 Hallett Street, Adelaide, (the Site). It is proposed to develop the site. This letter comprises the Soil Report which indicates the nature and type of soil encountered, together with the identification of the presence of any contamination.

2.0 FIELDWORK

At the time of the investigation the site was vacant, generally level and sealed with bitumen. Part of the site is used for car parking. Three locations (Boreholes 1 to 3) were located at positions over the Site for sampling purposes. The strata encountered are discussed below and are shown on the borehole logs and presented with this report.

3.0 STRATA ENCOUNTERED

The results of this investigation are as follows:

- Fill was encountered in all boreholes at depths ranging from 0.40m and 0.60m below ground level. The fill overlies the natural soil.



- The soil profile typically consisted of:

<u>Layer</u>	<u>Thickness</u>	<u>Description</u>
Bitumen	0.0 to 0.02m	Black Hot Mix.
Fill	0.02 to 0.15m	Quarry rubble subgrade, underlying hot mix.
Fill	0.00 to 0.60m	Mixtures of sandy silt & clay,
Natural	0.40 to 4.00m	Grey brown silty clay with limestone gravel;
Natural	0.60 to 3.00m	Green-grey silty clay.

Groundwater was not encountered in any of the boreholes.

Reference to the Soil Association Map of the Adelaide Region (Department of Mines & Energy, Second Edition, 1989) indicates the soil profile comprising "red brown clay with granular structure and variable lime" (Callabonna clay) overlying the Pooraka Formation.

4.0 CONCLUSIONS

By detailed inspection of the borehole samples it is apparent that the Fill material placed on the site is not contaminated. The Fill comprises the sub grade material underlying the placing of the Hot Mix bitumen. Also, it appears there is no contamination of the underlying natural soil.

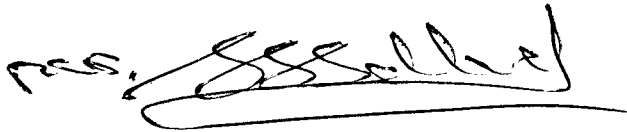
If you have any queries concerning the contents of this report, please do not hesitate to contact the undersigned.

Yours faithfully

For and on Behalf of SANDLAND CONSULTING



Graham Giles B.Sc. (Hons), M.Sc., F.G.S
Environmental & Geotechnical Section Coordinator



Heath Sandland BE (Hons Civil & Environmental)
General Manager

ATTACHMENTS:

- Borehole logs;

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21-25 KENSINGTON ROAD, NORWOOD
 P.O. BOX 4116 NORWOOD SOUTH SA 5067
 TELEPHONE: (08) 8333 7111
 FACSIMILIE: (08) 8364 4455
 A.C.N. 007 885 976
 A.B.N. 92 373 870 993



AN AUSTRALIAN MEMBER OF THE ASSOCIATION
 OF CONSULTING ENGINEERS

SHEET F02

SURFACE SOIL BORELOG

DATE: 23-6-03 JOB NO: PG030016 SAMPLE METHOD: Hyd Push Tube
 CLIENT: LOGGED BY: FE

SITE ADDRESS: LOT 52 HALLET STREET ADELAIDE

HORIZON DEPTH (METRES)		SOIL DESCRIPTION	SOIL COLOUR	UNIFIED SYMBOL (USCS)	MOISTURE CONTENT	CONSISTENCY/DENSITY	PLASTICITY/REACTIVITY	BEARING CAPACITY	ESTIMATED I _{pt}
BH.1	BH.2								
0.0-0.40	-	MIXT sandy silt clays/gravels	Dark Brown Mottled	FILL	-	-	-	-	0.1
-	0.0-0.02	Hot Mix	Black	FILL	-	-	-	-	0
-	0.02-0.15	Quarry rubble	Yellow Grey	FILL	-	-	-	-	0
-	0.15-0.60	MIXT sandy silty clays	Reddish Brown	FILL	-	-	-	-	2.0
-	0.15-0.45	MIXT silty clays	Green Grey	FILL	-	-	-	-	6.0
0.40-0.70	-	Sandy silty CLAY	Red Brown	CL >PL	F	F	LM	M	1.5
0.70-1.70	-	Calcareous silty CLAY, abundant L/S gravels	Creamy Grey Brown	CL GP >PL	F	F	M	M	2.0
1.70-1.90	0.45-1.45	Calcareous silty CLAY	Creamy Brown	CL CH >PL	VF	VF	MH	MH	2.5
1.90-4.00	1.45-3.00	Silty CLAY	Green Grey	CH >PL	VF	VF	EH	H	6.0

COMMENTS:	CLASSIFICATION:	Ys = mm Yst = mm
	<p>USCS Abbreviations GW, GP, GM, GC Gravelly Soils SW, SP, SM, SC Sandy Soils ML, MH Silty Soils CL, CH Clay Soils</p> <p>Plasticity/Reactivity L Low M Medium H High NP Non Plastic</p> <p>Moisture D Dry SM Slightly Moist M Moist W Wet Sat Saturated</p> <p>Density* Fb Friable VL Very Loose L Loose M Medium Dense D Dense VD Very Dense</p> <p>Consistency* VS Very Soft S Soft F Firm St Stiff VS1 Very Stiff H Hard</p> <p>Abbreviations & Symbols MC Moisture Content PL Plastic Limit > Greater Than < Less Than ~ Approximately equal to DCP Dynamic Cone Penetrometer</p> <p>* Field estimate only</p>	

REV 5/03



21-25 KENSINGTON ROAD, NORWOOD
 PO BOX 4116 NORWOOD SOUTH SA 5067
 TELEPHONE (08) 8333 7111
 FACSIMILE (08) 8364 4455
 E-MAIL: solutions@sandland.com.au
 WEBSITE: www.sandland.com.au

SITE CLASSIFICATION

The following table sets out a soil classification which defines a range of soil types separated into groups which have a known range of potential movements. The soil on the site has been given a classification from this table.

Various soil types have different engineering properties; eg reactive soils are clays which move as a result of changing moisture content, whereas collapsing soils lose volume and settle as a result of increasing moisture content or applied load.

It can be seen that soils classified as type M-D, H-D or E-D have significant potential for movement. Buildings on such soils must be constructed in a manner which will take account of these movements. Well planned articulated superstructures, provisions of properly planned and constructed site drainage and landscaping or garden planting, in conjunction with properly engineered footing systems, can provide a successful solution on most foundation soils. (Refer to General Notes N1)

The classification given is based on an assessment of the overall characteristics of the soils at the site. Site classes shall be designated as per AS 2870-1996.

DESIGNATION – Site classes shall be designated as follows:

FOUNDATION	CHARACTER	CLASS
Sand and rock Silt and some clay	Stable	A S
Moderately reactive clay Highly reactive clay Extremely reactive clay	Reactive	M-D H-D E-D
Sand Material other than sand	Controlled fill	A A to P
Mine subsidence Uncontrolled fill Landslip Soft Collapsing soils Reactive sites subject to abnormal moisture conditions	Problem	P

SITE CLASSIFICATION BY SURFACE MOVEMENT CALCULATION

Table 2.3 of AS2870 – 1996

Predicted Soil Surface Movement, Y_s (mm)

VALUE	CLASS
$Y_s \leq 20$	S Slight
$20 < Y_s \leq 40$	M-D Moderate
$40 < Y_s \leq 70$	H-D High
$Y_s > 70$	E-D Extremely High

APPENDIX D: SA EPA SECTION 7 SEARCH AND PUBLIC REGISTER SEARCH



Agon Environmental Pty Ltd
Unit 3, 224 Glen Osmond Road
FULLARTON SA 5063

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

24 January, 2019

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5423 Folio 66
Address 14-16 Hallett Street, ADELAIDE SA 5000

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

7. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

7.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
7.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
7.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
7.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
7.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
7.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
7.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

7.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
7.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
7.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO

- h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land? NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)? NO
- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? NO
- c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? NO
- d) a copy of a site contamination audit report? NO
- e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies? NO
- f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO
- i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit? NO
- j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)? NO
- b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO

- d) a copy of a pre-1 July 2009 site audit report? NO
- e) details relating to the termination before completion of a pre-1 July 2009 site audit? NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.

APPENDIX E: COUNCIL SECTION 7 SEARCH



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Email: r.mail@cityofadelaide.com.au

Dear Sir/Madam,

Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.

I have received your letter requesting information on encumbrances for the property as detailed below:

Title Reference	CT-5423/66
Owner Name	Mr M J Schramm
Address of Property	5 Carparks, 14-16 Hallett Street, ADELAIDE SA 5000

You are advised:

If there are any encumbrances on this property, they are attached hereto.

In addition:

Please be advised that any rebates which apply to this property may not still be applicable with a change in ownership.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Mark Goldstone', written over a light blue circular stamp.

pp
Mark Goldstone
Chief Executive Officer.

THE CORPORATION OF THE CITY OF ADELAIDE
LOCAL GOVERNMENT RATES SEARCH

Rates & Property Enquiries: 8203 7203
 Email: r.mail@cityofadelaide.com.au



25 Pirie Street, Adelaide
 GPO Box 2252 Adelaide
 South Australia 5001

T (08) 8203 7203
 F (08) 8203 7575
 W cityofadelaide.com.au

ABN 20 903 762 572

AGON ENVIRONMENTAL P/L
 3/224 Glen Osmond Rd, FULLARTON SA 5063

Dear Sir/Madam,

Certificate in accordance with Section 187 of the Local Government Act.

I have received your request for information on the Premises below.

<i>Fee Paid</i>	\$57.05
<i>Date Received</i>	31-Jan-2019
<i>Receipt No.</i>	5753768

Document Issue Date	31-Jan-2019
---------------------	-------------

PROPERTY ADDRESS	5 Carparks, 14-16 Hallett Street, ADELAIDE SA 5000
PROPERTY DESCRIPTION	Allot 52 DP 46771
PROPERTY TITLES	CT-5423/66
OWNER OF PROPERTY	Mr M J Schramm

Local Government Act 1999 [Act]

**Liability for rates if land is not rateable for the whole of the financial year
 Section 179.**

- (1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.
- (2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land

Fines for Late Payment: If an instalment is not received on or before the due date (1st September, 1st December, 1st March and 1st June) a fine of 2% will attach to the instalment amount in arrears at that time, and a further interest levy of 0.60% will be added to the amount in arrears (including the amount of any previous unpaid fine, but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,

pp
 Mark Goldstone
 Chief Executive Officer



Assessment No: 24759 3

Property Location	5 Carparks, 14-16 Hallett Street, ADELAIDE SA 5000
Rateable Valuation	\$6,800
Arrears	\$0.00
Arrears Legal Fees	0.00
Gross Rates	\$972.00
(includes NRM Levy)	
Interest, Current	\$3.85
Interest, Arrears	\$0.00
Rebates	\$-190.85
Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00
Paid	\$-785.00
Overpayments	\$-195.25
Refunds	\$0.00
Outstanding Balance	\$-195.25

Change of Ownership – New Owner Information

Rates & Property Enquiries: 8203 7203

Please fill in the below information or provide to the purchaser to fill in and return to r.mail@cityofadelaide.com.au or to GPO Box 2252 ADELAIDE SA 5001

AGON ENVIRONMENTAL P/L
3/224 Glen Osmond Rd, FULLARTON SA 5063
File reference:
Phone number:



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Certificate of Title:	CT-5423/66
Property Description:	Allot 52 DP 46771
Property Address:	5 Carparks, 14-16 Hallett Street, ADELAIDE SA 5000
Previous Owner: (Full names)	Mr M J Schramm
New Owner: (titles and full names)	
New Owner Postal address for future notices: (or managing agent)	
New Owner Postal address for general mail: (if different to above)	
New Owner contact phone number(s):	
New Owner email address:	
Settlement Date:	

This information is provided to the City of Adelaide for local government related purposes and is held in accordance with our privacy policy, available at <https://www.cityofadelaide.com.au>

Address: 5 Carparks, 14-16 Hallett Street, ADELAIDE SA 5000

Reference: 2011/03251

Alternate:

Certificate of Title: CT-5423/66

Dated: 29 January 2019

PRESCRIBED INFORMATION DEVELOPMENT SECTION

PRESCRIBED ENCUMBRANCES

OTHER PARTICULARS REQUIRED

(Strike out the responses not applicable)

Repealed Act Conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nature of Condition(s):
Development Act 1993	
Part 3 – Development Plan	Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): CIL-PA32 - City Living South Central Policy Area 32 Is the land situated in a designated state heritage area? *YES/NO Is the land designated as a place of local heritage value? *YES/NO Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/NO If YES, state the name of the council: Adelaide City Council Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/NO
Section 42 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:
Section 50(1) – Requirement to vest land in a council or Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):

***This information may also be contained within a Property Interest Report (PIR) provided by the Land Services Group on behalf of the State Government. To request a PIR visit www.sa.gov.au/landservices or www.propertyassist.sa.gov.au**

PRESCRIBED INFORMATION

DEVELOPMENT SECTION

PRESCRIBED ENCUMBRANCES

(Continued)

OTHER PARTICULARS REQUIRED

(Strike out the responses not applicable)

<i>Development Act 1993(continued)</i>	
Section 50(2) — Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Section 55 — Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
Section 56 — Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 57 — Land management agreement	Date of agreement: Names of parties: Terms of agreement:
Section 69 — Emergency Order	Date of order: Name of authorised officer who made order: Name of authority that appointed authorised officer: Nature of order: Amount payable (if any):
Section 71 — Fire safety notice	Date of notice: Name of authorised officer giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84 — Enforcement notice	Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 85(6), 85(10) or 106 — Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Part 11 Division 2 — Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
<i>Housing Improvement Act 1940</i>	
Section 23 — Declaration that house is undesirable or unfit for human habitation	Date of declaration: Those particulars required to be provided by a council under section 23:

PARTICULARS OF BUILDING INDEMNITY INSURANCE

<p>Building Indemnity Insurance</p> <p>Note: Building indemnity insurance is not required for:</p> <p>(a) domestic building work for which approval under the <i>Development Act 1993</i> or the repealed <i>Building Act 1971</i> is or was not required;</p> <p>(b) minor domestic building work (see section 3 of the <i>Building Work Contractors Act 1995</i>);</p> <p>(c) domestic building work commenced before 1 May 1987; or</p> <p>(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the <i>Building Work Contractors Act 1995</i> applies under the <i>Building Work Contractors Regulations 1996</i>; or</p> <p>(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the <i>Building Work Contractors Act 1995</i> has been granted under section 45 of that Act</p>	<ol style="list-style-type: none"> 1. Name(s) of person(s) insured: 2. Name of insurer: 3. Limitations on the liability of the insurer: 4. Name of builder: 5. Builder's licence number: 6. Date of issue of insurance: 7. Description of insured building work: <p>If particulars of insurance are not given has an exemption been granted under section 45 of the <i>Building Work Contractors Act 1995</i> from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? *YES/NO</p> <p>If YES, give details:</p> <ol style="list-style-type: none"> (a) Date of the exemption: (b) Name of builder granted the exemption: (c) Licence number of builder granted the exemption: (d) Details of building work to which the exemption applies: (e) Details of conditions (if any) to which the exemption is subject:
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PARTICULARS RELATING TO ENVIRONMENT PROTECTION FURTHER INFORMATION HELD BY COUNCILS

Does the Council hold details of any development approvals relating to-	
a) Commercial or industrial activity at the land; or b) A change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	*YES/NO
If answered "YES" to the above question, please provide a description of development approved in respect of the land.	Refer to Attachment

Note-

The question relates to information that the Council for the area in which the land is situated may hold. If the Council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the Council (on payment of any fee fixed by the Council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that-

- The approval of development by a council does not necessarily mean that the development has taken place;
- The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

Prescribed Commercial or Industrial Activities		
Abrasive blasting	Acid sulphate soil generation	Agricultural activities
Airports, aerodromes or aerospace industry	Animal burial	Animal dips or spray race facilities
Animal feedlots	Animal saleyards	Asbestos disposal
Asphalt or bitumen works	Battery manufacture, recycling or disposal	Breweries
Brickworks	Bulk shipping facilities	Cement works
Ceramic works	Charcoal manufacture	Coal handling or storage
Coke works	Compost or mulch production or storage	Concrete batching works
Curing or drying works	Defence works	Desalination plants
Dredge spoil disposal or storage	Drum reconditioning or recycling works	Dry cleaning
Electrical or electronics component manufacture	Electrical substations	Electrical transformer or capacitor works
Electricity generation or power plants	Explosives or pyrotechnics facilities	Fertiliser manufacture
Fibreglass manufacture	Fill or soil importation	Fire extinguisher or retardant manufacture
Fire stations	Fire training areas	Foundry
Fuel burning facilities	Furniture restoration	Gasworks
Glass works	Glazing	Hat manufacture or felt processing
Incineration	Iron or steel works	Laboratories
Landfill sites	Lime burner	Metal coating, finishing or spray painting
Metal forging	Metal processing, smelting, refining or metallurgical works	Mineral processing, metallurgical laboratories or mining or extractive industries
Mirror manufacture	Motor vehicle manufacture	Motor vehicle racing or testing venues
Motor vehicle repair or maintenance	Motor vehicle wrecking yards	Mushroom farming
Oil recycling works	Oil refineries	Paint manufacture
Pest control works	Plastics manufacture works	Printing works
Pulp or paper works	Railway operations	Rubber manufacture or processing
Scrap metal recovery	Service stations	Ship breaking
Spray painting	Tannery, fellmongery or hide curing	Textile operations
Transport depots or loading sites	Tyre manufacture or retreading	Vermiculture
Vessel construction, repair or maintenance	Waste depots	Wastewater treatment, storage or disposal
Water discharge to underground aquifer	Wetlands or detention basins	Wineries or distilleries

PRESCRIBED INFORMATION

HEALTH

PRESCRIBED ENCUMBRANCES (Continued)	OTHER PARTICULARS REQUIRED (Strike out the responses not applicable)
<i>Food Act 2001</i>	
Section 44—Improvement notice	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:
Section 46—Prohibition order	Date of order: Name of authority or person who served order: Requirements of order:
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3—Notice	Date of notice: Name of council or other authority giving notice: Requirements of notice:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 Maintenance order (that has not been complied with)</i>	Date of order: Name of relevant authority giving order: Requirements of order:
<i>South Australian Public Health Act 2011</i>	
<i>Section 66—Direction or requirement to avert spread of disease</i>	Date of notice: Name of council or other authority giving notice: Nature of direction or requirement:
<i>Section 92—Notice</i>	Date of notice: Name of council or other relevant authority giving notice:
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Date of approval: Name of person or body that granted the approval: Conditions of approval:

PRESCRIBED INFORMATION GENERAL

PRESCRIBED ENCUMBRANCES (Continued)	OTHER PARTICULARS REQUIRED (Strike out the responses not applicable)
<i>Fire and Emergency Services Act 2005</i>	
Section 105F (or section 56 or 83 (repealed)) Notice to take action to prevent outbreak or spread of fire	Date of notice: Name of council: Requirements of notice (as stated therein): Amount payable (if any):
<i>Local Government Act 1934</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):

ADVICE ONLY

Development Regulation 76B requires that one or more self-contained smoke alarms complying with Australian Standard 3786-1993 must be installed in a dwelling (Class 1 & 2 buildings) by 1 January 2000 or within six months of a transfer of title. Further information on this matter is available from Mr. C Adcock (08) 8303 0803 of the Building Standards and Policy Branch.

APPENDIX F: DANGEROUS SUBSTANCE SEARCH



20 February 2019

Licensing, Customer Services Team

Level 4 World Park A
33 Richmond Road
Keswick SA 5035

GPO Box 465
Adelaide SA 5001

DX 715 Adelaide

Phone 1300 365 255
Email licensing.safework@sa.gov.au

ABN 50-560-588-327

www.safework.sa.gov.au

Sophie Hambour
Agon Environmental Pty Ltd
Unit 3
224 Glen Osmond Road
FULLARTON SA 5063

Dear Sophie

DANGEROUS SUBSTANCES LICENCE SEARCH

PROPERTY DETAILS: 14-16 HALLETT STREET, ADELAIDE SA 5000

Further to your application for a Dangerous Substance Search dated 18 January 2019 received for the abovementioned site, I advise that there are no current or historical records for this site.

Yours sincerely

**MANAGER
CUSTOMER SERVICES TEAM
SAFEWORK SA**

APPENDIX G: HISTORICAL AERIAL IMAGERY



Aerial Photograph 1: 1949

Source: MapFinder (DEWNRc)



Aerial Photograph 2: 1959

Source: MapFinder (DEWNRc)



Aerial Photograph 3: 1968

Source: MapFinder (DEWNRc)



Aerial Photograph 4: 1979

Source: MapFinder (DEWNRc)



Aerial Photograph 5: 1989

Source: MapFinder (DEWNRc)



Aerial Photograph 6: 1999

Source: MapFinder (DEWNRc)



Aerial Photograph 7: 2005

Source: MapFinder (DEWNRc)



Aerial Photograph 8: 2018

Source: Property Location Browser

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5423 Folio 66

Parent Title(s) CT 2714/17

Creating Dealing(s) RTC 8214189

Title Issued 30/05/1997 **Edition** 8 **Edition Issued** 06/09/2007

Estate Type

FEE SIMPLE

Registered Proprietor

MATHEW JAMES SCHRAMM
OF PO BOX 360 RUNDLE MALL SA 5000

Description of Land

ALLOTMENT 52 DEPOSITED PLAN 46771
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10778243	MORTGAGE TO POLICE CREDIT UNION LTD.

Notations

Dealings Affecting Title NIL

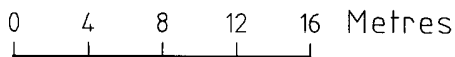
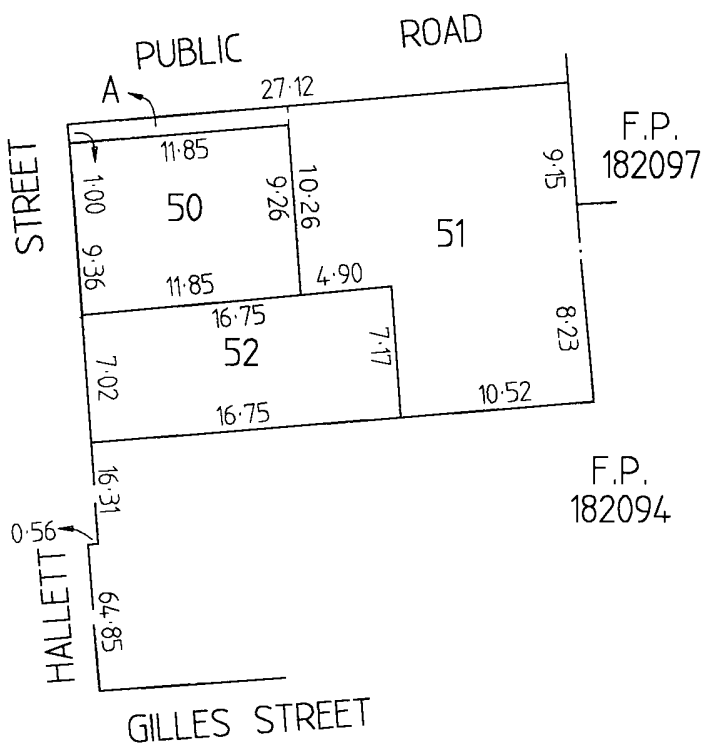
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G148/1999
PLAN FOR LEASE PURPOSES VIDE G677/1994

Administrative Interests NIL





The Adelaide Christadelphian Hall Company Pty. Ltd.

105 Halifax Street
Adelaide
 South Australia
 ABN 64 007 871 249

PO Box 326
Glenelg
 South Australia
 5045

RE: Application DA/773/2018
 14-16 Hallett Street Adelaide

Construction of 2 story Townhouse.

Thank for your kind assistance in viewing and discussing this proposal this afternoon.

We have responded to 3 previous DA/s for the site which adjoins our private Access Laneway along this development's southern boundary, and note particularly our previous correspondences, most recently dated October 3, 2006.

We have no objection to appropriate residential development on this site.

We do request however that the following are noted as formal conditions for compliance in any approval:

- That the balustrade which is facing east on the first-floor N-E deck be of a type and height which prevents overlooking of our rear outdoor activity yards when standing on the deck. This to ensure privacy to our tenants and users, particularly children engaged in our community and church activities in this area.
- Construction is proposed as white rendered 'power panel' facade construction/treatment.
- We advise (as we have previously) that we will not grant any access or use at all upon or over our land Laneway for the execution of any work whatsoever associated with this project at any time.
- We note that plans do not include details of the evident Landfall from east to west, any waterproof retaining walls along boundaries or how the kerb and water table along our boundary on the Laneway is to be retained or reinstate. Please include this as a condition of your approval.
- Please note that all stormwater from the building/site shall be conducted to the Hallett Street water table/kerbing, within the site, not down our Laneway.
- We note that the S-W corner of no. 14-16 will require an installation of a substantial steel bollard to protect the edge of the proposed decor fence from vehicular damage, given the very tight access geometry from the street when entering our Laneway. This could be vastly improved by deleting 1 reserved parking space from the western side of the street opposite no. 12, as previously requested for better access.

We request you carefully attention to these matters and inclusion of appropriate conditions of approval thereto.

Thankyou.

Clive Wilson FRAIA,
Chairman
Adelaide Christadelphian Hall Co. P/L

Mr Seb Grose
 City of Adelaide
 25 Pirie St
 Adelaide
 SA 5000

26/02/2019

Dear Seb

Re: Response to representation received for DA/773/2018

On behalf of our client, Mr M J Schramm, please see below for responses to each point noted in the representation received from the Adelaide Christadelphian Hall Co. P/L.

-That the balustrade which is facing east on the first-floor N-E deck be of a type and height which prevents overlooking of our rear outdoor activity yards when standing on the deck. This to ensure privacy to our tenants and users, particularly children engaged in our community and church activities in this area.

The design now incorporates a raised sill and obscure glass balustrade/screen to 1700mm on the east elevation to prevent overlooking to the east and south, refer sheet 40.

-Construction is proposed as white rendered 'power panel' facade construction/treatment

The drawings submitted for planning specify the wall finish as "TEXTURED RENDER/OFF WHITE", refer sheet 40. The actual construction method will be determined in accordance with applicable codes and standards, as well as any access restrictions.

-We advise (as we have previously) that we will not grant any access or use at all upon or over our land Laneway for the execution of any work whatsoever associated with this project at any time

The issue of site access for construction is not a planning issue and can be negotiated between relevant parties prior to construction. We note that there was previously some negotiation between parties where access was to be allowed based on a limited schedule for installation and the use of mobile scaffolding, allowing unrestricted access to the carpark. Should access to the Laneway become prohibited, an alternative construction method will need to be proposed and will unavoidably present a lower visual quality to the inaccessible wall faces.

-We note that plans do not include details of the evident Landfall from east to west, any waterproof retaining walls along boundaries or how the kerb and water table along our boundary on the Laneway is to be retained or reinstate. Please include this as a condition of your approval.

It is noted there is some fall between the rear and front boundaries of the site. It has been indicated on drawings that the finished floor level of the proposed ground level will match the building to the north, ensuring internal floor and external rebate levels are above existing adjacent carpark grades. The ground level paving will match the levels that exists on site at present with outward fall towards Hallett St, there will be no need for boundary retaining walls. This is a very similar situation on the existing building to the north where the exposed footing edge can be seen above carpark grades.

In regards to the kerb, we refer to previous negotiations where both parties had agreed to reconstruct the kerb once boundaries are correctly identified during construction, with some temporary measures to ensure drainage and Laneway access is unrestricted. Again, this is irrelevant to the planning assessment as it is a construction issue to be negotiated between land owners.

CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED

DA/773/2018

27/02/2019

-Please note that all stormwater from the building/site shall be conducted to the Hallett Street water table/kerbing, within the site, not down our Laneway

The drawings submitted for planning indicate stormwater discharge along the northern edge of the site to the Hallett St water table, refer sheet 05.

-We note that the S-W corner of no. 14-16 will require an installation of a substantial steel bollard to protect the edge of the proposed decor fence from vehicular damage, given the very tight access geometry from the street when entering our Laneway. This could be vastly improved by deleting 1 reserved parking space from the western side of the street opposite no. 12, as previously requested for better access

This is not an issue for the applicant to address, drivers will need to take due care to not damage the property, as in any other situation. Should the owner of the Laneway and/or Council choose to modify infrastructure to provide better or safer access to the Laneway, this should have no influence on the approval for the proposed house design. The Laneway owner and/or Council can deal with this as a separate issue as it is outside the subject site boundary.

We trust the above responds to the representation received and we look forward to this application progressing.

Thank You



Chris Jeffery
Director

CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED

DA/773/2018

27/02/2019

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No	3.5
Address	17-21 Selby Street, Adelaide SA 5000
Proposal	Change the use of a portion of land to be used as an ancillary staff car park in association with restaurant located at 12 - 14 Selby Street (DA/901/2018 - MF) [CAP]
Applicant	NNT Lantern P/L
Relevant Development Plan	7 June 2018
Lodgement Date	25 October 2018
Zone / Policy Area	Capital City Zone City Living Zone / South West Policy Area 33
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Certificate of Title	1 - 2
Plans and supporting information	3 - 24
Comments from Public Notification	25 - 29
Applicant Response to Representations	30 - 31

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought to change the use of a portion of land to be used as an ancillary staff car park in association with restaurant (Lantern by Nu) located at 12 - 14 Selby Street, Adelaide. The car park is to be used by the restaurant staff who would work shifts anywhere between 12 midday to 10.30 pm Monday – Saturday.
- 1.2 The works to the land include park with associated surface treatment, temporary fencing and parking space delineation. The car park proposes a capacity of 12 cars.
- 1.3 The applicant has entered a rolling month by month lease until the owner of the land gains approval to develop the land. The lease includes a number of special conditions which states that the licensee shall not at any time during the Term of the lease profit from the Car Park including without limitation from charging a fee or similar charge to any person in relation to the use of the car park or permit any person other than the current owner or employee of the licensee to use the car park spaces or the Car Park during the term.
- 1.4 The application is merit form of development on the basis that it is an ancillary car park.

2. DEVELOPMENT DATA

Not relevant to this application.

3. BACKGROUND

- 3.1 In May 2007 an application was lodged with Council to demolish existing buildings on site and construct a five (5) level mixed use building with ground floor commercial, student and residential accommodation on levels 1 to 4, incorporating two partial levels of ancillary carparking (DA/411/2007). The application was determined by the Development Assessment Panel and planning consent was granted on 8 October 2007.
- 3.2 The site previously housed a fabric outlet and warehouse, and car sales and service yard. Where a development is proposing a more sensitive land use, site contamination issues need to be investigated and resolved prior to occupation of the more sensitive use. In this instance, it necessitated the removal of buildings from the site so a thorough investigation and remediation (if required) could be undertaken prior to construction works.
- 3.3 To this end, the applicant lodged a staged application for Development Approval for demolition only which was granted approval on 28 March 2008 (DA/411/2007/1). All the structures on the site were demolished, except a wall on the southern boundary retained in accordance with the planning consent (to provide privacy to adjoining residences to the south-west corner of the site). The project proceeded no further than demolition.
- 3.4 In November 2012, an application was lodged for a mixed-use development comprising residential, commercial, student accommodation, hotel and retail land uses with landscaping and basement car parking (S10/30/2012). The DAC were the relevant authority in this instance in accordance with Schedule 10 of the *Development Regulations, 2008*. The DAC granted consent on 28 March 2013 however, the site has never been developed and remains vacant to this day.
- 3.5 In February 2017, the DAP determined not to proceed with an assessment of an application to change the use of a larger portion of the subject site to a temporary ancillary and non-ancillary open lot carpark. The application was non-complying as it proposed non-ancillary car parking.

