

Council Assessment Panel

Meeting Agenda

Monday, 16 December 2019, at 5.30 pm, Colonel Light Room, Town Hall, Adelaide.

Presiding Member – Mr Mark Adcock

Acting Presiding Member – Councillor Anne Moran

Specialist Members – Mr Marc Duncan, Ms Colleen Dunn and Prof Mads Gaardboe [Apology]

1. Confirmation of Minutes – 25/11/2019 [CAP]

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 25 November 2019, be taken as read and be confirmed as an accurate record of proceedings.

2. Non-Complying Applications - Nil

3. Applications for consideration on Merit

3.1 Subject Site 231 Gilbert Street, Adelaide SA 5000 [Page 3]

Application No. DA/487/2019

Proposal Alterations to existing dwelling and construction of a two storey addition

Recommendation Development Plan Consent Be Granted

3.2 Subject Site National Wine Centre, Botanic and Hackney Roads, Adelaide SA 5000 [Page 46]

Application No. DA/425/2016/A

Proposal Vary previous authorisation erect two double sided LED signs, one on the southern boundary adjacent to Botanic Road and one on the eastern boundary adjacent to Hackney Road and removal of existing signage - VARIATION - Increased size of LED screen, amendments to sign design and amended positioning

Recommendation Development Plan Consent Be Granted

3.3 Subject Site 97-99 Angas Street, Adelaide SA 5000 [Page 124]

Application No. DA/904/2018

Proposal Change the use to ancillary car park until October 2020

Recommendation Development Plan Consent Be Granted

- 4. Other Applications - Nil**
- 5. Other Business**
 - 5.1** List of Recent Lodgements for Planning Consent (2017/02505) [CAP] [Page 150]
 - 5.2** Other Business
 - 5.3** Next Meeting – 3 February 2020
- 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 16/12/2019

Item No	3.1
Address	231 Gilbert Street, Adelaide SA 5000
Proposal	Alterations to existing dwelling and construction of a two storey addition (DA/487/2019 - HD) [CAP]
Applicant	Adelaide Prestige Homes
Relevant Development Plan	7 June 2018
Lodgement Date	8 Jul 2019
Zone / Policy Area	City Living 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

Plans and Details	1-12
Certificate of Title	13-14
Representations from Public Notification	15-18
Applicant Response to Representations	19

PERSONS SPEAKING BEFORE THE PANEL

Representors

- Mr Michael Vallelonga - 233 Gilbert Street, Adelaide

Applicant

- Garth Heynen of Heynen Planning Consultants on behalf of the Applicant

1. **DESCRIPTION OF PROPOSAL**



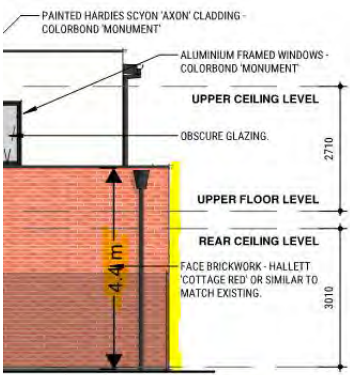
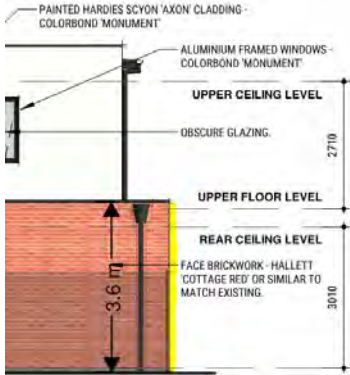


- 1.1 Planning consent is sought for alterations to existing dwelling including demolition of rear portion of the existing single storey dwelling and garage and construction of a two storey rear dwelling addition.
- 1.2 The proposal comprises of
- Laundry, powder room and bathroom
 - Family room and kitchen with walk in pantry
 - Outdoor alfresco
 - Main bedroom with ensuite, walk in robe and balcony
 - Two additional bedrooms and a bathroom
 - Double garage fronting the rear right of way
- 1.3 The proposed addition will have a flat roof with rendered walls in 'Colourbond Surfmist' to the side and rear of the addition, and painted Hardies Scyon Axon cladding painted in "Colourbond Monument. Red brick will be utilised to the rear of the ground floor to match the existing dwelling.
- 1.4 The ground floor addition has a ceiling height (internal) of 3m and the first floor is 2.7m resulting in an (external) total height of 7m.

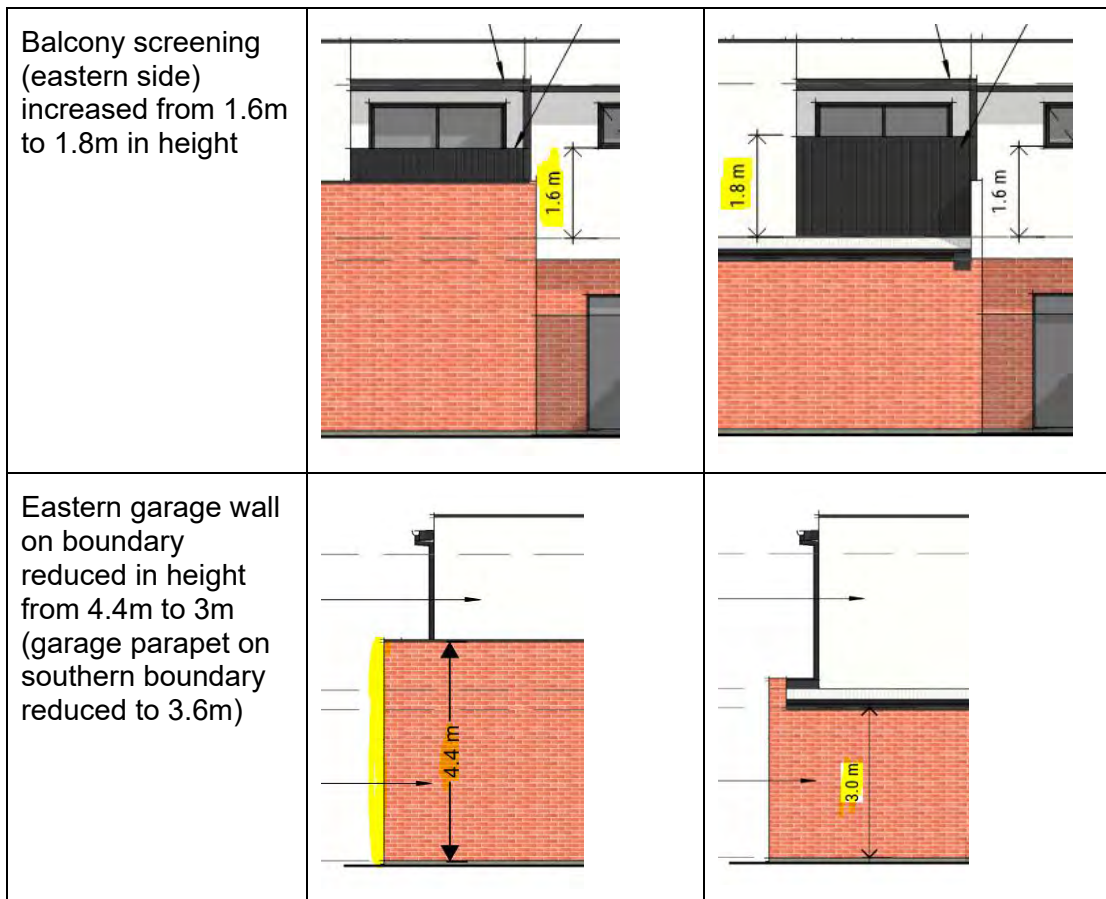
2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site area 318m²		
Plot ratio	1.0	0.76
Building height		
- Storeys	2	2
- Metres (ceiling height)	11m (max.)	6.1m
Private Open Space (POS)		
- % of total site area or m ²	20%	65.7m ² (20.47%)
- dimensions	2.5m (min.)	2.5m
Landscaped Open Space (LOS)		
- % of total site area	20% (64.2 m ²)	37.38% (120m ²)
Car parking and Access		
- Number of spaces	2 Spaces	2 Spaces

3. BACKGROUND

3.1 This application has been subject of a number of amendments since lodgement. These have primarily focused on the bulk and scale, side setbacks and the privacy screening for the balcony in response to the administration and Representatives concerns. The changes are reflected below:

Description of amendment	Plans as Lodged	Plans as Amended
Western side boundary setback increased from 0.0m to 0.6m ground level and from 0.0m to 0.9m first floor		
Eastern garage wall height reduced from 4.4m to 3.6m		
Southern boundary wall height reduced from 4.4m to 3.6m (garage parapet)		

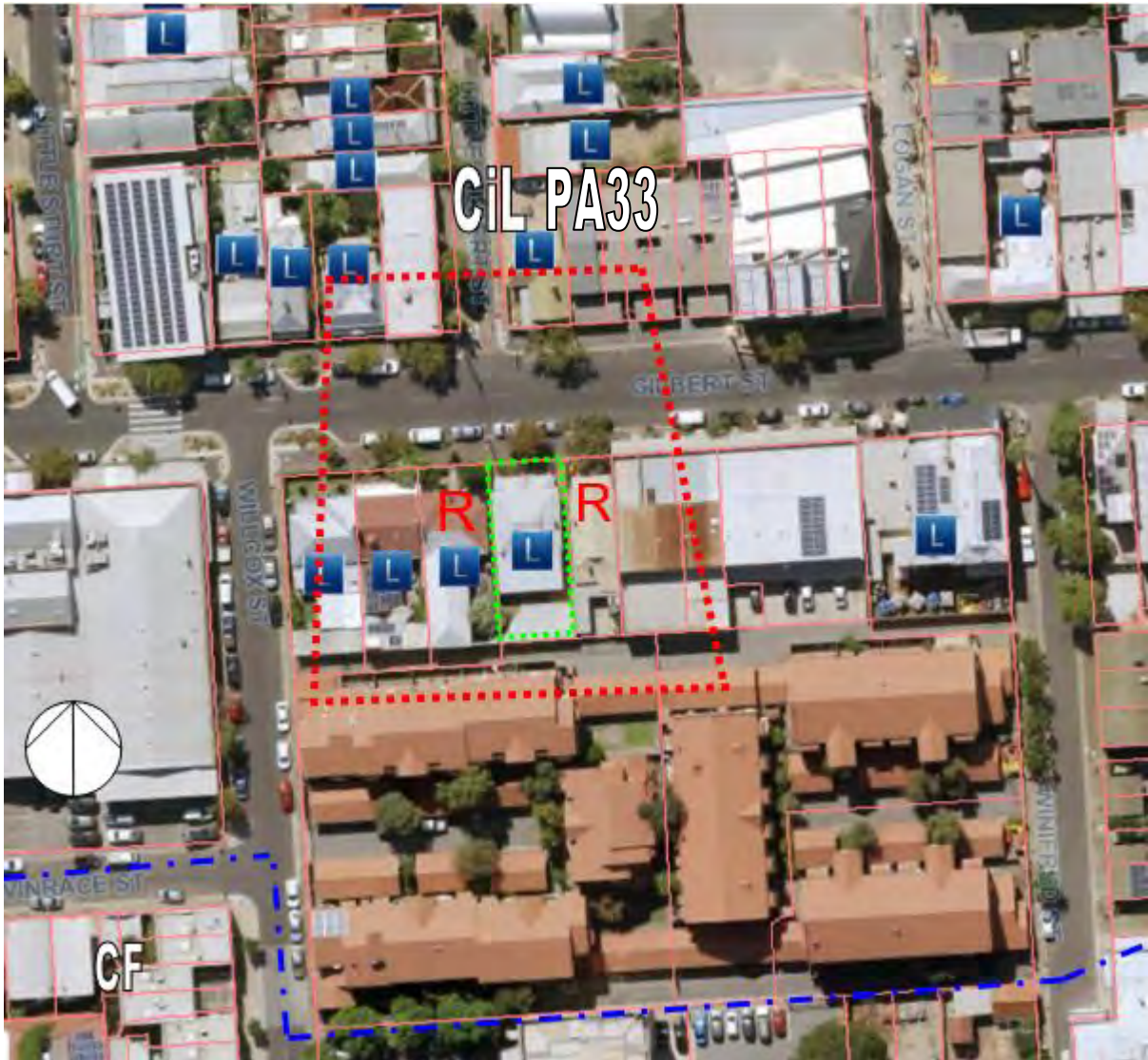


4. **SITE**

- 4.1 The subject site is located on the southern side of Gilbert Street, opposite the Little Gilbert Street junction.
- 4.2 The site is rectangular in shape with an 11.56m frontage and 27.43m depth providing a total site area of 318m².
- 4.3 The site currently contains a Local Heritage listed dwelling with rear lean to, verandah and carport at the rear.

5. **LOCALITY**

- 5.1 The locality is predominantly residential in nature with some commercial uses including an office at 234 Gilbert Street and a café, shop and office at 215-227 Gilbert Street.
- 5.2 There are a variety of building styles and heights ranging from single to 3 storeys. There is a high proportion of Local Heritage places in the locality including the three dwellings to the west and two within the locality to the north of the subject site.
- 5.3 Gilbert Street is lined with street trees to the north west and south west of the subject site however vegetation to the east is sparse.








KEY			
	Subject Site		Local Heritage Place
PA33	South West Policy Area		State Heritage Place
CiL	City Living Zone		Zone Boundary
R	Representor(s)		Locality

Photo 1 – View of the subject site



Photo 2 – Viewing offices and café at 215-227 Gilbert St, east of the subject site



Photo 3 – Viewing dwellings north east of the subject site (looking west)



Photo 4 – Viewing dwellings north east of the subject site (looking east)



Photo 5 – Viewing dwellings and office to the north west of the subject site



Photo 6 – Viewing the dwellings adjacent the subject site looking east



Photo 7 - Right of way at the rear of the subject site



Photo 8 – Right of way at the rear of the subject site



6. **PUBLIC NOTIFICATION**

- 6.1 **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 – 2	<ul style="list-style-type: none"> • Mr M Vallelonga – 233 Gilbert Street, Adelaide • Mr L Spinato - 229 Gilbert Street, Adelaide

Summary of Representation	Applicant's response
Overlooking into adjacent properties from upper floor balcony.	The balcony screening initially complied with the Development Plan by having a height of 1.6 metres and incorporated openings of less than 25%. The amended plans propose a screening height of 1.8m.
Over development of the site.	Proposal has been reduced in size from lodgement.
Excessive bulk and scale.	Amended proposal to include a side setback of 0.6m at ground level and 0.9m to first floor on eastern side and 0.6m setback to first floor on western side boundary. Reduction of wall height on first floor from 4.5m to 3.7m.
Overshadowing and loss of amenity and existing landscaping.	Updated overshadowing diagrams at 1 hour intervals

Note: The Administration has summarised the applicant's response above based on the amended plans.

7. **REQUIRED EXTERNAL REFERRALS**

- 7.1 No external referrals required

8. **SPECIALIST ADVICE**

8.1 **Local Heritage**

- The dwelling is a LHP(Townscape) with the extent of listing being the exterior of the dwelling for a depth of 4m. This retention depth is in effect the (east-west) ridge line of the dwelling.

- The proposed addition commences behind the main 4 rooms of the dwelling i.e. approx. 8.3m back, thus retaining the extent of listing with enough curtilage
- The built form and proposed material selection is reasonable given the diversity of the locality.

8.2 **Traffic**

- There are no objections to the proposal.
- Vehicle movements into the proposed garage was noted initially as 'tight'. The applicant has provided a vehicle tracking diagram that demonstrates access into the garage off the right of way that shows the vehicles will need to be parked on an angle.