4. SITE

- 4.1 The subject site is a portion of existing vacant allotments on the southern side of Gouger Street located on its corner with Selby Street.
- 4.2 The site is relatively flat with structures being previously demolished as discussed above. The entire site is currently enclosed with 1800mm high Colorbond fencing and chain mesh gates at either crossover.
- 4.3 Although the site predominantly falls within the Capital City Zone, it appears that if they intend to use the existing crossover in Selby Street, a portion of the site would fall within the City Living Zone – South West Policy Area 33.

5. LOCALITY

- 5.1 The locality is characterised by a mix of commercial land uses including shops, restaurants, light industry and other commercial activities as well as residential land uses.
- 5.2 Buildings within the locality are generally one to two storeys high.







KEY			
	Subject Site		Local Heritage Place
CC	Capital City Zone		Policy Area Boundary
CiL33	City Living Zone / Policy Area 33		Locality
R	Representor(s)		

Photo 1 – View of subject site and adjacent mixed use development.



Photo 2 – View south along Selby Street.



Photo 3 – View north along Selby Street.



6. PUBLIC NOTIFICATION

6.1	Category of Notification	Category 2
	Representations Received – 2	<ol style="list-style-type: none"> 1. Andy Wong - 25 Selby Street. Adelaide 2. David Wong - 25 Selby Street. Adelaide

Summary of Issues raised by the Representors and Responses by the Applicant (the applicant's responses are in bold)

Land use	<p>The main reason is for the safety of my staff. The carparks which are in proximity to the restaurant get filled quite quickly, they are having to park further away which means they are having to walk further at night and this makes them feel unsafe. I feel that is my duty as the owner of Lantern by Nu to do all I can to keep them safe and away from harm's way. By having a car parking across the road this will reduce and hopefully eliminate any troublesome situations that might arise.</p> <p>The staff are currently utilising car parking that could be used by customers for the area including neighbouring businesses and local residence. Therefore, by having the carpark space available for my staff this will leave carpark availability for customers, locals and businesses around the area.</p>
Noise	<p>Regarding security and noise, Lantern staff when leaving work go straight to their car and leave (they do not linger and cause havoc, management makes sure of it).</p> <p>The gate for the carpark will always be locked limiting the ability for the public in entering the site to park.</p>
Access	<p>If the locking of the gate is an issue for my neighbour at 25 Selby Street I am happy to provide them with the code for the gate, so they can enter and exit as they wish, (if they are concerned about accessing their back area).</p>

7. REQUIRED EXTERNAL REFERRALS

7.1 No external referrals required.

8. SPECIALIST ADVICE

8.1 Traffic

Parking on the site will not conform with AS/NZ2890.1. However, no public parking is proposed on the site.

An advisory note is recommended stating that Australian Standards are not met. As such, no public parking is permissible, and it shall only be for the use of employees of the business.

9. DETAILED ASSESSMENT

The subject site straddles both the City Living Zone and the Capital City Zone. As such, the assessment considers the Zone and Policy Area Objectives and Principles for each Zone. A summary of the assessment is provided below.

9.1 Summary of Zone Objectives & Principles - City Living Zone

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> The Zone comprises Adelaide's main residential living districts. The desired character calls for a high amenity residential living environment. While the proposal does not achieve the desired character with respect to the provision of high quality residential infill development. The temporary use of the vacant land will not preclude this from being achieved in the future nor will it have an unreasonable impact on the high amenity residential living amenity given the low number of vehicles and infrequent movement of vehicles. 	-
Objectives O1 - 4	<ul style="list-style-type: none"> The car park provides staff parking for a restaurant located on the same street. The carpark will support city living by freeing up car parks that might otherwise be occupied by staff. 	-
Form of Development P1 - 10	<ul style="list-style-type: none"> Car parking where ancillary to an approved or existing use is a merit form of development in the Zone. The use of the land for ancillary carparking is for a temporary period only until the land is developed. The owners of the land have incorporated strict conditions within the lease and only allowed it on the basis that is on a month by month basis as they are intending on submitting a proposal for the whole site in the near future. The use of the land for car parking will not preclude the development at the site should approval be granted for a development on the site. 	-
Car Parking P11	<ul style="list-style-type: none"> Achieved. The access to the carpark is via an existing access point from Selby Street. Due to the nature of the carpark (used solely for staff), limited movements and low numbers of vehicles, it is unlikely to unreasonably impact residential amenity. 	✓
Advertising P12 - 14	<ul style="list-style-type: none"> No advertising is proposed. 	-

9.2 Summary of Zone Objectives & Principles – Capital City Zone

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> Not achieved. However, the works to the site would not preclude future development of the site in accordance with the desired character. The desired character statement for the Capital City Zone seeks to increase the population of the City and its vibrancy. It also seeks high scale development balanced with the provision of an interesting pedestrian environment and human scale at ground level. Land uses that generate a high level of pedestrian activity and shelter are sought. The Zone is recognised as the economic focus of the State providing a range of employment opportunities. The restaurant contributes to employment and adds to the vibrant mix of land uses desired in the Zone the community. Refer Section 9.4 below. 	✗
Objectives O1 - 8	<ul style="list-style-type: none"> The Objectives largely relate to built form outcomes however, the car parking will support a local restaurant which contributes to the vibrant mix of land uses within the Zone. The use of the land for car parking is not expected to result in unreasonable impacts on adjacent residential developments. 	-
Land Use P1 - 4	<ul style="list-style-type: none"> Car parking where ancillary to an approved or existing use is a merit form of development in the Zone. The car parking is for a temporary period until such time that the land is developed. The applicant has entered a rolling month by month lease until the owner of the land gains approval to develop the land. The lease includes a number of special conditions which states that the licensee <u>shall not</u> at any time during the Term of the lease profit from the Car Park including without limitation from charging a fee or similar charge to any person in relation to the use of the car park or permit any person other than the current owner or employee of the licensee to use the car park spaces or the Car Park during the term. In this instance, the car parking is for the sole use of staff of the restaurant located on Selby Street. 	✓
Form and Character P5	<ul style="list-style-type: none"> While not strictly a form of development encouraged within the Zone, it is a merit form of development and in this instance, there is sufficient merit to warrant support. 	-

Design and Appearance P6 - 20	<ul style="list-style-type: none"> • Not strictly achieved but there will be little to no change in the appearance of the land which is already enclosed by a solid fence with chain mesh gates at the entry / exit points. • The only improvements to the land are to the surface (a compacted gravel surface) and installation of timber sleepers used as wheel stops. • Thus, except for the vehicles parked there will be little to no change in the visual appearance of the site. 	-
Interface P23 - 25	<ul style="list-style-type: none"> • Given the low numbers of vehicles and infrequent movements (i.e. when staff arrive for work and leave at the end of the shift) there is unlikely to be an unreasonable impact on the current level of amenity experienced by adjacent and nearby residential developments. 	✓
Movement P26 - 32	<ul style="list-style-type: none"> • Does not apply as parking is not located within a building. 	-
Advertising P33 - 37	<ul style="list-style-type: none"> • No advertising is proposed. 	-

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
ENVIRONMENTAL		
Crime prevention through urban design O24 P82-86	<ul style="list-style-type: none"> While the car park itself is not anticipated to increase activity and passive surveillance of Selby Street to any great extent, it will provide secure parking in proximity to the restaurant thereby increasing the level of safety for the staff of the restaurant. 	✗
Noise O26-27 Noise Sources P89-94	<ul style="list-style-type: none"> The representors concern with respect to impacts with noise associated with the use of the car park is noted. Administration is of the view that the intensity of use and volume of car parking is a low level such that the use of the car park is unlikely to generate a significant amount of noise. The site is located at the interface between the City Living and Capital City Zones and although a noise assessment has not been conducted, it is likely that the background noise levels are higher in this portion of the locality given the operation of numerous restaurants and hotels. 	✓
Stormwater management O35-39 P126-131	<ul style="list-style-type: none"> The site has been capped with a compacted gravel surface. This will allow the surface to be graded such that stormwater runoff can be contained within the site. A condition of approval is recommended that all car parks, driveway and vehicle manoeuvring areas on the Land are, drained, paved and sealed to the reasonable satisfaction of the Council to ensure that no surface water or rubble on the Land is transported across the adjacent public footpath. 	✓
Active street frontages O50-51 P196 - 199	<ul style="list-style-type: none"> Not achieved. It is considered that the open lot car park (ancillary to an existing restaurant) will not enhance the public environment and provide interest at street level. While not strictly achieved, there will be little to no change in the appearance of the land which is already enclosed by a solid fence with chain mesh gates at the entry / exit points. The only improvements to the land are to the surface (a compacted gravel surface) and installation of timber sleepers used as wheel stops. Thus, except for the vehicles parked there will be little to no change in the visual appearance of the site. 	✗

<p>Vacant Sites & Buildings</p> <p>O54</p> <p>P204-206</p>	<ul style="list-style-type: none"> • Council Wide Objective 54 and Principles of Development Control (PDC) 204 and 205 in relation to Vacant Sites and Buildings, provide some guidance for the temporary use of vacant sites. Whilst it is acknowledged that the Development Plan seeks vacant sites to be developed and brought into use as quickly as possible and the provisions contemplate temporary uses for a period of up to 24 months, temporary car parking is specifically excluded within PDC 205. • However, the Supreme Court commented on the above PDC in the Corporation of the City of Adelaide v Commercial and General Pty Ltd appeal (SAPOL case) by stating: <i>It is true, as the Environment Court accepted, that Principle 207* actively encourages temporary use but does not include in that encouragement temporary carparking. However, it does not follow that temporary carparking is actively discouraged, particularly where it is ancillary to the use of adjacent land.</i> * the relevant PDC at the time of assessment. • The owners of the land where only willing to enter a rolling month by month lease as they are currently developing a proposal to develop the site. • While not an ideal outcome, the use of the land for staff car parking will increase carpark availability for customers, locals and businesses around the area. 	<p style="text-align: center;">✓</p>
<p>Advertising</p> <p>O56</p> <p>P211-218</p>	<ul style="list-style-type: none"> • No advertising is proposed. As the site will be secured and only accessed by staff the provision of signage is not considered to be necessary or required. 	<p style="text-align: center;">-</p>
<p>Traffic and vehicle access</p> <p>O68 - 70</p> <p>P241 - 250</p>	<ul style="list-style-type: none"> • Partially achieved. • Development does not support a shift toward active and sustainable transport modes. • Vehicle access points are existing and located to minimise local traffic hazards and vehicle queuing on public roads. • Refer Section 9.4 below. 	<p style="text-align: center;">-</p>
<p>Car parking</p> <p>O71 - 72</p> <p>P251-265</p>	<ul style="list-style-type: none"> • Partially achieved. • PDC 263 seeks ancillary car parking to serve a development should be located away from frontages to major streets wherever possible. • In this instance the vehicle parking will largely be screened from view by the existing 1800 mm high solid fence. • Refer Section 9.4 below. 	<p style="text-align: center;">-</p>

<p>Economic growth & land use</p> <p>O73 - 76</p> <p>P266-271</p>	<ul style="list-style-type: none"> • Not achieved. • However, the proposed development does not preclude future re-development of the site more aligned to the desired character of the zone. 	<p style="text-align: center; color: red;">x</p>
--	---	--

9.4 Detailed Discussion

Desired Character

As the subject straddles both the City Living Zone and the Capital City Zone, the assessment considers the Zone and Policy Area Objectives and Principles for each Zone.

The subject site is in the City Living Zone and South West Policy Area (33). The desired character statement for the Zone states that:

The Zone comprises Adelaide's main residential living districts which have developed with a range of stand-alone and paired cottages, terrace or row housing, and low to medium scale contemporary apartment buildings, and with remnant workshops, service trades, offices and mixed uses, particularly west of Hutt Street.

The City Living Zone will provide high amenity residential living environments along with related non-residential uses compatible with residential amenity, as articulated in the Policy Areas. Carefully executed high quality residential infill is envisaged and opportunities are presented for comprehensive redevelopment on larger, particularly non-residential sites, and on catalyst sites fronting South Terrace and East Terrace. The desired increase in the City's resident population relies, in part, on realising infill housing opportunities with high regard to their context and achieving overall, higher dwelling densities in this Zone.

In addition, the desired character for the South West Policy Area 33 states:

The Policy Area will continue as a primarily low scale residential environment with an eclectic mix of non-residential land uses interspersed that maintain the area's residential amenity. Development will comprise residential buildings that reinforce the current character, including detached, semi-detached and row dwellings. Residential flat buildings may be appropriate where they are developed on larger sites to provide an increase in dwelling density. Sturt Street will continue as the focus for non-residential activities which serve the needs of the local community.

The Policy Area contains a number of land parcels occupied by non-residential activities that provide the opportunity for integrated developments and opportunities to increase the residential population with contextual and exemplary contemporary design.

Residential development in the form of dwellings will maintain a low scale at street level and will be designed to complement the existing character established by the original, historic dwelling stock.

Dwellings will be varied but will be consistent with the prevailing rhythm of buildings and space. Infill development will take particular reference from the siting, form and key elements of existing buildings to ensure a highly attractive and compatible streetscape.

Improved landscaping of both public and private space will enhance amenity for residents and visitors, and also pedestrians and cyclists. Vehicle movement within the Policy Area will be primarily for local and visitor traffic, with an increasing promotion of pedestrian and cycling links to both the inner City and Park Lands.

As outlined above, the desired character calls for the provision of a high amenity residential living environment with carefully executed high quality residential infill development. Buildings should enhance the level of visual interest and activity through careful treatments of the ground floor.

The proposal does not achieve the desired character with respect to the provision of high quality residential infill development which enhances and activates the street. The temporary use of the vacant land will; however, not preclude this from being achieved in the future nor will

it have an unreasonable impact on the high quality residential living environment given the low number of vehicles (maximum of 12) and infrequent movement (start and end of shift) of vehicles.

The Desired Character for the Capital City Zone is for the area to continue and develop as the economic and cultural focus of the State, providing a range of facilities both during the day and night time. The Zone envisages high quality development that engages with and creates a human scale at ground level. Pedestrian activity is encouraged as well as public art. In this respect, the proposal to use the land for car parking does not contribute to the achievement of the Desired Character.

While the use of the vacant site for ancillary parking is not specified as a desired land use, it is anticipated in the Zone as a merit development because ancillary parking is specifically excluded from the list of non-complying land uses. However, it is preferable that it be located within existing buildings so that it is screened from public view.

Land Use

As outlined by the applicant, the intention to use the land for ancillary car parking for staff of the restaurant is two-fold: firstly, staff often must park further away due to a lack of parking in proximity to the restaurant. This means they are having to walk further at night which raises safety concerns. By utilising the proposed car parking across the road from the restaurant, the distance staff must walk is significantly reduced and safety of staff is improved.

Secondly, the staff are currently utilising on-street car parking that could be used by customers of neighbouring businesses and local residences. Therefore, the use of the land for carparking will increase on street carparking availability for customers, locals and businesses around the area.

The representors concern with respect to negative noise impacts associated with the use of the car park is noted. Administration is of the view the intensity of the use and volume of car parks is of a low level such that the use of the car park is unlikely to generate a significant amount of noise. The solid masonry construction of the boundary wall of the adjoining mixed use development (office on the ground and dwelling on first floor) to the south, would also minimise noise transfer from the vehicles entering and exiting the car park.

The site is located at the interface between the City Living and Capital City Zones and although a noise assessment has not been conducted, it is likely that the background noise levels are higher in this portion of the locality given the operation of numerous cafes, restaurants and hotels. Thus, residential amenity is not likely to be affected to any significant degree.

Built Form and Design

Clearly, the use of the land for car parking (ancillary to an existing restaurant) will not enhance the public environment or provide interest at street level sought by the Development Plan.

While the proposal will not necessarily enhance the public environment, it equally will not detract from it as there will be little to no change in the appearance of the land which is already enclosed by a solid fence with chain mesh gates at the entry / exit points.

Transport, Access and Parking

Council Wide Objectives 71 and 72 call for an adequate supply of car parking to be provided in the City (both long and short stay) to support business. This proposal meets Objectives 71 and 72 because it provides car parking spaces for staff members of the adjacent / nearby restaurant.

While ancillary carparking is a 'merit' form of development within both the City Living Zone and Capital City Zone, Capital City Zone PDC 32 encourages car parking within a building so that is located away from street frontages and 'hidden' from the street. As the car parking is not located within a building, the proposal will not comply with the intention of Capital City Zone PDC 32 in that the car parking will be partially visible from the Selby Street frontage. The existing 1800 mm high solid fence will largely obscure views of the carparking from oblique angles in Selby Street. On this basis, it is considered that the car parking will not detract any further from the streetscape on the western side of Selby Street, of which the remainder of the subject site largely makes up.

The car park layout has been reviewed by council's traffic consultants who have advised that parking on the site will not conform with AS/NZ2890.1. with respect to the width of the car parking spaces. However, no public parking is proposed on the site. Thus, it is recommended that an advisory note is included stating that Australian Standards are not met. As such, no public parking is permissible, and it shall only be for the use of employees of the business.

The proposal also meets PDC 251 in that the proposal provides adequate areas for traffic circulation and pedestrian safety. It allows vehicles to enter and exit the site in a forward direction. It uses an existing crossover to gain entry and exit from the site minimising the interruption to the pattern of built form along Selby Street and the loss of on-street parking spaces.

9.5 Conclusion

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it proposes a land use and form of development that is a merit form of development in the Zone and, in this instance, is recommended for support because of the following:

- It fulfils Council Wide Objectives 71 and 72 which call for an adequate supply of car parking to be provided in the City to support business. This proposal provides car parking spaces for staff of an adjacent / nearby restaurant.
- The proposal is in accordance with PDC 251 as it allows vehicles to enter and exit the site in a forward direction. It uses a single shared driveway and crossover to gain entry and exit from the site minimising the interruption to the pattern of built form along Selby Street and the loss of on-street parking spaces.
- The proposal will not unreasonably impact the amenity of adjacent and nearby residential developments.

Although the aspirations of the Development Plan for active frontages, high density and buildings that reinforces the gridded layout of the street are not met, this development does not preclude this from occurring in the future.

The proposed land use puts the land to a purpose that is needed within the locality and does not develop the land in a way that prevents a future, more desirable land use and built form from being approved.

Thus, it has been determined that, on balance, the proposal warrants Development Plan Consent.

10. RECOMMENDATION

That the development, the subject of the application from NNT Lantern P/L to change the use of a portion of land to be used as an ancillary staff car park in association with restaurant located at 12 - 14 Selby Street at 17-21 Selby Street, Adelaide SA 5000 as shown on plans designated DA/901/2018:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Site and proposed plan dated 22 April 2018.**
- **Photograph and annotated aerial image**
- **Copy of Car Parking License prepared by Commercial & Legal.**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

2. **The temporary car park, herein approved, shall only operate as an ancillary car park to the Lantern by Nu restaurant located at 12 - 14 Selby Street. The use shall cease within 24 months from the date of development approval.**

Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

3. **All car parks, driveway and vehicle manoeuvring areas on the Land shall be, drained, paved and sealed prior to the operation of the carpark to the reasonable satisfaction of the Council to ensure that no surface water or rubble on the Land is transported across the adjacent public footpath.**

Reason: *To ensure that water/rubble is not transported onto a public footpath and as such does not compromise pedestrian safety.*

4. **The finished floor level of the car park entry and exit points on the Land shall match the adjacent road level unless otherwise agreed to by the Council in writing.**

Reason: *To ensure public footpaths remain level and as such pedestrian safety and amenity is not compromised.*

5. **All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.**

Reason: *To ensure storm water is disposed of in a controlled manner.*

6. **The car park shall always be secured to the reasonable satisfaction of council.**

Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted*

Advices

1. The car park layout, as shown in the plans, does not conform with the relevant Australian Standards. Thus, the car park shall only be for the use of employees i.e. no public parking is permissible.
2. Development Approval will not be granted until a Building Rules Consent has been obtained. This may be obtained through either Council or a Private Building Rules Certifier. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
3. Pursuant to the provisions of Regulation 48 of the Regulations under the Development Act 1993, this consent will lapse at the expiration of 12 months from the operative date of the consent unless the development has been lawfully commenced by substantial work on the site of the development within such period, in which case the approval will lapse within 3 years from the operative date of the consent subject to the proviso that if the development has been substantially or fully completed within those 3 years, the consent will not lapse.
4. A Building Site Management Plan is required prior to or at the time of application for Development Approval. The Building Site Management Plan should include details of such items as:
 - Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure

Unsecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.

5. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);

- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be received by Council via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

6. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
7. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
8. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.

Item No. 3.5 – Attachments 1 – 31 (17-21 Selby Street, Adelaide SA 5000)

Pages 236 to 266

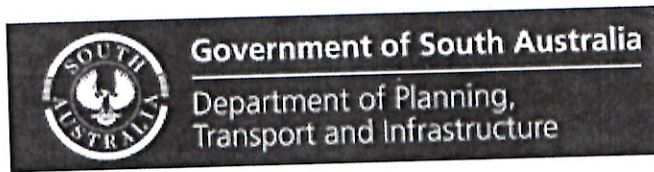
ATTACHMENTS

Certificate of Title	1 - 2
Plans and supporting information	3 - 24
Comments from Public Notification	25 - 29
Applicant Response to Representations	30 - 31

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REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6052 Folio 734

Parent Title(s) CT 5576/718
 Creating Dealing (s) PS 11319365D
 Title Issued 09/02/2010 Edition 3 Edition Issued 08/04/2016

Estate Type

FEE SIMPLE

Registered Proprietor

SL GOUGER ST 4 PTY. LTD. (ACN: 610 049 717)
 OF UNIT 63 18 COLLEGE STREET DARLINGHURST NSW 2010

Description of Land

ALLOTMENT 649 FILED PLAN 183111
 IN THE AREA NAMED ADELAIDE
 HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
<u>12501577</u>	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

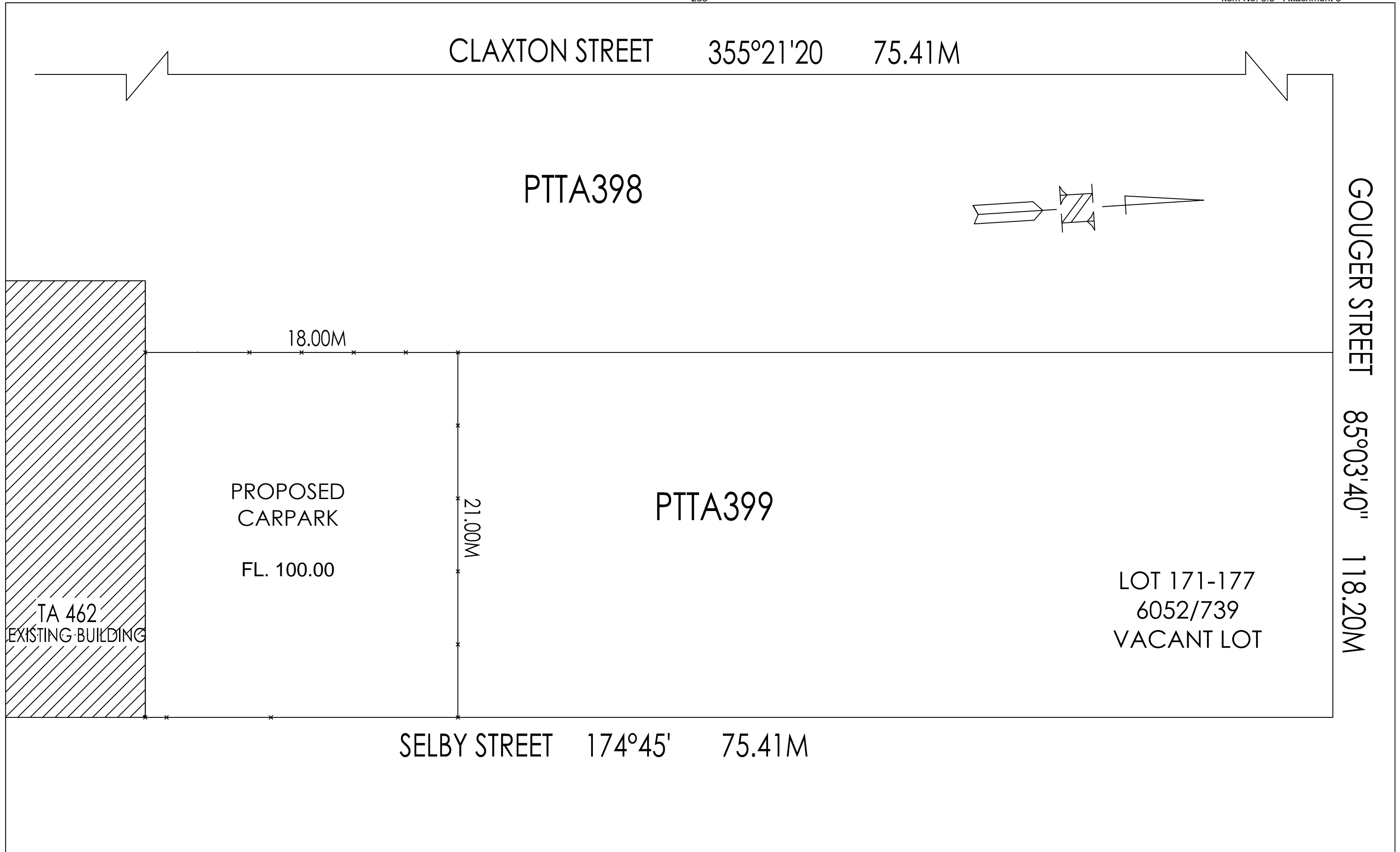
Registrar-General's Notes

APPROVED FX46853

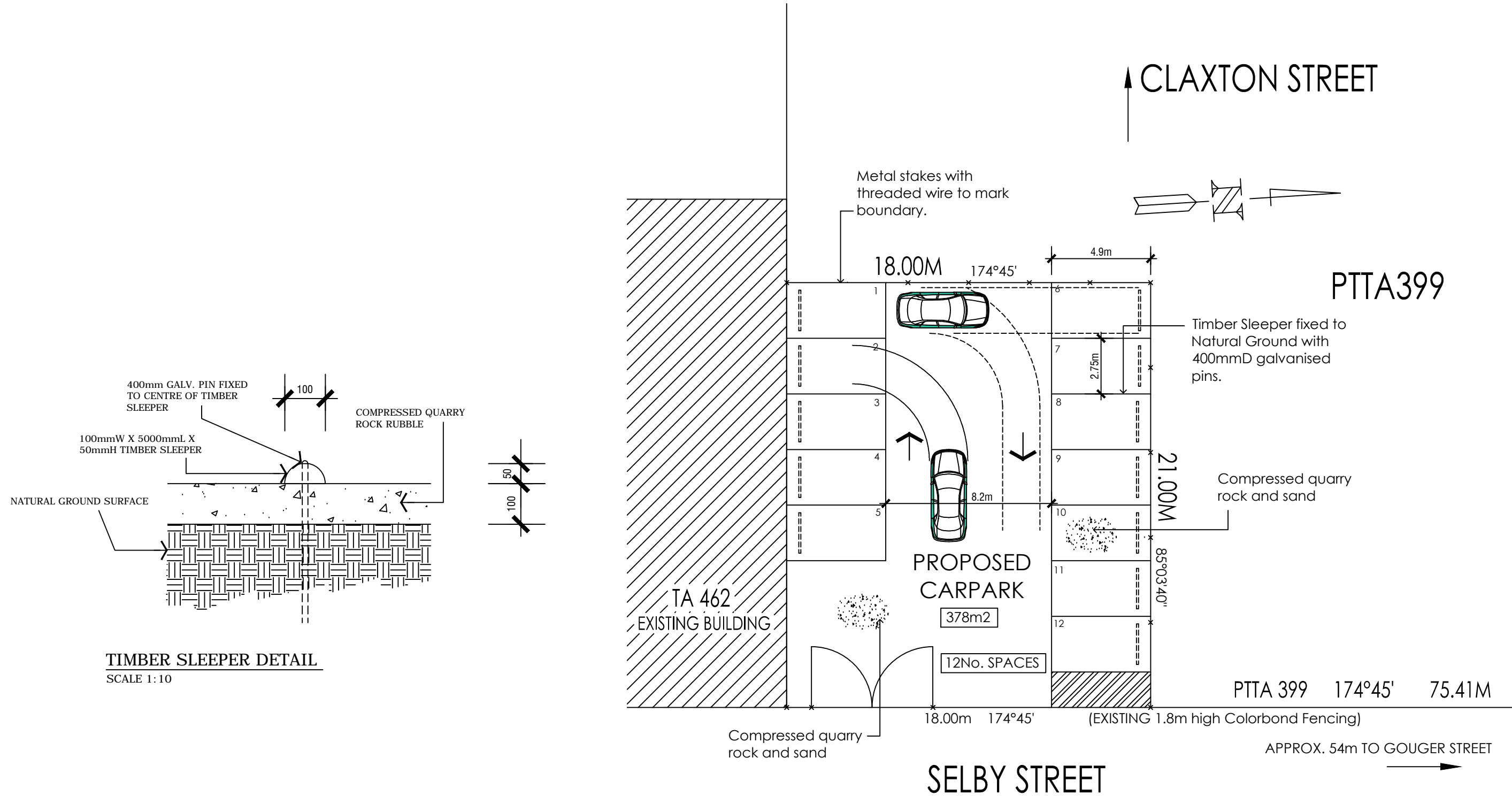
Administrative Interests NIL

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City of Adelaide Council Assessment Panel Meeting Agenda - 25 March 2019	House type: CUSTOM	Clients Signature / Date	Job No: 201802	Revision Table:			Sheet:	Clients:
	Facade type: CUSTOM	Clients Signature / Date	Drawn: RA	Revision no.:	By:	Date:	01 of 02	LANTERN BY NU
	Drawing title: SITE PLAN	Builders Signature / Date	Checked: --	PROPOSED CARPARK	RA	22/04/18	Scale:	Proposed Residence At:
			Date: 22.04.2018				1:500	10 SELBY STREET ADELAIDE, 5000