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"> Maintains low scale residential. 	✓
Objectives O1	<ul style="list-style-type: none"> Adequately consistent with desired character. 	✓
Land Use P1-2	<ul style="list-style-type: none"> Comprises residential development. 	✓
Form and Character P3	<ul style="list-style-type: none"> Adequately consistent with desired character. 	✓
Design and Appearance P4-7	<ul style="list-style-type: none"> Does not exceed maximum plot ratio. Does not exceed maximum building height. Achieves minimum building height of 2 storeys. Exceeds minimum landscaped open space. 	✓

9.2 Summary of Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> • Achieved. • See detailed discussion in 9.4 	✓
Objectives O1-4	<ul style="list-style-type: none"> • Achieved. 	✓
Form of Development P1-10	<ul style="list-style-type: none"> • Achieved. 	✓
Car parking P11	<ul style="list-style-type: none"> • Achieved. 	✓

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
LOW SCALE RESIDENTIAL DEVELOPMENT		
Building Appearance & Neighbourhood Character O11-12 P17-21	<ul style="list-style-type: none"> Achieved. Proposed building is compatible with the desired character in terms of its building height, mass and proportion, façade articulation and detailing, external materials, patterns, textures, colours and decorative elements. 	✓
Dwelling Setbacks O13 P22	<ul style="list-style-type: none"> Achieved. See detailed discussion in 9.4 	✓
Building Siting O14 P23-24	<ul style="list-style-type: none"> Achieved. See detailed discussion in 9.4 	✓
Daylight & Sunlight O15 P25-28	<ul style="list-style-type: none"> Achieved. See detailed discussion in 9.4 	✓
Private Open Space O16 P29-34	<ul style="list-style-type: none"> Achieved. 	✓
Visual & Acoustic Privacy O17 P35-38	<ul style="list-style-type: none"> Achieved. 	✓
Carports, Garaging & Fencing O18-19 P40-43	<ul style="list-style-type: none"> Achieved. Proposal provides for two car parking spaces in accordance with the recommendations of Table Adel/7. 	✓

On-Site Parking & Access O20 P44-45	<ul style="list-style-type: none"> Achieved. Access is obtained from a minor street/private road as desired. 	✓
Site Facilities & Storage O21 P46-47	<ul style="list-style-type: none"> Achieved. 	✓
ENVIRONMENTAL		
Crime prevention through urban design O24 P82-86	<ul style="list-style-type: none"> Achieved. 	✓
Noise Emissions O26-27 Noise Sources P89-94 Noise Receivers P95-100	<ul style="list-style-type: none"> Achieved. 	✓
Waste management O28 P101-104	<ul style="list-style-type: none"> Achieved. 	✓
Contaminated Sites O29 P105	<ul style="list-style-type: none"> There is no visible evidence of, or reasonable suspicion that the land may have been contaminated. 	✓
Energy Efficiency O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> Achieved. 	✓
Renewable Energy O31-32 P116-118	<ul style="list-style-type: none"> Solar panels can easily be installed on the roof of the dwelling addition. 	✓

Micro climate and sunlight O33-34 P119-125	<ul style="list-style-type: none"> Achieved. 	✓
Stormwater management O35-39 P126-131	<ul style="list-style-type: none"> Achieved. 	✓
Heritage & Conservation O42-45 P136-148	<ul style="list-style-type: none"> Achieved. See detailed response from Heritage Advisor Section 8.1 above. 	✓
Built Form & Townscape O46-48 P167	<ul style="list-style-type: none"> Achieved. 	✓
Height, Bulk and Scale P168-174	<ul style="list-style-type: none"> Achieved. 	✓
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"> Achieved. 	✓
Composition & Proportion P180-181	<ul style="list-style-type: none"> Achieved. 	✓
Articulation & Modelling P182-186	<ul style="list-style-type: none"> Achieved. 	✓
Materials, Colours & Finishes P187-190	<ul style="list-style-type: none"> Achieved. 	✓
Sky & Roof Lines O49 P192-195	<ul style="list-style-type: none"> Achieved. 	✓

Landscaping O55 P207-210	<ul style="list-style-type: none"> Achieved. 	✓
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"> Achieved. 	✓

9.4 **Detailed Discussion**

Desired Character

The subject site is located in the South Central Policy Area 32 of the City Living Zone.

The Desired Character for the Policy Area envisages predominantly low scale residential development with a mix of non-residential uses that maintain the residential amenity. The Policy Area seeks residential development in the form of dwellings to maintain a low scale at street level and 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.

The Desired Character Statement for the Zone states that the Zone comprises Adelaide's main residential living districts. The City Living Zone will provide high amenity residential living environments by displaying a range of dwelling types and non-residential development, if residential amenity is not impacted.

Based on the above, it is considered that the proposal is consistent with the desired character for the Policy Area and Zone in that the use remains low scale residential and the addition is complementary to the character of the locality.

Building design and setbacks

The Policy Area seeks development be of a maximum two storeys in height, with a plot ratio no greater than 1.0 and a minimum of 20% landscaped open space. The proposal achieves these quantitative provisions.

Zone PDC 6 envisages development to demonstrate a compatible visual relationship with adjacent heritage places. It is considered that the colours and materials are reasonable given the varied locality and they will complement the Local Heritage Place.

The scale of the building when viewed from adjoining properties to the east and west is relieved to a satisfactory level through a combination of staggered setbacks, building articulation and changes in external materials, textures and colours. On this basis, the visual impact of the development on adjoining existing buildings has been assessed and deemed to be acceptable in this instance.

On this basis, it is considered that the building design, visual impact of the dwelling and quantitative provisions of the Policy Area are acceptable.

Impact on neighbouring residential amenity

The applicant's overshadowing diagrams indicate that the proposal will still allow the adjacent apartments to the north and dwellings to the east and west to receive the required 2 hours of direct sunlight between 9am and 3pm on 22 June, in accordance with CW PDC 25 and 27.

The proposal includes upper level windows and a balcony. Given the two-storey height of the development, the upper level could create opportunities for direct overlooking into adjacent properties. This has been addressed in the following ways:

- All upper level east facing windows have a minimum sill height of at least 1.6m above floor level.
- West facing windows contain obscure glazing.
- Balcony has a 1.8m high privacy screen.

Based on the incorporation of the above privacy measures, the visual privacy of adjoining properties is adequately protected, as sought by CW PDC 35.

In response to Council Administration and the Representatives concerns, the proposal has been revised with the following amendments, as discussed in detail in Section 3.1:

- Western side boundary setback from 0.0m to 0.6m ground level and from 0.0m to 0.9m first floor
- Eastern side boundary wall height from 4.4m to 3.6m
- Balcony screening increased from 1.6m in height to 1.8m
- Eastern garage wall on boundary reduced in height from 4.4m to 3m
- Western garage wall height reduced from 4.4m to 3.6m.

The above amendments to the proposal are considered acceptable as the visual impact of the dwelling has been significantly reduced by way of:

- setting the western 2 storey wall off the boundary and staggering the setback of the ground and upper floor walls
- reducing the height of the eastern garage wall on the boundary.

9.5 Conclusion

The proposal is considered to achieve the desired outcomes of the desired character and principles by providing:

- Low scale residential development which supports the desired character for the Policy Area and Zone
- Quantitative requirements of the Policy Area including plot ratio, landscaped open space, building levels and height are achieved
- Setbacks and siting are considered
- Building height, mass and proportion, façade articulation and detailing, external materials, textures, colours and building setbacks are used to minimise the visual impact and bulk and scale of the proposal.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it is consistent with the desired character in the Policy

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

10. **RECOMMENDATION**

That the development, the subject of the application from Adelaide Prestige Homes for alterations to existing dwelling and construction of a two storey addition at 231 Gilbert Street, Adelaide SA 5000 as shown on plans designated DA/487/2019:

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:**

- **Plans prepared by Adelaide Prestige Homes Reference PD.2 - PD.4 and PD.6 – PD.12 on 4 November 2019**
- **Elevation Plans prepared by Adelaide Prestige Homes Reference PD.1 and PD.5 on 11 December 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 privacy screening as depicted on the plans granted consent described as Elevation Plan prepared by Adelaide Prestige Homes Ref PD.5 received 11 December 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.

3. **Windows on the first floor of the western elevation as depicted on drawing Elevation Plan prepared by Adelaide Prestige Homes Reference PD.5 on 11 December 2019 shall be translucent. 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.

4. **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.**

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

Advices

1. Vehicle and Access

Due to the narrow width of the right of way, vehicles will need to be parking in the garage on an angle as shown on Vehicle Access Plan prepared by Adelaide Prestige Homes Reference PD.12 on 4 November 2019.

2. 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.

3. 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.

4. 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.

5. 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

6. Footpath Levels

The existing footpath level shall not be modified to suit the floor level of the entry point to the development, unless otherwise agreed to by the Council in writing.

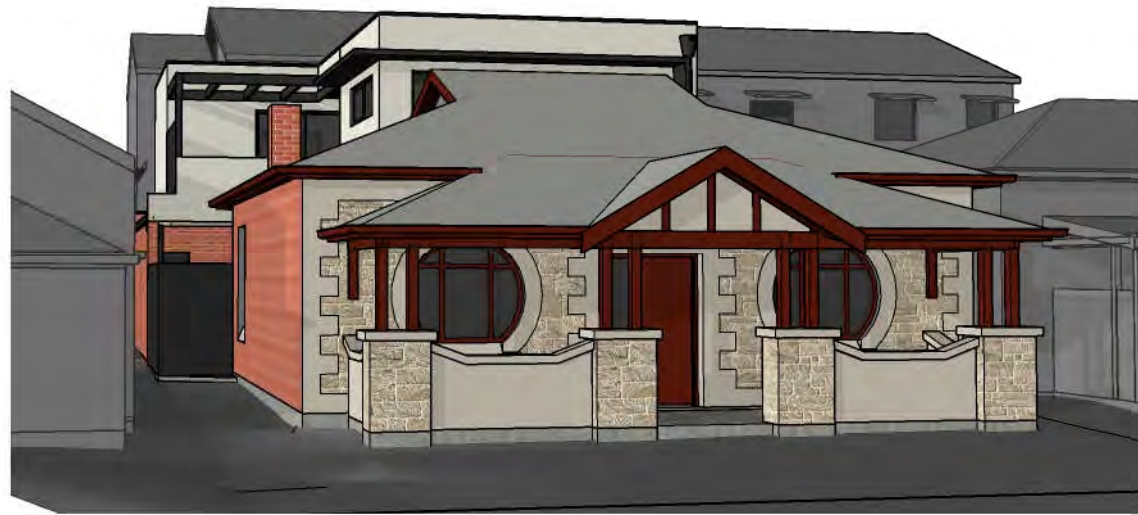
Item No. 3.1 – Attachments 1 – 19 (231 Gilbert Street, Adelaide SA 5000)

Pages 27 to 45

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NO.	DATE	AMENDMENT
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Designing & Building Luxury Lifestyles

A Division of Rossdale Homes Pty Ltd Bld Lic G8104
300 Glen Osmond Road, Fullarton, SA 5063

E: admin@adelaideprestigehomes.com.au
W: www.adelaideprestigehomes.com.au
T: 08 8433 2020

PROJECT
PROPOSED ADDITIONS TO RESIDENCE
FOR
MR H FU

AT
LOT 197 (231) GILBERT STREET, ADELAIDE

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY & SUBJECT TO SITE MEASURE / FINAL WORKING DRAWINGS. THESE DRAWINGS ARE PLANNING SKETCHES ONLY & ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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PD.1

SHEET NUMBER: 1 OF 15 ISSUE DATE: 10/12/2019 SHEET SIZE: **A3**

PERIMETER PAVING

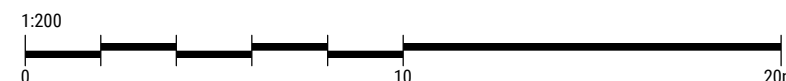
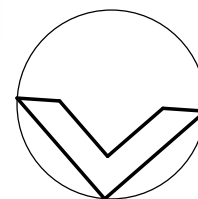
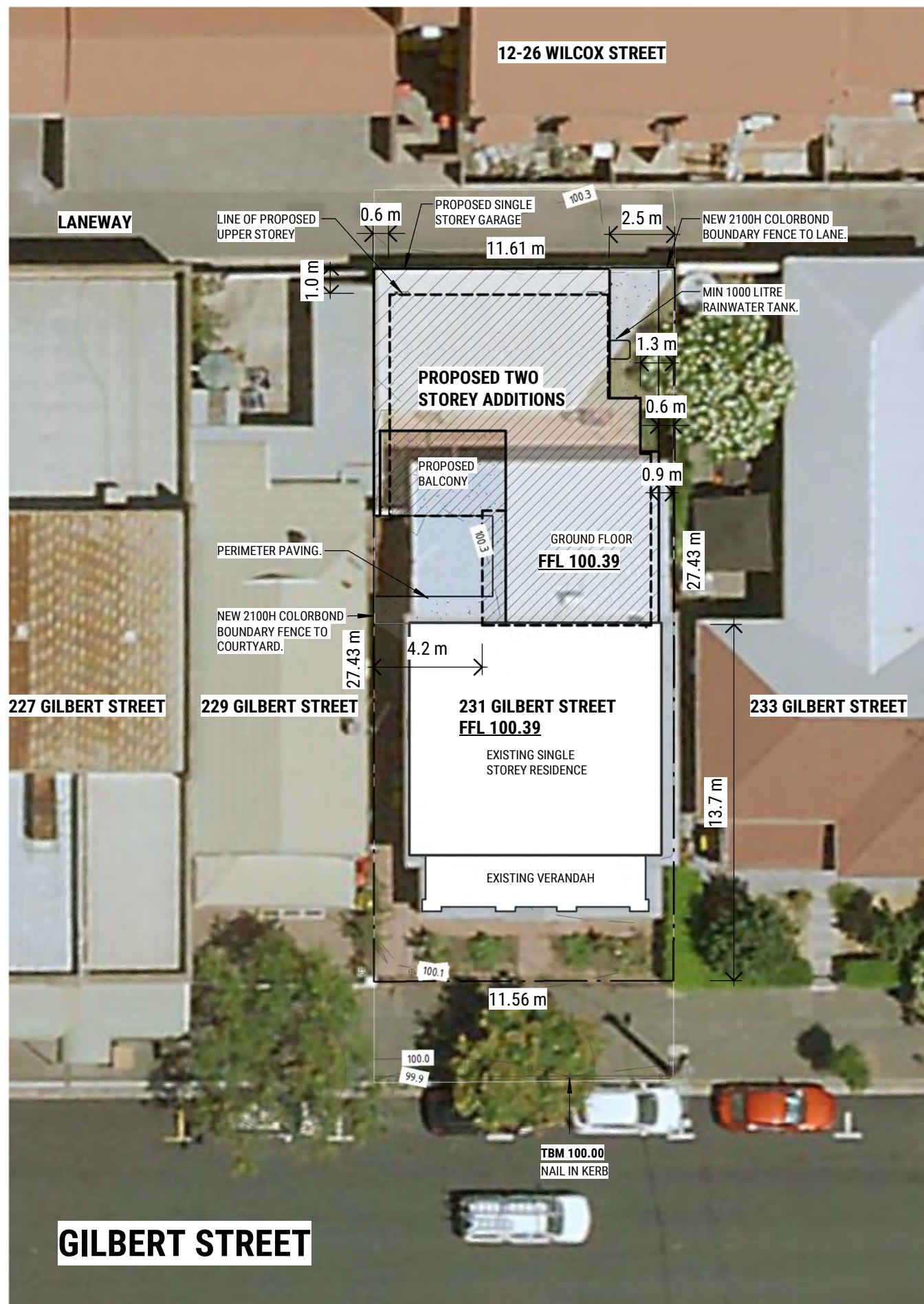
PERIMETER PAVING AS SHOWN ON PLANS WITH FALLS AWAY FROM WALLS TO ENGINEER'S DETAILS.

STORMWATER

PROVIDE RAINWATER STORAGE TANK PLUMBED TO RESIDENCE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND STORMWATER DISPOSAL IN ACCORDANCE WITH COUNCIL REQUIREMENTS. CONNECT NEW DOWNPIPES TO TANK AND EXISTING STORMWATER PIPE TO STREET WATER TABLE (CONFIRM LAYOUT ON SITE). ADDITIONAL RUN OFF, OVERFLOW AND DETAINED WATER SHALL BE DIRECTED TO STREET WATER TABLE. ALL WORKS BEYOND THE PROPERTY BOUNDARY ARE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS. DIRECT PAVING RUNOFF TO LANDSCAPED AREAS.

LANDSCAPING

RETAIN EXISTING LANDSCAPING OUTSIDE OF PROPOSED BUILDING AREA. NEW PLANT SELECTIONS SHALL BE MADE WITH REGARD TO COUNCIL RECOMMENDATIONS AND PROFESSIONAL ADVICE ON SUITABILITY FOR LOCAL CONDITIONS.



NO.	DATE	AMENDMENT
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PD.2

SHEET NUMBER: 2 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**

SITE PLAN



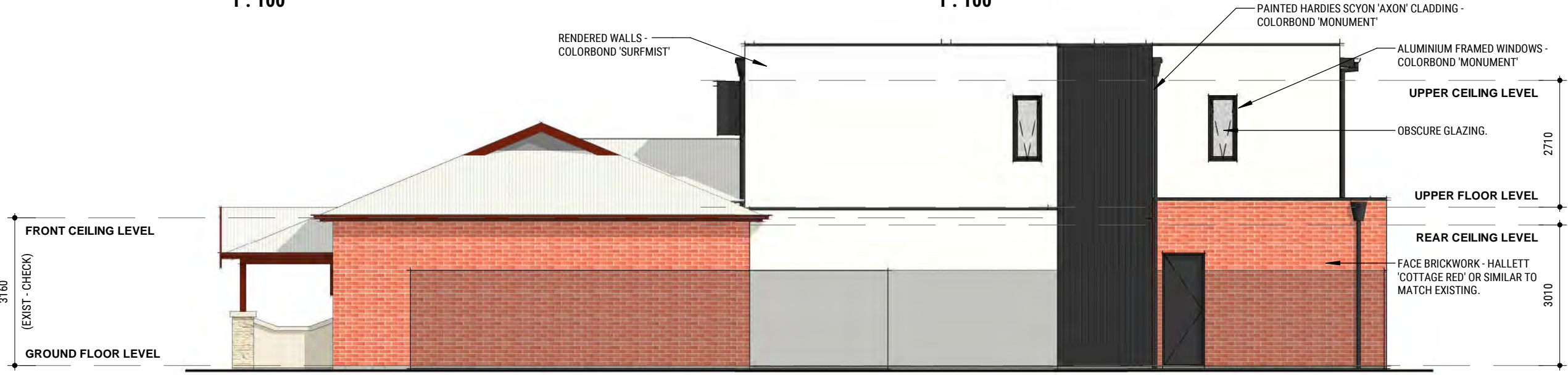
NORTH ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100



EAST ELEVATION

1 : 100

NO.	DATE	AMENDMENT



A Division of Rossdale Homes Pty Ltd Bld Lic G8104
300 Glen Osmond Road, Fullarton, SA 5063

E: admin@adelaideprestigehomes.com.au
W: www.adelaideprestigehomes.com.au
T: 08 8433 2020

PROJECT
PROPOSED ADDITIONS TO RESIDENCE
FOR
MR H FU

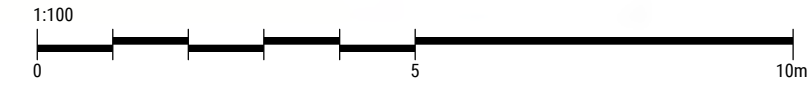
AT
LOT 197 (231) GILBERT STREET, ADELAIDE

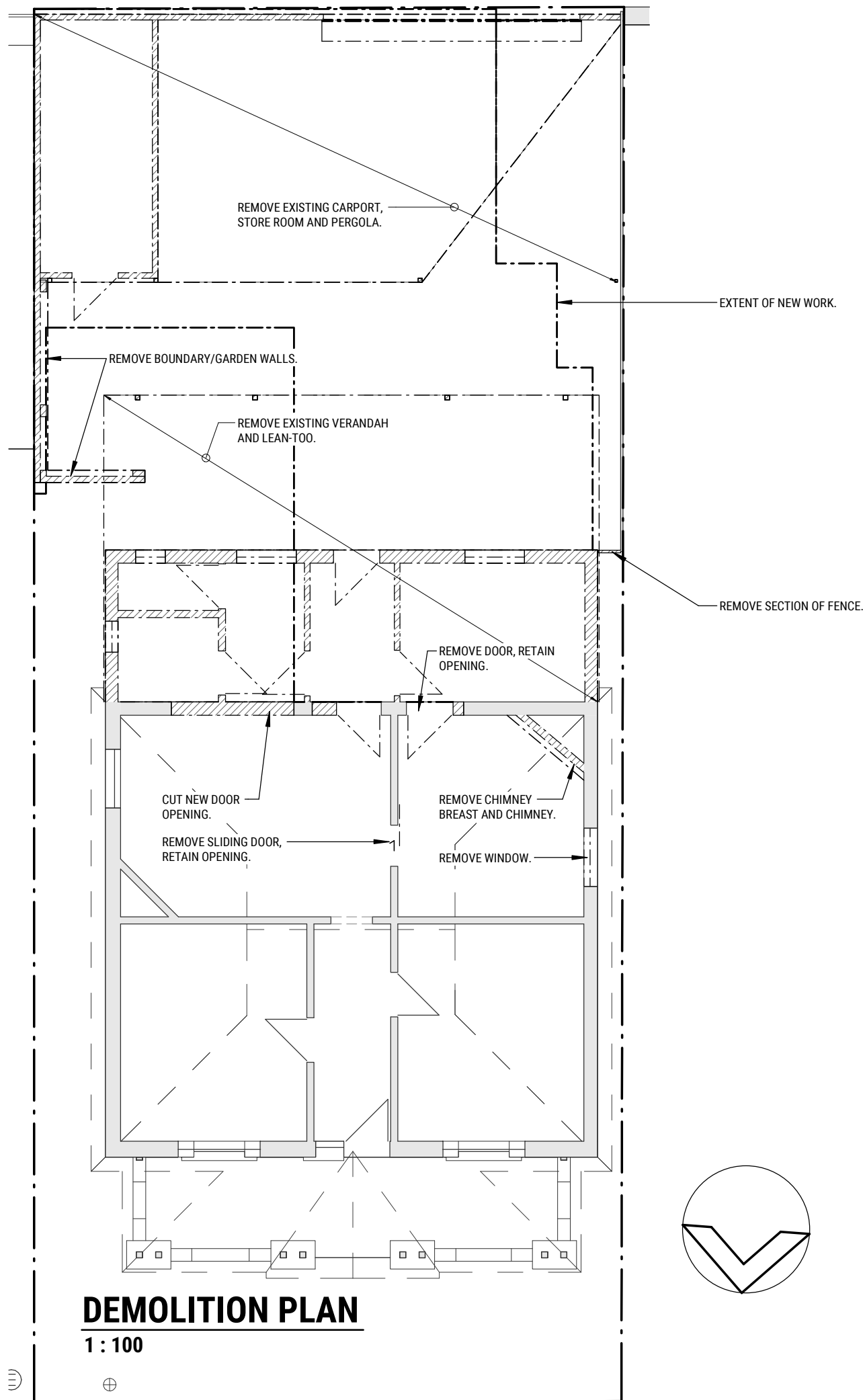
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PD.5

SHEET NUMBER: 5 OF 15 ISSUE DATE: 10/12/2019 SHEET SIZE: **A3**





DEMOLITION PLAN

1 : 100

NO.	DATE	AMENDMENT
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FOR MR H FU

AT
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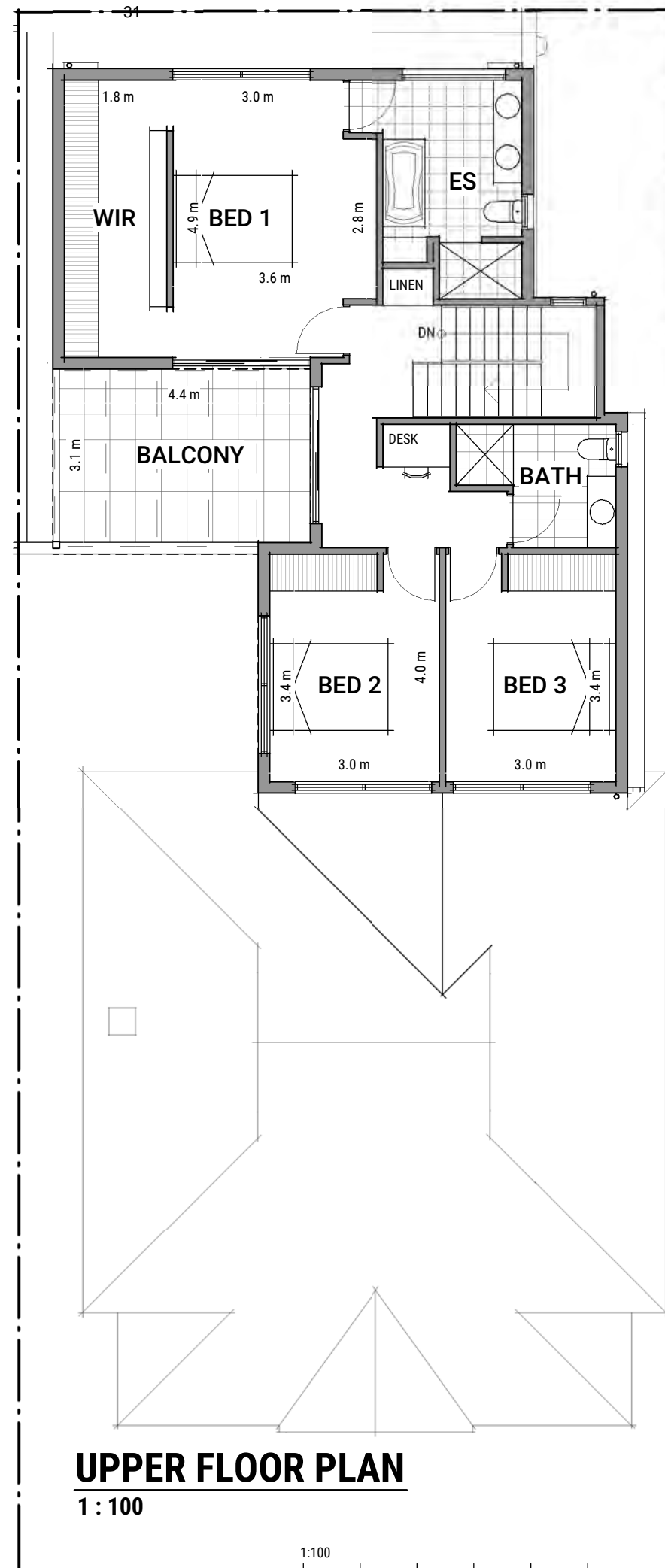
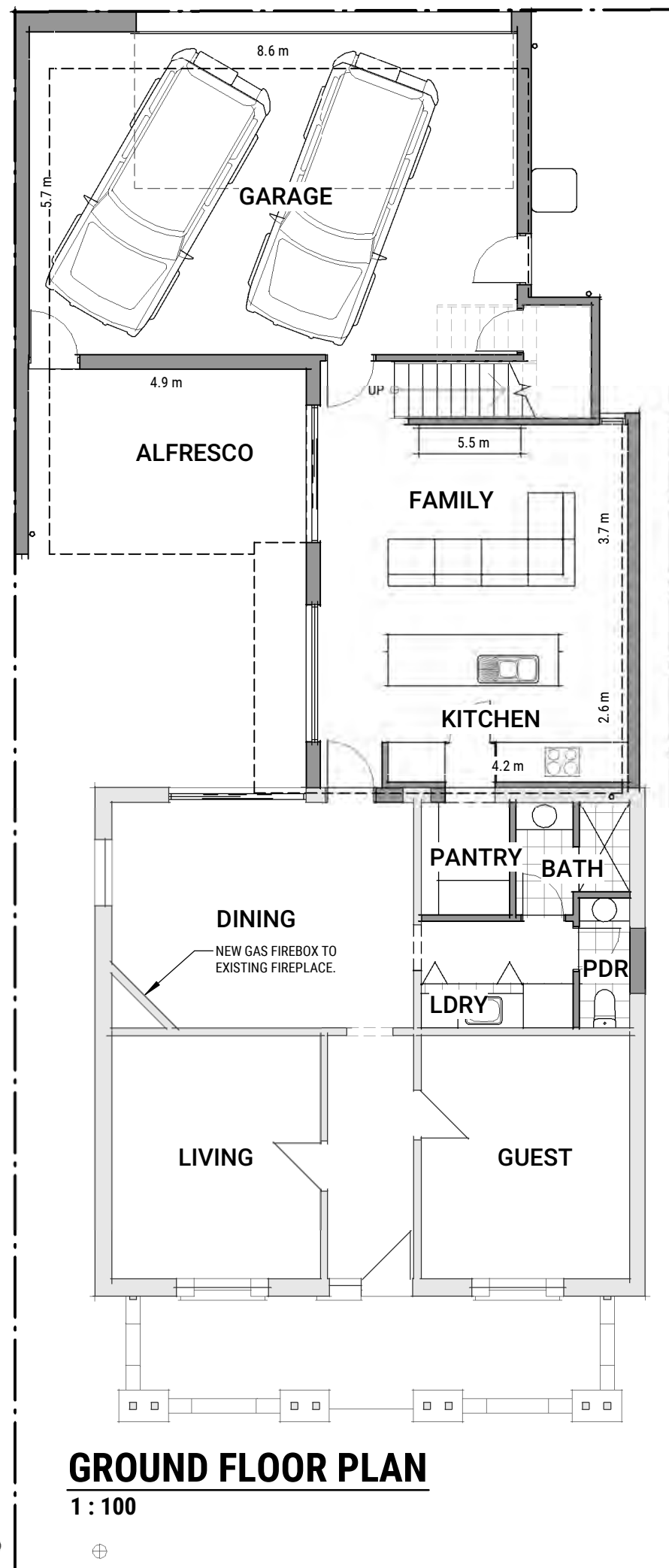
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PD.3

SHEET NUMBER: 3 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**





Item No. BUILDING AREA 5	
GROUND FLOOR LEVEL	
EXISTING	
LIVING	86.8 m ²
VERANDAH	18.2 m ²
	105.0 m²
PROPOSED	
GARAGE	55.7 m ²
LIVING	45.5 m ²
ALFRESCO	16.7 m ²
	118.0 m²
UPPER FLOOR LEVEL	
PROPOSED	
LIVING	91.4 m ²
BALCONY	14.6 m ²
	106.0 m²
TOTAL	328.9 m²

NO.	DATE	AMENDMENT



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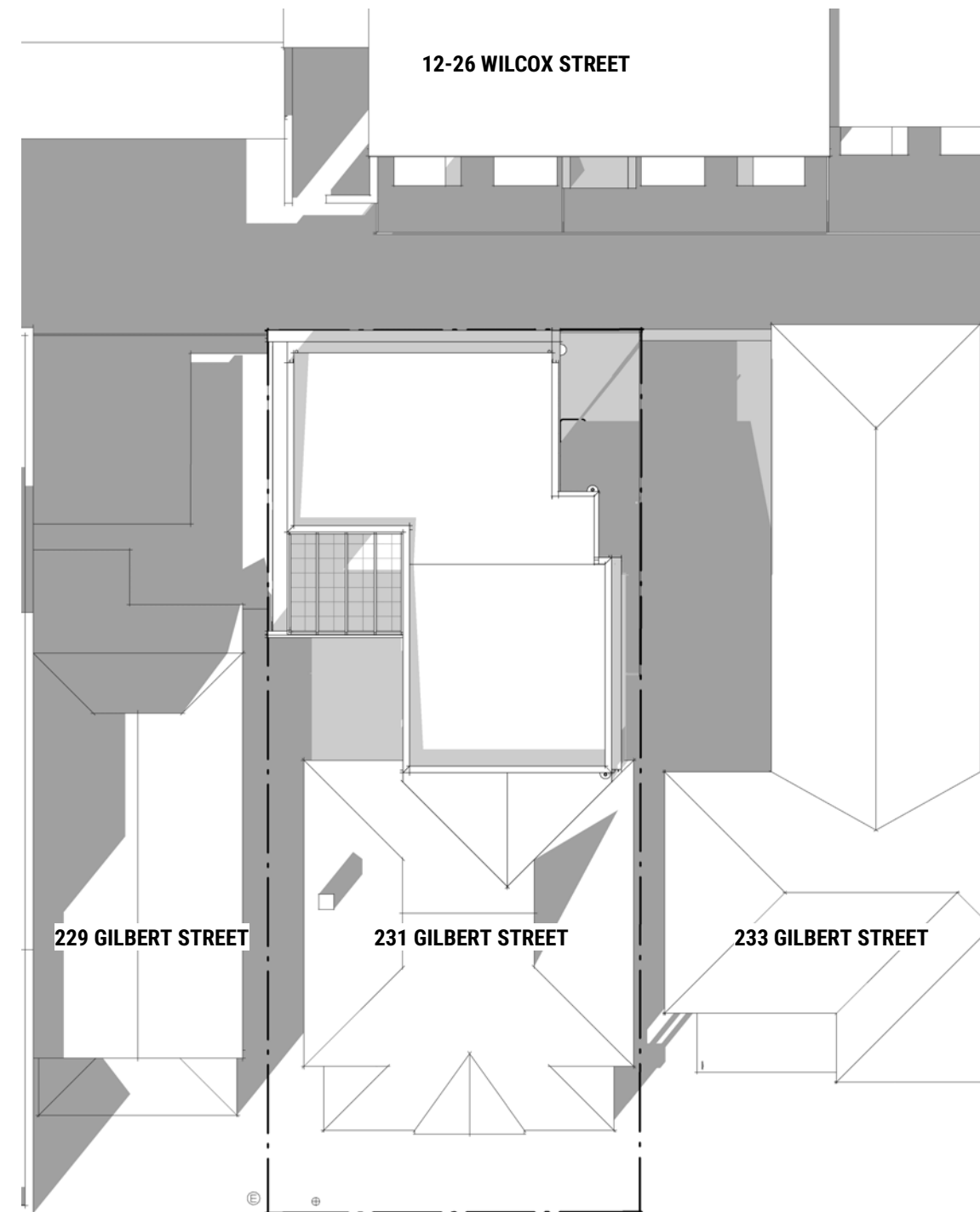
PROJECT
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PD.4
SHEET NUMBER: 4 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**