PROPOSED CARPARK

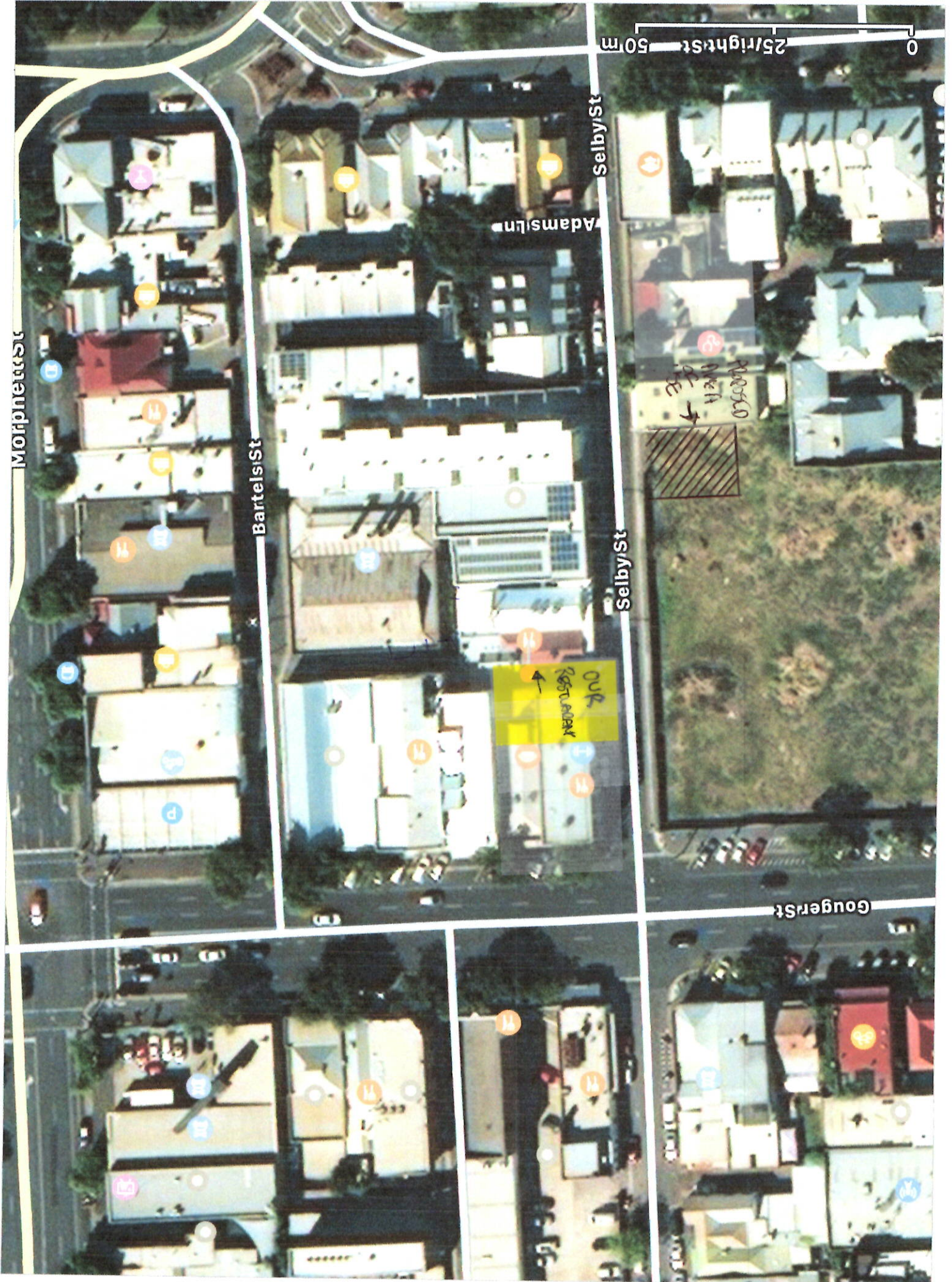
SCALE 1:200

City of Adelaide Council Assessment Panel Meeting - Agenda - 25 March 2019	House type: CUSTOM	Clients Signature / Date	Job No: 201802	Revision Table:	Sheet: 02 of 02	Clients:
	Facade type: CUSTOM	Clients Signature / Date	Drawn: RA	Revision no.: PROPOSED CARPARK	By: RA	LANTERN BY NU
	Drawing title: PROPOSED PLAN	Builders Signature / Date	Checked: --	Date: 22/04/18	Scale: 1:200, 1:10	Proposed Residence At:
			Issue: SITE			10 SELBY STREET ADELAIDE, 5000
		Date: 22.04.2018				

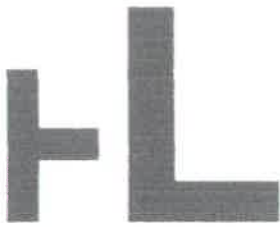
From Miscellaneous Data

Please note that this is a private car park for Lantern by Nu staff and owners, the land is directly opposite our restaurant and your approval and support of usage of the proposed area for us will strongly help our working environment in the city and would be much appreciated. Thank you





near Tarndanya — Adelaide



Commercial & Legal

T 08 8206 8444
F 08 8232 7745
278 Flinders Street
Adelaide SA 5000
www.commercialandlegal.com.au
ACN 141 155 437

Car Parking Licence

Property:

23 Selby Street, Adelaide SA

Parties:

SL Gouger St Development Management Pty Ltd ACN 610 268 445 (Licensor)

NINT LANTERU PTY LTD (Licensee)

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Schedule

ITEM 1 – LICENSOR	SL GOUGER ST DEVELOPMENT MANAGEMENT PTY LTD ACN 610 268 445 of 63/18 College Street, Darlinghurst NSW 2010
ITEM 2 – LICENSEE	
ITEM 3 – LAND	The land comprised in Certificates of Title Volume 6052 Folios 734, 737 and 740 and being better known as 23 Selby Street, Adelaide SA 5000 (but which includes portions of Lot 649 Selby Street, Adelaide and 179-199 Gouger Street Adelaide SA)
ITEM 4 – PARKING SPACES	Twelve (12) parking spaces located within the Car Park.
ITEM 5 – TERM	One (1) calendar month commencing on the date this Licence is fully executed by the Licensor and Licensee (subject to clause 3 in Item 7 of this Schedule).
ITEM 6 – LICENCE FEE	\$1.00 (GST exclusive) if demanded
ITEM 7 – SPECIAL CONDITIONS	<p>1. Prohibition</p> <p>Without limiting any other provision of this licence (including without limitation clause 5.2 (Prohibitions) and clause 7 (Sublicensing)), the Licensee covenants and agrees with the Licensor that the Licensee shall not at any time during the Term, or in any way, profit from the Car Park (other than from its use strictly in accordance with the terms of this licence) including without limitation from charging a fee or similar charge to any person in relation to the use of the Car Park.</p> <p>2. Licensee's Employees</p> <p>Without limiting any other provision of this licence (including without limitation clause 2.1 (Grant), (for the avoidance of doubt) the Licensee covenants and agrees with the Licensor that the Licensee shall not permit or allow any person other than a current owner or employee of the Licensee to use the car spaces or the Car Park during the Term.</p> <p>3. Term</p> <p>The Licensor and the Licensee each acknowledge and agree that the Term of this licence shall be automatically extended for further period(s) of one (1) calendar month on a rolling basis (and without the need for notice to the Licensor) with each extended period commencing on the day immediately following the expiration of the immediately preceding one (1) month period but subject in all respects to the rights of the parties to elect to terminate this licence in accordance with clause 14.1 (Warnings), clause 15.1 (Termination) and clause 15.2 (Termination by the Licensor) of this licence.</p>

	<p>4. Licensee's Works</p> <p>(a) Subject to sub-clause (b), without limiting any other provision of this licence, the Licensor and the Licensee acknowledge and agree that the Licensee, at the Licensee's cost in all things, may (but is not obliged to) undertake works in respect of the car spaces and the Car Park to make the Car Park usable as a car park, subject to carrying out such works to the Licensor's reasonable satisfaction and direction.</p> <p>(b) The Licensee covenants and agrees with the Licensor for and throughout the Term that the Licensee shall not without the consent of the Licensor which consent may be withheld at the absolute and sole discretion of the Licensor for any reason whatsoever make any alteration or addition in or to the Car Park provided that where such consent is given:</p> <p>(i) the materials and design shall first be approved by the Licensor or its consultants;</p> <p>(ii) such work equipment or installation shall be installed or altered in accordance with the approval so given (if any);</p> <p>(iii) all fees payable to the Licensor's consultants in connection with such approval and inspection shall be paid by the Licensee to the Licensor immediately on demand;</p> <p>(iv) the Licensee shall obtain and keep current such insurance of the car spaces and the Car Park and the works and the Licensee its contractors and workers as the Licensor reasonably requires;</p> <p>(v) in carrying out such alterations to the car spaces or the Car Park the Licensee shall use its best endeavours to ensure minimum disturbance and inconvenience to any other occupiers of the Land and any nearby land; and</p> <p>(vi) the Licensee shall maintain and repair such alterations in good order and where appropriate in working condition.</p> <p>5. Yielding Up</p> <p>(a) Within seven (7) days of the expiration of the Term or any other sooner determination of this licence the Licensee shall at its own expense if required to do so by the Licensor (but not otherwise) remove the alterations and additions in and to the Car Park or the Land effected by or on behalf of or at the request of the Licensee and reinstate the car spaces and the Car Park and the Land to their condition prior to the alteration or addition by or for the Licensee and in carrying out such removal and reinstatement the Licensee shall minimise the damage to the Car Park and the Land and immediately make good any resulting damage.</p> <p>(b) The Licensee shall comply with the Licensor's reasonable conditions in respect of such removal of all alterations and additions and reinstatement of the Car Park and the Land provided that the Licensor may at its option carry out such removal and reinstatement works at the cost of the Licensee</p>
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	<p>and any alterations and additions not removed by the Licensee either as of right or by requirement of the Licensor shall be deemed abandoned by the Licensee and shall be and become the property of the Licensor absolutely.</p> <p>6 Application of the Leases Act</p> <p>The Licensor and the Licensee each acknowledge and agree that the <i>Retail and Commercial Leases Act (1995)</i> does not apply to this licence.</p>
--	--

Deed

THIS DEED IS MADE BETWEEN:

Name	SL Gouger St Development Management Pty Ltd
ACN	610 268 445
Short form name	Licensor
Address	63/18 College Street, Darlinghurst NSW 2010
Name	NNT Lantern Pty Ltd
ACN	618 306 488
Short form name	Licensee
address	10 SEURBY ST Adelaide

BACKGROUND

- A. The Licensor is not the registered proprietor of the Land but has been granted, by the registered proprietors of the Land, the rights and is entitled to grant this licence to the Licensee.
- B. The Licensee has asked the Licensor to grant it a licence to park cars in the Car Park and the Licensor has agreed, subject to the terms of this licence.

AGREEMENT

1 DEFINED TERMS AND INTERPRETATION

1.1 Defined Terms

In this licence:

'Car Park' means the area the Licensor designates for parking cars on the Land as delineated on the plan attached in Annexure A of this licence;

'GST' has the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999*;

'Item' means an item in the Schedule on page 4 of this licence;

'Land' means the land and any improvements thereon (if any) described in Item 3.

'Licence Fee' means the monthly amount in Item 6;

'Payment Date' means the first day of the Term and then (if the Licensee holds over) the first day of each subsequent month;

'Schedule' means the Schedule contained on the third page of this licence.

'Term' means the period specified in Item 5 and includes any holding over under this licence.

1.2 Interpretation

In this licence:

(a) the singular includes the plural and the other way around;

(b) a reference to:

(i) this licence includes its schedules and annexures;

(ii) 'includes' or 'including' means 'includes without limitation' and 'including without limitation' respectively;

(iii) this licence or another document includes a reference to it as novated, altered or replaced;

- (iv) 'A\$', 'SA', 'dollar' or '\$' is to Australian currency;
 - (v) a specific time for complying with an obligation is to that time in the place where that obligation is to be complied with;
 - (vi) anything is to the whole and each part of it;
 - (vii) a group of persons is to all of them or any two or more of them jointly and each of them severally;
 - (viii) a person includes the person's executors, administrators, successors and permitted assigns; and
 - (ix) legislation includes any amendment to it and any consolidation, re-enactments or replacements of it and any subordinate legislation made under it; and
- (c) words importing natural persons include partnerships, bodies corporate, associations, governments and governmental and local authorities and agencies

2 LICENCE

2.1 Grant

Subject to the terms of this licence, the Licensor grants the Licensee a licence for the Term for the Licensee's employees to park one car in each of the parking spaces specified in Item 4 and to use the rest of the Car Park only to enter and leave those parking spaces.

2.2 Not exclusive

This licence does not give the Licensee the right to exclusive use of any part of the Car Park.

3 LICENCE FEE

The Licensee must pay the Licence Fee in advance on each Payment Date if demanded by the Licensor.

4 PAYMENT CONDITIONS

4.1 Payments

The Licensee must pay amounts payable by it under this licence:

- (a) by electronic funds transfer to the bank account nominated from time to time by the Licensor or by any other method the Licensor reasonably requires and notifies to the Licensee;
- (b) in the case of periodic payments, by the relevant Payment Date;
- (c) without set-off, counterclaim or deduction; and
- (d) to the Licensor or as the Licensor directs.

4.2 Interest

The Licensee must pay interest to the Licensor on any money payable by the Licensee to the Licensor under this licence if the Licensee does not pay the money within 14 days after the due date. The interest:

- (a) is payable at the rate which is the total of 2% and the rate charged by the Licensor's principal bankers for overdraft accommodation for amounts exceeding \$100,000 determined on the first day of each month for the period for which interest is to be calculated;
- (b) is calculated on monthly rests on the first day of each month on the amount (if any) owing by the Licensee to the Licensor on that day;
- (c) accrues from the due date for payment of the relevant amount until the date of payment;
- (d) is payable on demand; and
- (e) is capitalised on the last day of each month if not paid.

5 LICENSEE'S OBLIGATIONS

5.1 Obligations

The Licensee must:

- (a) comply with the Licensor's rules, requirements and directions in connection with:
 - (i) the dimensions and weight of cars using the Car Park;
 - (ii) the way cars must be parked in the Car Park;
 - (iii) the hours during which the Car Park may be used; and
 - (iv) the operation, management, safety and security of the Car Park; and
- (b) ensure that the Licensee's employees, officers and invitees comply with the Licensee's obligations under this licence, if appropriate.

5.2 Prohibitions

The Licensee must not:

- (a) use the Car Park for any purpose other than for parking one car in each of the spaces specified in Item 4;
- (b) do anything in the Car Park which could cause inconvenience, danger or disturbance to other users of the Land or the Car Park; or
- (c) litter the Car Park or bring a car into it which is in an unsafe mechanical condition or which drips oil or other fluid.

5.3 Extension of prohibition

When this licence says that the Licensee must not do a thing, then the Licensee must not do anything that could result in that thing happening.

6 ASSIGNMENT

6.1 By Licensee

To the maximum extent permitted by law, this licence is personal to the Licensee and may only be transferred or assigned by the Licensee with the prior written approval of the Licensor, which approval may be refused or granted (or granted subject to conditions) in the absolute discretion of the Licensor.

6.2 By Licensor

The Licensor may transfer or assign this Licence without the consent of the Licensee.

7 TO SUBLICENSING

The Licensee must not sublicense all or any of the parking spaces without the written consent of the Licensor (which consent may be withheld in the absolute discretion of the Licensor for any reason whatsoever)

8 HOLDING OVER

8.1 Monthly licence

If the Licensee holds over and continues to use the parking spaces at the end of the Term, with the consent (express or implied) of the Licensor, then the Licensee does so under a monthly licence which may be terminated by either party giving to the other one month's prior notice of termination (expiring at any time).

8.2 Terms of monthly licence

Subject to clause 8.1, the monthly licence is on the terms and at the licence fee the Licensor specifies, but if the Licensor does not specify the terms or the licence fee, the monthly licence is

on the same terms as apply during the Term (so far as those terms are applicable to a monthly licence) with a licence fee that is the same as the Licence Fee

9 LICENSEE TO VACATE SPACES

9.1 Remove cars

On or before the date this licence ends, the Licensee must remove the cars it has in the Car Park and leave the parking spaces vacant and in the same condition they were in when the Licensee first used them, fair wear and tear excepted.

9.2 Cars not removed

If the Licensee does not comply on time with clause 9.1 the Licensor may

- (a) remove the cars the Licensee has not removed and store them at the Licensee's expense and
- (b) carry out at the Licensee's expense any work necessary to restore the parking spaces to the same condition they were in when the Licensee first used them.

10 COSTS, CHARGES AND EXPENSES

10.1 Legal costs

The Licensee must pay the Licensor's reasonable costs and disbursements in connection with:

- (a) the preparation and negotiation of this licence;
- (b) exercising rights to take action because of the Licensee's default;
- (c) the Licensee's default, and
- (d) the Licensee's requests for consent or approval (such as to assign).

10.2 Stamp duty

The Licensee must pay the stamp duty on this licence (if any)

11 INSURANCE, INDEMNITIES AND RELEASES

11.1 Insurance

- (a) The Licensee must keep current during the Term and any holding over the compulsory third party (injuries to third parties) insurance (for clarity including public liability insurance) in connection with the parking spaces and the Car Park covering each claim for at least an amount of \$20,000,000 (or such other amount as the Licensor may reasonably require) with no limit on the number of claims that can be made. The insurance policy must:
 - (i) be with a reputable and solvent insurer; and
 - (ii) cover events occurring while the policy is current, regardless of when claims are made.
- (b) The Licensee must give the Licensor a certificate evidencing the policy within 7 days of demand to do so, and in any event (without demand by the Licensor to do so) at the beginning of the Term and (if the Licensee holds over) on each anniversary of that date.

11.2 Risk

The Licensee enters and uses the Car Park at its own risk in all things.

11.3 Licensee is liable

- (a) The Licensee is liable for and indemnifies the Licensor against all liability, loss, penalties, payments, costs, charges and expenses directly or indirectly arising from or incurred by the Licensor in connection with damage to or loss of any property or injury to or the death of any person caused or contributed to by the Licensee exercising its rights or carrying out its obligations under this licence.

- (b) The costs, charges and expenses referred to in this clause include legal costs and disbursements on a full indemnity basis whether incurred by or awarded against the Licensor.
- (c) This indemnity is independent from the Licensee's other obligations under this licence and does not come to an end when this licence expires or is terminated. It is not necessary for the Licensor to incur expense or make a payment before enforcing this indemnity.

11.4 Release

The Licensee releases the Licensor from any liability for the Licensee's loss, penalties, payments, costs, charges and expenses directly or indirectly arising from or incurred by the Licensee in connection with damage to or loss of any property or injury to or the death of any person resulting from the Licensee exercising its rights or carrying out its obligations under this licence except to the extent it is caused or contributed to by the negligence or default of the Licensor or its officers or employees.

12 GST

12.1 Interpretation

In this clause 12:

- (a) 'supply', 'taxable supply' and 'tax invoice' have the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999*; and
- (b) a reference to payment being made or received includes a reference to consideration other than money being given or received.

12.2 Licensee's obligations

The Licensee must pay to the Licensor, on each date the Licensee must make payment for a taxable supply under this licence, an additional amount equal to the GST payable on the taxable supply or component of the supply for which that payment is made.

12.3 Net down

When calculating the amount of:

- (a) any reimbursement from the Licensee to the Licensor; and
- (b) the indemnification by the Licensee to the Licensor of an expense, loss or liability incurred by the Licensor,

the Licensor must exclude the GST paid or payable on the supply giving rise to the amount.

13 PARKING OUTSIDE SPACES

13.1 Warnings

If the Licensee parks a vehicle in any part of the Car Park or the Land other than in one of the parking spaces the subject of this licence and continues to do this after the Licensor gives the Licensee warning by notice not to do so, the Licensor may forthwith terminate this licence by notice to the Licensee.

14 TERMINATION

14.1 Termination

The Licensor and the Licensee acknowledge and agree:

- (a) this licence may be terminated at any time by the Licensor or the Licensee (as the case may be) on giving to the other party not less than thirty (30) days' written notice of its intention to terminate this licence ('Termination Notice');
- (b) if the Termination Notice is given in accordance with sub-clause (a), this licence shall terminate on the expiration of thirty (30) days after service of the Termination Notice or

such further period (if any) as may be specified in the Termination Notice of a date agreed in writing between the Licensor and Licensee;

- (c) this clause is inserted in this licence for the benefit of the Licensee and the Licensor and may be relied on and exercised by either party;
- (d) on the termination of this licence pursuant to this clause neither party shall have any claim against the other in relation to such termination but without prejudice to:
 - (i) the rights of either party for any antecedent breach or default; and
 - (ii) the Licensee's obligations to rectify, make good and otherwise comply with all of its obligations under this licence as at the date of termination; and
- (e) if this licence is terminated pursuant to this clause then the parties shall promptly on receipt execute a surrender of this licence in a form acceptable to the Licensor (if required by the Licensor).

14.2 Termination by the Licensor

The Licensor may terminate this licence if the Licensee does not comply with any of the obligations of the Licensee under this licence, and does not remedy that failure within a reasonable time after the Licensor gives the Licensee a notice to do so

15 NOTICES

A notice, consent, approval, request or demand in connection with this licence:-

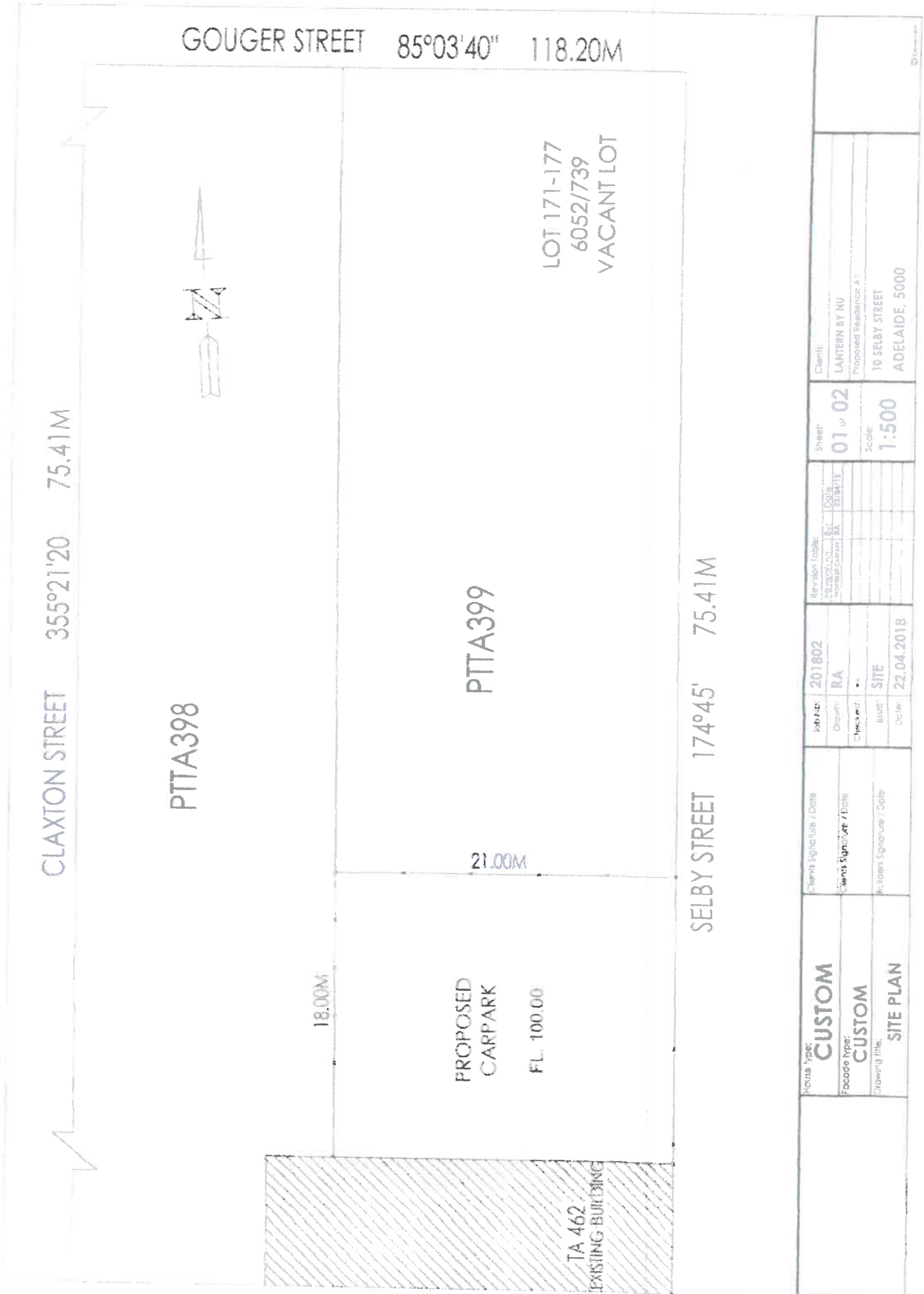
- (a) must be in writing and English;
- (b) must be signed by the party giving it or that party's authorised officer, attorney, solicitor or agent;
- (c) in the case of service upon the Licensor, must be left at or posted by pre-paid post to the address of the Licensor or the Licensor's agent as set out in Item 2 or such other address of the Licensor may notify the Licensee from time to time;
- (d) in the case of service upon the Licensee, must be left at or posted by pre-paid post to the address of the Licensee as set out in Item 2, or such other address as the Licensee may notify the Licensor in writing from time to time.

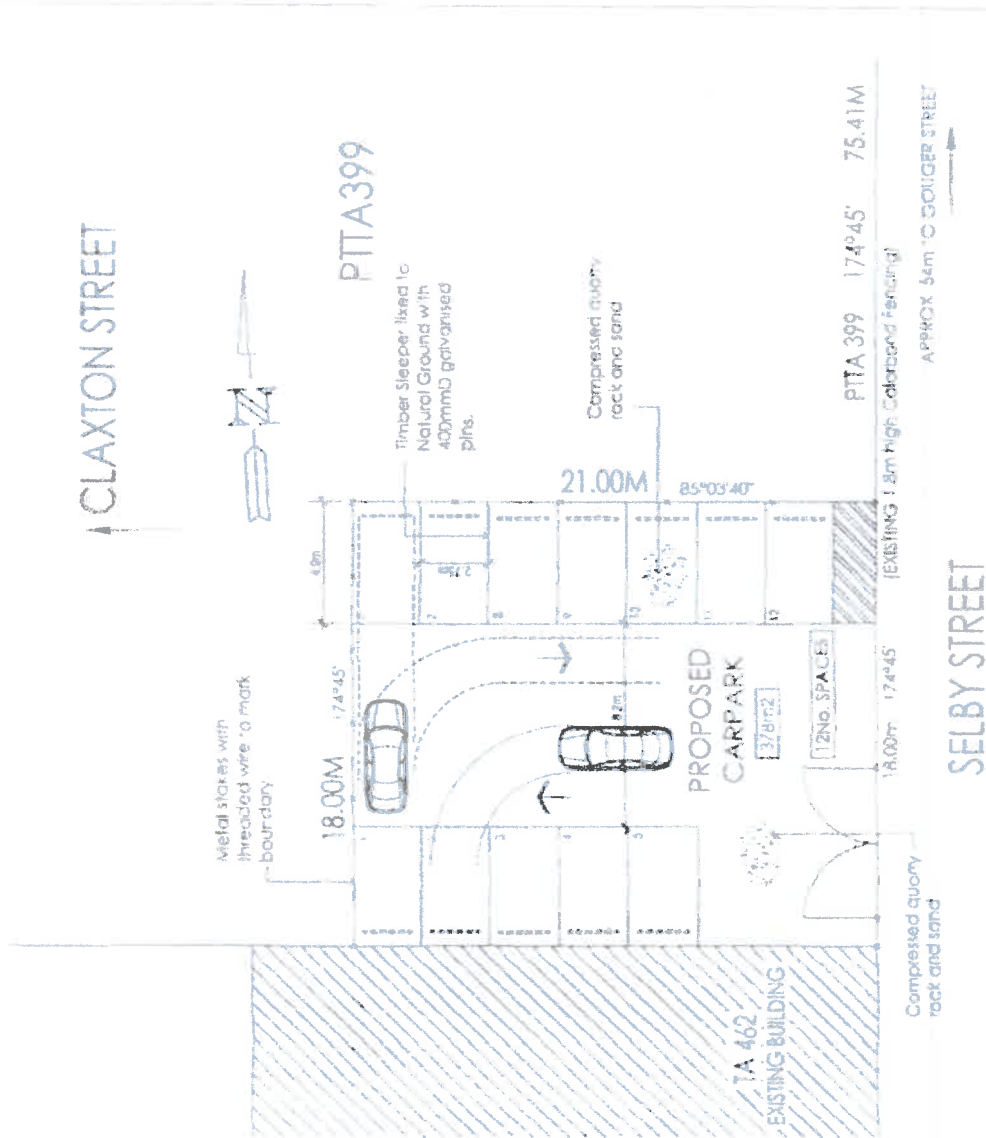
16 SPECIAL CONDITION

The special conditions (if any) specified in Item 7 of the Schedule shall form part of this licence and shall prevail over any other term of this licence to the extent of any inconsistency.

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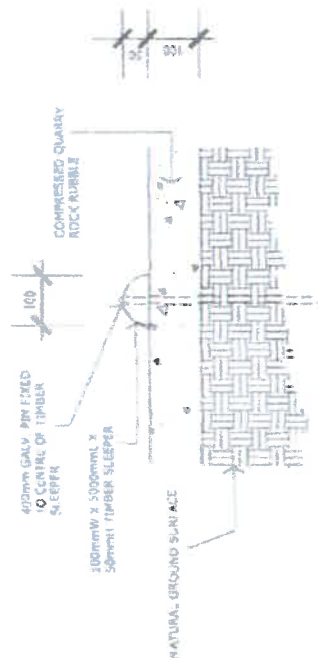
Annexure A
Car Park Plan





PROPOSED CARPARK

SCALE 1:200



House No	CUSTOM	Client Signature / Date	201802	Revision / Date	02 of 02	Client's	LANTEM BY NU
Project No	RA	Client Signature / Date	RA	Issue No. / Date	37/01/18	Project Reference A)	
Project Name	SITE	Client Signature / Date	SITE	Scale	1:200, 1:10		10 SELBY STREET
Drawing Title	PROPOSED PLAN	Client Signature / Date	22.04.2018				ADELAIDE, 5000

Execution

EXECUTED as a deed.

DATED THE 17th day of October 2018.

LICENSOR

Executed by SL Gouger St Development Management Pty Ltd ACN 610 268 445 in accordance with Section 127 of the Corporations Act:

Signature of director

Jim Mait

Name of director (print)

Signature of director/company secretary
(Please delete as applicable)

Name of director/company secretary (print)

LICENSEE

Executed by TARIK NASSER - EDOMÉ in accordance with Section 127 of the Corporations Act:

Vivat Suandorkmai

Signature of director

Vivat Suandorkmai

Name of director (print)

Tarik Nasser - Edomé

Signature of director/company secretary
(Please delete as applicable)

TARIK NASSER - EDOMÉ

Name of director/company secretary (print)

Dear Ms Rebecca Rutschack,

Appreciate your team's initiatives to making this city a pleasant place to live in and to attract more residents and businesses to take up space in the city. We are rarely opponents of your projects in past but do question some of the ACC projects of late.

So I have been asked by your learned colleague to submit an objection in writing to the proposed DA/9014/2018, for an ancillary staff carpark in Selby Street, Adelaide.

DA/901/2018

Location 171-207 Gouger Street, ADELAIDE SA 5000

Description Change the use of a portion of land to be used as an ancillary staff car park in association with restaurant located at 12 - 14 Selby Street.

Close Date 08/02/2019 2:49:22 PM

Public Plans and Docs Cat 2 Plans



I would like to seek clarification on the applicant(s) for the proposed carpark. And make you aware that the portion of land for the ACC ancillary staff carpark could be a security of concern (there is a gate at the rear of the property) to 25 Selby Street, Adelaide.

It is curious that the applicant for the "staff carpark" is solely Lantern by Nu. As a rate payer, I am weary of the description of the DA proposal and it appears the carpark is exclusively for the staff and patrons of Lantern by Nu without any benefit to the other businesses and residents in Selby street. This is an unusual precedence.

And the applications submitted by the previous owners of the vacant land to change the use of land to temporary carpark were rejected but Nu of Lantern somehow managed to lease a portion of the land from ACC and is granted a licence to occupy a portion of land for an unspecified term.

I have also asked the planner I spoke on the telephone to make note of rowdy customers exiting from the restaurant and the occasional loud music emanating late at night.