SHADOWS 9.00am

1 : 200

NO ADDITIONAL SHADOWS ON 229 GILBERT STREET

- EXISTING SHADOWS
- ADDITIONAL SHADOWS FROM NEW BUILDING

SHADOWS 10.00am

1 : 200

NO ADDITIONAL SHADOWS ON 229 GILBERT STREET

NO.	DATE	AMENDMENT



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T: 08 8433 2020

PROJECT
PROPOSED ADDITIONS TO RESIDENCE
FOR MR H FU

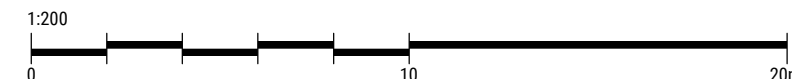
AT
LOT 197 (231) GILBERT STREET, ADELAIDE

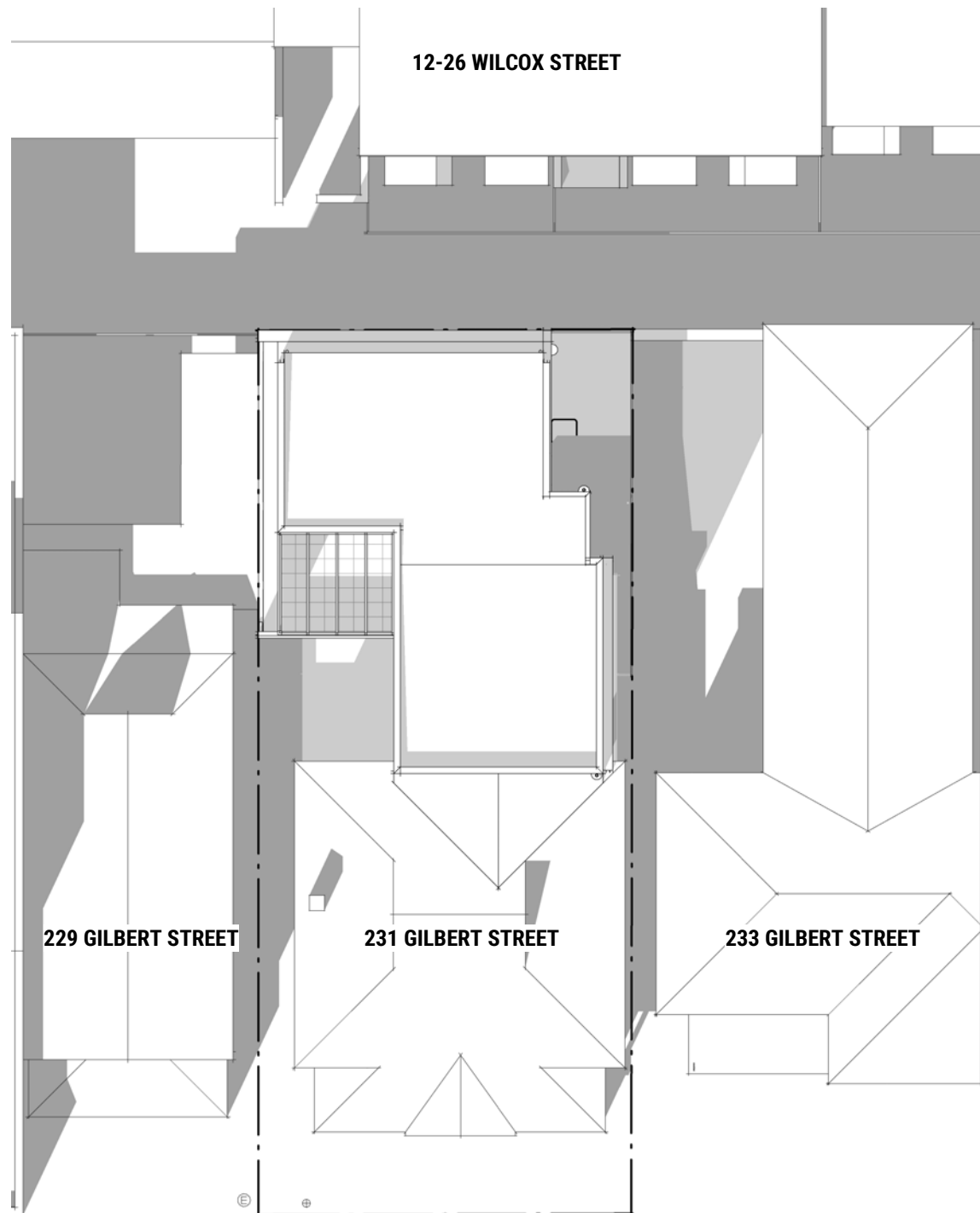
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PD.6

SHEET NUMBER: 6 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**



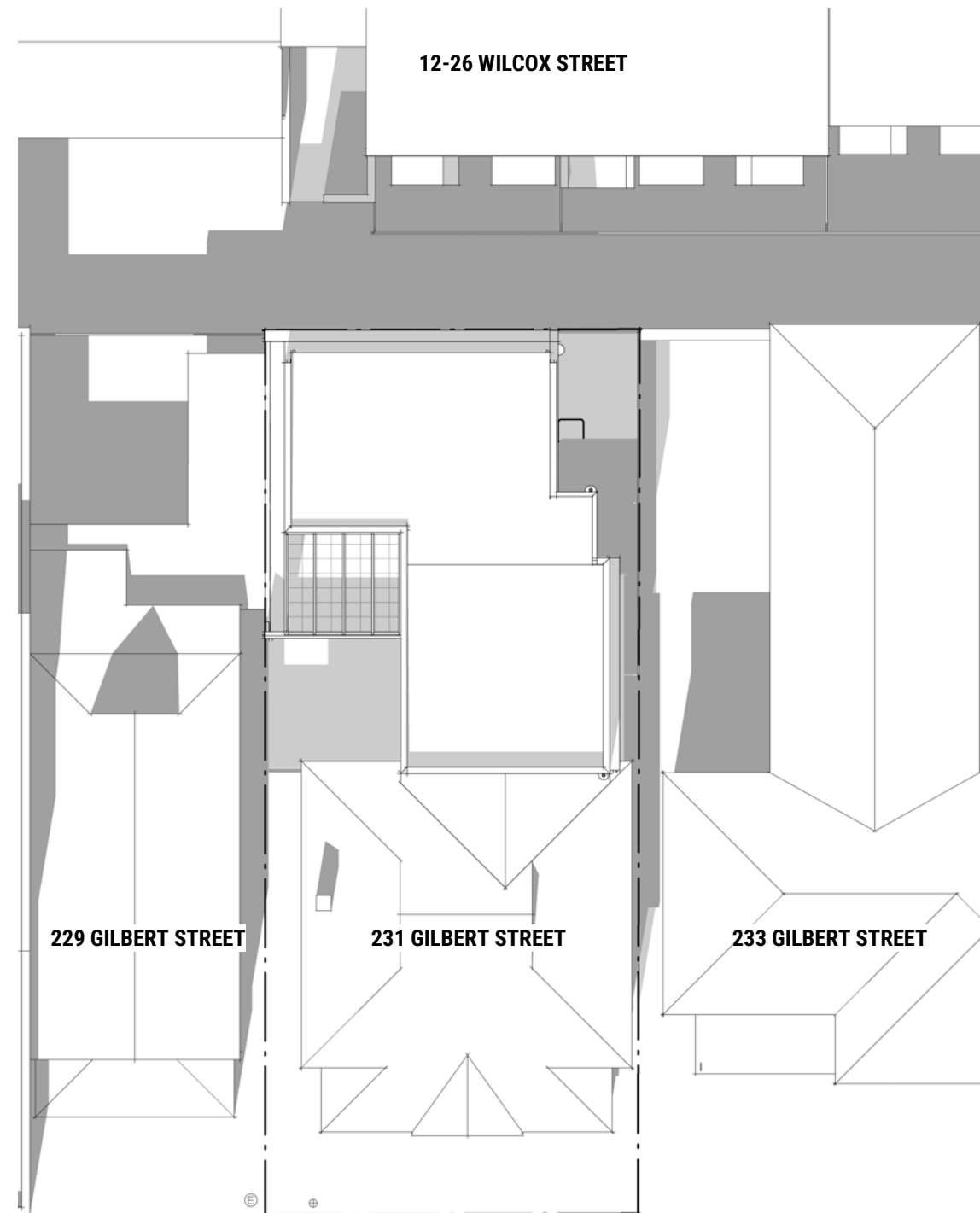


SHADOWS 11.00am

1 : 200

NO ADDITIONAL SHADOWS ON 229 GILBERT STREET

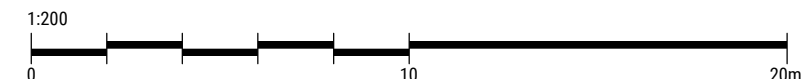
- EXISTING SHADOWS
- ADDITIONAL SHADOWS FROM NEW BUILDING



SHADOWS 12.00 NOON

1 : 200

NO ADDITIONAL SHADOWS ON 229 GILBERT STREET



NO.	DATE	AMENDMENT



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T: 08 8433 2020

PROJECT
PROPOSED ADDITIONS TO RESIDENCE
FOR
MR H FU

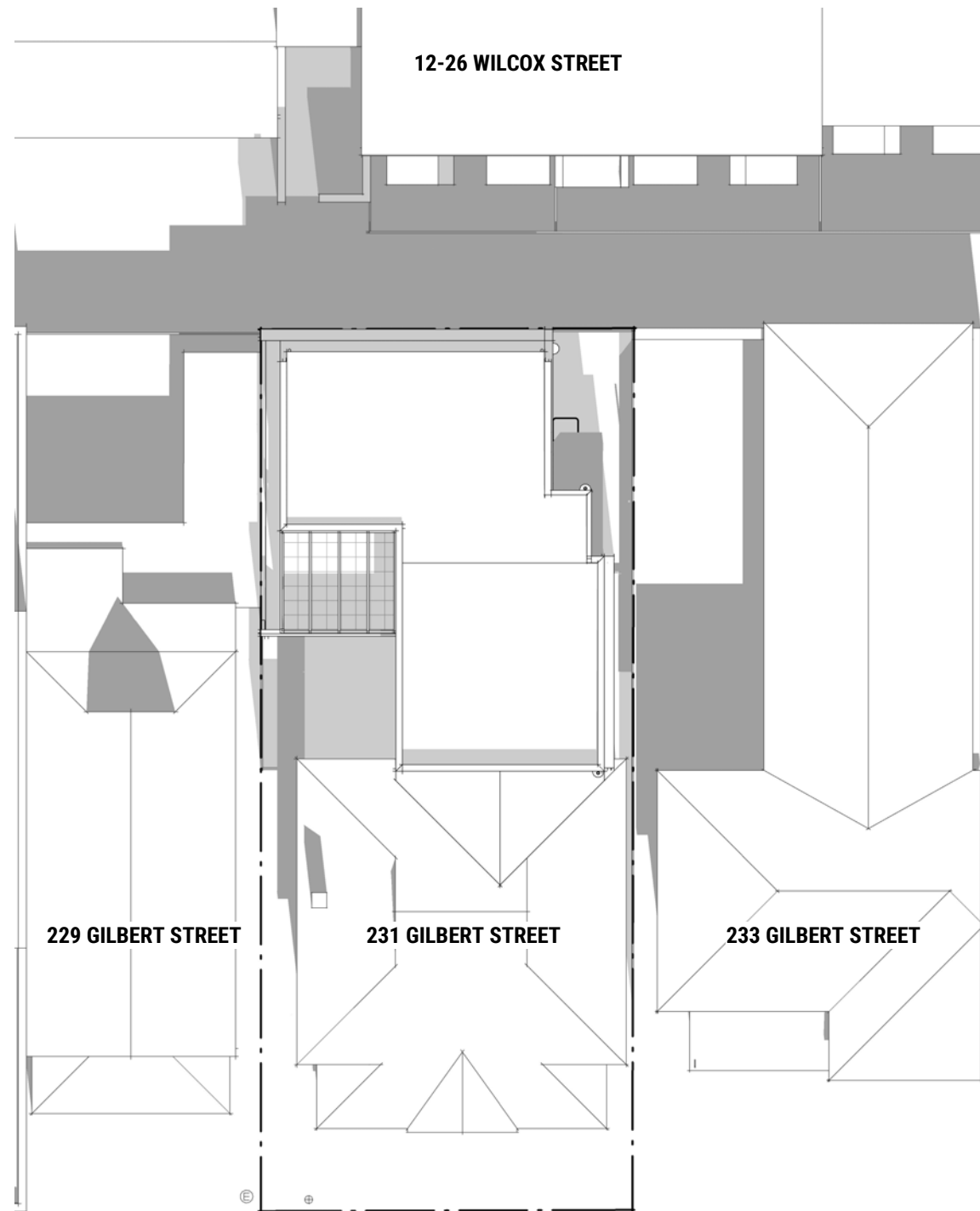
AT
LOT 197 (231) GILBERT STREET, ADELAIDE

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PD.7

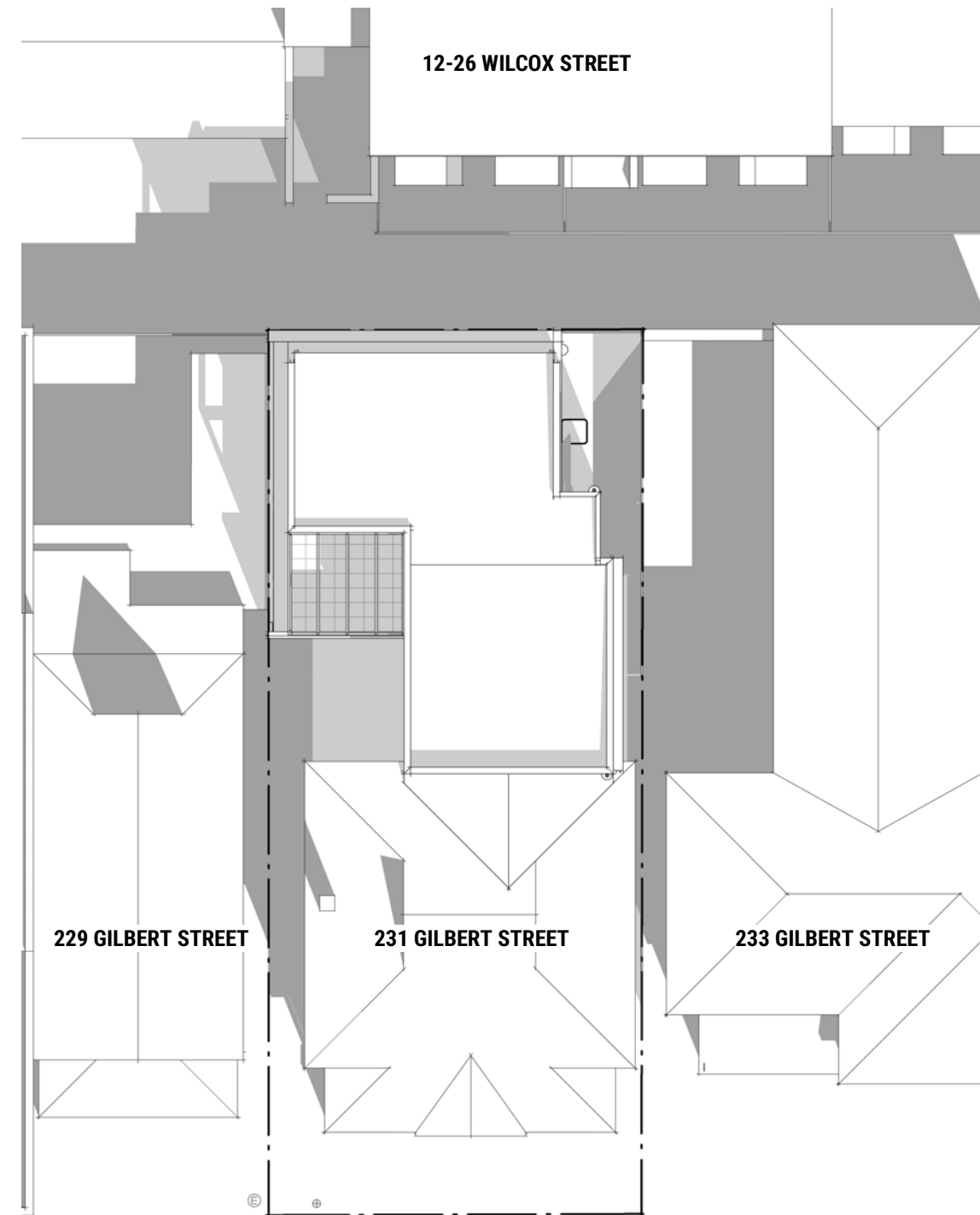
SHEET NUMBER: 7 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**