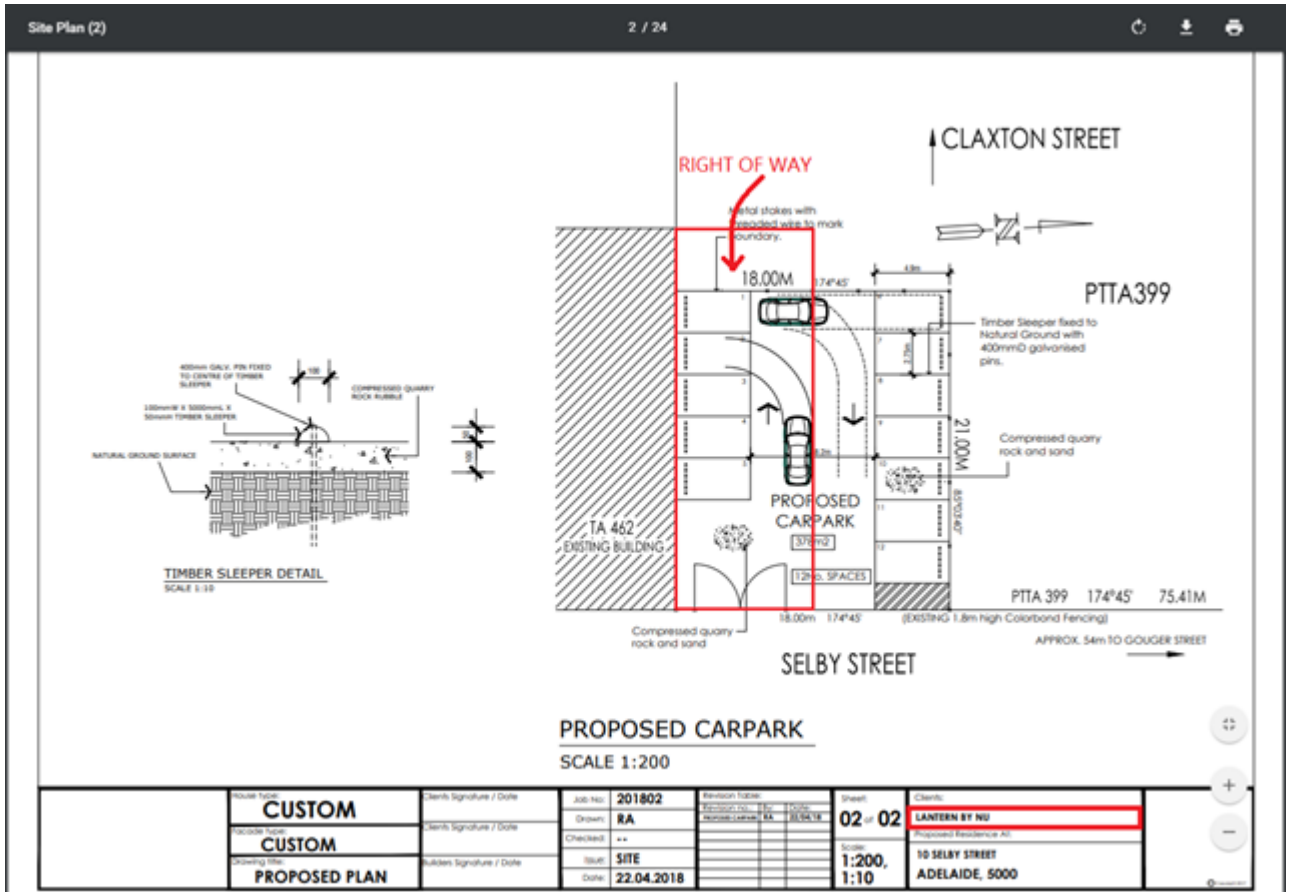
Therefore, we will definitely not tolerate the proposed carpark abutting onto our property especially at night when we are trying to have some peace and quiet.

I understand that Lantern by Nu and planners may easily overlook and assume the fence around the boundary and gates as the natural boundary of the whole site. Unfortunately, this is NOT the case.

For your information.

We were part owner of the mentioned vacant block of land. We had permanent fence erected around the boundary of the property to replace the temporary fencing; which was a grave concern of ACC.

The permanent fence also enclosed the unmarked lane way along the northern boundary of 25 Selby Street. So we had to install a gate in Selby street to give 25 Selby Street access to the rear of the property. The mentioned gate is locked most of the time for the security of 25 Selby Street and to prevent liability to the (then) owners from any trespassers during construction. Evidently the project never got off the ground because of the downturn in the economy at that time.



On a separate matter, we would also like to question the intent of planting trees along the western footpath of Selby Street. I often witness pedestrians and myself have to walk on the road because the many trees planted in the ground take up the width of the footpath. The tree line could be a danger to pedestrians when you are introducing more traffic in the street to the proposed carpark.



We hope you understand we are coming from and look forward to hearing from you.

My contact details are in my email signature for your reference.

Regards

Andy Wong
25 Selby Street. Adelaide
08 8464 0366

Dear Councillor, Hou

I refer to the email of today's date from Ms Elaine Angel and the attached letter together with a drawing indicating a proposal for staff car park on 23 Selby Street Adelaide for Lantern By Nu across the road on Selby Street Adelaide.

Being a resident on the first floor of the premises and having an interest in JADS Investments Pty Ltd the owner of the land on 25 Selby Street Adelaide which abuts 23 Selby Street, Adelaide, I strongly object to having staff car park on the said land by Lantern By Nu because the land is not zoned for use as open air car park. If you allow Lantern By Nu to have car parks for staff on the said land it will create precedence to other restaurants in the area applying for the same use and eventually it will be out of control. Who knows the proposal for 12 car parks as per the application will deviate the actual purpose of such application and will eventually penetrate to whole of the empty block of land.

Moreover, the noise generated from the car-parking late at night will deeply affect the quiet enjoyment of the residents nearby.

I hope you will bring this to the attention of the council of my objection and I sincerely hope that the application will not be approved.

Thank you.

Sincerely
David Wong



JADS Group
Level 1, Suite 3
61 – 63 Grote Street
Adelaide, South Australia 5000
Office: +618 8212 8866
Mobile: +61 412 826 388



10 SELBY STREET ADELAIDE
08 7078 3559
admin@lanternbynu.com.au
www.lanternbynu.com.au

Dear council and parties involved,

Thank you for your feedback on the 12th February regarding reference/application DA/901/2018, in response to my neighbours concerns.

I would like to alliterate that my application seeking carpark space is strictly for my staff.

Our intension most certainly is not to upset any of our neighbours and hope for their support and understanding.

The reasoning for my application are as follows:

- The main reason is for the safety of my staff. They have come to me with concerns of walking at night from their car to and from work to their vehicle. The carparks which are at close proximity to the restaurant get filled quite quickly, they are having to park further away which means they are having to walk further at night and this makes them feel unsafe. I feel that is is my duty as the owner of Lantern by Nu to do all I can to keep them safe and away from harms way. By having a car parking across the road this will reduce and hopefully eliminate any troublesome situations that might arise.
- The staff are currently utilising car parking that could be used by customers for the area including neighbouring businesses and local residence. Therefore, by having the carpark space available for my staff this will leave carpark availability for customers, locals and businesses around the area. As we have had continuous feedback that car parking can be almost impossible to find at times.

Please note, getting to this stage of the agreement both with the current owner of the vacant land and Adelaide City Council has been a long and challenging journey. Furthermore, the existence of the carpark being there, will be temporary as it is on a monthly basis agreement (with the land owner), as the site is marked to be developed in the near future.

Regarding security and noise, Lantern staff when leaving work go straight to their car and leave (they do not linger and cause havoc, management makes sure of it). Furthermore, the gate for the carpark will always be locked limiting the ability for the general public in entering the site to park. If the locking of the gate is a issue for my neighbour at 25 Selby Street I am happy to provide them with the code for the gate so they can enter and exit as they wish, (if they are concerned about accessing their back area).

Again to my neighbours and Adelaide City Council I wish to reiterate that the approval of this application is for Lantern by Nu. But ultimately after stating many reasons above it is fair to say that this application is for the street, the area and my neighbours, thus being in the better interest for the street. With lots of hard work and dedication, Lantern By Nu has become a successful business and in doing so has bought a lot of people to Selby Street and in a sense the street to life. I believe we need to continue this trend, as it befits all of us in the area.

As a contributing business owner we strongly appreciate your understanding and consideration of our application to have car parking so we can further trade successfully and keep doing our bit to make Adelaide City the place to be.

In conclusion, I hope this letter has clarified your concerns satisfactorily as we at Lantern only wish good fortune and support for all in the area. Our intentions by no means are to upset or harm the locals in the area, we strongly believe that the key to success and happiness is, in having good relations with our neighbours. I hope that this can be the case and remain, despite the final decision which is made.

Please take on board what has been mentioned and I hope it has answered your concerns. Feel free to come in and discuss the matter with me or Nu personally over a cup of coffee or a cold beverage, we would love to meet you.

Your Sincerely

Tarik Nasser-Eddine and Nu Suandokmai
Owners/Directors
Lantern by Nu

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No	3.6
Address	Quality Hotel Rockford Adelaide, 164-180 Hindley Street, Adelaide SA 5000
Proposal	Vary previous authorisation demolish and replace the existing cladding, balustrading and parapet to the existing hotel building - VARIATION – inclusion of an LED sign on east facing wall (DA/343/2018/A - HD) [CAP]
Applicant	Mr V Horbelt and Rockford Hotels Group P/L
Relevant Development Plan	7 June 2018
Lodgement Date	23 Oct 2018
Zone / Policy Area	Capital City Zone Main Street Policy Area 14
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Request by Panel Member
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Plan 1
 - Planning report 2 – 7
 - Email from Hotel Director 8
 - Email and Specification for LED display 9 – 14
 - Certificate of Title 15 – 16
-

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. **DESCRIPTION OF PROPOSAL**

- 1.1 This application proposes the installation of an LED sign on the eastern façade of the existing Rockford Hotel located on the corner of Hindley and Morphett Streets.
- 1.2 The proposed sign measures 4800 mm wide x 7680 mm high. The sign panels are approximately 95 mm deep. The sign will be located between approximately 8.2 and 8.4 metres above ground level (given the fall of the land towards the north).
- 1.3 The applicant has advised that the sign will be used to promote facilities of the hotel (such as hotel rooms, conference facilities) that can be used in conjunction with major sporting and community events held in Adelaide such as Adelaide Cup, Tour Down Under, cricket test matches and conventions etc.
- 1.4 The sign will be incorporated into an inset within the new façade cladding approved as part of the original application.

2. **DEVELOPMENT DATA**

Not applicable to this application.

3. **BACKGROUND**

- 3.1 The Rockford Hotel is currently undertaking an upgrade to the existing façade of the building. An application to demolish and replace the existing cladding, balustrading and parapet to the existing hotel building was granted planning consent under delegation on 16 July 2018 (DA/343/2018). Development Approval for these works was granted on 4 October 2018.
- 3.2 The works include the installation of new 150mm deep cladding to the eastern wall. The applicant is seeking to set the new LED sign within the recess of the proposed cladding.



Above: view of future eastern façade as approved

- 3.3 Originally the applicant proposed to install a sign that measured 5750 mm wide x 8640 mm high. The Administration advised the applicant that a sign of this size would unlikely receive support and recommended that it be reduced. Accordingly, the applicant reduced the sign to the size currently proposed.
- 3.4 The applicant intends to lodge an application to further amend the façade in the future, however these changes will be the subject of another variation application.

4. **SITE**

- 4.1 The subject site is located on the north western corner of Hindley and Morphett Streets.
- 4.2 The site falls to the north and adjacent to the east within a kerb protuberance there is a landscaped garden bed containing three (3) tall palms.

- 4.3 The site is adjacent the approach to the Morphett Street bridge which crosses over North Terrace and the railway lines.
- 4.4 There is currently a large high-level horizontal banner flush to the wall and three (3) vertical banners protruding out from the eastern wall that serve as advertising displays for the hotel. These will all be removed as part of the current proposal.

5. LOCALITY

- 5.1 The locality is relatively active with extensive traffic movement with the Morphett Street bridge providing vehicular access to North Adelaide over North Terrace and the railway lines.
- 5.2 The intersection includes two lower scale buildings that have large LED signs installed upon their roofs.
- 5.3 The remaining corner houses the Rosemont Hotel which incorporates multiple colourful and illuminated signs on its façade.
- 5.4 Looking east along Hindley Street, several large high LED signs are visible including HQ and, in the distance, a third-party sign on the side wall of the building on the corner of Hindley and Bank Streets.
- 5.5 There is a high degree of activity in the locality with large numbers of students moving to and from the university precinct in Hindley Street witnessed during the day. It is anticipated that there would be large numbers of people in the vicinity at night too, once entertainment venues begin to operate and late-night entertainment commences.








KEY			
	Subject Site		Local Heritage Place
CC14	Capital City Zone – Main Street Policy Area 14		State Heritage Place
	Policy Area Boundary		Locality

Photo 1 – Subject site showing eastern wall



Photo 2 – Existing LED third-party sign located on opposite corner to subject site



Photo 3 – Existing LED third-party sign located on diagonally opposite corner (also noting HQ sign in background)



Photo 4 – Rosemont Hotel located on opposite site of Morphett Street



6. **PUBLIC NOTIFICATION**

6.1 The proposal is a Category 1 form of development therefore no public notification is required.

7. **REQUIRED EXTERNAL REFERRALS**

7.1 No external referrals required.

8. **SPECIALIST ADVICE**

8.1 **Traffic**

- There are no traffic/transport related objections to this development, subject to the imposition standard conditions for digital advertising signs as follows:
 - All digital display signs shall meet the minimum requirements of the Department of Planning, Transport and Infrastructure's "Advertising Signs Assessment Guidelines for Road Safety".
 - The proposed sign shall not utilise the colours green, yellow or red as the predominant background colours. Additionally, the above colours shall not be utilised as a block within the advertising display.
 - The display shall be static in nature and shall not scroll, flash, move or rotate in any manner.
 - Each display shall have a self-contained message that is simple, effective and easily assimilated by glance appreciation, shall not contain any elements of a salacious or controversial nature and shall not imitate a traffic control device in any way.
 - The sign shall be operated by a closed-circuit system that is impervious to hacking or unauthorised modification.
 - Changeover of display shall ensure there are no flashing effects created and messages shall dwell for a minimum of 30 seconds at a time.
 - The operational system for the sign shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off-peak period.
 - The sign shall be turned off, or the advertising display modified on the direction of Council or the Commissioner of Highways or their legal delegate, where the sign is deemed to be an unreasonable distraction or is considered to be a hazard to the travelling public.
 - The luminance levels for the sign shall be set in accordance with the Department of Planning, Transport and Infrastructures Advertising Signs Assessment Guidelines for Road Safety. The level of luminance shall be altered in accordance with any direction of the Commissioner of Highways, or their legal delegate, where this is required in the interest of road safety.
 - The lead in and out of the sign shall not be able to be read by drivers. The time for the lead in and out must be a maximum of 2 seconds.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Actions as below:

SMART	GREEN
<ul style="list-style-type: none"> • Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide 	<ul style="list-style-type: none"> • Improve energy performance and use of renewable energy in Council and privately-owned buildings, including consideration of solar heating, solar energy generation and battery storage • Work with private property owners and the State Government to embed better environmental performance into new and existing developments • Identify opportunities for building adaptation and re-use that supports heritage aspirations while reducing carbon emissions and waste • Work with all City stakeholders to increase public and private greening with street trees, gardens, community gardens, green walls and roofs, providing incentives where appropriate
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> • Encourage growth in the full range of residential property development in a mixed-use environment in a manner that respects the human scale and different character of districts in the City • Promote and protect Adelaide's built character and heritage through our operations, incentives, policies and direct investment, while working with and advocating to Federal and State governments for an increase in City buildings protected under State or Local Heritage regulations 	<ul style="list-style-type: none"> • Increase public art and cultural expression in private development by using planning levers and requirements

9. DETAILED ASSESSMENT

9.1 Summary of Policy Area Objectives & Principles

	<p><u>Desired Character Statement – Main Street Policy Area 14</u></p> <p><i>“Main streets provide an important shopping, hospitality and gathering place that are a vital part of the City’s identity and image.</i></p> <p><i>An atmosphere of bustle, excitement and activity is created by a vibrant mixture of land uses that support a strong retail base and a continuing program of on-street arts and activities. Activities including retail, restaurants, cafés and licensed premises will contribute to the day and evening economies and be managed to ensure a positive contribution to the character of the precinct. Licensed entertainment premises, nightclubs and bars will contribute to activation during the day and evening by generally being small in scale and located above or below ground floor level.</i></p> <p><i>Development will abut the footpath and continue the established width, rhythm and pattern of façades to generally support a variety of tenancies with narrow frontages. Horizontally massed buildings will be broken into smaller façade elements. Above street level fenestration, balconies, parapets, architectural detailing and ornamentation will be used to contribute to a rich visual texture.</i></p> <p><i>Upper levels of buildings are to be recessed behind a moderately scaled building street wall to maintain a sense of spaciousness and openness to the sky. At lower levels, the continuity of verandahs and other canopies or pedestrian shelters, and ceiling heights is desired to maintain a sheltered, high amenity pedestrian environment at a human scale.</i><u>Hindley Street</u></p> <p><i>Hindley Street (east of Morphett Street) will be the City’s focus for late night entertainment and will be carefully designed and managed to integrate effectively with day time and evening land use activities.</i></p> <p><i>Hindley Street (west of Morphett Street) will comprise a range of mixed business, educational, cultural, hospitality and retail activities. Activities, including licensed premises, will contribute to the day and evening economies.</i></p> <p><i>The refurbishment of nineteenth century buildings in Hindley Street will be complemented by sensitive new development and will provide a colourful and cohesive character and intimate, human scale. “</i></p>	
DP Ref	Assessment	<p>Achieved</p> <p style="text-align: center;">✓</p> <p>Not Achieved</p> <p style="text-align: center;">✗</p>
Desired Character	<ul style="list-style-type: none"> Seeks atmosphere of bustle, excitement and activity. Proposal will have little impact upon the attainment of the desired character. 	✓
Objectives O1-6	<ul style="list-style-type: none"> Objectives relate to land use and built form. No impact. 	✓
Land Use P1-4	<ul style="list-style-type: none"> Land uses that add to the vitality of the locality. Existing land use desired. 	✓

9.2 Summary of Zone Objectives & Principles

	<p><u>Capital City Zone - Desired Character Statement</u></p> <p><i>“This Zone is the economic and cultural focus of the State and includes a range of employment, community, educational, tourism and entertainment facilities. It is anticipated that an increased population within the Zone will complement the range of opportunities and experiences provided in the City and increase its vibrancy.</i></p> <p><i>The Zone will be active during the day, evening and late night. Licensed entertainment premises, nightclubs and bars are encouraged throughout the Zone, particularly where they are located above or below ground floor level to maintain street level activation during the day and evening.</i></p> <p><i>High-scale development is envisaged in the Zone with high street walls that frame the streets. However an interesting pedestrian environment and human scale will be created at ground floor levels through careful building articulation and fenestration, frequent openings in building façades, verandahs, balconies, awnings and other features that provide weather protection.</i></p> <p><i>In important pedestrian areas, buildings will be set back at higher levels above the street wall to provide views to the sky and create a comfortable pedestrian environment. In narrow streets and laneways the street setback above the street wall may be relatively shallow or non-existent to create intimate spaces through a greater sense of enclosure. In the Central Business Policy Areas, upper level setbacks are not envisaged.</i></p> <p><i>Non-residential land uses at ground floor level that generate high levels of pedestrian activity such as shops, cafés and restaurants will occur throughout the Zone. Within the Central Business Policy Area, residential land uses at ground level are discouraged. At ground level, development will continue to provide visual interest after hours by being well lit and having no external shutters. Non-residential and / or residential land uses will face the street at the first floor level to contribute to street vibrancy.</i></p> <p><i>New development will achieve high design quality by being:</i></p> <p><i>(a) Contextual – so that it responds to its surroundings, recognises and carefully considers the adjacent built form, and positively contributes to the character of the immediate area.</i></p> <p><i>(b) Durable – by being fit for purpose, adaptable and long lasting, and carefully considers the existing development around it.</i></p> <p><i>(c) Inclusive – by integrating landscape design to optimize pedestrian and cyclist usability, privacy, and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimize security and safety both internally and into the public realm, for occupants and visitors alike.</i></p> <p><i>(d) Sustainable – by integrating sustainable systems into new buildings and the surrounding landscape design to improve environmental performance and minimise energy consumption.</i></p> <p><i>(e) Amenable – by providing natural light and ventilation to habitable spaces.</i></p> <p><i>Contemporary juxtapositions will provide new settings for heritage places. Innovative design is expected in areas of identified street character with an emphasis on contemporary architecture that responds to site context and broader streetscape, while supporting optimal site development. The addition of height, bulk and massing of new form should be given due consideration in the wider context of the proposed development.</i></p> <p><i>There will also be a rich display of art that is accessible to the public and contextually relevant.</i></p>
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Adelaide's pattern of streets and squares

The distinctive grid pattern of Adelaide will be reinforced through the creation of a series of attractive boulevards as shown on Concept Plan Figures CC/1 and 2. These boulevards will provide a clear sense of arrival into the City and be characterised by buildings that are aligned to the street pattern, particularly at ground level.

Views to important civic landmarks, the Park Lands and the Adelaide Hills will be retained as an important part of the City's charm and character.

The City's boulevards, terraces and Squares will be developed as follows:

(a) North Terrace will be reinforced as an important pedestrian promenade and cultural boulevard that provides an important northern edge to the City square mile.

(b) King William Street will be enhanced as the City's principal north-south boulevard and will be reinforced as the City's commercial spine.

(c) Grote Street-Wakefield Street will be enhanced as the City's principal east-west boulevard and will be developed to provide a strong frame that presents a sense of enclosure to the street.

(d) East Terrace will be characterised by buildings that maximise views through to the Park Lands and provide a distinct City edge.

(e) West Terrace will be reinforced as the western 'gateway' to the City centre and will form an imposing frontage to the western City edge. Buildings will be constructed to the front and side boundaries, and designed to maximise views through to the Park Lands. Corner sites at the junctions of West Terrace and the major east-west streets will be developed as strongly defined visual gateways to the City. This will provide an imposing frontage to the western edge of the City, which comprises a mixture of commercial, showroom and residential development.

(f) Pulteney and Morphett streets are key north-south boulevards. A sense of activation and enclosure of these streets will be enhanced through mixed use development with a strong built form edge. Pulteney Street will include residential, office and institutional uses, and retail activities. These boulevards will become important tree-lined commercial corridors.

(g) Currie, Grenfell, Franklin and Flinders streets, as wider east-west boulevards provide important entry points to the City. Currie and Grenfell streets will become a key focus for pedestrians, cycling and public transport. These streets also provide long views to the hills as their closing vistas and these view corridors should remain uncluttered.







(h) Victoria, Hindmarsh and Light Squares will have a continuous edge of medium to high-scale development that frames the Squares and increases ground level activity.

The Zone also includes a number of Main Street areas, encompassing Rundle Mall, Rundle Street, Hindley Street and Gouger Street, which are envisaged to have a wide range of retail, commercial and community uses that generate high levels of activity. These areas will have an intimately scaled built form with narrow and frequent building frontages. These areas are shown on Concept Plan Figures CC/1 and 2.

Development fronting North Terrace, King William Street, Wakefield Street, Grote Street, the Squares, and in the Main Street Policy Area, will reflect their importance through highly contextual design that reflects and responds to their setting and role.

Minor streets and laneways will have a sense of enclosure (a tall street wall

	<p><i>compared to street width) and an intimate, welcoming and comfortable pedestrian environment with buildings sited and composed in a way that responds to the buildings' context. There will be a strong emphasis on ground level activation through frequent window openings, land uses that spill out onto the footpath, and control of wind impacts.</i></p> <p><i>Development in minor streets and laneways with a high value character will respond to important character elements and provide a comfortable pedestrian environment, particularly in the following streets: Gray, Leigh, Union, Chesser, Coromandel, Tucker, Cardwell, Kenton, Market, Ruthven, Cannon, Tatham, Bentham streets, Murrays Lane and Wright Court.</i></p> <p><i>A comprehensive, safe and convenient movement network throughout the City will develop, focusing on the provision of linkages on both public and private land between important destinations and public transport. A high quality system of bicycle or shared pedestrian and bicycle routes will be established within the Zone."</i></p>
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Subject	Assessment	Achieved
DP Ref		Achieved  Not Achieved 
Desired Character	<ul style="list-style-type: none"> • Partially achieved. • Seeking increased vibrancy and activation. • Interesting pedestrian environment sought with high level of fenestration. • When viewed from a broader locality, the sign will provide some level of interest for pedestrians. • Development should respond to surroundings. • Morphett Street seen as a key north-south boulevard. • A sense of activation and enclosure of these streets should be enhanced. 	 
Objectives O1-8	<ul style="list-style-type: none"> • Achieved. • Vibrant mix of uses. • City streets that provide a comfortable pedestrian environment. 	
Advertising P33-37	<ul style="list-style-type: none"> • Achieved. • Other than in Hindley Street, signs should be restrained in size, design and colour. • Whilst the sign itself faces Morphett Street, the building itself and the site fronts Hindley Street. • Overall consistency achieved by advertisements along individual street frontages. • There are multiple examples of a large signs in the locality of Hindley Street. 	

9.3 Summary of Council Wide Objectives & Principles

ADVERTISING		
DP Ref	Relevant Objectives and Principles	Achieved ✓ Not Achieved ✗
Advertising O56 P211-218	<p>Outdoor advertisements that are designed and located to:</p> <p>(a) reinforce the desired character and amenity of the locality within which it is located and rectify existing unsatisfactory situations;</p> <p>(b) be concise and efficient in communicating with the public, avoiding a proliferation of confusing and cluttered displays or a large number of advertisements; and</p> <p>(c) not create a hazard.</p> <p><u>ASSESSMENT</u></p> <ul style="list-style-type: none"> • Does not impact the attainment of the desired character as previously stated. • Reduces the number of signs from the existing four (4) to a single sign thereby providing a more concise and efficient form of communication. • Advice from traffic has stated that the proposal will not impact upon traffic safety. 	✓
P211, 217	<p>211 Advertisements should be designed to respect and enhance the desired character and amenity of the locality by the means listed below:</p> <p>(a) the scale, type, design, location, materials, colour, style and illumination of any advertisements should be compatible with the design and character of the buildings and land to which it is related, and should be in accordance with provisions for the Zone and Policy Area in which it is situated and any relevant adjacent Zones or Policy Areas;</p> <p>(b) advertisements should be integrated with the architectural form, style and colour of buildings and wherever possible, requirements for advertisements should be considered in the design of new buildings;</p> <p>(c) advertisements should be artistically interesting in terms of graphics and construction with intricacy and individuality in design encouraged while maintaining consistency in design and style where co-ordinated advertisements are appropriate;</p> <p>(d) structural supports should be concealed from public view or of minimal visual impact;</p> <p>(e) advertisements on individual premises should be co-ordinated in terms of type and design and should be limited in number to minimize visual clutter;</p> <p>(f) advertisements should be displayed on fascia signs or located below canopy level;</p> <p>(g) advertisements on buildings or sites occupied by a number of</p>	

	<p>tenants should be coordinated, complementary and the number kept to a minimum; and</p> <p>(h) advertisements on or adjacent to a heritage place should be designed and located to respect the heritage value of the heritage place.</p> <p><u>ASSESSMENT</u></p> <ul style="list-style-type: none"> • There are several other large LED displays so development is consistent within the locality. • Sign will be set within the cladding to be installed on this façade and will therefore be adequately integrated. • LED display will provide a more interesting display than the current static banner displays. • Structural supports will be concealed behind the sign and integrated into the cladding. • Maintenance for the sign occurs from the front not the rear. • Reduces the number of displays from four (4) to one. 	✓
	<p>217 Advertisements should not endanger public safety or detrimentally affect the amenity of adjacent premises by reason of their location, position, construction or design and should:</p> <p>(a) not emit excessive glare or reflection from internal or external illumination;</p> <p>(b) not obscure road users' and pedestrians' views of vehicles, pedestrians or potentially hazardous road features;</p> <p>(c) not cause confusion with, or reduce the effectiveness of traffic control devices;</p> <p>(d) have a clearance between the footpath and base or underside of projecting signage of at least 2.5 metres for permanent advertisements and 2.3 metres for temporary advertisements, and between the kerb face and outside edge of the sign of at least 600 millimetres; and</p> <p>(e) permit safe and convenient pedestrian movement.</p> <p><u>ASSESSMENT</u></p> <ul style="list-style-type: none"> • Traffic have advised that the display is suitable with regard to traffic. • A condition of consent will be imposed if approved to ensure that the sign meets the relevant requirements. • Meets relevant clearance requirements. 	✓
	OTHER RELEVANT OBJECTIVES AND PRINCIPLES	
<p>Crime prevention through urban design</p> <p>O24</p> <p>P82-86</p>	<ul style="list-style-type: none"> • Achieved. • Illumination from the display will provide additional lighting in the area over and above that currently provided in the immediate area. 	✓
<p>Active street frontages</p>	<ul style="list-style-type: none"> • Proposal will assist in enlivening the building edge. • Will contribute to providing an interesting and lively pedestrian 	

O50-51 P196-199	environment.	✓
Squares & Public Spaces O57-59 P219-223	<ul style="list-style-type: none"> Proposal assists in modifying the existing blank façade into one that provides some visual interest. 	✓
Access & Movement O60 P224-225	<ul style="list-style-type: none"> Traffic have advised that the sign will not impact on road safety. 	✓
Economic growth & land use O73-76 P266-271	<ul style="list-style-type: none"> Allows the current land use to advertise thereby allowing for growth in economic activities. Assist in developing and expanding upon the existing tourism activities associated with the Rockford Hotel thereby allowing to maximise employment and the long-term economic, social and cultural benefits of developing the City as a competitive domestic and international tourist destination. 	✓

9.4 **Summary and Conclusion**

This application proposes the installation of a large LED display on the eastern façade of the existing Rockford Hotel. The sign will replace four (4) existing banners that are located on this façade. The sign will be used to promote services of the hotel (such as hotel rooms and conference facilities) that can be used in conjunction with major sporting and community events held in Adelaide such as Adelaide Cup, Tour Down Under, cricket test matches and conventions etc.

The proposal is considered consistent with the desired character for the Main Street Policy Area 14 within the Capital City Zone in that:

- The proposal will add to the atmosphere of bustle, excitement and activity sought for the Policy Area,
- The proposal is of adequate design quality responding to its surroundings and is not considered to detract from the character of the immediate area, and
- The proposal will be constructed from materials that are of adequate quality and durable materials.

The sign consists of an LED display incorporated into a recess in the cladding which is to be installed on the eastern façade and will therefore be well integrated as sought by CWPDC 211(b). The sign was originally proposed at a larger size however, following advice from Administration that it was considered too large, the sign was reduced to 4800 mm wide x 7680 mm high. This height is considered appropriate in context with the extent of the façade of the building as well as being consistent with other large LED displays in the locality.

Zone PDC 33 calls for advertisements to use simple graphics and be restrained in their size, design and colour – except on Hindley Street. Whilst the proposed sign faces Morphett Street, the building itself is orientated to, and has an address of, Hindley Street. As previously stated, it the display is consistent with other signs in the locality and therefore considered to achieve Zone PDC 35 which seeks an overall consistency in advertisements along individual street frontages.

The proposal will also result in the reduction in the number of signs on the existing façade from four (4) to one. This is considered to attain CWPDC 211(e) as well as Objective 56 which

seeks to avoid proliferation of confusing and cluttered displays or a large number of advertisements.

Furthermore, given the advice from Council's Traffic team, the proposal is consistent with Council Wide Objective 56 (c) and Principle 217 which seeks outdoor advertisements to not create a hazard.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it proposes a form of development that is contemplated with the Zone and Policy Area.

It has been determined that, on balance, the proposal warrants Development Plan Consent.

10. **RECOMMENDATION**

That the development, the subject of the application from Mr V Horbetl and Rockford Hotels Group P/L to vary previous authorisation demolish and replace the existing cladding, balustrading and parapet to the existing hotel building - VARIATION - Install a LED sign on east facing wall at Quality Hotel Rockford Adelaide, 164-180 Hindley Street, Adelaide SA 5000 as shown on plans designated DA/343/2018/A

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**
 - **Plan drafted by Black Rabbit Architecture and Interiors, Job no. 0258, sheet 01, rev. A**
 - **Planning statement prepared by Advantage Planning Services, received by Council on 8 March 2019**
 - **Manufacturer's specification for M-Series Mesh Led Display and accompanying email from Tim Ward, Active Displays, received by Council on 14 March 2019**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

2. **All digital display signs shall meet the minimum requirements of the Department of Planning, Transport and Infrastructure's "Advertising Signs Assessment Guidelines for Road Safety" including the following:**
 - **The proposed sign shall not utilise the colours green, yellow or red as the predominant background colours. Additionally, the above colours shall not be utilised as a block within the advertising display.**
 - **The display shall be static in nature and shall not scroll, flash, move or rotate in any manner.**
 - **Each display shall have a self-contained message that is simple, effective and easily assimilated by glance appreciation, shall not contain any elements of a salacious or controversial nature and shall not imitate a traffic control device in any way.**
 - **The sign shall be operated by a closed-circuit system that is impervious to hacking or unauthorised modification.**
 - **Changeover of display shall ensure there are no flashing effects created and messages shall dwell for a minimum of 30 seconds at a time.**
 - **The operational system for the sign shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off-peak period.**
 - **The sign shall be turned off, or the advertising display modified on the direction of Council or the Commissioner of Highways or their legal delegate, where the sign is deemed to be an unreasonable distraction or is considered to be a hazard to the travelling public.**
 - **The luminance levels for the sign shall be set in accordance with the Department**

of Planning, Transport and Infrastructures Advertising Signs Assessment Guidelines for Road Safety. The level of luminance shall be altered in accordance with any direction of the Commissioner of Highways, or their legal delegate, where this is required in the interest of road safety.

- **The lead in and out of the sign shall not be able to be read by drivers. The time for the lead in and out must be a maximum of 2 seconds.**

Reason: *To ensure that the Development meets the relevant safety standards.*

Advices

1. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

2. Boundaries

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

3. Public Utilities

The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

In addition you are advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.

4. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be lodged via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

5. Building and Encroachment Consent for Approval

Development Approval will not be granted until Building Rules Consent and Encroachment Consent have been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.

6. Encroachment Permit

An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:

- An annual fee may be charged in line with the Encroachment Policy.
- Permit renewals are issued on an annual basis for those encroachments that attract a fee.
- Unauthorised encroachments will be required to be removed.

Please contact the Approvals Section on 8203 7421 for further information.

7. Façade Changes

Any changes to the approved façade other than the LED display will be the subject of a separate application.

8. Previous Consent

The applicant should be aware that the conditions of approval and advices issued with the previous consent (DA/343/2018) where relevant remain valid and should be complied with.

Item No. 3.6 – Attachments 1 – 16 (Quality Hotel Rockford Adelaide, 164-180 Hindley Street, Adelaide SA 5000)

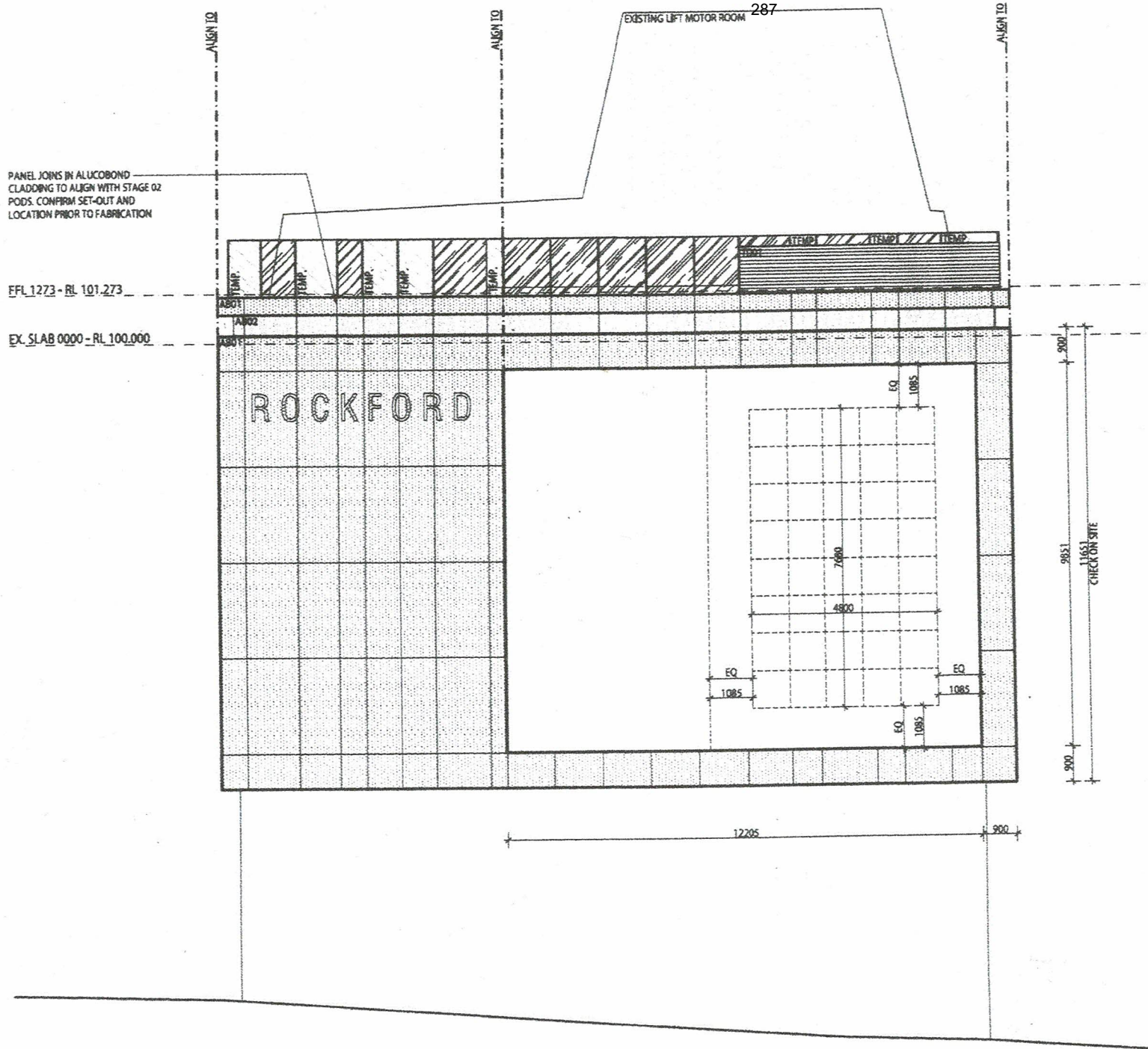
Pages 287 to 302

ATTACHMENTS

Plans and Supporting Information

- Plan 1
- Planning report 2 – 7
- Email from Hotel Director 8
- Email and Specification for LED display 9 – 14
- Certificate of Title 15 – 16

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KBB BLACK RABBIT
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Stage / PLANNING
 Sheet Size / A1
 Job Number / Sheet / Rev /
0258 01 A
 Issue /
WORKING

Amendments /	Rev	Date	Description
A	22.01.19		NOT FOR CONSTRUCTION

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SCALED DIMENSIONS ARE NOT TO BE USED

Planning Statement

Local Government: Adelaide City Council

Subject Land: 164-180 Hindley Street and 31-39 Morphett Street, Adelaide

Applicant: The Trustee for Townhouse Unit Trust

Proposal: To erect a LED sign on the eastern wall of the Rockford Hotel.



Existing eastern façade of Rockford Hotel located at 31-39 Morphett Street



Prepared by Advantage Planning Services

Location

The existing building is located on the north western corner of the Hindley Street and Morphett Street intersection. The subject site is located in the Capital City Zone and is known as the Rockford Hotel.

Proposal

The building is currently being refurbished with white aluminium cladding, new balustrading and parapets placed on the existing building. Existing banners and signage on the eastern wall are proposed to be replaced with new cladding if the current proposal is approved. The current proposal is to erect a LED sign on part of the east facing elevation of the existing hotel building clear of any palm trees or street lighting. The sign size proposed is 7680 x 4800mm on the eastern elevation of the hotel or 36.8 sq metres in area.

Adelaide (City) Development Plan – as consolidated 7 June 2018

Capital City Zone - Desired Future Character

The Zone will be active during the day, evening and late night. Licensed entertainment premises, nightclubs and bars are encouraged throughout the Zone, particularly where they are located above or below ground floor level to maintain street level activation during the day and evening.

The eastern wall of the hotel presently is covered in a large horizontal banner and three vertical banners. The LED screen proposed will be much more cohesive and proportional to the building given the site's prominent Hindley / Morphett Street location. The site is located in an area characterised by other large signs encouraging activation day and night. The sign will not be used for third party advertising but rather promoting sporting and community events that the hotel is involved with and activities and products related to the hotel, refer email provided by the Director of the Rockford Hotel (refer Attachment A).



South west corner same intersection roof sign promoting Adelaide facing Morphett Street



South east corner of same intersection roof sign displaying third party advertising

The Desired Character for the precinct states new development should be contextual considering the built form and contributing to the character of the area. The proposed sign for the large blank wall of the hotel is proposed adjacent the existing street palms. The scale of the proposed sign will be framed by the existing building and new wall cladding and therefore contextual. The sign will promote local sporting, cultural, conventions and community events located in the refurbished hotel and in the surrounding area. The Rockford Hotels occupancy is directly related to attendance at nearby events such as the cricket, football, tennis, Tour Down Under, Art Festival and Fringe events. The roof sign clumsily mounted on visible supports (refer above) on the south-eastern corner of the same intersection detract from the building they are located on and detract rather than contribute to the character of the area.

Adelaide pattern of street and squares

(f) Pulteney and Morphett streets are key north-south boulevards. A sense of activation and enclosure of these streets will be enhanced through mixed use development with a strong built form edge.

The proposed sign will improve the appearance of the present blank wall draped in banners and signs. The carefully located sign will provide a sense of activation and create a stronger built form edge than exists presently.

Advertising

Other than signs along Hindley Street, advertisements should use simple graphics and be restrained in their size, design and colour.

The LED sign proposed will be in total area be less than 37 sq metres in area (7680 x 4800mm). The eastern facade of the hotel is about 18 metres tall and 20 metres wide or a total area of about 360 sq metres. The LED screen proposed will have an area of about 10% of the total area of the wall. The existing blank façade of the hotel is bland and unattractive when viewed from the east as is the large banner already in place on the building. Although of different dimensions the LED sign proposed is not dissimilar in area to the existing banner fixed high up on the east wall of the hotel.

Design and Appearance

7 Buildings should achieve a high standard of external appearance by:

(b) providing a high degree of visual interest through articulation, avoiding any blank facades, and incorporating design features within blank walls on side boundaries

8 Building should present an attractive pedestrian- orientated frontage that adds interest and vitality to City streets and laneways.

There are large volumes of pedestrian and motorist who cross this intersection and along Morphett Street. The present appearance of the building is not attractive, although enhanced to some degree by the three palm trees planted by Adelaide Council. The hotel building is being improved by the renovation work presently underway. The addition of a colourful changing sign promoting sporting, art festivals, community events and functions and products associated with the hotel will add colour and vibrancy to what presently lacks articulation or visual interest. The sign will obviously be viewed by motorists but also the numerous pedestrian that cross from Hindley Street east to Hindley Street west at all hours of the day and night.

12 Buildings should be designed to include a podium/street wall height and upper level setback (in the order of 3-6 metres) that:-

(d) gives emphasis and definition to street corners to clearly define the street grid

(e) contributes to the interest, vitality and security of the pedestrian environment

The existing building has been constructed with a podium level to Hindley Street but there is little articulation to Morphett Street. The proposed sign will better defined the street corner and add interest and vitality to the hotels eastern facade. Further to this the sign will provide information that is relevant too and promotes the West End of the City generally.

Advertisements involving any of the following:

(a) Third party advertising except on Hindley Street, Rundle Mall or on allotments at the intersection of Rundle Street and Pulteney Street, or temporary advertisements on construction sites

The Applicant has stated (refer Attachment A) that they do not intend advertising third party products. Instead it is envisaged that sporting, community, arts and hotel functions would be promoted as well as products and services provided by the hotel. Indeed it is offered that promotion of the West End generally could be undertaken. The close proximity of the hotel to Adelaide Oval, Memorial Drive, Festival Theatre and Adelaide's main nightlife and entertainment precinct means there is a clear economic advantage for the hotel and its occupancy rate in promoting such events.

Objectives

Objective 4: Hindley Street (west of Morphett Street) reinforced as the main street with a mix of retail, educational, restaurant and business uses, together with high density living.

Activities, including licensed premises, will contribute to the day and evening economies

The West End could actually be promoted, as a distinct precinct, on the sign in accordance with Council's policy to promote the vitality and upgrading of the West End generally. There is a clear link between day and night sporting events, nightlife along Hindley Street (including side streets) and promoting events and services associated with the hotel.

Design and Appearance

City Wide – Advertising

Objective 56

(a) Reinforce the desired character and amenity of the locality in which it is located and rectify existing unsatisfactory situations

The proposed sign will reinforce the character of the location and be more cohesive than existing signage on surrounding buildings in the immediate area.

Principles 211

(b) advertisements should be integrated with the architectural form, style and colour of buildings and wherever possible, requirements for advertisements should be considered in the design of new buildings

(e) advertisements on individual premises should be coordinated in terms of type and design and should be limited in number to minimise visual clutter

(f) advertisements should be displayed on fascia signs or located below canopy level

The proposed sign will be more integrated and proportional with the architectural form of the existing building than existing signage. The replacement of numerous signs with one sign will reduce visual clutter. The proposed sign is placed below the parapet of the existing building and 'framed' by the existing building behind.

Conclusion

The sign will articulate the existing blank eastern wall of the hotel building and replace existing large, uncoordinated banners with a proportional and contextual sign. The new sign will promote local events, products and services offered by the hotel. The sign will enhance the appearance of the busy corner linking Adelaide's prime nightlife, entertainment locality and therefore warrants Councils approval.

The sign will be framed behind by the existing building, is located below the top of the building and is not overly large compared to the area of the existing wall approximately 10.25%. The sign will respect the location of existing street palm trees and be appropriate to the character of the area and its vibrant day and night time activities.



Simon Grose
Advantage Planning Services
DTTP, GDURP, GDPD, PIA and CPP
8 March 2019

Advantage Planning Services 23 Dover Street Malvern SA 5061 Mobile 0400024550 Advantage Planning Services

A**simon.grose@advantageplanning.com.au**

From: Volker Horbelt <volker.horbelt@rockfordhotels.com.au>
Sent: Friday, 12 October 2018 10:12 AM
To: simon.grose@advantageplanning.com.au
Subject: Re: Rockford Hotel - LED Screen

Hi Simon,

The main plan is to remove the existing, larger but static sign which currently just promotes the hotel rooms and promote not only the rooms but also the upgrade we're currently doing to the hotel - new bar and conferences areas when these are completed. Obviously we will also promote one off events like Melbourne and Adelaide Cup lunches, and given our proximity to the numerous other Adelaide events like Tour Down Under, Fringe and Festival, all the events during mad March, Cricket Test matches, larger Conventions like the recent Land Force Convention especially when we have house guests going to them. And of course the AFL nights are big drivers of room nights at the hotel already and once the F&B areas are upgraded we plan on promoting these new areas and the games themselves. We're big Crows fans but we'll try to be bipartisan and promote the Power and travelling teams equally 😊.....and indeed I have had some initial discussions with council about joint marketing of the West End itself -> this would be an ideal medium to do that.

Regards Volker

From: simon.grose@advantageplanning.com.au
Sent: Thursday, 14 March 2019 10:32 AM
To: Helen Dand
Subject: FW: Rockford Hotel - LED Screen Specifications
Attachments: M-series(Mesh Led Display).pdf

Importance: High

Hi Helen

Tim has provided the attached.
Screen thin at 95mm, less than cladding, and front maintained.
Hope this is sufficient for favourable recommendation and on track for the 25 March.

Regards
Simon

From: Timothy Ward [<mailto:tim@activedisplays.com.au>]
Sent: Thursday, 14 March 2019 9:14 AM
To: simon.grose@advantageplanning.com.au
Subject: Rockford Hotel - LED Screen Specifications

Hi Simon,

As per our discussion please find attached the manufacturers brochure for the screen type to be used for the Rockford Hotel.

The screen is front maintenance, meaning that once it has been installed all maintenance will be performed from the front of the screen.

The screen itself has a depth of 95mm allowing for a sufficient 50mm RHS (or similar) structure to house the screen.

Based on these provided dimensions I can confirm that the screen won't exceed the depth provided by the cladding.

Please let me know should you need anything further.

Kind regards,

Tim Ward
National Sales Manager

0438 864 144

Unit 1 – 482-484 South Road
Kurrulta Park SA 5037
www.activedisplays.com.au



ACTIVE DISPLAYS

All business transacted is subject to the Company's Standard Trading Conditions, a copy of which is available on request and which, in certain circumstances, excludes the Company's liability and includes certain indemnities which benefit the Company.

M-SERIES

Mesh Led Display

Breakthrough in energy saving aspect, slim and light design

- 50%Energy Saving
- Smart Front Maintenance
- Less Steel Structure
- Slim And Light
- Typical Outdoor Product

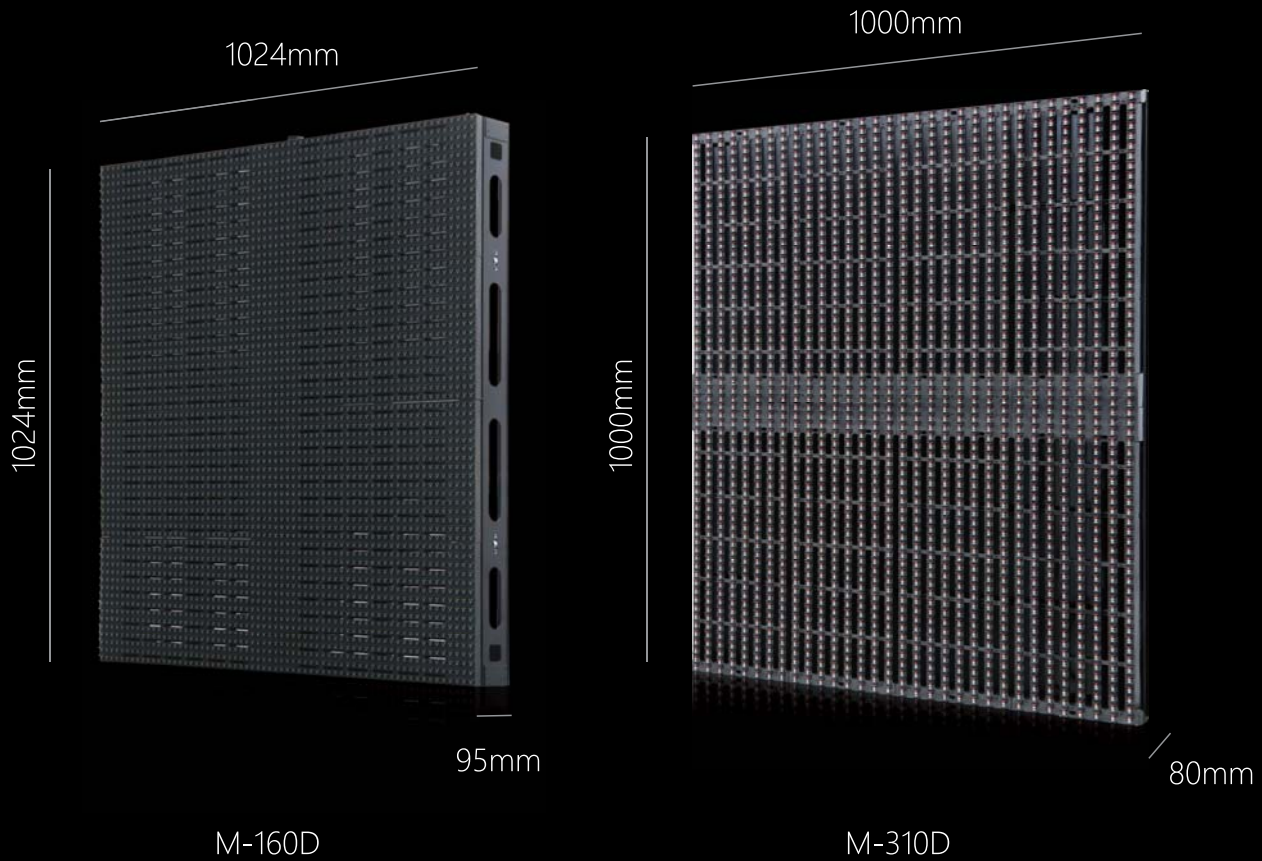


CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED

DA/891/2018

14/03/2019

Size



Product specifications

Product	M-100D	M-160D	M-180D	M-310D
Pixel Pitch (mm)	10	16	18.75	31.25
Brightness (Nit)	7000	7000	7000	6000
Dimension (W*H /mm)	960 × 960 × 95	1024 × 1024 × 95	600 × 1200 × 80	1000 × 1000 × 80
Refresh Rate (Hz)	1920	2600	1920	3000
Color Depth (Bit)	14	14	14	14
IP Grade	IP65/IP54	IP65/IP54	IP65/IP54	IP65/IP54
Ave.Power Consumption (W/m ²)	100	134	145	120
Weight (Kg)	27.5	25	20	18

M-SERIES

Mesh Led Display

Smart front maintenance

Modules, power supplies, control cards can be maintained from front, invisible cable layout and special revolving design make front maintenance fast and easy.



Modules being maintained from front

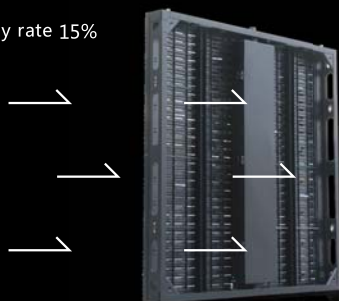


Control card and power supplies being maintained from front

Less steel structure

Transparent to wind but not to light, the whole screen transparency rate can reach 15% and protection grade can reach IP65.

Transparency rate 15%



Protection grade IP65

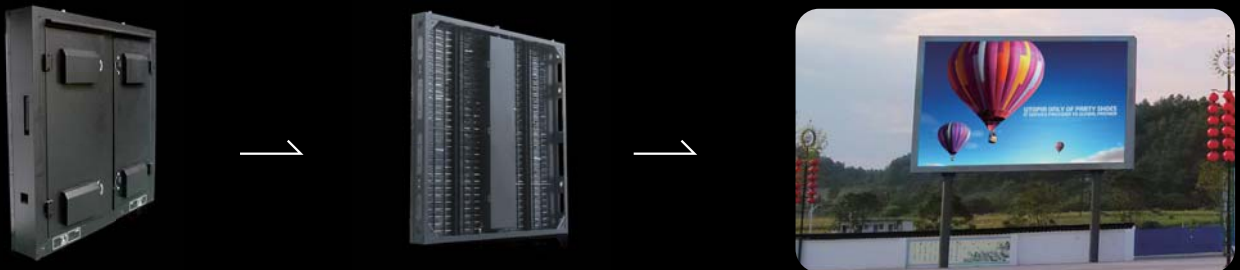
Classic case





Typical outdoor product

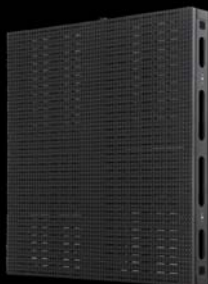
Like traditional cabinets, we still use P16mm as pixel pitch and 1024mm x 1024mm as cabinet size. What's more, our current P16mm product can use the same steel structure with the traditional P16mm product..



Slim and light

Each cabinet only 25KG, 50% lower than traditional cabinet. Thickness of each cabinet only 95mm, 30% slimmer than traditional cabinet.

25Kg



REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6119 Folio 785

Parent Title(s) CT 5294/733

Creating Dealing(s) DDA 12003095

Title Issued 25/09/2013 Edition 1 Edition Issued 25/09/2013

Estate Type

FEE SIMPLE

Registered Proprietor

TOWNHOUSE INVESTMENTS PTY. LTD. (ACN: 095 403 688)
OF C/- ADELAIDE SOUTH PARK 1 SOUTH TERRACE ADELAIDE SA 5000

Description of Land

ALLOTMENT 5 FILED PLAN 160935
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE MINISTER FOR INFRASTRUCTURE (T 408610)
SUBJECT TO RIGHT(S) OF WAY OVER THE LAND MARKED A (T 377711)
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A (T 377710)

Schedule of Dealings

Dealing Number	Description
11786337	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

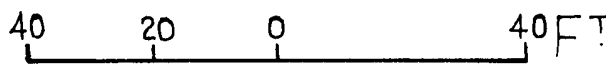
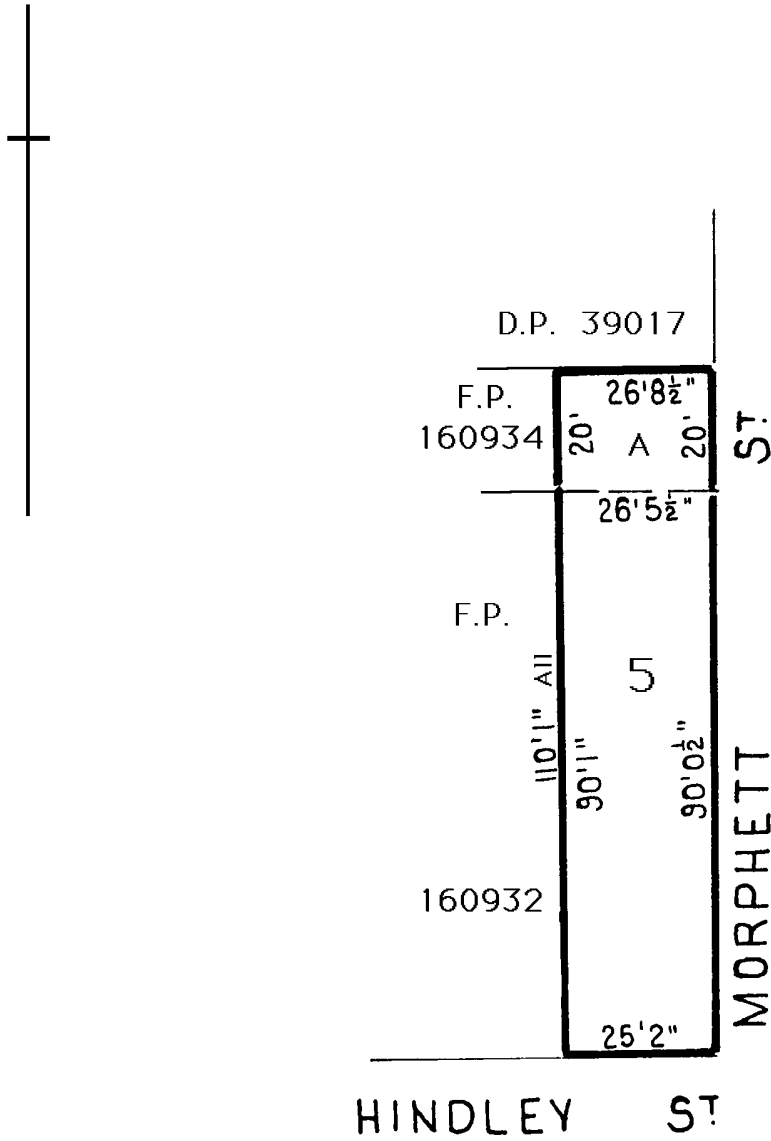
Registrar-General's Notes

APPROVED C27937
APPROVED FX57866

Administrative Interests NIL



This plan is scanned for Certificate of Title 3848/68
See title text for easement details.



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

Note : Subject to all lawfully existing plans of division

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No	4.1
Address	50-52 Sussex Street, North Adelaide SA 5006
Proposal	Construction of two, two storey residential flat buildings comprising eight (8) dwellings (S49/1/2019 – MF) [CAP].
Applicant	Aboriginal Lands Trust (Nunga Miminies)
Relevant Development Plan	7 June 2018
Lodgement Date	4 Jan 2019
Zone / Policy Area	North Adelaide Historic (Conservation) Zone / Kentish Arms Policy Area 11
Public Notification	Category 2 (to be undertaken by SCAP)
Application Type	Section 49 Development
Delegations Policy	Request by Panel Member
Recommendation	That the Council Assessment Panel advise the State Commission Assessment Panel it provides comment on the proposal as set out in Section 10 of this report.

ATTACHMENTS

Planning report	1 - 21
Plans and Supporting Information	22 - 33

PERSONS SPEAKING BEFORE THE PANEL**Nil**

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought for the demolition of the existing two storey building and construction of two, two storey residential flat buildings encompassing eight (8) dwellings, each of which comprises the following:

Ground floor level

- Garaging for two vehicles
- Open plan kitchen / dining / living
- Laundry and powder room
- Decked courtyard and services area

First floor level

- Master bedroom with ensuite
- Bathroom
- Second bedroom and study
- Balcony

2. DEVELOPMENT DATA

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site area 1555 m ²		
Plot ratio	0.8	0.77
Dwelling Unit Factor (DUF)	6 (dwellings)	8 (dwellings)
Building height		
- Storeys	2	2
- Metres (ceiling height)	6 metres (max.)	6 – 6.8 m
Private Open Space (POS)		
- % of total site area or m ²	35 m ² (with one area of at least 13m ² and min. dimension of 4m)	20.5 m ²
- dimensions	min. 2.5 - 4m	min. 3.6m
Landscaped Open Space (LOS)		
- % of total site area	30 %	20 %
Car parking and Access		
- Number of spaces	1 Spaces	2 Spaces
Bicycle Parking	1 Spaces	1 Spaces

3. SITE

- 3.1 The subject site is located on the northern side of Sussex Street in North Adelaide and comprises two allotments, legally described as:
- Certificate of Title Volume 5536 Folio 252; and
 - Certificate of Title Volume 5546 Folio 989.
- 3.2 The site has a frontage of approximately 51 metres, a depth 30 metres and a total area of 1,555 square metres.
- 3.3 A two storey residential flat building with associated outbuildings, and two informal car parking areas currently exists on the site

5. LOCALITY

- 5.1 Sussex Street contains a wide variety of building types including early German settler cottages, Victorian row dwellings, blocks of flats and recent row dwellings, as well as commercial premises and sites used for car parking behind Melbourne Street frontages. As a result, the townscape of Sussex Street is fragmented, but does contain sections at its eastern and western ends of small scale, closely sited and cohesive development which formerly characterised the entire street.



KEY






	Subject Site		Local Heritage Place
NAH(C)11	North Adelaide Historic (Conservation) Zone / Policy Area 11		State Heritage Place
MS(ME)	Mainstreet (Melbourne East) Zone		Policy Area Boundary
			Locality

Photo 1 – View of existing building on the subject site.



Photo 2 – Oblique view looking east.



Photo 3 – Oblique view looking west.



Photo 4 – View east along Sussex Street.



Photo 5 – View of dwelling on opposite side of Sussex Street.



Photo 6 – View of dwelling on northern side of Sussex Street (further to the west).



6. **PUBLIC NOTIFICATION**

- 6.1 Pursuant to Section 49 of the *Development Act* 1993, as the Aboriginal Lands Trust is a state agency and the development cost is under \$4m, no formal notification is required i.e. the development is a Category 1 form of development.

7. **REQUIRED EXTERNAL REFERRALS**

- 7.1 No external referrals required.

8. **SPECIALIST ADVICE**

8.1 **Local Heritage**

The proposed development has been reviewed against the relevant heritage related objectives, principles and desired character statements within the Development Plan.