SHADOWS 1.00pm
1 : 200

NO ADDITIONAL SHADOWS ON 233 GILBERT STREET

- EXISTING SHADOWS
- ADDITIONAL SHADOWS FROM NEW BUILDING



SHADOWS 2.00pm
1 : 200

NO ADDITIONAL SHADOWS ON 233 GILBERT STREET

NO.	DATE	AMENDMENT



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T: 08 8433 2020

PROJECT
PROPOSED ADDITIONS TO RESIDENCE
FOR MR H FU

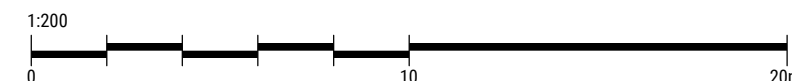
AT
LOT 197 (231) GILBERT STREET, ADELAIDE

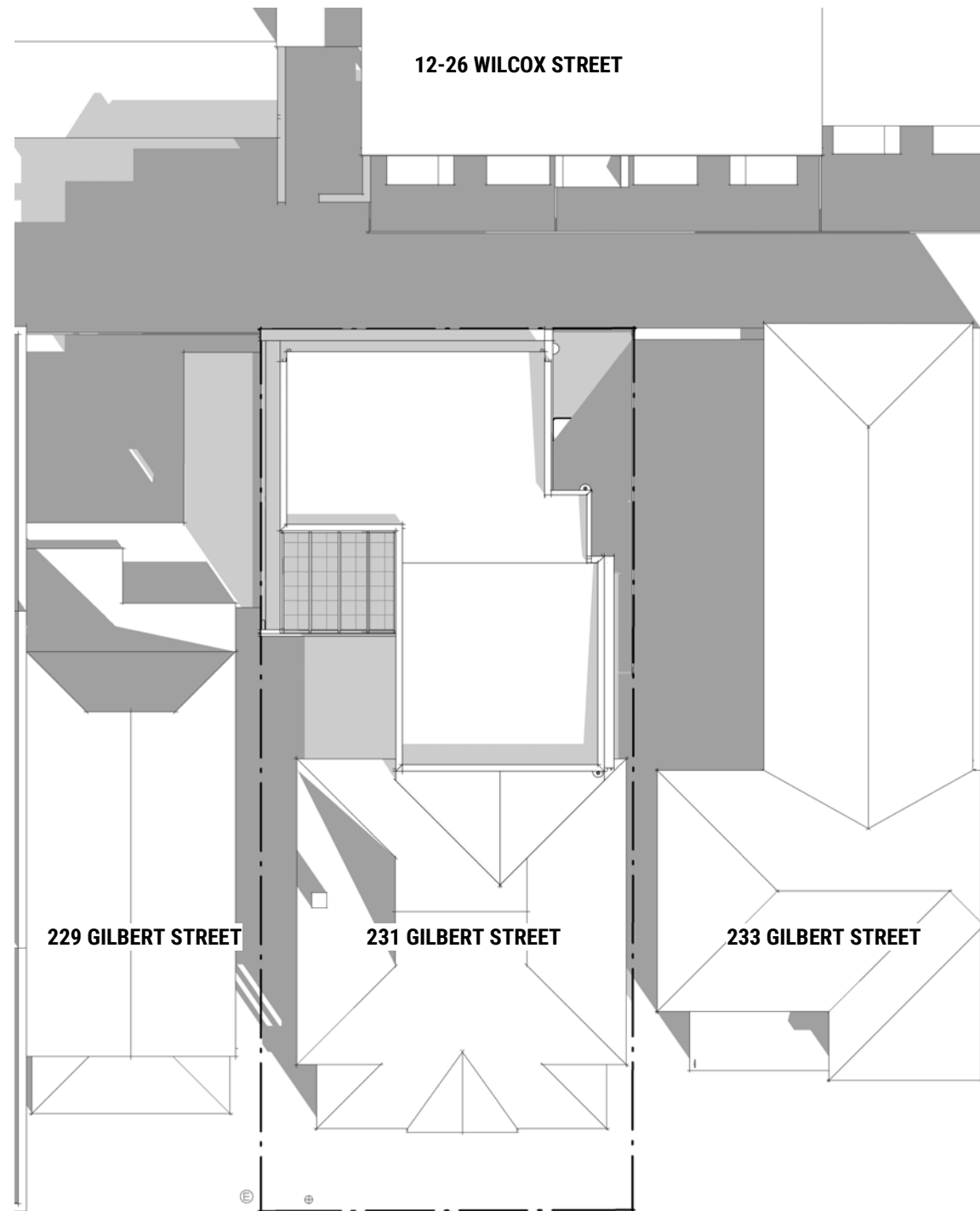
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PD.8

SHEET NUMBER: 8 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**







SHADOWS 3.00pm

1 : 200

NO ADDITIONAL SHADOWS ON 233 GILBERT STREET

-  EXISTING SHADOWS
-  ADDITIONAL SHADOWS FROM NEW BUILDING

NO.	DATE	AMENDMENT
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T: 08 8433 2020

PROJECT
PROPOSED ADDITIONS TO RESIDENCE
FOR
MR H FU

AT
LOT 197 (231) GILBERT STREET, ADELAIDE

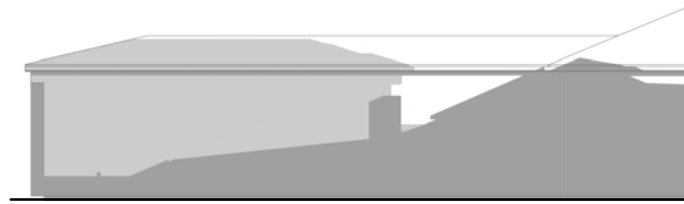
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PD.9

SHEET NUMBER: 9 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**





SHADOWS 9.00 AM

1 : 200



SHADOWS 10.00 AM

1 : 200





SHADOWS 11.00 AM

1 : 200

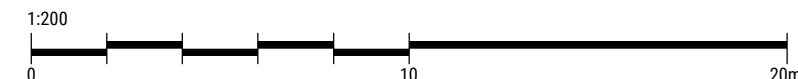


SHADOWS 12.00 NOON

1 : 200

-  EXISTING SHADOWS
-  ADDITIONAL SHADOWS FROM NEW BUILDING

SHADOWS CAST ON EAST WALLS OF 233 GILBERT STREET



NO.	DATE	AMENDMENT
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PROJECT
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MR H FU

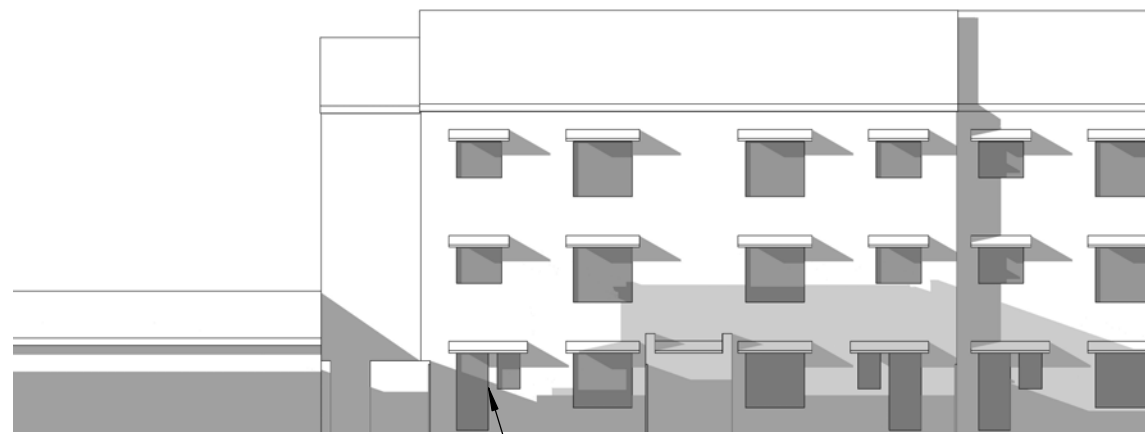
AT
LOT 197 (231) GILBERT STREET, ADELAIDE

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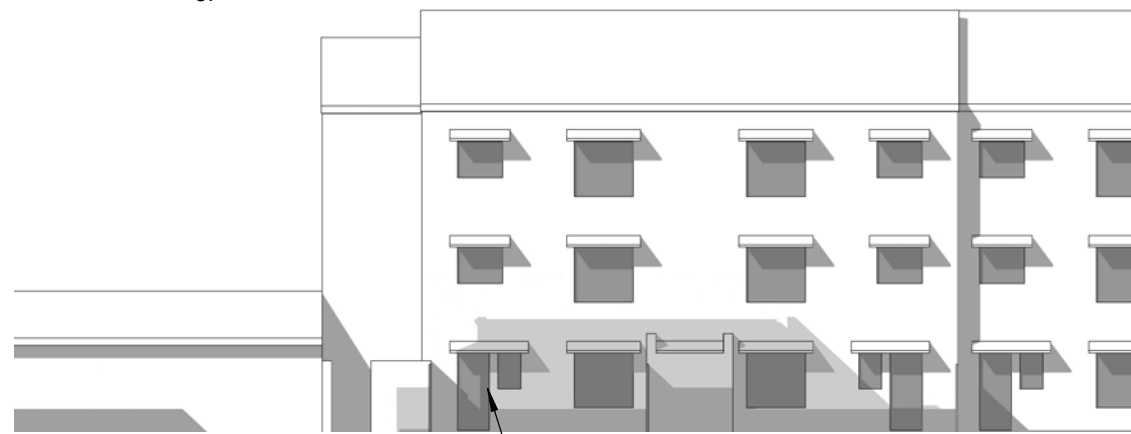
PD.10

SHEET NUMBER: 10 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**



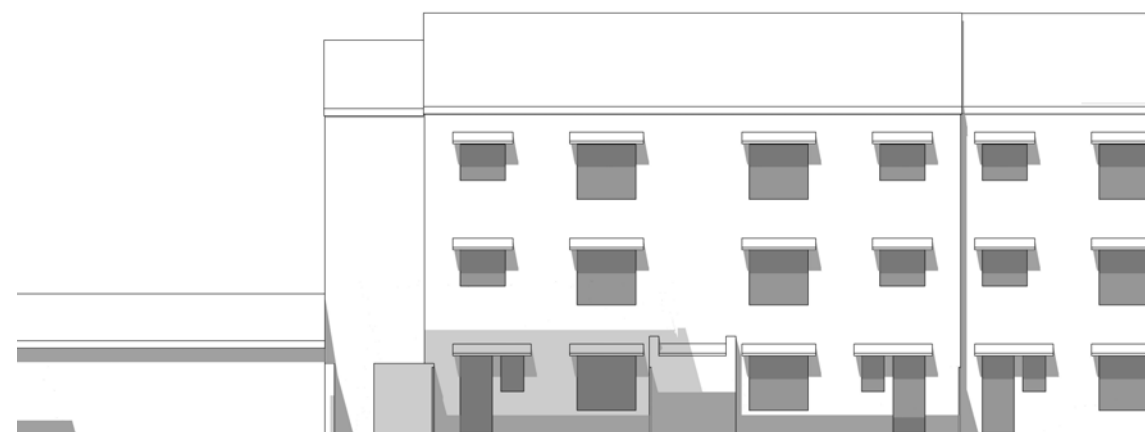
SHADOWS 9.00 AM

1 : 200



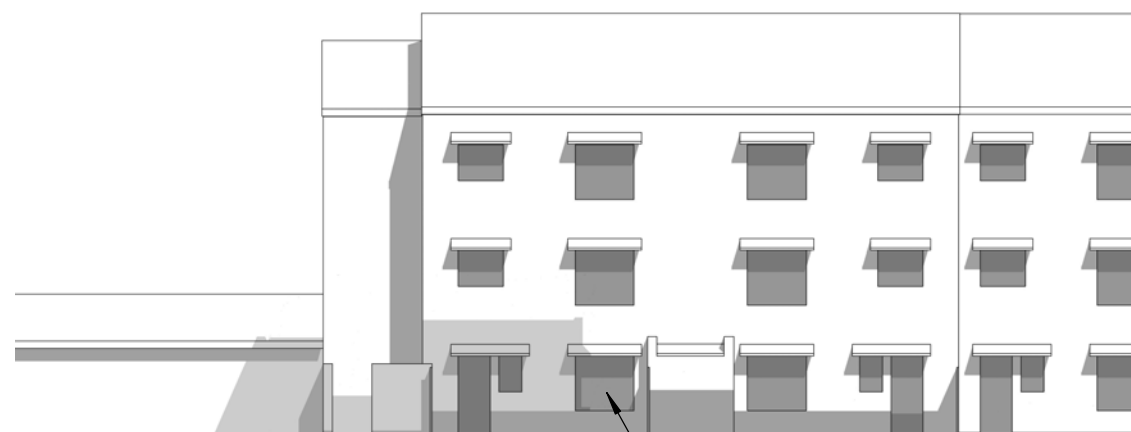
SHADOWS 10.30 AM

1 : 200



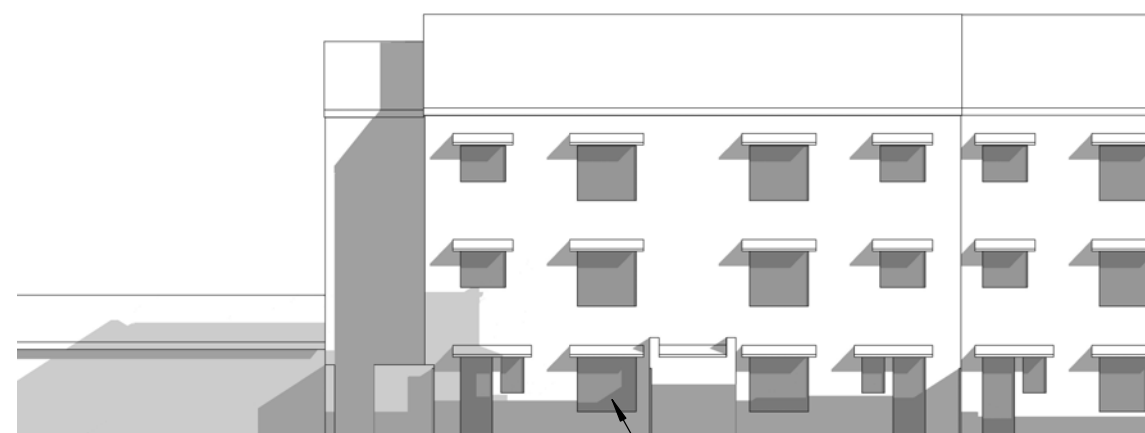
SHADOWS 12.00 NOON

1 : 200



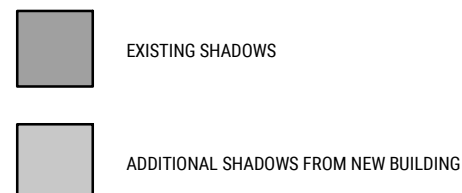
SHADOWS 1.30 PM

1 : 200



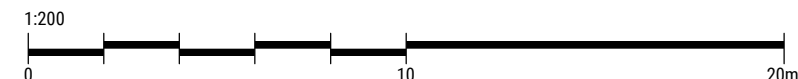
SHADOWS 3.00 PM

1 : 200



APPROXIMATELY 3.0 HOURS SUNLIGHT TO HABITABLE ROOM WINDOWS OF GROUND FLOOR APARTMENT.