Locality

This section of Sussex St reads primarily as single storey residential buildings fronting the street, (nearly 2/3rds are single-storey), and half of which are either Local or State Heritage Places. This defining building height and "heritage" fine grain and detail defines the streetscape.

The nearest two-storey buildings are either set back from the street (than the proposed dwellings) or provide a degree of articulation to the façade. Further from the subject site, the townhouses at 36-40 Sussex St have a reasonable variation in facade setback, and the flats at 35 Sussex St present a relatively narrow, but plain, 2-storey wall to the street. This blank wall however presents an elevation to the street considerably less in overall height and width than the proposed buildings. Both 35 and 36-40 Sussex St are of their time.

Desired Character PA11 & CW PDC 162, PDC 6, PDC 7 & PDC 12

The proposed development fails to address the defining scale, bulk or proportions of the typical Local Heritage Places (cottages) within the street. Whilst the width of each proposed dwelling appears similar to a single-fronted cottage (this is difficult to confirm as there is a lack of dimensions on the drawings), the total width of each attached 4-dwelling building exceeds any traditional built form in the street. Similarly, the height significantly exceeds the height of the typical single storey cottages.

The repetitive nature of 8 identical dwellings compounds the lack of fine detail, articulation of the façade or compatible design proportions called for in the Development Plan. The overall width of each proposed building also accentuates the lack of open space evident between the less bulky, traditional cottage forms within the street.

In addition, the upper storey balcony, and associated roof and screen, projects forward of the front wall. This tends to accentuate this element, rather than receding, and is inconsistent with (even a contemporary interpretation of) the design language of the (Local) Heritage Places in the street.

NAHCZ Objective 2 & 3

The total width of each building is contrary to reinforcing the traditional land pattern (and consequently the built form) in the street.

Fencing

No detail of the proposed "low" front fence is provided. The auto gate across the driveway closes off the only "open space" between the buildings and further accentuates the continuous solid "wall" that results from this proposal. This gate also appears exceptionally high, effectively ground floor ceiling height.

Materials

In general, the proposed materials are acceptable. The upper storey is to be rendered. The applicant should confirm this will be rendered masonry not lightweight construction (rendered blue board or similar) as this is specifically spoken against within the Development Plan (PDC 4).

8.2 **Infrastructure**

Street trees

Sussex Street contains Crepe Myrtles as the predominant street tree. Given the small size of the tree it does not, at this stage, present any significant amenity to the surrounding areas. As such, the removal of the tree is not unreasonable to facilitate the proposed development. However, relocation of the tree may be problematic, and it would be better to remove/replace the tree at the developers cost. The tree will attract an amenity value which will need to be determined prior to the tree's removal / re-location.

8.3 **Traffic**

There are no traffic/transport related objections to this development, subject to the following matter/s being addressed:

- Disused crossovers shall be closed at the expense of the applicant.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Objectives and Actions as below:

SMART	GREEN
<ul style="list-style-type: none"> • Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide 	<ul style="list-style-type: none"> • Improve energy performance and use of renewable energy in Council and privately-owned buildings, including consideration of solar heating, solar energy generation and battery storage • Work with private property owners and the State Government to embed better environmental performance into new and existing developments • Identify opportunities for building adaptation and re-use that supports heritage aspirations while reducing carbon emissions and waste • Work with all City stakeholders to increase public and private greening with street trees, gardens, community gardens, green walls and roofs, providing incentives where appropriate
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> • Encourage growth in the full range of residential property development in a mixed-use environment in a manner that respects the human scale and different character of districts in the City • Promote and protect Adelaide's built character and heritage through our operations, incentives, policies and direct investment, while working with and advocating to Federal and State governments for an increase in City buildings protected under State or Local Heritage regulations 	<ul style="list-style-type: none"> • Increase public art and cultural expression in private development by using planning levers and requirements

9.1 **Detailed Discussion**

The assessment of the proposal pertains to the desired character, land use, built form, design and heritage, residential amenity, environmental, transport, access and parking.

9.1.1 **Desired Character**

The desired character for the Kentish Arms Policy Area and more specifically Sussex Street calls for in-fill development of residential buildings of single storey detached dwellings on smaller frontages to reinforce the scale, character, and rhythm of existing buildings.

The proposal is at odds with the desired character in that:

- It does not provide infill development of single storey detached dwellings on smaller frontages.
- The upper level of two storey development should not be readily visible from Sussex Street. In this instance, the upper level is highly visible and dominant in the streetscape.
- The proposed dwellings have not been designed in a traditional form.

9.1.2 **Land Use**

The redevelopment of the site for residential purposes is consistent with the desired character for the Policy Area.

9.1.3 **Built Form, Design and Heritage**

The proposed development fails to address the defining scale, bulk or proportions of the typical Local Heritage Places (cottages) within the street and fails to respond to the desired character for the following reasons:

- The width of each proposed dwelling appears similar to a single-fronted cottage however, the total width of each attached 4-dwelling building exceeds any traditional built form in the street.
- The height significantly exceeds the height of the typical single storey cottages.
- The repetitive nature of 8 identical dwellings compounds the lack of fine detail, articulation of the façade or compatible design proportions called for in the Development Plan.
- The total width of each building is contrary to reinforcing the traditional land pattern (and consequently the built form) in the street.
- The overall width of each proposed building also accentuates the lack of open space evident between the less bulky, traditional cottage forms within the street.
- The upper storey balcony, and associated roof and screen, projects forward of the front wall. This tends to accentuate this element, rather than receding, and is inconsistent with (even a contemporary interpretation of) the design language of the (Local) Heritage Places in the street.

In addition to the above, the following matters require further detail and / or consideration:

- Insufficient detail of the proposed “low” front fence has been provided.
- The auto gate across the driveway closes off the only “open space” between the buildings and further accentuates the continuous solid “wall” that results from this proposal. This gate also appears exceptionally high, effectively ground floor ceiling height.
- In general, the proposed materials are acceptable. however, the applicant should confirm this will be rendered masonry not lightweight construction (rendered blue board or similar) as this is specifically spoken against within the Development Plan (PDC 4).
- It appears that consideration has not adequately been given to the ensure that the development is suitable for people with special access and mobility requirements. Each dwelling has at least one step up into the dwelling and internal door sizes appear to be too narrow to accommodate a wheelchair. Further consideration should be given to the

provision of at least one dwelling which is constructed in accordance with the requirements set out in Australian Standard AS 4299: 'Adaptable Housing', as sought by CW Objectives 6 – 9 and CW PDCs 5 - 9.

9.1.4 **Residential Amenity**

Notwithstanding that the POS provided within each dwelling falls short of the requirement in NAHCZ (35 m² and minimum dimension of 4 m), residential amenity appears to be of a relatively high level.

9.1.5 **Environmental**

The environmental performance of the building has not been fully detailed. However, the orientation, design and construction methodology would lend itself to a reasonably high level of energy efficiency and would minimise the use of mechanical lighting and heating / cooling.

The rain water tanks specified appears to meet the minimum requirements of the National Construction Code. Water captured is to be reused in landscape areas and/or for toilet flushing.

The flat roof design would facilitate the installation of a solar PV system on each dwelling.

9.1.6 **Transport, Access and Parking**

With two (2) car parks provided for each dwelling, the development achieves the Development Plan requirements with respect to the provision of on-site car parking.

10. **RECOMMENDATION**

That the State Commission Assessment Panel be advised that in respect to Development Application S49/1/2019, the Council Assessment Panel supports the redevelopment of the land for residential purposes but has the following concerns relating to this proposal:

Desired Character

The proposal is at odds with the desired character in that:

- The proposal does not re-establish the scale, character and rhythm of residential buildings through the provision of infill development of single storey detached dwellings on smaller frontages.
- The upper level is highly visible and dominant in the streetscape. Two storey development should not be readily seen from Sussex Street.
- The proposed dwellings have not been designed in a traditional form.

Built Form, Design and Heritage

The proposed development fails to address the defining scale, bulk or proportions of the typical Local Heritage Places (cottages) within the street and fails to respond to the desired character for the following reasons:

- The width of each proposed dwelling appears similar to a single-fronted cottage however, the total width of each attached 4-dwelling building exceeds any traditional built form in the street.
- The height significantly exceeds the height of the typical single storey cottages.
- The repetitive nature of 8 identical dwellings compounds the lack of fine detail, articulation of the façade or compatible design proportions called for in the Development Plan.
- The total width of each building is contrary to reinforcing the traditional land pattern (and consequently the built form) in the street.
- The overall width of each proposed building also accentuates the lack of open space evident between the less bulky, traditional cottage forms within the street.
- The upper storey balcony, and associated roof and screen, projects forward of the front wall. This tends to accentuate this element, rather than receding, and is inconsistent with (even a contemporary interpretation of) the design language of the (Local) Heritage Places in the street.

In addition, the following matters require further consideration and / or clarification:

- Insufficient detail of the proposed “low” front fence has been provided.
- The auto gate across the driveway closes off the only “open space” between the buildings and further accentuates the continuous solid “wall” that results from this proposal. This gate also appears exceptionally high, effectively ground floor ceiling height.
- In general, the proposed materials are acceptable. however, the applicant should confirm that the rendered section is masonry not lightweight construction (rendered blue board or similar) as this is specifically spoken against within the Development Plan (PDC 4).
- Further consideration given to the ensure that the development is suitable for people with special access and mobility requirements. Each dwelling has at least one step up into the dwelling and internal door sizes appear to be too narrow to accommodate a wheelchair. At least one dwelling should be constructed in accordance with the requirements set out in Australian Standard AS 4299: ‘Adaptable Housing’, as sought by CW Objectives 6 – 9 and CW PDCs 5 - 9.

Other Matters

In addition to the above, the following comments relate to impacts on Council owned assets within the vicinity of the development.

Traffic

There objections to this development, subject to the following matter/s being addressed:

- Any disused crossovers shall be closed at the expense of the applicant.

Street Tree(s)

- The proposal requires the removal / relocation of a street tree.
- Sussex Street contains Crepe Myrtles as the predominant street tree. Given the small size of the tree it does not, at this stage, present any significant amenity to the surrounding areas. As such, the removal of the tree is not unreasonable to facilitate the proposed development.
- However, the relocation of the tree may be problematic, and it is suggested that it would be better to remove/replace the tree.
- Tree removals will activate the application of the CoA Amenity Tree Valuation Formula. The resultant valuation will be added to all other tree removal / replacement costs to be borne by the developer.

Roads / Footpaths Engineering

There objections to this development, subject to the following matter/s being addressed:

- Any damage caused to CoA's road, footpath or kerbing infrastructure during development will be the responsibility of the developer to rectify to a standard that equals or improves the pre-development condition.
- CoA will inspect the works after completion for standards and specification compliance.
- Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels subject to the following:
 1. If the level difference between top of kerb and back of path is less than 50 mm
 2. If the existing cross fall(s) exceed 4% (1:25)
- If any of the above conditions exist for any footpath infrastructure that services, the perimeter of the site boundary then please contact the Lead Asset Consultant Streets prior to setting finished floor levels.
- Footpath reinstatements associated with works will need to match surrounding materials and pavement composition

Torrens & Storm Water

There are no storm water related objections to this development, subject to the following matter/s being addressed:

- Stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Sussex Street. Council cannot approve discharge of stormwater on private property.
- Council supports and prefers the installation of underground stormwater property connections to council stormwater infrastructure, where suitable council infrastructure is available within the road. Please note that it the property owner's responsibility to verify the location of services within the public realm to ensure any proposed stormwater property connections can be constructed.
- Council encourages the development to minimize the number of stormwater property connection wherever possible.
- The levels of any proposed grated inlet pits or stormwater openings within the building must be designed with an adequate freeboard to the 1% AEP flood level assumed to be top of kerb level adjacent to the stormwater discharge point in Sussex Street.

- Councils stormwater management systems (minor and major rainfall events) have been designed to manage gravitational flows only. Any proposed siphonic roof drainage systems must be designed to attenuate discharge flows to Councils stormwater management systems to equivalent gravitational flows.
- Any collected seepage water from a basement groundwater collection system must be either discharged to sewer or a proposed building recycled water system. Collected untreated groundwater seepage must not be discharged to the property stormwater system.
- Any collected irrigation seepage water from landscape areas, green walls, planter boxes or rooftop gardens must be either discharged to sewer or an irrigation recycled water reuse system. Collected seepage water should not be discharged to the building stormwater system. "Seepage" water does not include stormwater runoff from landscaped areas which can be discharged to the property stormwater system.
- Council supports the capture, storage and reuse of stormwater runoff for irrigation of landscaped elements and toilet flushing throughout the building.

Lighting / Electrical / CCTV

There are no lighting related objections to this development, subject to the following matter/s being addressed:

- The proposed development works may impact on the public lighting within the proximity of the development site. The existing street lighting along the road consists of City of Adelaide owned street lighting columns. There is one located directly in front of the development, depending on the driveway set-out this may require relocation.
- All works to be undertaken to be fit for purpose in the public realm.
- All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works.
- All damage to CoA's infrastructure, including damage to public lighting and u/g ducting etc. caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.

Should SCAP determine to grant consent to the development, it is recommended that the following conditions and advices be included:

Conditions

1. **The finished floor level of the ground floor level at the entry points to the development including the pedestrian and car park entry and exit points shall match the existing footpath unless otherwise agreed to by the Council in writing.**

Reason: The Corporation of the City of Adelaide WILL NOT adjust footpath levels to suit finished building levels. The existing footpath levels are to be retained and entrance levels of the development must meet the existing back of footpath.

2. **The noise level of any air conditioning units located on the Land when assessed at the nearest existing or envisaged future noise sensitive location in or adjacent to the Land shall not exceed 50dB(A) during daytime (7am to 10pm) and 40dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and that is applicable to the Land except where it can be demonstrated that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.**

Reason: To ensure that the acoustic amenity of the locality is not unduly affected by air-conditioning noise.

3. **The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Council.**

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

Advices

1. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);

Description of equipment to be used;

A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);

Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be received by Council via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

2. There is no objection to the proposed vehicle crossing place/alterations to the existing vehicle crossing place(s), however the work will be undertaken by Council and the cost of the work will be charged to the applicant. A separate application for the crossing place(s) is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, or telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken.
3. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.
4. Any street numbering which may have been indicated on this application has neither been approved nor denied. To avoid any potential confusion regarding the addressing of your development, it is recommended that you contact the Rates and Valuation Section to confirm

the correct address prior to the commencement of marketing. The Rates and Valuation Section can be contacted on 8203 7128 or 8203 7129.

5. Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of the building work on the site and any other relevant stages as specified in the attached "Notice to Council." To notify Council, contact City Planning via d.planner@cityofadelaide.com.au or phone 8203 7185.
6. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense. In addition, you are advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.
7. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
8. No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).

Please contact Customer Centre on 8203 7203 for further information.

**Item No. 4.1 – Attachments 1 – 33 (50-52 Sussex Street, North Adelaide SA
5006) Pages 321 to 353**

ATTACHMENTS

Planning report	1 - 21
Plans and Supporting Information	22 - 33

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PLANNING STATEMENT 50 – 52 SUSSEX STREET, NORTH ADELAIDE

CONSTRUCTION OF TWO, TWO STOREY RESIDENTIAL FLAT BUILDINGS

Prepared for:
Aboriginal Lands Trust

Date:
21.12.2018



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Proprietary Information Statement

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Document Control

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1. INTRODUCTION

The Aboriginal Lands Trust seeks to construct two, two storey residential flat buildings on the land at 50 - 52 Sussex Street, North Adelaide.

In accordance with Section 49 (2) of the *Development Act 1993*, as the development is to be undertaken by the Aboriginal Lands Trust, the State Commission Assessment Panel (SCAP) must assess the development.

To assist the SCAP in its assessment, we provide a description of the development and its site and locality. We have also undertaken an assessment of the development against the Adelaide (City) Development Plan (consolidated version 7 June 2018) as a guide to determine its suitability in its context.



2. SITE AND LOCALITY

The subject site is located on the northern side of Sussex Street in North Adelaide. It comprises of two allotments known as 50 – 52 Sussex Street, and is legally described in:

- Certificate of Title Volume 5536 Folio 252; and
- Certificate of Title Volume 5546 Folio 989.

Figure 2.1 *Subject Site and Locality.*



The site has a frontage of approximately 51 metres, a depth 30 metres and a total area of 1,555 square metres. The site is characterised by a distinct slope of approximately 2 metres north to south, where the southwest corner of the site is the lowest point.

Existing on the subject site is a two storey residential flat building with associated outbuildings, and two informal car parking areas. Whilst a number of trees exist on the site, none are regulated. Vehicular access to the site is gained via two separate, single width, two-way crossovers, each located towards the eastern and western ends of the Sussex Street frontage. Colorbond fencing on top of retaining walls of varying heights (due to the slope of the land) expand across the frontage and internally within the site.

Sussex Street includes a range of dwelling types and architectural styles. The north eastern section of Sussex Street displays a more consistent scale and rhythm of dwellings of heritage significance, whereas the south western portion becomes more varied in these aspects. Further towards West Pallant Street, there are two storey residential flat buildings typical of the 1980's, more recent two storey row dwellings, a number of detached and semi-detached Local Heritage Places and car parking areas associated with commercial businesses fronting Melbourne Street. Buildings in this section of the street are up to two storeys in height, closely sited, with generally shallow front setbacks which include a modest amount of front landscaping. Some dwellings also include garaging and car parking visible from the street.



Sussex Street is a minor, one way road supporting south-west bound traffic with on street parking provided on the southern side only. Two hour parking is permitted between 8:00am to 6:00pm Monday to Friday and restricted to residential permit parking only outside of these times.

Street trees are somewhat regularly spaced along the northern side of Sussex Street, except where driveways appear to have interrupted the plantings. Three street trees and street lights are located in the pedestrian footpath adjoining the site's frontage.

The subject site is within approximately 100 metres of the services and amenities offered by Melbourne Street and the North Adelaide Parklands are located within 200 metres to the north.

The subject site is located within the Kentish Arms Policy Area of the North Adelaide Historic (Conservation) Zone.



3. PROPOSAL DESCRIPTION

3.1 OVERVIEW

The Aboriginal Lands Trust seek to demolish all existing buildings and structures on the subject site, and construct eight, two storey dwellings.

3.2 DWELLING DENSITY

The proposed development includes eight dwellings and a total floor area of 1,194.72 square metres or a plot ratio of approximately 0.77.

3.3 DWELLING COMPOSITION

Each of the proposed dwellings will comprise two bedrooms, two bathrooms (plus a separate toilet at ground level) and study.

At ground level, 20.52 square metres of ground level private open space is provided to each dwelling and is accessible via sliding glass doors from the internal living area. At Level 1, a 5.16 square metre balcony area is provided and is accessible from the second bedroom.

3.4 SITING

The proposed building is setback 2 metres from the primary road frontage, 5.55 metres from the rear (north western boundary), and approximately 0.8 – 1.2 metres from the south western and north eastern boundaries (at their closest point).

3.5 BUILDING HEIGHT

The building comprises two levels and is 6 – 6.8 metres in height to the ceiling of Level 1 measured from finished ground level.

3.6 EXTERNAL MATERIALS

External materials have been selected to complement existing materials in the locality. These include:

- charred timber;
- weathered steel;
- permeable screens;
- red brick;
- render;
- cladding; and
- timber.



3.7 ACCESS

A 3.6 metre wide driveway with secure access gate and sight safety mirrors will provide safe and secure access to the rear garages of all dwellings.

Adequate manoeuvring space is proposed to ensure vehicles are able to enter and exit the site in a forward direction.

Cirqa (Traffic Consultants) have reviewed the proposal plans and consider the proposed arrangement acceptable.

3.8 CAR PARKING

Each dwelling will be provided with two undercover and secure car parking spaces within a double garage.

3.9 WASTE

Waste will be collected from the site via Council's roadside service. A recycling and a general waste bin will be provided to each dwelling, and each resident will be responsible for presenting their bins to the street on the allocated day and returning them back to their dwellings after collection.

3.10 STORMWATER

Each dwelling is to be provided with a 1000 litre rainwater tank to collect stormwater runoff from the roof and for reuse in landscape areas and/or for toilet flushing.

The common driveway will collect stormwater in sumps and direct to the street water table. The opportunity to potentially reuse some of this water for landscaping will be investigated during the detailed design phase.



4. PROCEDURAL MATTERS

4.1 THE RELEVANT DEVELOPMENT PLAN

This planning statement has had regard to the version of the Adelaide (City) Development Plan gazetted and subsequently consolidated on 7 June 2018.

The land, under this version of the Development Plan, falls within the Kentish Arms Policy Area 11 of the North Adelaide Historic (Conservation) Zone.

4.2 KIND AND CATEGORY OF DEVELOPMENT

As the proposed development is to be assessed under Section 49, the kind and category of development is not relevant. Notwithstanding, we consider it important to use the Development Plan as a guide to determine the suitability of the development in this context.

With reference to the Procedural Matters section of the North Adelaide Historic (Conservation) Zone, the development would not be non-complying, as although the proposed dwellings will include a portion where the ceiling height exceeds 6 metres, the development will not exceed both two building levels and locate a ceiling more than 6 metres above the finished ground level. Further, the development does not involve a change in use or exceed the maximum plot ratio of 0.8 as prescribed in PDC 4 of Kentish Arms Policy Area 11.

In relation to public notification, all development is to be classified as Category 2 aside from non-complying development and that prescribed as category 1 in the Procedural Matters section. As the nature of this development is not listed as category 1 and is not non-complying, the development would typically be classified as category 2.



5. DEVELOPMENT ASSESSMENT

We have had regard to the Adelaide (City) Development Plan (consolidated version 7 June 2018), and consider that the development sufficiently accords with the most pertinent provisions relating to:

- traffic, access and car parking;
- energy efficiency;
- stormwater management;
- waste management;
- crime prevention;
- setbacks;
- overshadowing;
- overlooking; and
- dwelling amenity.

We believe the key planning matters relevant to the development in this particular context include:

- building height;
- density;
- heritage;
- private open space; and
- landscaping.

5.1 BUILDING HEIGHT

Sussex Street is described by the desired character as being fragmented due to the mixture of dwelling types, commercial premises and car parking areas in the streetscape. Notwithstanding, the desired character identifies the eastern and western sections of Sussex Street (which include development that is small scale, closely sited and cohesive) as the character which formalised the entire street.

Infill development is encouraged to reflect the character and rhythm established by the early settler cottages on the northern side of the street, and Victorian row houses on the southern side. Further, two storey development is contemplated where it is not readily seen from Sussex Street or other streets and designed in traditional form using traditional materials.

More generally speaking, infill development in the Policy Area is envisaged to be low to medium density in the form of detached dwellings, semi-detached or row dwellings, group dwellings or residential flat buildings up to a maximum of two storeys (unless otherwise specified).

The desired character for Sussex Street appears to encourage only single storey developments with two storey elements to the rear. This is supported by Policy Area PDC 7 which explicitly states that “*Two storey development should not be readily seen from the streets in the Policy Area*”. The intention of this provision is to “*retain the low scale single storey character of these townscapes*”.



In the context of the subject site, it is clear that the low scale single storey character has already been compromised, with existing two storey developments being clearly visible in the streetscape, including (but not limited to):

- 52 Sussex Street (the existing building on the subject site);
- 73 – 75 Sussex Street;
- 63 Sussex Street;
- 66 Sussex Street;
- 68 Sussex Street;
- 36 – 40 Sussex Street;
- 35 Sussex Street; and
- 32 Sussex Street.

In this instance, Policy Area PDC 3 provides guidance for two storey dwellings, in that they should:

- not exceed two building levels or not locate a ceiling more than 6 metres above the median natural or finished ground level at any part of a building;
- be compatible with adjacent buildings and their settings in respect of their scale and sitting; and
- not have an adverse impact on established residential amenity.

Respecting the above, we note that the proposal will not exceed two building levels, however a small portion of ceiling height will be more than 6 metres above the finished ground level. With reference to the streetscape elevation enclosed, we have formed the opinion that the height of the development will sit comfortably within the street and not present any unreasonable character or amenity impacts.

As the subject site is located on the northern side of the street, shadows from the buildings will be cast over the street. No adverse overlooking impacts are likely to result from the upper levels due to the positioning of the rear garage, the proposed finished floor levels, and the slope of the land. The Survey Plan submitted shows that the land slopes down from north-east to south-west, meaning that the properties located to the rear of the buildings will sit higher, thereby minimising overlooking impacts to an acceptable degree.

Finally, as discussed further in Section 5.3 below, the development is considered to be appropriately designed to be compatible with adjacent buildings and their settings

In considering the specific context of the subject site, the proposed height is considered acceptable.

5.2 DENSITY

The height, bulk and scale of a development is managed predominantly by the height, plot ratio, dwelling unit factor and setback provisions of the Development Plan. Policy Area 11 envisages a building height of up to 2 storeys, a plot ratio of 0.8 and a dwelling unit factor of 350 square metres.

Where consistent front, side and rear setbacks prevail, Zone PDC 9 encourages new development to be consistent with those setbacks.



We consider existing setbacks relatively consistent, where buildings are sited close to the street, side and rear boundaries.

We note that the development will:

- be sited close to the Sussex Street boundary;
- be sited close to the side boundaries; and
- provide a rear setback of 6 metres to the rear garage, and approximately 15 metres to the second storey.

Based on the dwelling unit factor and plot ratio guidelines, the subject site could accommodate up to four dwellings and an overall plot ratio supporting 1,244 square metres of building floor area. The proposed development provides a total of 8 dwellings comprising a total building floor area of approximately 1,194.72 square metres or a plot ratio of approximately 0.77. This being the case, the density of the development is considered acceptable.

In our opinion, the provision of eight dwellings on the site is acceptable for the following reasons:

- Zone Objective 3 and PDC 2 encourage the retention of Heritage Places in the Zone and development which increases dwelling numbers through the replacement of buildings which are not heritage listed, incompatible with the historic character of the Zone/Policy Area and which do not compromise the established residential amenity and the identified heritage value of the Zone and Heritage Places. Existing development on the subject site is not considered to be consistent with the desired character for the streetscape, nor does it respect the nearby buildings of heritage significance. Respecting this, replacement of the existing building with high quality designed, street fronting dwellings is appropriate;
- the subject site is located within 100 metres of the services and amenities offered by Melbourne Street, high quality public open space and public transport (buses);
- the development is within the maximum envisaged height of two storeys;
- the proposal includes narrow front and side setbacks and a generous rear setback which respects existing streetscape character and built form rhythm whilst protecting residential amenity;
- there are other examples of developments along Sussex Street which exceed the envisaged Dwelling Unit Factor, including:
 - » 36 – 40 Sussex Street where three dwellings are established on the the parent allotment of approximately 636 square metres, where only a single dwelling is envisaged;
 - » 35 Sussex Street where 12 dwellings are established on a parent allotment of approximately 510 square metres where only a single dwelling is envisaged; and
 - » 32 Sussex Street where 3 dwellings are established on a parent allotment of approximately 401 square metres, where only a single dwelling is envisaged;
- the proposed form of the building does not present any detrimental impacts upon surrounding properties in relation to overshadowing, visual amenity or overlooking; and
- the proposed development provides sufficient carparking and landscaped open space to function efficiently without detrimental impact upon surrounding properties and the adjacent road network.



In our opinion, the proposed building presents an acceptable built form as it is generally consistent with the envisaged height, plot ratio and setback criteria of the Development Plan.

5.3 HERITAGE

Preservation of the historic character of North Adelaide is the one of the key desired outcomes for the Zone, and is supported by Zone Objectives 1 and 2 which state:

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

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

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

It is our opinion that (as previously discussed) within the immediate locality of the subject site, existing developments in the streetscape have somewhat jeopardised the desired heritage character for Sussex Street. For example, car parking areas are visible from the street, sheer blank walls are located on front boundaries and buildings such as that on the subject site are at odds with the siting and rhythm of other dwellings in the streetscape. We believe replacement of such developments are warranted.



Due to the range of development and dwellings types in the immediate locality and the slope of the land, there does not appear to be a consistent pattern of horizontal lines across the dwelling facades which the proposed development should reflect. As such, the proposal has sort to minimise its visual bulk and scale and include front setbacks which are intended to allow buildings of heritage value to stand proud in the streetscape.

One of the design strategies used to reduce bulk and scale of the proposed development is the inclusion of a 'flat roof'. Although this is at odds with Zone PDC 11 which seeks pitched roofs, it is appropriate in this instance to minimise bulk and scale.

In our opinion, the proposed development is likely to contribute positively to the streetscape and intends to respect the places of heritage significance in the following ways:

- the setbacks and frontage widths are anticipated to reflect the existing rhythm of dwellings in the streetscape and allow the dwellings to sit comfortably in their context (Zone PDC 9);
- the finished floor levels respect the slope of the land so as to not become a dominant element of the streetscape;
- landscaping within the front setback and along the boundaries will soften the overall development;
- articulation of the front facades, including windows, balconies, and low height fencing, will assist in breaking up the bulk and scale of the proposed two storey dwellings (Zone PDC 3);
- the proposed low height, open styled front fencing is anticipated to contribute positively to the heritage character of the street, pedestrian amenity and appearance of the site (Zone PDC 14);
- the single width driveway minimises the number of crossovers to the street, thereby improving pedestrian amenity and safety and maximising opportunities for street trees to be established (Zone PDC 18);
- garaging for each dwelling has been provided to the rear of the site, thereby enhancing the appearance of the streetscape (Zone PDC 22); and
- the external materials will complement those existing in the locality (brick, render and weathered steel) (Zone PDC 4).

We consider that the design and appearance of the proposed development will respect its contextual setting and nearby places of recognised heritage value.

5.4 PRIVATE OPEN SPACE

Low Scale Residential PDC 31 encourages residential development with a site area of 250 square metres or less and located in the North Adelaide Historic (Conservation) Zone to have 35 square metres of private open space. These areas should have a minimum dimension of 2.5 metres. A portion should also be directly accessible from a living room, have a maximum gradient of 1 in 10, an area of 13 square metres and a minimum dimension of 4 metres.

Each proposed dwelling is provided with 20.52 square metres (5.7 metres by 3.6 metres) of ground level private open space and a balcony area of 5.16 square metres (1.2 metres by 4.3 metres).



This private open space is considered sufficient as:

- the ground level private open space will have a northern orientation, be directly accessible from a living room, have a shallow gradient, and an area of 20.52 square metres;
- although the proposed minimum dimension of 3.6 metres falls slightly short of the 4 metres envisaged, the area of private open space will have overall dimensions of 5.7 metres by 3.6 metres. This area is adequately dimensioned to accommodate outdoor furniture and a separate service area;
- portions of the area will be shaded during the summer months by the garage and built form; and
- although the balcony area cannot technically be included in the private open space calculation (as it does not meet the minimum dimension) the area will still provide amenity to the future dwelling occupants, facilitate ventilation and allow southern sunlight exposure.

5.5 LANDSCAPING

The Policy Area seeks that a minimum of 30 percent of the total site area be provided for landscaping.

The proposed development includes approximately 20 percent landscaping, to be located within the front setback, in the private open space of each dwelling, along each side boundary and covering the rear and side boundary retaining walls. The locations for landscaping have been carefully considered to ensure they assist in enhancing residential amenity and contribute positively to the appearance of the development when viewed from within the site, other properties and from public areas. In this way, the proposal is considered to be in accordance with Zone PDC 23.

We are of the opinion that the landscaping will achieve the intended amenity benefits.



6. CONCLUSION

Although the proposal is to be determined under Section 49, we consider that it sufficiently accords with the relevant provisions of the Development Plan.