SHADOWS CAST ON NORTH WALLS OF 12-26 WILCOX STREET



NO.	DATE	AMENDMENT
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T: 08 8433 2020

PROJECT
PROPOSED ADDITIONS TO RESIDENCE
FOR
MR H FU

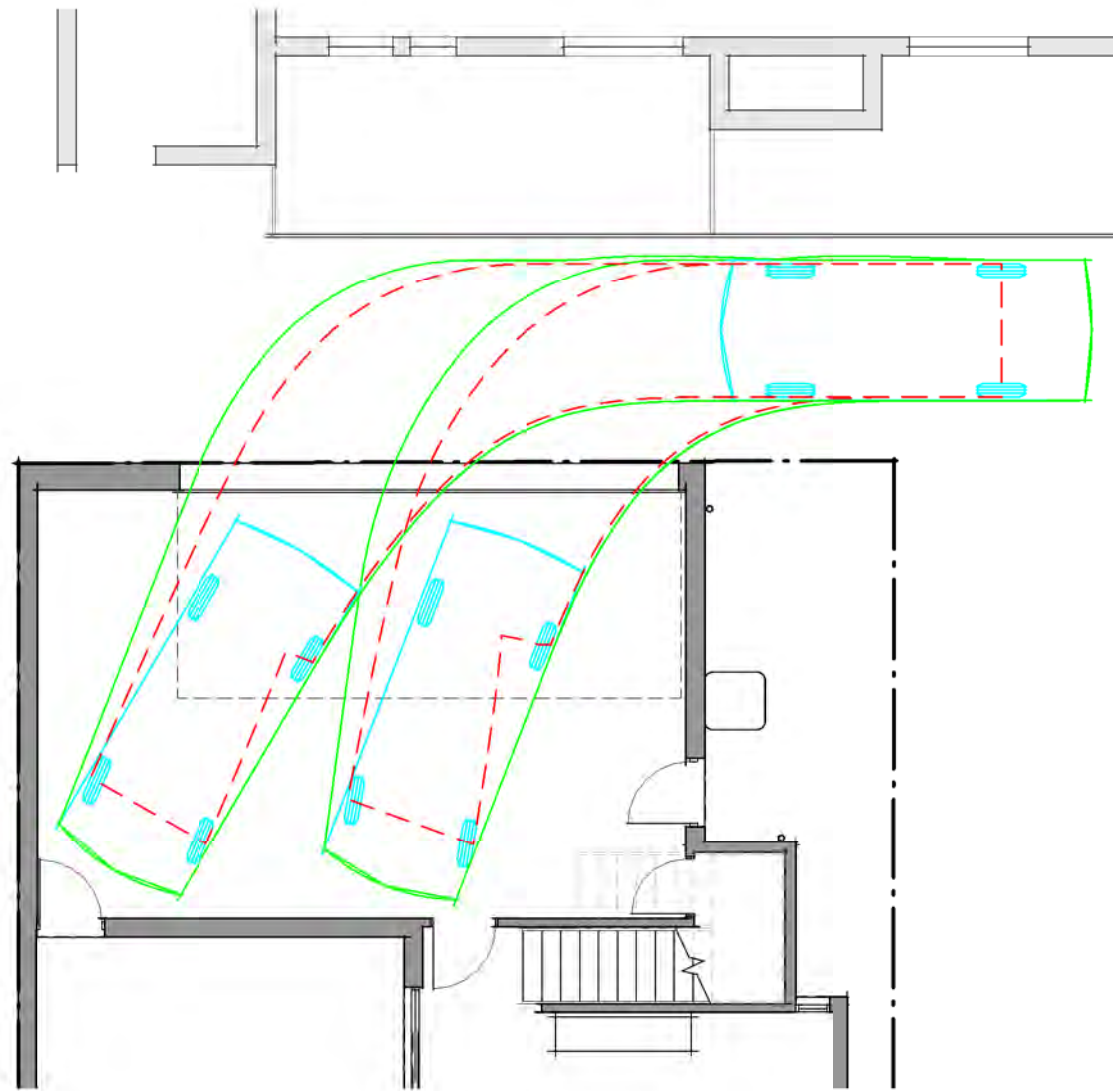
AT
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PD.11

SHEET NUMBER: 11 OF 12
ISSUE DATE: 04/11/2019
SHEET SIZE: **A3**



VEHICLE ACCESS

1 : 100

VEHICLE TRACKING DIAGRAM FOR ACCESS TO GARAGE FROM 3.0m WIDE LANEWAY.

NO.	DATE	AMENDMENT
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W: www.adelaideprestigehomes.com.au
T: 08 8433 2020

PROJECT
**PROPOSED ADDITIONS TO
RESIDENCE**
FOR
MR H FU

AT
**LOT 197 (231) GILBERT
STREET, ADELAIDE**

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PD.12

SHEET NUMBER: 12 OF 12 ISSUE DATE: 04/11/2019 SHEET SIZE: **A3**



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 5847 Folio 397

Parent Title(s) CT 2281/53
Creating Dealing(s) CONVERTED TITLE
Title Issued 14/05/2001 Edition 5 Edition Issued 05/02/2018

Estate Type

FEE SIMPLE

Registered Proprietor

HU FU
HUIXIN CHEN
OF 1 CORREA STREET BLACKWOOD SA 5051
AS JOINT TENANTS

Description of Land

ALLOTMENT 197 FILED PLAN 182659
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

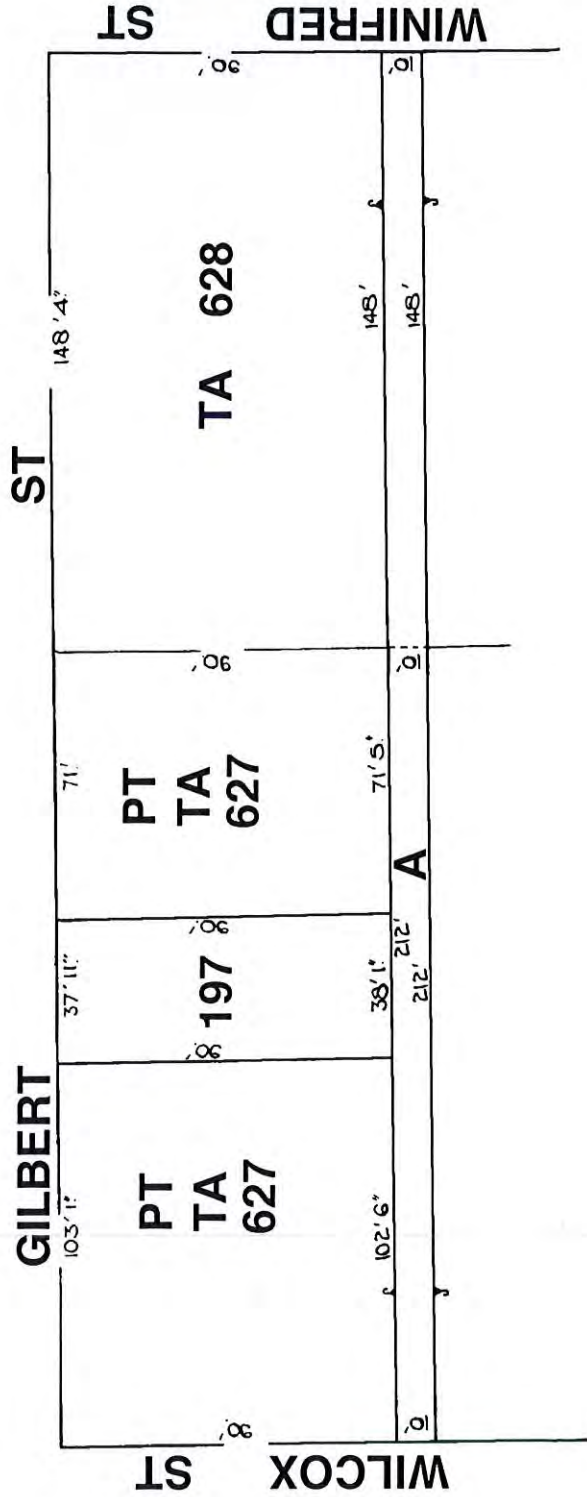
Schedule of Dealings

Dealing Number	Description
12867975	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

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 2281/53
SEE TITLE TEXT FOR EASEMENT DETAILS



50 FT
0
50 FT

**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

23 September 2019

Danni Biar

Planner-Development Assessment
Adelaide City Council
25 Pirie Street
Adelaide, SA 5000



MURRAY BRITTON ARCHITECT
ABN 46 478 432 580
M: 0406 910 320
E: MURRAYBRITTONARCHITECT@GMAIL.COM

Dear Danni,

RE: DEVELOPMENT APPLICATION DA487/2019

I refer to the above stated Development Application dated 5th July and drawing issue dated 28th June 2019: Alterations and Addition to an existing residence, 231 Gilbert Street Adelaide.

I have been engaged on behalf of my clients Michael Vallelonga & Nadia Travaglini (233 Gilbert Street), to provide advice for your consideration in relation to this application as it relates to the Adelaide City Council Development Plan and the Development Act, 1993.

My clients wish to lodge a representation in relation to this proposal given concerns they have on the following planning issues, namely:

- Overdevelopment of the site
- Overshadowing and loss of amenity
- Potential loss of existing trees and vegetation
- Excessive bulk and scale

Development Plan

The subject site is located at 231 Gilbert Street in the City Living Zone.

Overdevelopment of the site

In our view the proposed development is in conflict with Council wide PDC 23, (a),(b) (c) in that the proposed rear additions to the built form are of a height, bulk, scale and that will negatively impact on my client's existing dwelling to the immediate West of the subject site. Therefore we believe the proposal is an overdevelopment of the site. Specifically, the following conflicts with regard to PDC 23 (a),(b) (c) are highlighted:

- a) *Minimise the visual impact on adjoining properties:* The proposed development includes A 7 meter high, two-storey blank rendered wall directly adjoining the boundary of the existing private open space, extending approximately 6.70m. The 7m high walls continue to the Southern boundary, set back between .9 m and 2m. This will have an extremely detrimental visual impact on my client's outlook from their habitable areas, which are oriented onto the private open space and have unobstructed sky views to the East (Refer image 01).



Image 01

- b) *Minimise the overshadowing of adjoining properties:* Currently, the main living areas and private outdoor space enjoy good morning solar access and a clear view of the sky to the East. The proposed development would completely block Easterly outlook and sky views evident in these images, and overshadow existing living areas and private open spaces. (Refer Image 02, 03).



Image 02



Image 03

- c) *Reduce risk of damage to significant trees on adjoining properties taking into account potential damage to root systems:* A large, healthy 70+ year old frangipani tree forms the centerpiece of the private outdoor space (refer in images 01,02). The Eastern boundary fence is also covered in a mature wisteria plant. Whilst it is noted that these are not technically 'significant' they are extremely important to my clients and make a significant contribution to the amenity of their private open space. PDC 17 (a), (b) (c), (d) further highlight the importance of protection of existing site features including vegetation in order to provide amenity for residents.

Excessive Bulk and Scale

We believe the proposed addition is also in conflict with PDC 18 (a), (b) (e) and 20 in that the visual bulk and scale on the Western façade as viewed from the private open space at 233 Gilbert street does not appear to be minimized in terms of height, roof form or pitch or progressive setback of upper floors.

As previously mentioned, the design proposes to build a 2 storey/ 7m high wall on the boundary directly adjoining outdoor private space and main living areas. As a result, current sky views would be replaced with 7m high vertical walls that will not only block direct solar access but greatly reduce access to ambient light throughout the day. The end result will have a hugely detrimental effect on the current living amenity of the existing residence at number 233 Gilbert street.

Summary

It is our belief that the proposed development in its current form is unacceptable, given the conflicts with the Development Plan and associated detrimental impact on my clients' living amenity outlined in this report. We trust that the issues raised are used constructively to inform a revised design solution that satisfactorily responds to the issues raised, allowing the current living amenity to remain unaffected.

Yours Sincerely,

Murray Britton
Architect

Dear Danni Biar

This letter is in response to alterations to existing dwelling and construction of a two storey addition at 231 Gilbert street, Adelaide - da/487/2019.

We all have one concern for the "proposed balcony" on the eastern boundary at 231 Gilbert st. which has an opening facing east and north. It is the opening on the east side which is of concern as there is a direct view into the rear of 299 Gilbert st, regardless of how high the balcony colorbond partition is. The ageing verandah at 299 will be removed when convenient making matters worse in the future. Apologies for the late response, reason discussed previously over the phone earlier today.

Thankyou.

L. Spinato, 229 Gilbert street, Adelaide, 5000.

ADELAIDE
PRESTIGE
 HOMES

Designing & Building Luxury Lifestyles

11 November 2019

Danni Biar
 Senior Planner
 Adelaide City Council
 25 Pirie Street
 Adelaide SA 5001

Dear Danni,

Re: Development Application DA/487/2019 – 231 Gilbert Street, Adelaide.

Further to our recent meeting and discussions regarding the above project and design modifications to it, would you please consider the following.

I submit this letter to you to assist in clarifying and confirming the amendments made to the plans and elevations as submitted on 4/11/19. Alterations to the plans were made to satisfy councils' request for changes and to, hopefully, address the concerns of the respondents.

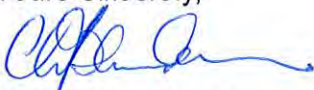
I note the following completed design amendments –

1. Western boundary - lower wall line is now 600mm inside the boundary line.
2. Western boundary - upper wall line is now 900mm inside the boundary line.
3. Eastern boundary - brick wall remains on boundary however, is reduced to 3.0m in height.
4. Eastern boundary - balcony privacy screen is now increased to 1.8m high.
5. South and Western - lower level brick wall height reduced to 3.6m from 3.9m.
6. Shadow Diagrams - noting the existing and proposed shadowing at one hour intervals on June 22.
7. Shadow Diagrams - noting the existing and proposed shadow lines to the eastern wall of 233 Gilbert.

I trust this new and revised information will be adequate for council to consider our clients' position and make a favourable decision. The owners are particularly keen to maintain the heritage charm of the existing home and, at the same time, provide a comfortable, modern inner city living environment for their young and growing family.

Should you require further clarification on any of the above, please contact me at your earliest convenience.

Yours Sincerely,



CHRIS BLUNDEN
SENIOR BUILDING CONSULTANT
ADELAIDE PRESTIGE HOMES

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 16/12/2019

Item No	3.2
Address	National Wine Centre, Botanic and Hackney Roads, Adelaide SA 5000
Proposal	Vary previous authorisation erect two double sided LED signs, one on the southern boundary adjacent to Botanic Road and one on the eastern boundary adjacent to Hackney Road and removal of existing signage - VARIATION - Increased size of LED screen, amendments to sign design and amended positioning (DA/425/2016/A - HD) [CAP]
Applicant	National Wine Centre
Relevant Development Plan	7 June 2018
Lodgement Date	4 April 2019
Zone / Policy Area	Park Lands Zone – Botanic Park Policy Area
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Variation to previous authorisation
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Plans and details 1 – 10
- Accompanying letter from Future Urban 11 – 13
- Certificate of Title 14
- Previous report to the CAP 15 – 51

Department for Environment and Water (Heritage SA) Report	52 – 53
Commissioner of Highways	54 – 56

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. DESCRIPTION OF PROPOSAL

1.1 This application seeks to vary previously approved LED displays for the National Wine Centre, occupied by the University of Adelaide. The changes include the following:

- increased message area of each LED screen
- amendments to the design of the support structure of the LED screens
- increase in the overall height of the support structure for the Hackney Road sign
- decrease in the overall height of the support structure for the Botanic Road sign
- re-positioning of the Hackney Road LED screens in a “V” arrangement as opposed to back-to-back.

2. DEVELOPMENT DATA

Not applicable to this application.

3. BACKGROUND

3.1 The original application was granted planning consent by the CAP on 18 September 2017 (DA/425/2016). The written report for the original application is attached to this report (Attachments 15 – 51).

3.2 The applicant requested a 12-month extension of time to the original planning consent which was subsequently granted.