Specifically, we note that the proposal:

- will replace an existing building which is at odds with the desired character for Sussex Street;
- is of a density which is acceptable in consideration of the site's context and proximity to services, amenity and public transport;
- has been architecturally designed to a high standard in order to contribute positively to the streetscape and respect nearby places of heritage value;
- includes setbacks which continue the rhythm of other dwellings in the streetscape;
- is of an acceptable plot ratio;
- provides a functional, north-facing area of private open space to each dwelling;
- facilitates natural ventilation and balances sunlight/shading to each dwelling;
- includes a sufficient area of landscaping which has been appropriately positioned to maximise benefits to the future dwelling occupants and pedestrians; and
- minimises crossovers to the street and locates garaging to the rear of each dwelling to enhance the residential character of the streetscape.

Accordingly, we have formed the opinion that the SCAP should support the development.



APPENDIX 1. SECTION 49 DEVELOPMENT APPLICATION FORM



APPENDIX 2. ELECTRICITY DECLARATION FORM



APPENDIX 3. PLANS, ELEVATIONS AND SECTIONS

PREPARED BY TECTVS

SECTION 49 & 49A – CROWN DEVELOPMENT DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: ADELAIDE (CITY) COUNCIL
 APPLICANT: ABORIGINAL LANDS TRUST
 ADDRESS: C/- FUTURE URBAN, GPO BOX 2403
ADELAIDE SA 5001
 CROWN AGENCY: ABORIGINAL LANDS TRUST.

FOR OFFICE USE

DEVELOPMENT No: 020/V002/19
 PREVIOUS DEVELOPMENT No: _____
 DATE RECEIVED: / /

CONTACT PERSON FOR FURTHER INFORMATION

Name: CHRIS VOUNASIS
 Telephone: 08 8221 5511 [work] 0447 029 088 [Ah]
 Fax: N/A [work] N/A [Ah]
 Email: chris @ futureurban group.com

- Complying
 Merit
 Public Notification
 Referrals

Decision: _____
 Type: _____
 Finalised: / /

NOTE TO APPLICANTS:

(1) All sections of this form must be completed. The site of the development must be accurately identified and the nature of the proposal adequately described. If the expected development cost of this Section 49 or Section 49A application exceeds \$100,000 (excl. fit-out) or the development involves the division of land (with the creation of additional allotments) it will be subject to those fees as outlined in Item 1 of Schedule 6 of the *Development Regulations 2008*. Proposals over \$4 million (excl. fit-out) will be subject to an advertising fee. (2) Three copies of the application should also be provided.

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
Minister's Approval				

EXISTING USE: RESIDENTIAL

DESCRIPTION OF PROPOSED DEVELOPMENT:

CONSTRUCTION OF TWO, TWO STOREY RESIDENTIAL FLAT BUILDINGS

LOCATION OF PROPOSED DEVELOPMENT:

House No: 50-52 Lot No: _____ Street: SUSSEX STREET Town/Suburb: NORTH ADELAIDE
 Section No [full/part] _____ Hundred: _____ Volume: 5536 Folio: 252
 Section No [full/part] _____ Hundred: _____ Volume: 5546 Folio: 989

LAND DIVISION:

Site Area [m²] _____ Reserve Area [m²] _____ No of existing allotments _____
 Number of additional allotments [excluding road and reserve]: _____ Lease: YES NO

DEVELOPMENT COST [do not include any fit-out costs]: \$ 2 MILLION

POWERLINE SETBACKS: Pursuant to Schedule 5 (2a)(1) of the *Development Regulations 2008*, if this application is for a building it will be forwarded to the Office of the Technical Regulator for comment unless the applicant provides a declaration to confirm that the building meets the required setback distances from existing powerlines. The declaration form and further information on electricity infrastructure and clearance distances can be downloaded from sa.gov.au.

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Development Act 1993* and meet the requirements for lodgement under s.49 of the *Development Act 1993*.

SIGNATURE: _____

Dated: 21 / 12 / 2018

DEVELOPMENT REGULATIONS 2008
Form of Declaration
(Schedule 5, Clause 2A)

To: State Commission Assessment Panel
 From: Aboriginal Lands Trust c/- Future Urban Group
 Date of Application: Friday, 21 December 2018

Location of Proposed Development:

House Number:	50 - 52	Lot Number:	
Road:	Sussex Street	Town/Suburb:	North Adelaide
Section No (full/part):		Hundred:	Adelaide
Volume:	5536	Folio:	252
	5546		989

Nature of Proposed Development:

Construction of two, two storey residential flat buildings.

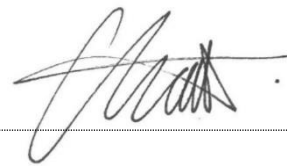
I, Milly Nott, in my capacity as a representative of the Applicant, declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the enclosed drawings, not be contrary to the regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.

I make this declaration under Clause 2A(1) of Schedule 5 of the *Development Regulations 2008*.

Friday, 21 December 2018

Date

Signed





LOCALITY PLAN
NOT TO SCALE

tectvs

HOUSING
50-52 SUSSEX STREET NORTH ADELAIDE
29/02/22 DECEMBER 2018
DPC ISSUE V1.0



SITE PLAN
 1:200 @ A1 1:500 @ A3

NOTE
 BACKGROUND IMAGE SOURCED FROM APPLE MAPS 20/11/2018

1.0	19/12/18	ISSUED FOR DPC
REV	DATE	DESCRIPTION

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PROJECT
 HOUSING
 50-52 SUSSEX STREET
 NORTH ADELAIDE

DRAWING
 SITE

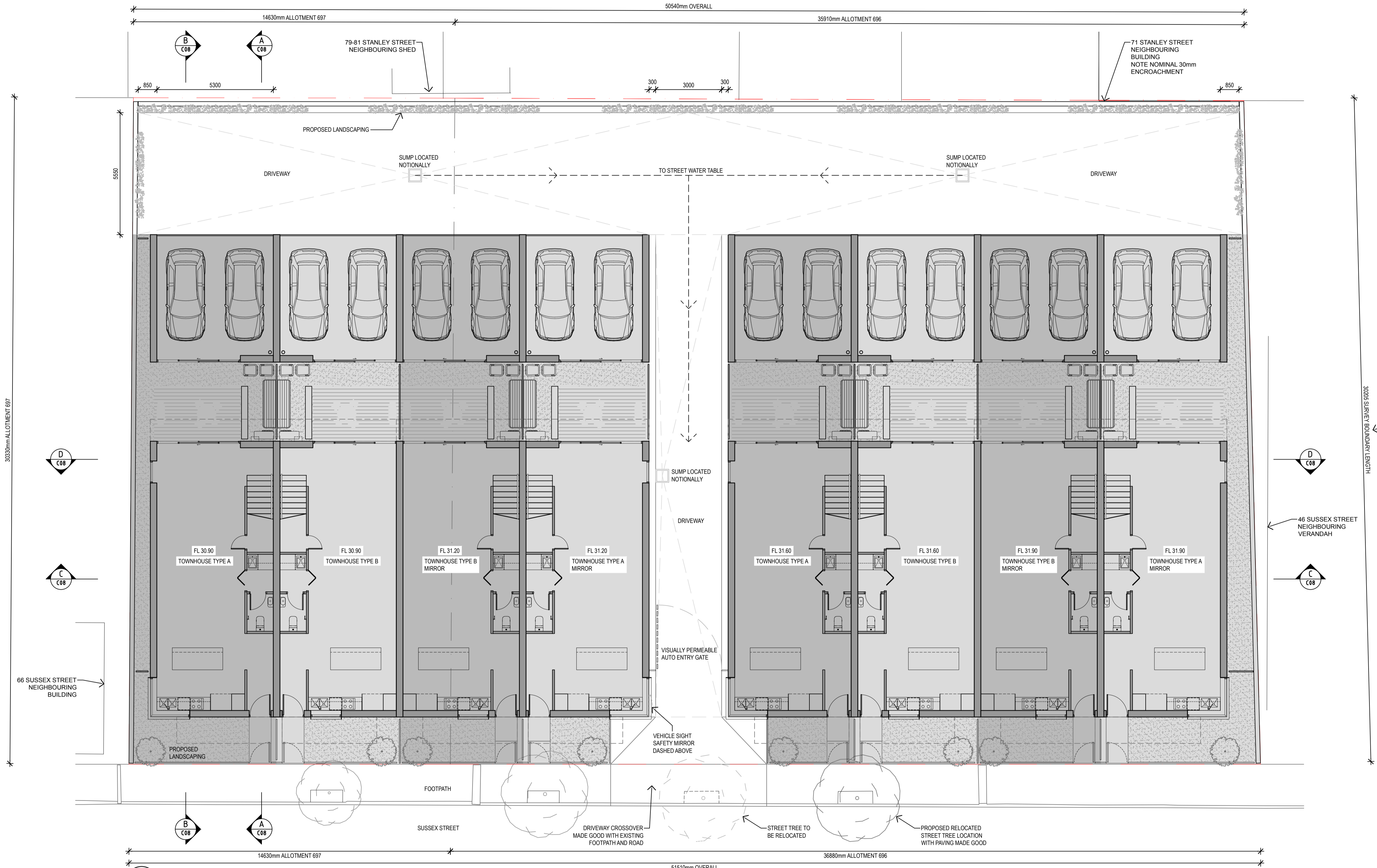
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 DATE
 DECEMBER 2018

PROJECT NO
 29022

DWG NO
 P01

REVISION	CHECKED	DRAWN
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36 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000
 P: 08 8 410 5200 F: 08 8 410 5204 E: info@tectvs.com.au



CERTIFICATE OF TITLE
 VOLUME 5546 FOLIO 989
 ALLOTMENT 696 BOUNDARY
 DIMENSION 29870mm
 NOMINAL 330mm DISCREPANCY

GROUND FLOOR PLAN
 1:100 @ A1 1:200 @ A3

REV	DATE	DESCRIPTION
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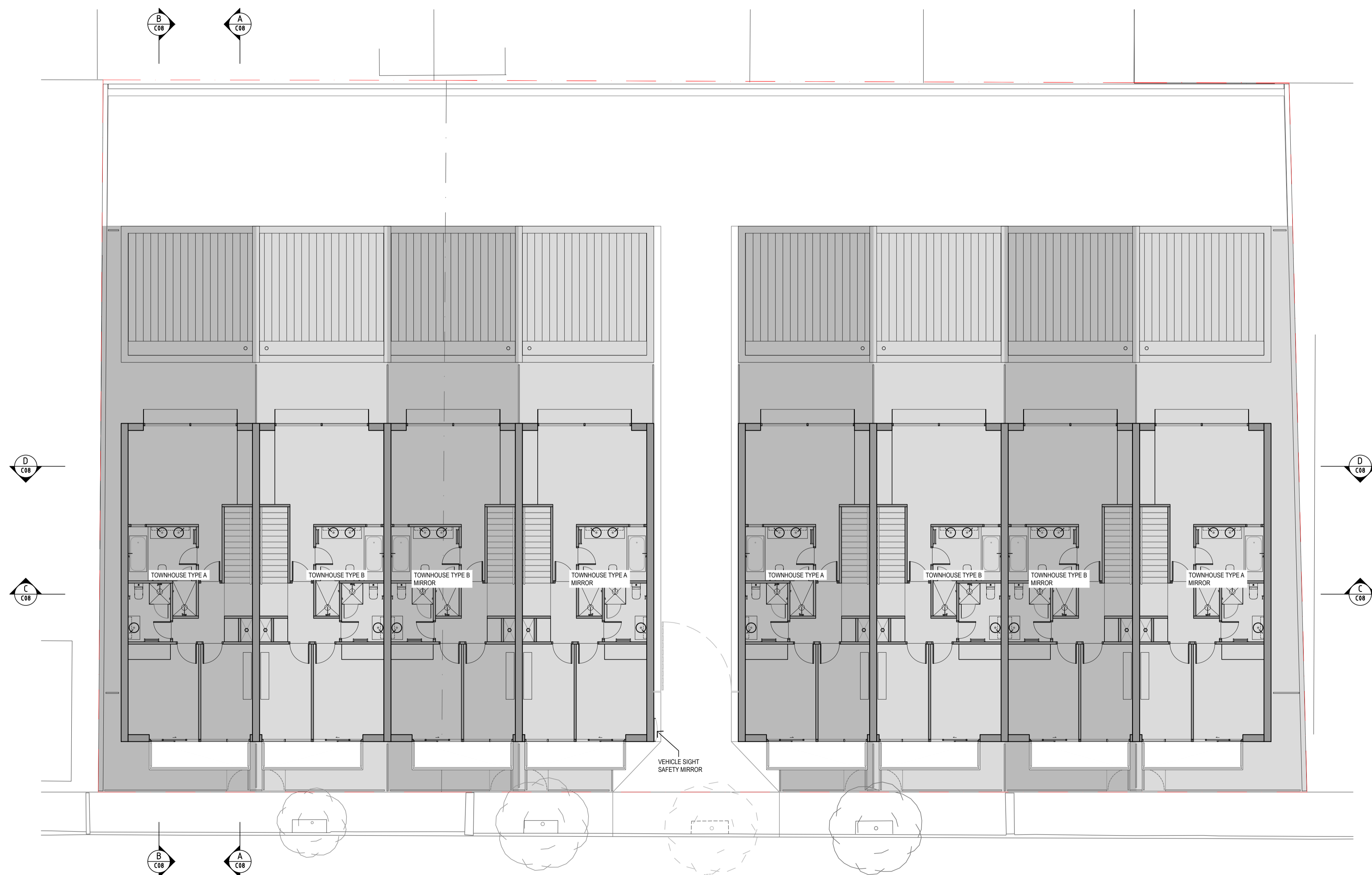
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PROJECT
 HOUSING
 50-52 SUSSEX STREET
 NORTH ADELAIDE

DRAWING
 GROUND FLOOR PLAN

SCALE 1:100 @ A1	DATE DECEMBER 2018
PROJECT NO 29022	DWG NO P02
REVISION 1.0	CHECKED FB
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LEVEL 1 FLOOR PLAN
 1:100 @ A1 1:200 @ A3

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PROJECT
 HOUSING
 50-52 SUSSEX STREET
 NORTH ADELAIDE

DRAWING
 LEVEL 1 FLOOR PLAN

SCALE
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DATE
 DECEMBER 2018

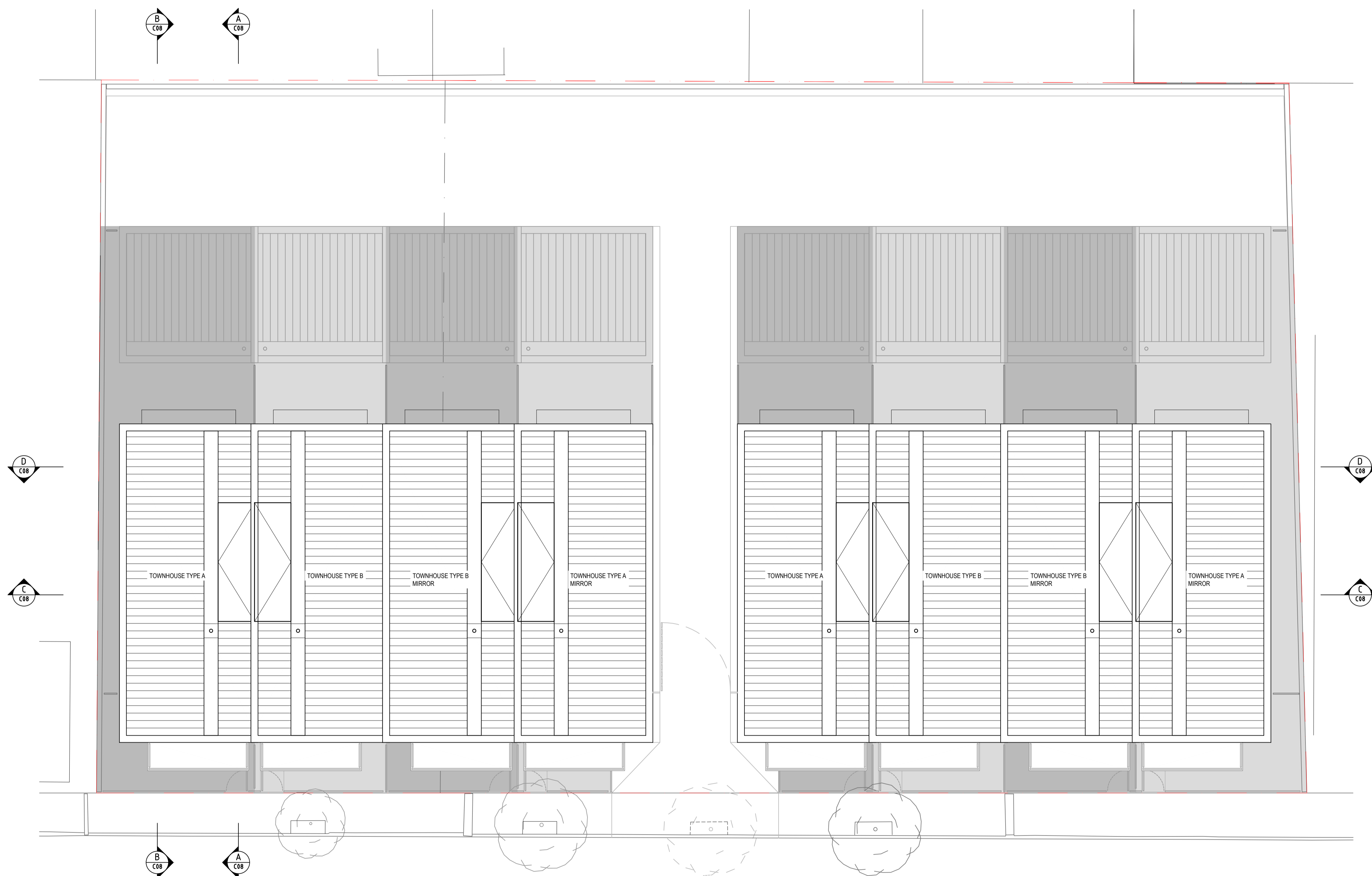
PROJECT NO
 29022

DATE
 DECEMBER 2018

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ROOF PLAN
 1:100 @ A1 1:200 @ A3

1.0	19/12/18	ISSUED FOR DPC
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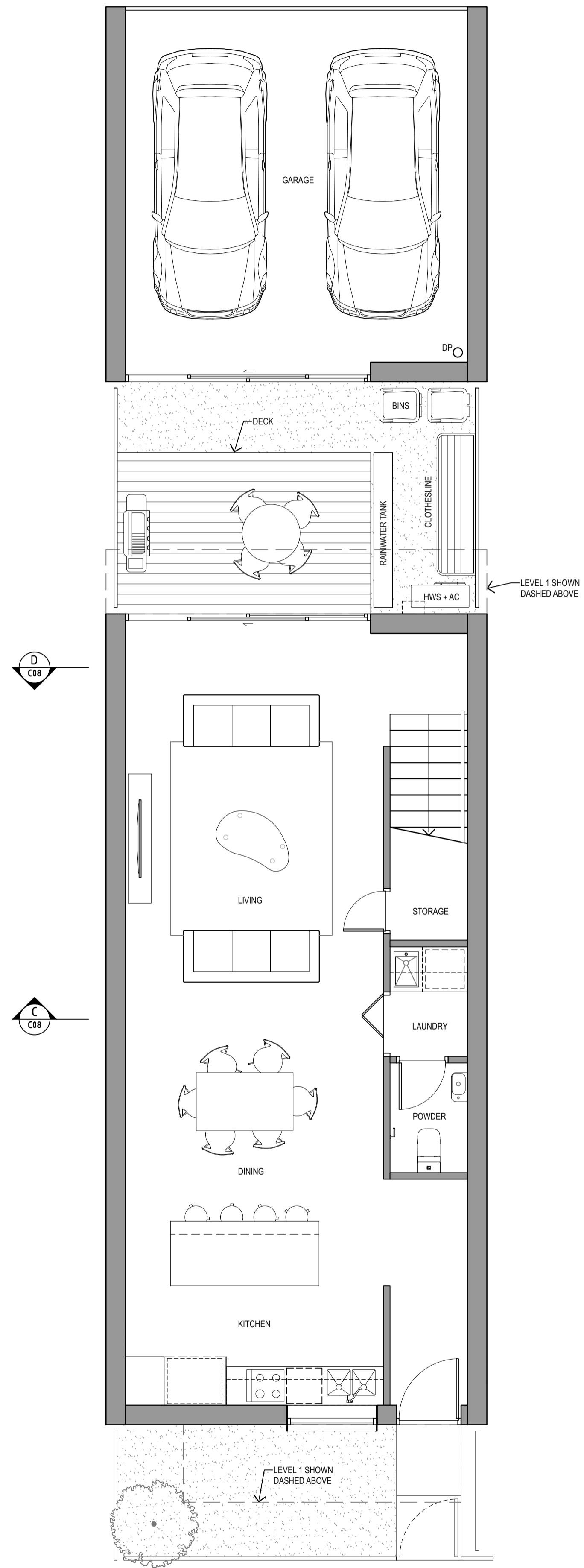
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 HOUSING
 50-52 SUSSEX STREET
 NORTH ADELAIDE

DRAWING
 ROOF PLAN

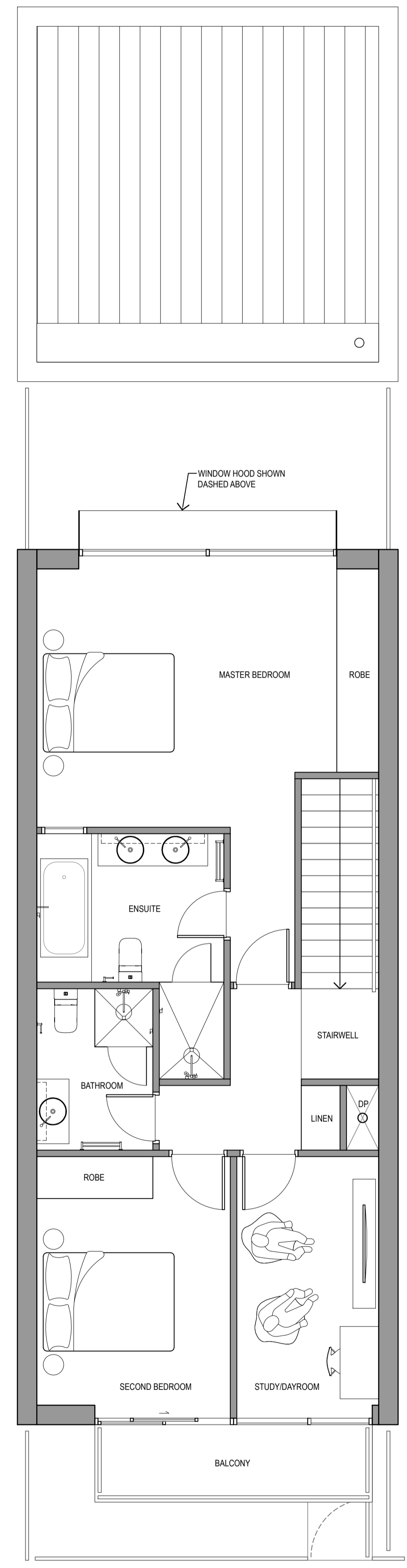
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PROJECT NO
 29022
 DWG NO
 P04

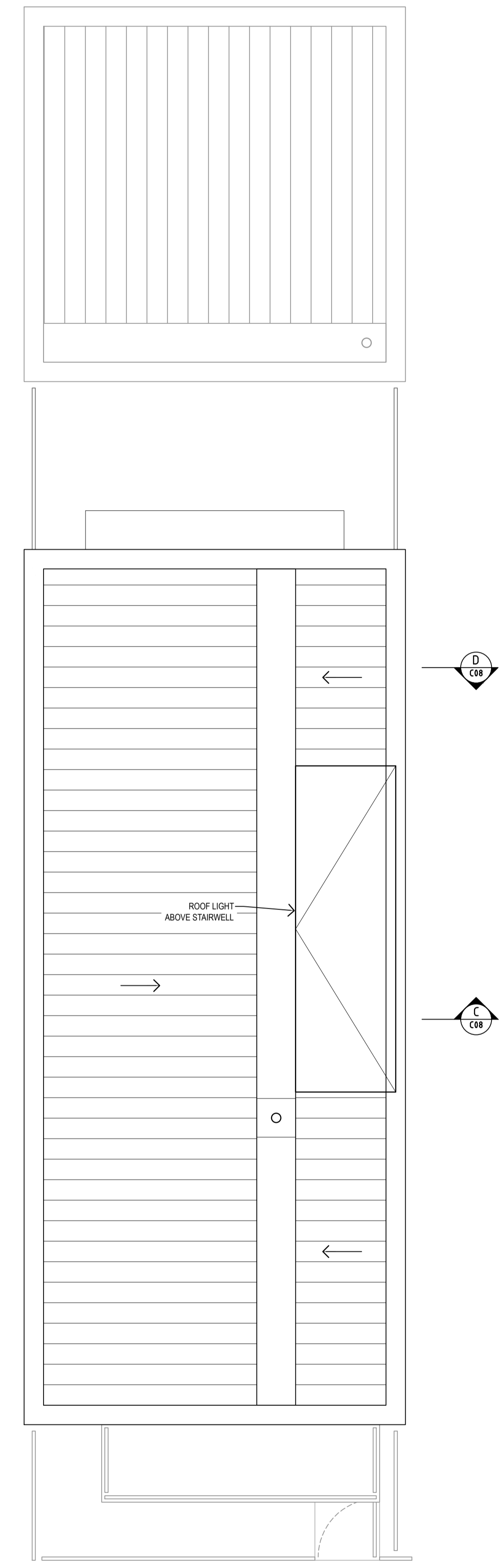
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1.0	FB	AR



GROUND FLOOR PLAN
 1:50 @ A1 1:100 @ A3
 NOTE
 TOWNHOUSE TYPE B MIRROR SHOWN



LEVEL 1 FLOOR PLAN
 1:50 @ A1 1:100 @ A3



ROOF PLAN
 1:50 @ A1 1:100 @ A3

REV	DATE	DESCRIPTION
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PROJECT
 HOUSING
 50-52 SUSSEX STREET
 NORTH ADELAIDE

DRAWING
 TYPICAL TOWNHOUSE
 PLANS

SCALE
 1:50 @ A1 DATE
 DECEMBER 2018

PROJECT NO
 29022

DATE
 DECEMBER 2018

36 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000
 P: 08 8 410 5200 F: 08 8 410 5204 E: info@tectvs.com.au



— SOUTH ELEVATION – STREETScape
 1:100 @ A1 1:200 @ A3



— SOUTH ELEVATION – STREETScape NO FENCE
 1:100 @ A1 1:200 @ A3



— NORTH ELEVATION – GARAGE
 1:100 @ A1 1:200 @ A3

NOTE LANDSCAPING GHOSTED FOR CLARITY

REV	DATE	DESCRIPTION
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PROJECT
 HOUSING
 50-52 SUSSEX STREET
 NORTH ADELAIDE

DRAWING
 NORTH & SOUTH
 ELEVATIONS

SCALE
 1:100 @ A1

DATE
 DECEMBER 2018

PROJECT NO
 29022

DWG NO
 P06

REVISION
 1.0

CHECKED
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DRAWN
 AR

36 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000
 P: 08 8 410 5200 F: 08 8 410 5204 E: info@tectvs.com.au



NORTH ELEVATION - TOWNHOUSE
1:100 @ A1 1:200 @ A3



SOUTH ELEVATION - GARAGE
1:100 @ A1 1:200 @ A3

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PROJECT
HOUSING
50-52 SUSSEX STREET
NORTH ADELAIDE

DRAWING
NORTH & SOUTH
ELEVATIONS

SCALE
1:100 @ A1
DATE
DECEMBER 2018

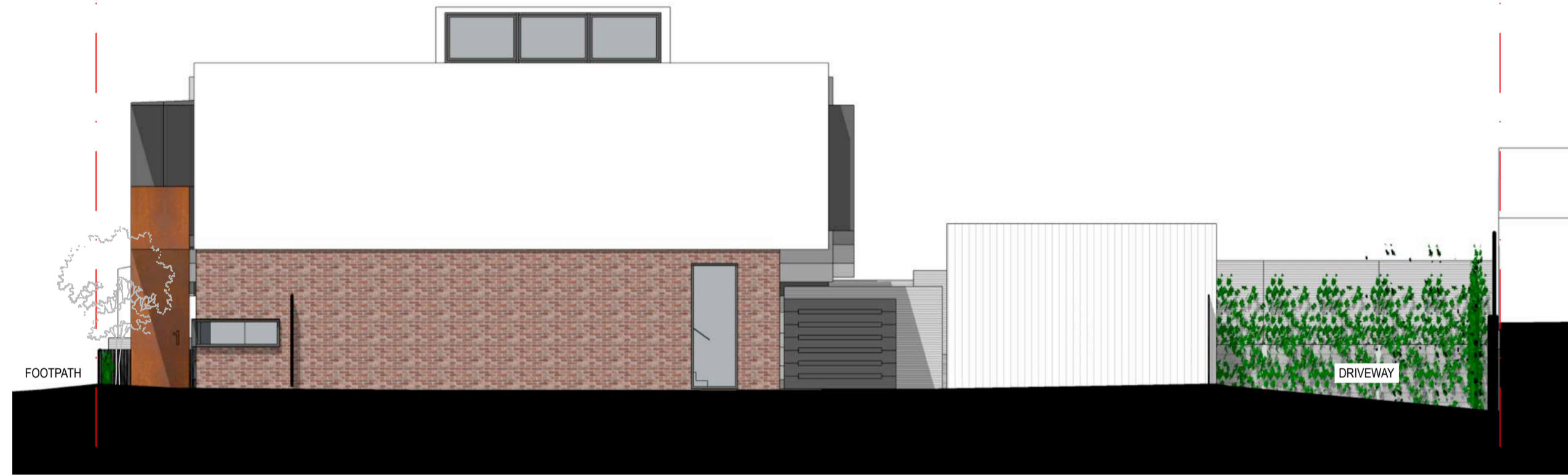
PROJECT NO
29022
DWG NO
P07

REVISION	CHECKED	DRAWN
1.0	FB	AR

36 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000
P: 08 8 410 5200 F: 08 8 410 5204 E: info@tectvs.com.au