4. SITE

4.1 The subject site is located on the north-western corner of the intersection of Botanic Road and Hackney Road.

4.2 The site includes the new National Wine Centre building site and incorporates several State Heritage Places including the former residence, Yarrabee House and an associated masonry and cast-iron fence rounding the corner on Botanic and Hackney Road. This is located on the most south-eastern extent of the site.

4.3 The State heritage listing also applies to a bluestone and brick stone wall that runs around the perimeter of the site on Botanic Road and another wall, which runs north west and south east between the two main buildings of the Centre. These walls are associated with the former Adelaide Lunatic Asylum that operated for 40 years on a site that is now part of the Adelaide Botanic Gardens. Because of a land swap in the early 1930s, Yarrabee House had been associated with the Botanic Gardens until the construction of the National Wine Centre.



Photo 1 –Red shaded areas indicate State heritage listed features of the site.

- 4.4 The site of the sign on Hackney Road is on an area of lawn with some trees that slopes down to the Centre Building approximately 43 metres north of the intersection and a little under 6 metres west of the kerb edge. The sign on Botanic Road is located approximately 118 metres west of the intersection and is sited on the property's boundary.
- 5. LOCALITY**
- 5.1 The Wine Centre lies on the eastern edge of the City's boundary and forms one half of the entry point into the City from the eastern suburbs. The proposed signs sit on the Park Lands edge; one facing east/west on Botanic Road and the other facing north/south, addressing the very wide Hackney Road with its collection of residential and commercial buildings on the eastern side. The City of Adelaide Council boundary lies on the eastern edge of the Park Lands in proximity to the proposed Hackney Road sign.
- 5.2 The locality is mixed. Some State heritage listed buildings are located within the Botanic Gardens on the west side of Hackney Road. On the eastern side of the road, there are two-storey heritage listed buildings on either side of North Terrace with a petrol station and residential and/or commercial uses along Hackney Road and the taller North Terrace House as a backdrop.
- 5.3 The recently constructed entry/exit point for the O-Bahn City Access Project is a dominate element in the locality, in proximity to the intersection.

5.4 The locality has a number of existing permanent signs of mixed character specifically advertising the Wine Centre. These signs include:

- The building name on the wall on Botanic Road
- Two freestanding signs in the style of the University of Adelaide signage suite - one outside Yarrabee House and one in a garden bed on Hackney Road
- A directory sign for the University on Hackney Road
- Two banner signs on 4-metre high poles (proposed to be removed)
- One ground mounted V-shaped banner sign (proposed to be removed)
- A free-standing signage column on Hackney Road

In addition, brown and white road signs announcing local tourist attractions are located on the road sides.







KEY			
	Subject Site		Policy Area and Local Council Boundary
PL19	Policy Area		State Heritage Place
PL20	Zone		Locality

Photo 1 – Location and indicative height of Botanic Road sign



Photo 2 – Proposed location of Hackney Road sign



Photo 3 – View of existing signage for the Adelaide Wine Centre



Photo 4 – Existing signage for the National Wine Centre



Photo 5 – Existing signage for the National Wine Centre



Photo 6 – Newly constructed entrance to the O-Bahn adjacent the National Wine Centre



Photo 7 – Large LED sign located on opposite side of Hackney Road



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 **Department for Environment and Water (Heritage SA)**

- The proposal is to increase the LED panel sizes and alter the design of the supporting structures for two previously approved signs at the National Wine Centre. The proposed development is considered to be acceptable in relation to the above State heritage places for the following reason/s:
 - The proposed scale, materials and colours of the proposed signs do not vary significantly from the currently approved signs. Their locations are unchanged, and do not obstruct the principal views of heritage significance associated with the State heritage places.
 - The proposed signs will have no material impact on the State heritage places as they are not to be fixed to heritage fabric.

7.2 **Commissioner of Highways**

- The Department of Planning, Transport and Infrastructure (DPTI) has reviewed the plans referred and provides the following comments:
 - It is unclear whether the proposed sign adjacent Botanic Road will be contained within the site or encroach on the footpath
 - The proposed signs are not expected to impact the direct line of sight to the traffic signals at the Hackney Road/Botanic Road/North Terrace/Dequetteville Terrace intersection.
 - The conditions applied in Council's Development Plan Consent issued on 18 September 2017 remain appropriate and relevant for this variation.

8. **SPECIALIST ADVICE**

8.1 **Traffic**

- No portion of the sign or associated plantings should extend beyond the property boundary. Operation of the sign shall be in accordance with DPTI's Guideline and their previous approval.

Administration note: It has been confirmed with the applicant that the Botanic Road sign will be sited entirely within their site and will not encroach over the boundary. The existing wall will be cut back to accommodate the new sign, as per the original proposal.

9. DETAILED ASSESSMENT

9.1 Comparison between approved signs and the proposed variation

The applicant has planning consent for the installation of two signs for the National Wine Centre and now seeks to vary those signs.

The comparison of the Botanic Road sign is as below:

- LED screen increasing in size from 1344 mm x 1152 mm to 2000 mm x 1530 mm
- Overall height of the structure reducing from 5200 mm to 4340 mm

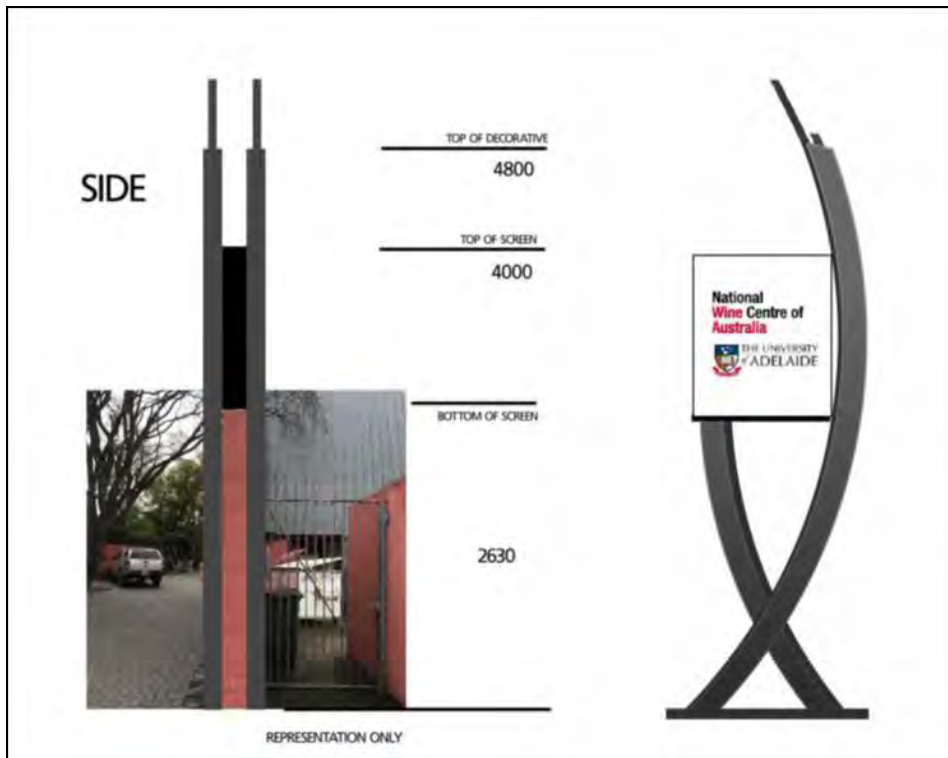
The comparison of the Hackney Road sign is as below:

- LED screen increasing in size from 1344 mm x 1152 mm sign box to 2000 mm x 1375 mm
- Overall height of the structure increasing from 3900 mm to 4340 mm
- Further embellishments to the display resulted in the structure being a total of 3.9 metres in height
- LED screens to be installed in a “V” arrangement as opposed to back-to-back

Both of the signs incorporate alterations to the design of the supporting structure for the LED displays.

For ease of comparison, each of the two signs is shown below as approved and as now proposed.

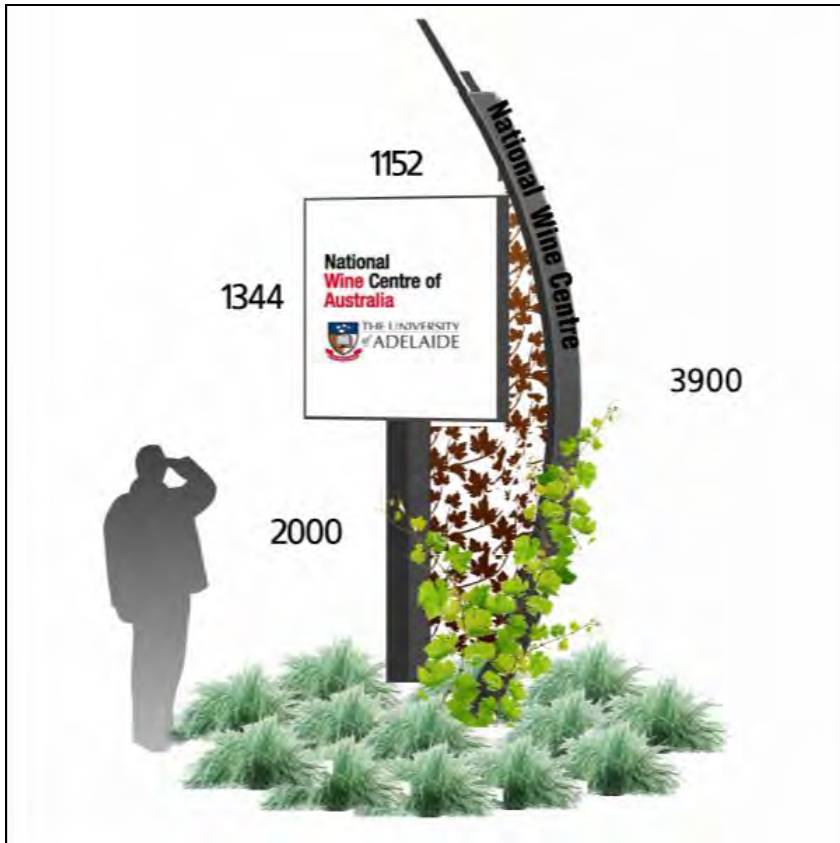
Botanic Road sign – as approved



Botanic Road sign – as proposed



Hackney Road sign – as approved



Hackney Road sign – as proposed



9.2 Desired Character

The Desired Character of the Park Lands Zone seeks to provide an area of publicly accessible open space surrounding the City which is available for use for formal and informal recreation activities and also for special events. The Park Lands should be enhanced by the removal of unnecessary buildings, fences and other hard paved areas.

The signs will be located in the Botanic Park Policy Area 19. The Desired Character of this area seeks to maintain the open park character and the existing special uses (including the Wine Centre) but seeks to reduce the number of uses or activities that further alienate the Park Lands from public use. The special uses should be managed to balance the interaction between the built, natural and landscaped environment. The Policy Area also calls for improvements to the public realm and further activation for pedestrians.

The original assessment concluded that the proposed signs would not have any significant impact on the availability of the Park Lands to be used in accordance with the Desired Character statements for both the Zone and Policy Area. The variation does not change this assessment. The land to the east and south of the Wine Centre, between the building and the footpath, is not readily associable with the Park Lands.

The signs will not improve the quality of the public spaces or increase activation for pedestrians as they are mainly aimed at vehicles. Both Botanic and Hackney Road environments are not pleasant spaces for pedestrians as they are both major roads that carry significant volumes of traffic, therefore signage that targets vehicle occupants is appropriate.

9.3 Development within the Park Lands

Park Lands Objective 4(a) seeks that in relation to new buildings or redevelopment of existing buildings, development should deliver public benefit, respond to the surroundings and incorporate the highest quality of design and materials.

Public benefit

There is no change from the previous assessment which concluded there was minimal public benefit of the proposed signs apart from creating an awareness of events associated with the Wine Centre and the University of Adelaide more broadly.

Responding to surroundings

The support structures for each of the signs share greater synergy than those previously granted consent. The structures maintain some of the curved elements of the previous iteration and are intended to complement to architecture of the wine centre building and are considered to respond sufficiently to this environment.

Design and Materials

The design of the two structures has been modified from that previously approved (as shown above). Both have a more pronounced base or plinth which is viewed favourably as debris is less likely to build up in and around the base making maintenance easier. The proposed materials for the structures supporting the LED screens include charred timber cladding, stone veneer walling, aluminium mesh and weathered steel. These materials and colours have a natural quality which will suit

the existing Wine Centre built form as well as the Park Lands environment. The materials are robust and of acceptable quality in accordance with CWPDC 211(a).

As previously stated, there is also a better consistency in the design of the two signs. This is viewed favourably and also assists in achieving Zone PDC 14 and CWPDC 211(c) which seeks consistency in design and style of advertising.

9.4 Advertising Displays

With regards to the Park Lands Zone, PDC 12 states that permanent advertisements are inappropriate however with two exceptions as follows:

1. temporary advertisements promoting events,
2. interpretive and directional advertisements that conform to a consistent design theme.

PDC 13 follows stating that advertisements should relate to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character. It continues stating that in these instances, the display should comply with the following:

- (a) the total advertisement area of all advertisements displayed on a building or site should be no more than two square metres;
- (b) except for an advertisement that relates to a federal, State or local government election, the advertisement should not be displayed for more than one month prior to the event and one week after the conclusion of the event; and
- (c) the advertisement should not:
 - (i) move or flash;
 - (ii) reflect light so as to be an undue distraction to motorists;
 - (iii) be internally illuminated; or
 - (iv) be used to principally advertise brands or products.

PDC 14 reinforces PDC 12, stating that interpretive or directional advertisements are appropriate if they conform to a consistent design theme. This type of signage is designated a merit form of development in the Zone.

PDC 15 further reinforces PDC 12 stating that permanent advertisements are inappropriate and existing permanent advertisements should be removed.

To reinforce, there is an existing planning consent to install two LED signs and associated structures for the purposes of displaying information in relation to the National Wine Centre and the Adelaide University more broadly.

As was the view with the original application, whilst the signs may not meet all the requirements of the relevant principles of development control as above, they are considered acceptable in this instance. This is on the basis that:

- Whilst the subject site is located in the Park Lands Zone, it is on the very periphery of the Zone and the City, on the corner of a major intersection. Principles that seek to control advertising in the Park Lands are not necessarily as important at this location as they may be, for example, in the Botanic Gardens.

- There are several large existing permanent signs in the vicinity of the Wine Centre (e.g. The University of Adelaide and flag pole signs on the subject site).
- Principles in relation to advertising in the Park Lands Zone appear contradictory to some degree. While most permanent signage on its own is not anticipated in the Zone or Policy Area, the Wine Centre and other similar land uses are envisaged, and such uses would ordinarily involve some kind of permanent signage either on the buildings or nearby. The likely requirements of 'special uses' in the Zone have not been anticipated in the policy.
- There is a large sign with an LED component located at the service station on the eastern side of Hackney Road approximately 90 metres from the location of the LED sign proposed in the landscaped bed of the Wine Centre. Whilst this sits outside the City of Adelaide boundary it does form part of the locality.
- The removal of three existing permanent signs is considered a positive outcome, reducing the overall number and clutter of signs on Hackney Road. This is consistent with Zone PDC 15.

9.5 Heritage and Conservation

The application was referred to Heritage SA as the original proposal had previously been referred. Heritage SA responded stating that the proposal was acceptable for the following reasons:

- The proposed scale, materials and colours of the proposed signs do not vary significantly from the currently approved signs. Their locations are unchanged, and do not obstruct the principal views of heritage significance associated with the State heritage places.
- The proposed signs will have no material impact on the State heritage places as they are not to be fixed to heritage fabric.

9.6 Traffic Impact of Variation Application

The proposal was referred to the Commissioner for Highways under Schedule 8 as it constituted an advertising display on or abutting an arterial road; Hackney Road being an arterial road. The response stated that the proposal was not expected to impact the direct line of sight to the traffic signals at the intersection. The response also stated that conditions applied to the original application remained appropriate and relevant for the variation. The conditions have been included in the recommendation.

The Commissioner also requested that Council provide an updated note regarding the Metropolitan Adelaide Road Widening Plan. The note requires the applicant to complete a consent form, along with a copy of their approved site plan. This note has been included as an advice within the recommendation.

Administration's traffic section had no traffic or transport related objections to the variation proposal.

9.7 **Conclusion**

This application proposes variations to two previously approved double-sided LED signs – one on the southern boundary of the Wine Centre adjacent to Botanic Road and one on the eastern boundary of the Wine Centre adjacent to Hackney Road.