EAST ELEVATION - DRIVEWAY
1:100 @ A1 1:200 @ A3



EAST ELEVATION - BOUNDARY
1:100 @ A1 1:200 @ A3



WEST ELEVATION - DRIVEWAY
1:100 @ A1 1:200 @ A3



WEST ELEVATION - BOUNDARY
1:100 @ A1 1:200 @ A3

NOTE LANDSCAPING GHOSTED FOR CLARITY

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PROJECT
HOUSING
50-52 SUSSEX STREET
NORTH ADELAIDE

DRAWING
EAST & WEST
ELEVATIONS

SCALE
1:100 @ A1

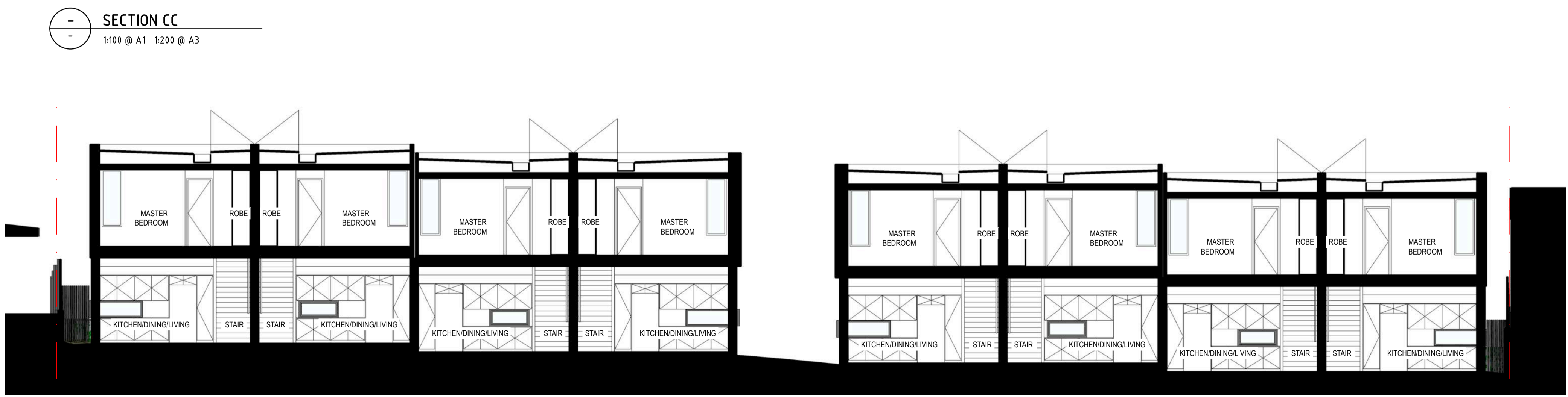
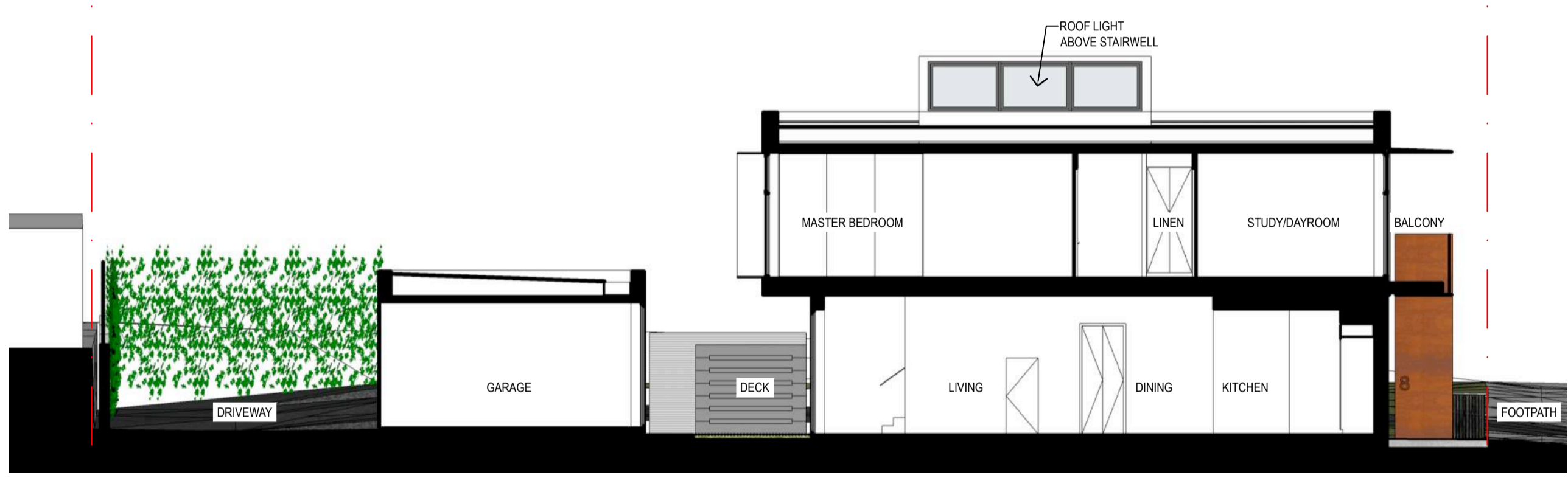
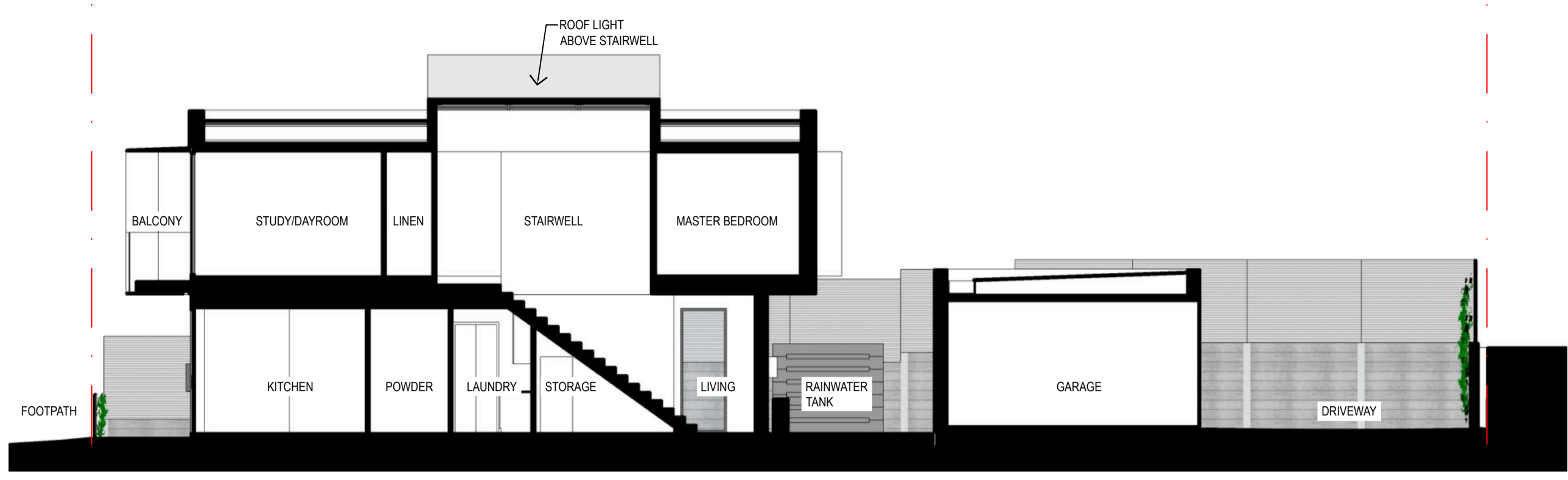
DATE
DECEMBER 2018

PROJECT NO
29022

DWG NO
C08

REVISION 1.0
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36 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000
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PROJECT
HOUSING
50-52 SUSSEX STREET
NORTH ADELAIDE

DRAWING
SECTIONS

SCALE
1:100 @ A1

DATE
DECEMBER 2018

PROJECT NO
29022

DWG NO
P09

REVISION	CHECKED	DRAWN
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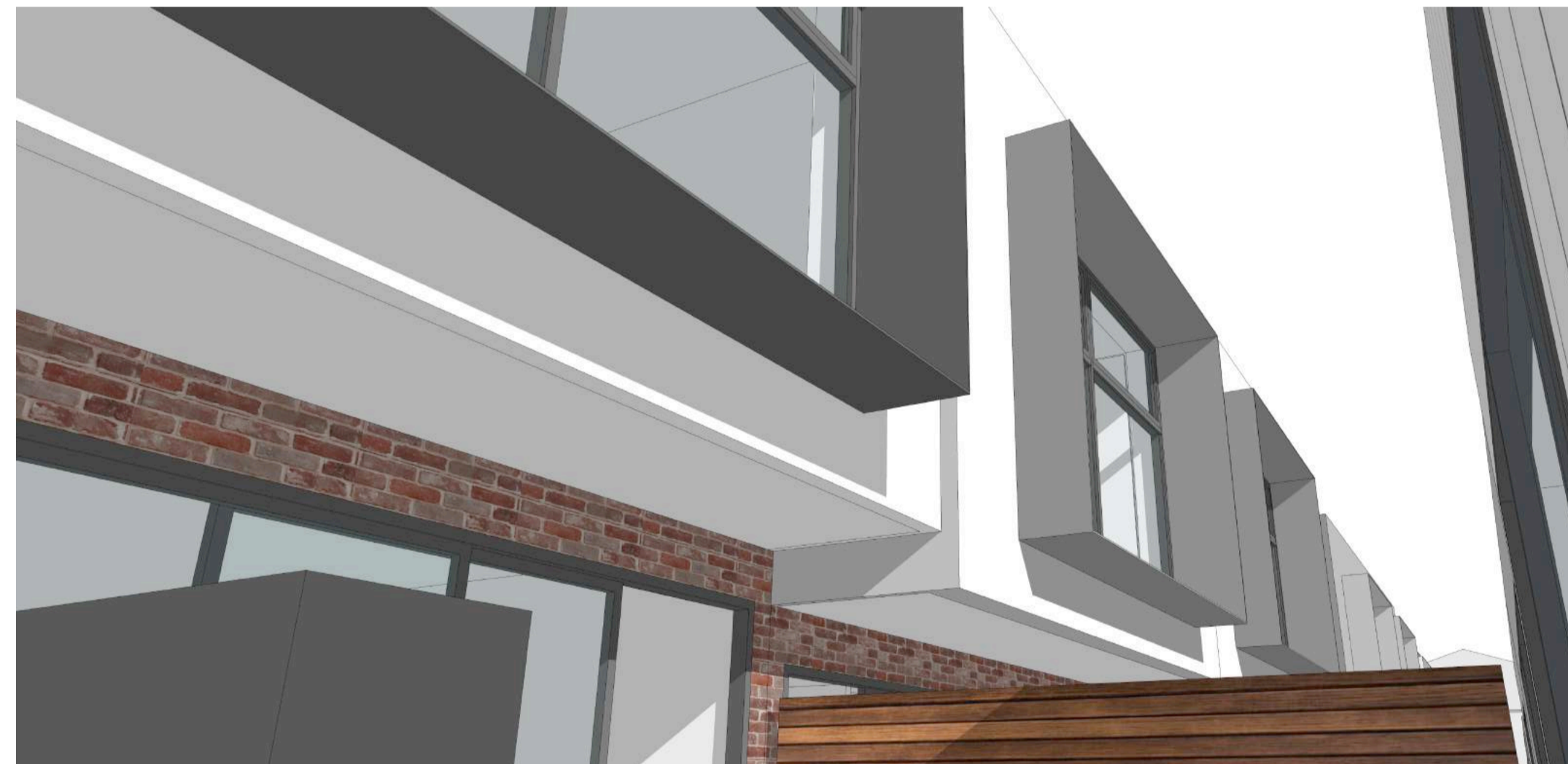
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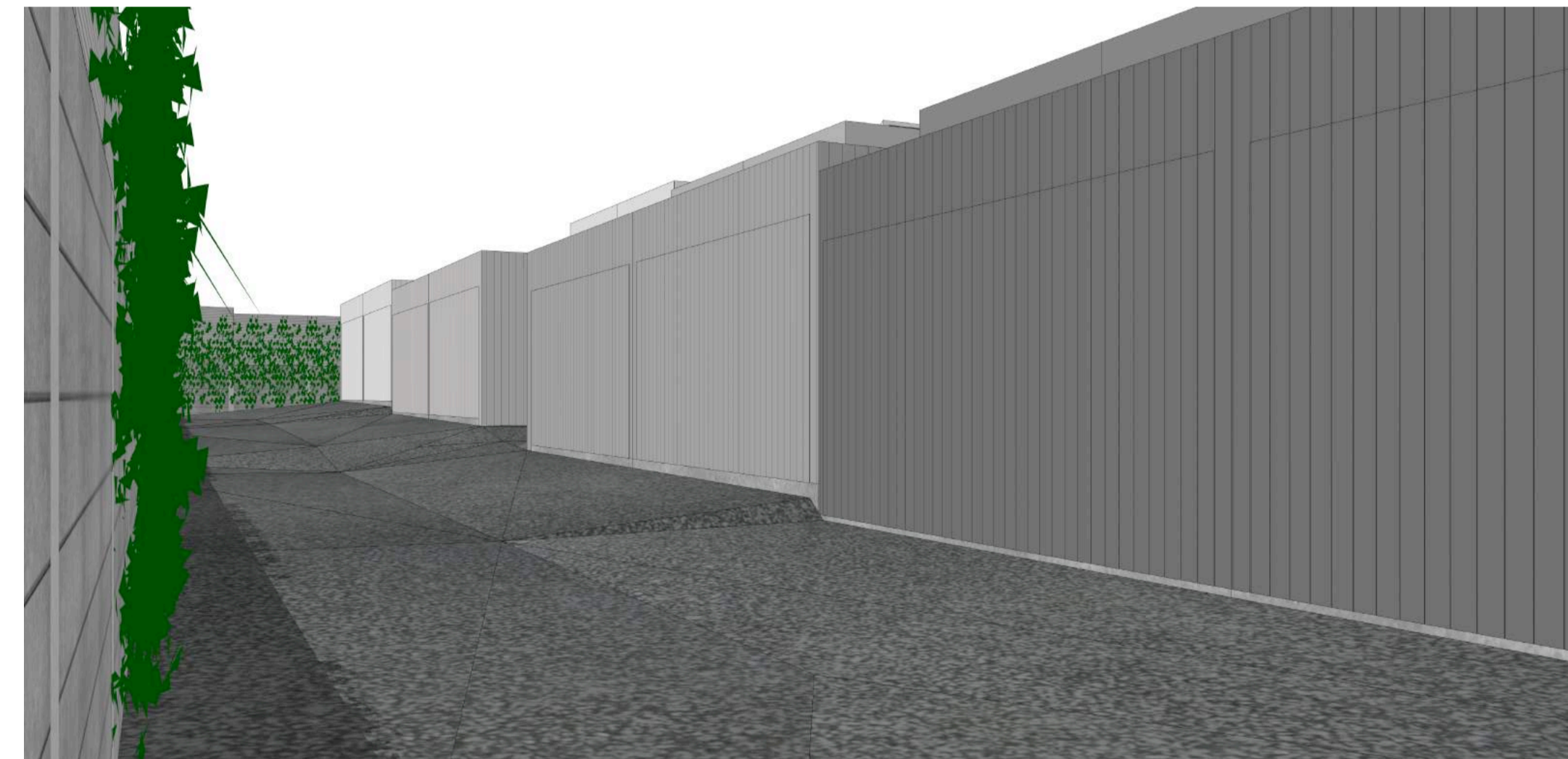

CAMEO 01 – NORTH EAST STREETSCAPE
 NOT TO SCALE
 NOTE LANDSCAPING OMITTED FOR CLARITY




CAMEO 02 – SOUTH WEST STREETSCAPE
 NOT TO SCALE
 NOTE LANDSCAPING OMITTED FOR CLARITY



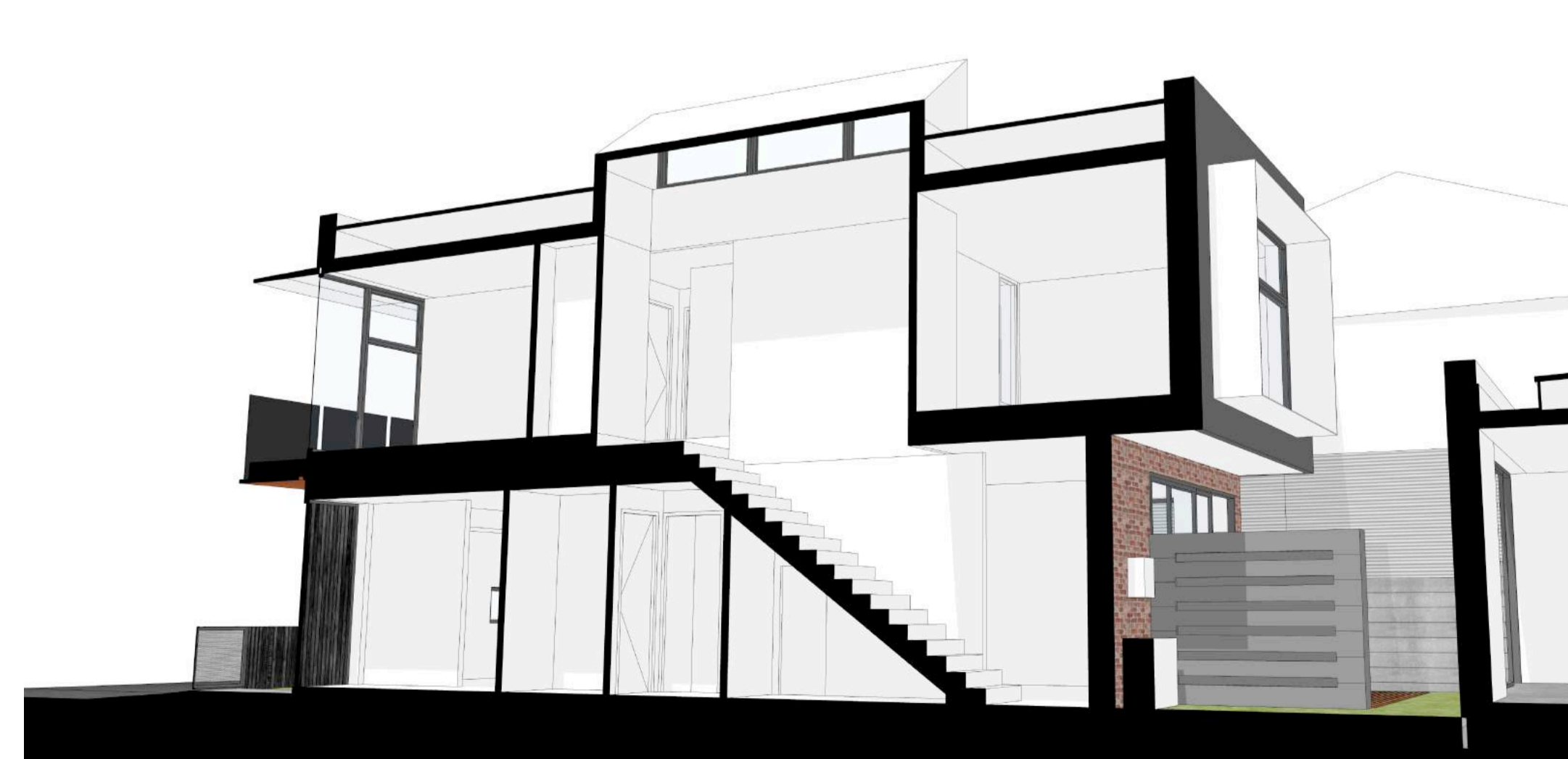

CAMEO 03 – REAR COURTYARD
 NOT TO SCALE

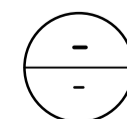



CAMEO 04 – NORTH EAST DRIVEWAY
 NOT TO SCALE

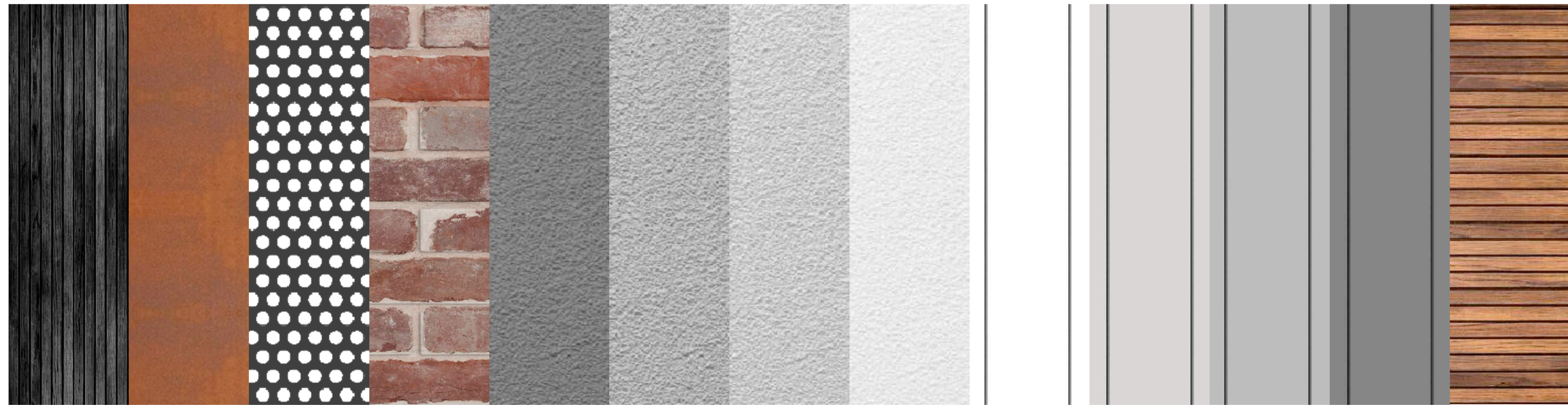



CAMEO 05 – LIVING ROOM
 NOT TO SCALE




CAMEO 06 – STAIRWELL
 NOT TO SCALE

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CLIENT FUTURE URBAN GROUP		
PROJECT HOUSING 50-52 SUSSEX STREET NORTH ADELAIDE		
DRAWING CAMEOS		
SCALE NOT TO SCALE		DATE DECEMBER 2018
PROJECT NO 29022	DWG NO P10	REVISION 1.0
	CHECKED FB	DRAWN AR
<small>36 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000 P: 08 8 410 5200 F: 08 8 410 5204 E: info@tectvs.com.au</small>		



CHARRED TIMBER WEATHERED STEEL PERMEABLE SCREEN RECLAIMED RED BRICK DARK RENDER MID GRAY RENDER LIGHT GRAY RENDER WHITE RENDER WHITE CLADDING LIGHT GRAY CLADDING MID GRAY CLADDING DARK CLADDING WARM TIMBER

REV	DATE	DESCRIPTION
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FUTURE URBAN GROUP

PROJECT
HOUSING
50-52 SUSSEX STREET
NORTH ADELAIDE

DRAWING
MATERIALS

SCALE
NOT TO SCALE

DATE
DECEMBER 2018

PROJECT NO
29022

DWG NO
P11

REVISION 1.0 CHECKED FB DRAWN AR

38 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000
P: 08 8 410 5200 F: 08 8 410 5204 E: info@tectvs.com.au

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/3/2019

Item No: 5.1

From: Associate Director, Planning & Development

Subject: List of Recent Lodgment's for Planning Consent (2017/02505) [CAP]

PURPOSE

To provide Panel Members with a list of development applications lodged for planning consent for the period 22 February 2019 to 14 March 2019.

A total of 45 development applications with a total value of \$23,583,880 have been lodged for planning consent for this period.

ATTACHMENTS

Lodged Applications for Planning Consent 1 - 5

RECOMMENDATION

That the report be received.

Item No. 5.1 – Attachments 1 - 5 (List of Recent Lodgements for Planning Consent)

Pages 356 to 360



DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 22/02/2019 To 14/03/2019

Item No. 5.1 - Attachment 1

Application Assessed on Merit

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
1	DA/116/2019	217-219 Flinders Street ADELAIDE SA 5000	Change of use from shop (florist) to office and associated internal fit out	22/02/2019	\$5,000	Category 1
2	DA/117/2019	46 Finnis Street NORTH ADELAIDE SA 5006	Single storey addition to the rear including courtyard with swimming pool	23/02/2019	\$200,000	Category 2
3	DA/118/2019	226 Jeffcott Street NORTH ADELAIDE SA 5006	Erect 2.4m high side and rear Hebel wall	23/02/2019	\$4,000	To Be Determined
4	DA/119/2019	Cos Restaurant 18 Leigh Street ADELAIDE SA 5000	Internal refurbishment	25/02/2019	\$40,000	Category 1
5	DA/120/2019	Stamford Plaza Adelaide 150 North Terrace ADELAIDE SA 5000	Change of use of portion of ground floor to cafe with signage	26/02/2019	\$250,000	Category 1
6	DA/122/2019	39 Mills Terrace NORTH ADELAIDE SA 5006	Replacing dilapidated retaining wall along boundary with fencing on top at 39 and 36 Mills Terrace	26/02/2019	\$25,000	To Be Determined
7	DA/124/2019	Basement 89 King William Street ADELAIDE SA 5000	Attach two signs to building facade	26/02/2019	\$4,000	Category 1
8	DA/127/2019	BARR SMITH SOUTH - (ABUTS HUB CENTRAL) North Terrace ADELAIDE SA 5000	Undertake internal alterations to Barr Smith South Building (levels 2, 3, 5) and stair upgrade	27/02/2019	\$5,000,000	Category 1
9	DA/131/2019	190-194 Gover Street NORTH ADELAIDE SA 5006	Construct upper level addition for a staff room/kitchen and a store area associated with existing short-term residential accommodation	28/02/2019	\$150,000	Category 2
10	DA/132/2019	21-25 Lefevre Terrace NORTH ADELAIDE SA 5006	Install a shipping container within front yard for temporary accommodation and storage over an 18-month period (associated with on-site construction)	28/02/2019	\$5,000	Category 2

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 22/02/2019 To 14/03/2019

Item No. 5.1 - Attachment 2

11	DA/133/2019	Naya Bar & Ragani Spice GF-1F 210 Hutt Street ADELAIDE SA 5000	Change of use of two vacant tenancies to restaurant (expansion of existing restaurant)	1/03/2019	TBA	Category 1
12	DA/134/2019	BOHM TERRACE 64 Archer Street NORTH ADELAIDE SA 5006	Demolition of existing extension and construction of two storey extension, rear carport and pergola	1/03/2019	\$400,000	Category 2
13	DA/135/2019	61 Russell Street ADELAIDE SA 5000	Demolition of existing building and construction of a three storey residential flat building containing four dwellings	1/03/2019	\$1,200,000	Category 2
14	DA/136/2019	13 MacKinnon Parade NORTH ADELAIDE SA 5006	Construct two (2) storey building with garage at ground and studio at upper level	1/03/2019	\$150,000	Category 2
15	DA/137/2019	124 Stanley Street NORTH ADELAIDE SA 5006	Install front security door	2/03/2019	\$1,500	Category 1
16	DA/139/2019	87A Childers Street NORTH ADELAIDE SA 5006	Covered pergola attached to rear of dwelling	4/03/2019	\$7,000	To Be Determined
17	DA/140/2019	120 Molesworth Street NORTH ADELAIDE SA 5006	Verandah upgrade	27/02/2019	\$10,000	Category 1
18	DA/141/2019	Toilets - B0030 23-25A James Place ADELAIDE SA 5000	Internal and facade alterations to existing toilet facility	4/03/2019	\$285,000	Category 1
19	DA/142/2019	Gladys Elphick Park / Narnungga (Park 25) West Terrace ADELAIDE SA 5000	Erect two scaffolding structures for livestream filming (Sheffield Shield Cricket)	5/03/2019	\$6,680	Category 1
20	DA/143/2019	Price Attack Ground 137 Rundle Mall ADELAIDE SA 5000	Shopfront alterations, internal fit-out and new signage	5/03/2019	\$15,000	Category 1
21	DA/144/2019	26 Stephens Street ADELAIDE SA 5000	Conservation work to verandah and facade and re- roofing	5/03/2019	\$26,720	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 22/02/2019 To 14/03/2019

Item No. 5.1 - Attachment 3

22	DA/145/2019	51-57 Hutt Street ADELAIDE SA 5000	Undertake works and use vacant land at as ancillary car parking to the Calvary Wakefield Hospital located at 282 – 300 Wakefield Street	6/03/2019	\$25,000	Category 1
23	DA/146/2019	62 Lefevre Terrace NORTH ADELAIDE SA 5006	Demolition of carport, laundry, sunroom and patio roof	6/03/2019	\$7,000	Category 1
24	DA/147/2019	26 Delhi Street ADELAIDE SA 5000	Conservation work to veranda and facade, reinstate timber windows, new main roof	6/03/2019	\$74,230	Category 1
25	DA/149/2019	18 Power Street ADELAIDE SA 5000	Demolition of existing dwelling and construction of two storey detached dwelling	7/03/2019	TBA	Category 2
26	DA/152/2019	Skycity Adelaide North Terrace ADELAIDE SA 5000	Internal alterations and change the use to licensed premises	7/03/2019	\$4,400,000	Category 1
27	DA/154/2019	BERTRAM HOUSE 73 Grenfell Street ADELAIDE SA 5000	Change of use of basement to tattoo studio	9/03/2019	\$500	Category 1
28	DA/156/2019	WESTS COFFEE PALACE 108-112 Hindley Street ADELAIDE SA 5000	Change of use part of basement to educational establishment and fit out	12/03/2019	TBA	Category 1
29	DA/157/2019	82-98 Wakefield Street ADELAIDE SA 5000	Facade alterations, internal building works and change the use to cafe	7/03/2019	\$20,000	Category 1
30	DA/158/2019	WEST FRANKLIN, 174-190 Franklin Street, ADELAIDE SA 5000	Construct louvre pergola over upper deck	12/03/2019	\$50,000	Category 1
31	DA/159/2019	Beaurepaires 421-425 Pulteney Street ADELAIDE SA 5000	Installation of four roller doors and alterations to signage	12/03/2019	\$39,500	Category 1
32	DA/160/2019	Memorial Drive - Centre Court - B0370 War Memorial Drive NORTH ADELAIDE SA 5006	Demolition of existing grandstand roofing and construction of free-standing roof structure	12/03/2019	\$7,000,000	Category 1
33	DA/161/2019	104 Barton Terrace W NORTH ADELAIDE SA 5006	Conservation work to verandah	12/03/2019	\$1,750	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 22/02/2019 To 14/03/2019

Item No. 5.1 - Attachment 4

34	DA/162/2019	207 Currie Street ADELAIDE SA 5000	Erect free-standing carport	12/03/2019	\$7,000	Category 1
35	DA/164/2019	10 Castle Street, ADELAIDE SA 5000	Conservation of existing verandah and external facade	13/03/2019	\$35,000	Category 1
36	DA/165/2019	12 Castle Street, ADELAIDE SA 5000	Conservation of existing verandah and external facade	13/03/2019	\$35,000	Category 1
37	DA/167/2019	Ground 144 Wright Street, ADELAIDE SA 5000	Change of use of existing office use on part of ground floor to residential	13/03/2019	TBA	Category 1
38	DA/168/2019	222 Childers Street, NORTH ADELAIDE SA 5006	Rear verandah	13/03/2019	\$4,000	Category 1
39	DA/171/2019	440 Gilles Street, ADELAIDE SA 5000	Alterations and additions to residence	14/03/2019	\$2,000,000	Category 2
40	DA/598/2018/C	University of Adelaide - Union House (K/A 4F) Level 2 Victoria Drive ADELAIDE SA 5000	Vary previous authorisation external paving & landscaping, modification of existing openings, new sprung floor and internal fit out - VARIATION - install stage lighting/speaker support bars to the ceiling	6/03/2019	TBA	Category 1
41	DA/772/2018/A	111 Stanley Street NORTH ADELAIDE SA 5006	Vary previous authorisation single storey addition and alterations to existing dwellings - VARIATION - Demolition of internal walls, removal of ceiling lining, installation of new ceiling and painting	4/03/2019	TBA	Category 1
Non-Complying Development						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
42	DA/155/2019	ST MARKS COLLEGE 61-113 Kermode Street NORTH ADELAIDE SA 5006	Two level extension to existing multi-deck car park	12/03/2019	\$2,100,000	Category 3 Non- Complying
Land Division						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
43	LD/5/2019	ROWLANDS APARTMENTS 12-18 Rowlands Place ADELAIDE SA 5000	Community Strata Amendment - Lot 1901 - Transfer of roof and signage to Common Property	22/02/2019	Not Applicable	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 22/02/2019 To 14/03/2019

Item No. 5.1 - Attachment 5

44	LD/9/2019	13-19 Frederick Place NORTH ADELAIDE SA 5006	Torrens title land division - one allotment into two	1/03/2019	Not Applicable	Category 1
45	LD/10/2019	Quality Hotel Rockford Adelaide 164-180 Hindley Street ADELAIDE SA 5000	Land Division - Boundary re-alignment	5/03/2019	Not Applicable	Category 1

Please Note: Category 1 (No Notification Required)
 Category 2 (Adjacent Owners and Occupiers Notified Only)
 Category 3 (As for Category 2, Plus Other Owners and Occupiers Directly Affected to a Significant Degree)

*** Approved**