The signs will display information in relation to the Wine Centre with no third-party advertising. Examples of the type of message displayed include food and wine festivals, wedding festivals, University of Adelaide open days and musical event advertisements.

The intent of relevant Principles and Objectives of the Development Plan in regards to built form and advertising displays within the Park Lands Zone is to ensure that there is a reduction of structures (including permanent signage) and that any signage proposed provides either directional or interpretive information in relation to the Park Lands and/or any events occurring within the Park Lands.

As with the original application, the signs are permanent and will provide information in relation to the Wine Centre, located in the Park Lands. Whilst the proposal does not meet all of the requirements of the Development Plan in relation to signage and structures, it is considered that applying those principles strictly in this instance would be inappropriate.

It was considered with the assessment of the original application that whilst the signs are located in the Park Lands Zone, their location is on the periphery and on major roads leading into the city. The areas in which the signs will be located are, to some degree, alienated from the Park Lands. These areas already have a number of road signs of varying styles as is anticipated for major roads leading into the city. A positive outcome is the removal of several existing incongruous signs in the locality. The proposed variation does not alter this.

The proposed variation required a statutory referral to Commissioner of Highways. They have responded stating that the proposal is acceptable and that previously recommended conditions of consent should be applied to the variation. Similarly, Council's traffic section has no objections to the variation application.

The application was also referred to Heritage SA for comment regarding likely impact (if any) the varied signage may have on the heritage values of the nearby heritage places. The State Heritage Unit found that the variation application (as with the original proposal) was acceptable.

The Development Plan does not envisage any permanent signage in the Park Lands Zone, apart from that which is of an interpretive or directional nature. However, given the proposed location of these signs is close to the footpath of two major roads on the periphery of the Park Lands, they were considered appropriate. The variation application does not change this opinion.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan given the context of the location and some conformity with the relevant requirements.

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

10. RECOMMENDATION

That the development, the subject of the application from National Wine Centre to vary the previous authorisation to erect two double sided LED signs, one on the southern boundary adjacent to Botanic Road and one on the eastern boundary adjacent to Hackney Road and removal of existing signage - VARIATION - Increased size of LED screen, amendments to sign design and amended positioning at National Wine Centre, Botanic and Hackney Roads, Adelaide SA 5000 as shown on plans designated DA/425/2016/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:**

- **Plans drafted by Studio Nine Architects, ref. 0913-005 dated 14/2/2019**
- **Letter from Future Urban ref. 0072 – Wine Centre LED Screens, dated 4 April 2019**
- **Additional information regarding materials and finishes provided 15 December 2019**
- **Additional information regarding layout provided on 19 December 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 signs shall be located in accordance with the plan by Big Screen Video titled BSV_NATIONAL_WINE_CENTRE_001. Accordingly, the sign on the Hackney Road frontage shall be a minimum of 6.0 metres inbound from the Hackney Road property boundary.**

Reason: To ensure the advertisements do not endanger public safety.

3. **There shall be no third-party advertising displayed, unless otherwise approved by Council in writing.**

Reason: To ensure the advertising relates to activities or use of the site.

4. **No element of the signs shall flash, scroll or move.**

Reason: To ensure the advertisements do not endanger public safety.

5. **The signs shall have a minimum dwell time of 45 seconds per message. The time taken for consecutive displays to change shall be no more than 0.1 seconds.**

Reason: To ensure the advertisements do not endanger public safety.

6. All messages displayed on the signs shall be self-contained messages that are simple, effective and easily assimilated by glance appreciation and shall not imitate a traffic control device in any way. Sequential messages (i.e. message that are displayed as part messages over two or more displays) shall not be permitted.

Reason: To ensure the advertisements do not endanger public safety.

7. All messages displayed on the signs shall not imitate a traffic control device or constitute a direction to traffic in any way.

Reason: To ensure the advertisements do not endanger public safety.

8. The operational system for the signs 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.

Reason: To ensure the advertisements do not endanger public safety.

9. The signs shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. The following luminance levels shall be incorporated into an automatic stepped dimming system:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign luminance (Cd/m ²) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	4000	300
Dusk	40	150
Night	<4	150

Reason: To ensure the advertisements do not endanger public safety.

10. The luminance contrast between consecutive displays shown on the signs shall be limited to a maximum of 2:1 (Note: For the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).

Reason: To ensure the advertisements do not endanger public safety.

11. The signs shall be operated by a closed-circuit system that is impervious to hacking or unauthorised modification.

Reason: To ensure the advertisements do not endanger public safety.

- 12. The surface of the signs shall have an effective anti-reflection coating to avoid the possibility of specular reflection.**

Reason: To ensure the advertisements do not endanger public safety.

- 13. No portion of the proposed signs shall encroach beyond the site boundary.**

Reason: To ensure the development is contained wholly within the site.

Advices

1. Previous Consent

The applicant should be aware that the conditions of approval and advices issued with the previous consent (DA/425/2016) where relevant remain valid and should be complied with.

2. 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.

3. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent will lapse at the expiration of 12 months from the operative date of the consent 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. 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. 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.

6. 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.

7. 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.

8. Metropolitan Adelaide Road Widening plan

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Hackney Road frontage of this site, together with some additional land from the Hackney Road/Botanic Road corner, for the possible future upgrading of the Hackney Road/Botanic Road/North Terrace/Dequetteville Terrace intersection. The consent of the CoH under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all new building works located on or within 6 metres of the possible requirements.

As consent is required for the proposed sign adjacent Hackney Road, the applicant should complete the attached consent form and return it to dpti.luc@sa.gov.au, along with a copy of the approved site plan. Consent can be anticipated.

Item No. 3.2 – Attachments 1 – 56 (National Wine Centre, Botanic and Hackney Roads, Adelaide SA 5000)

Pages 68 to 123

ATTACHMENTS

Plans and Supporting Information

• Plans and details	1 – 10
• Accompanying letter from Future Urban	11 – 13
• Certificate of Title	14
• Previous report to the CAP	15 – 51
Department for Environment and Water (Heritage SA) Report	52 – 53
Commissioner of Highways	54 – 56

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8 7 6 5 4 3 2 1

F

E

D

C

B

A



PLAN VIEW | SCALE 1:300

PROPOSED LOCATION OF SIGN


DISTANCE TO INTERSECTION



STREET VIEW | BOTANIC ROAD (LOOKING WEST) | SCALE 1:40



PROPOSED DESIGN | SCALE 1:20

Designed by	Checked by	Approved by	Date	Date
				12/03/2019
		10 Marlow Road KESWICK SA 5035 1300 BIG SCREEN Fax: +61 8 8239 1425 bigscreenvideo.com.au		
BSV_NATIONAL WINE CENTRE			Edition	Sheet
BOTANIC ROAD SIGNAGE			A	1 / 1

PRELIMINARY ISSUE
NOT TO BE USED FOR CONSTRUCTION

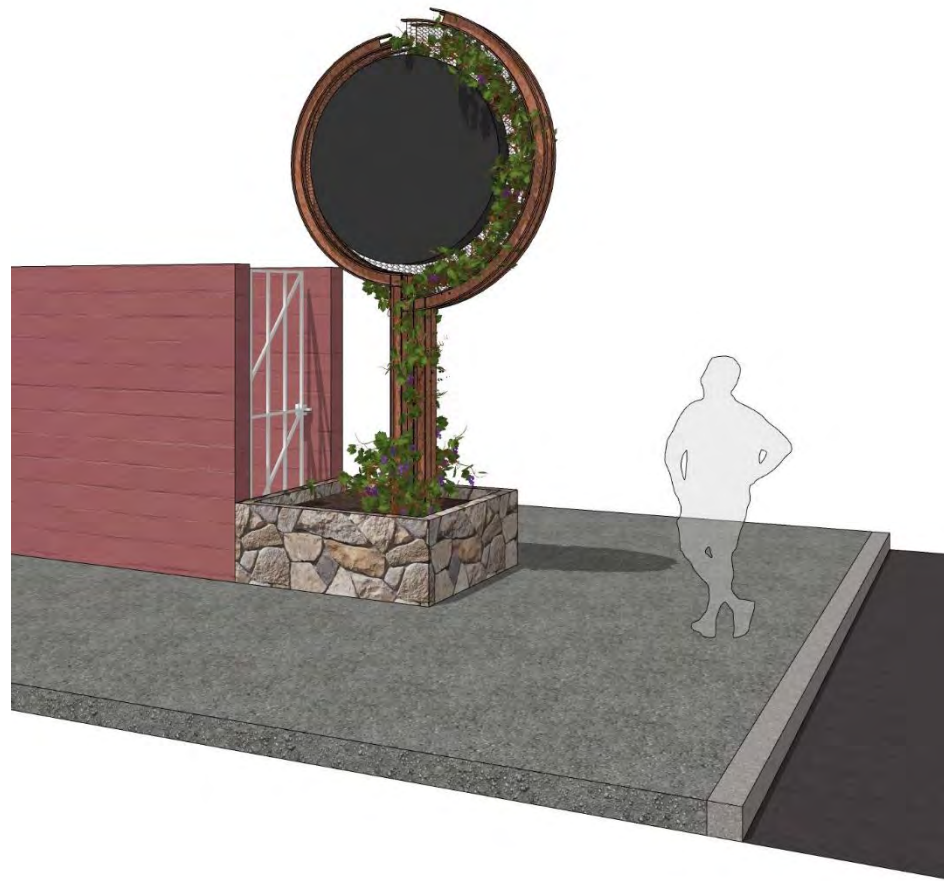
8 7 6 5 4 3 2 1

| Original Concept



| Wine Industry

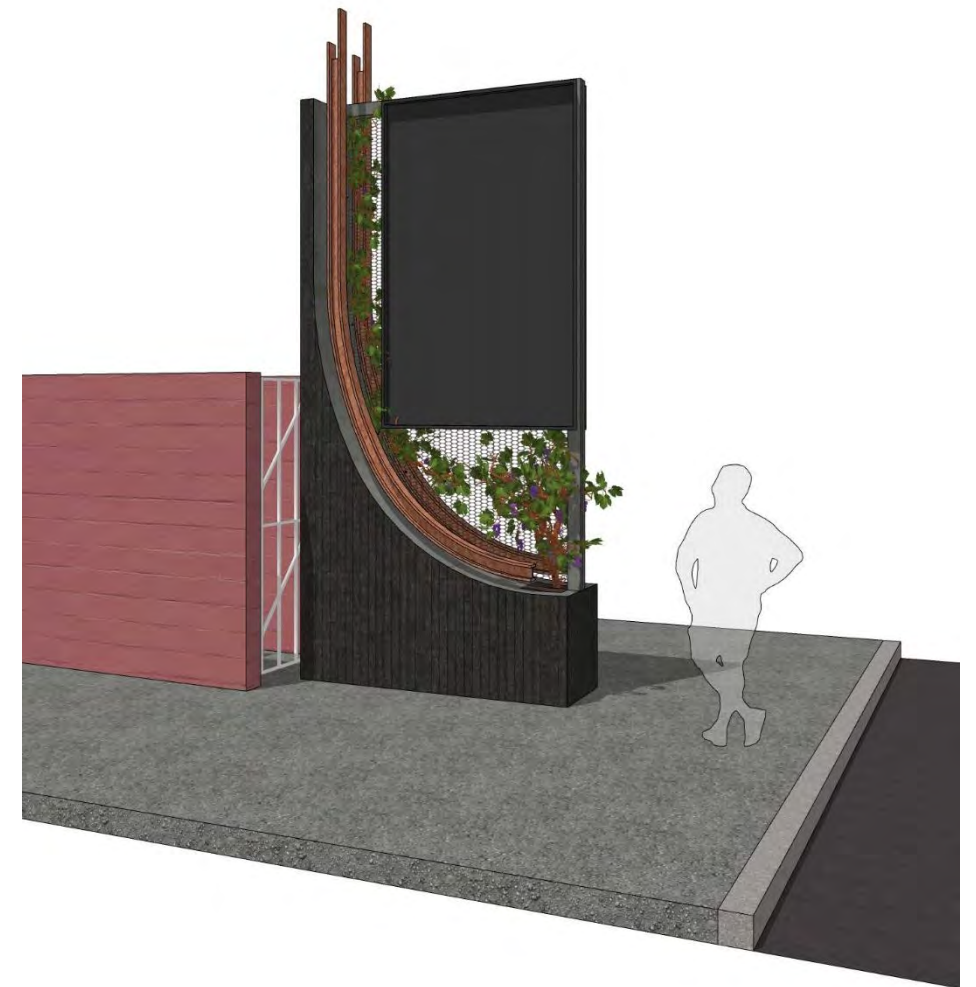
Existing Architecture |



IDEA 1



IDEA 2

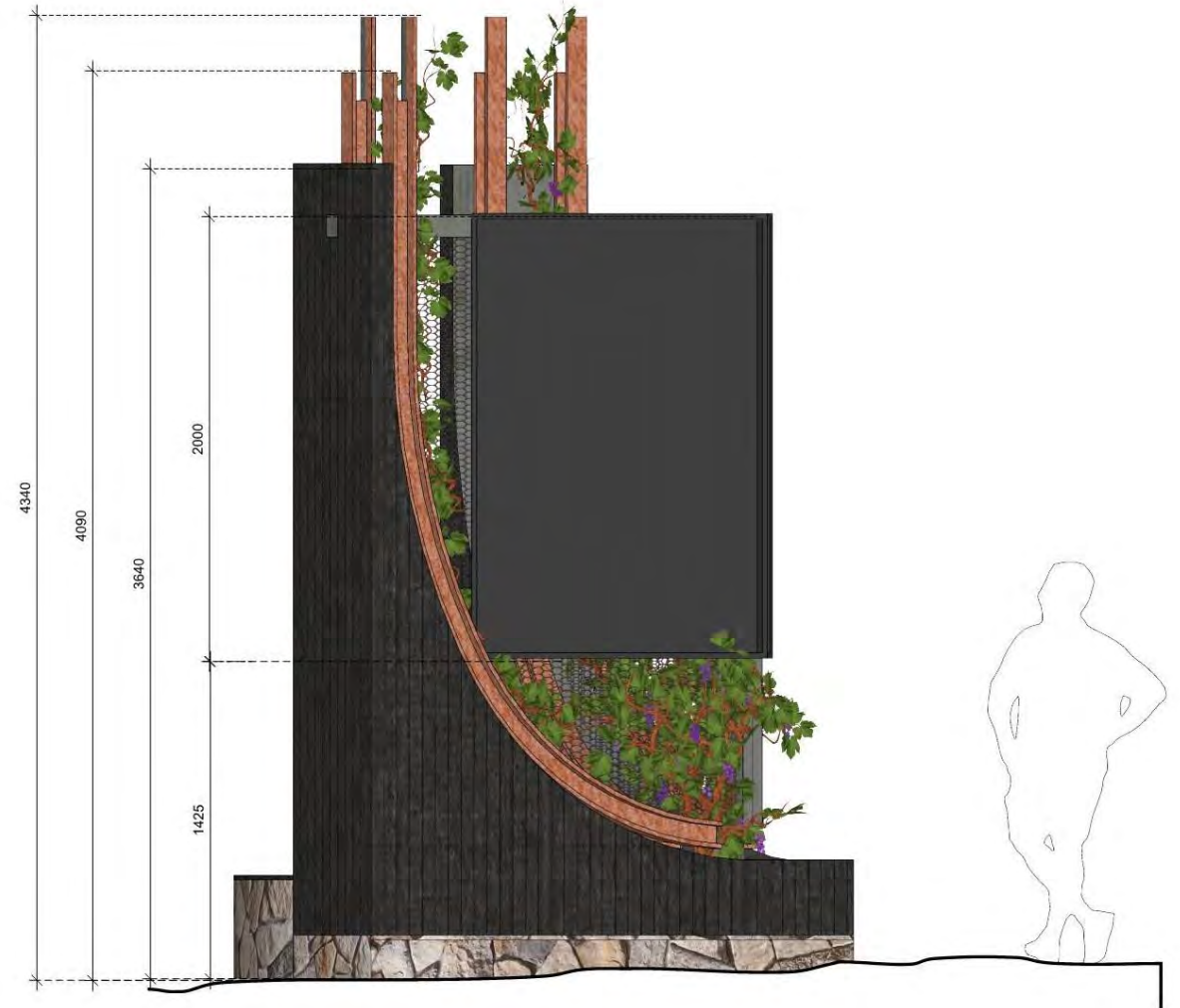


PREFERRED IDEA

Ideation
EXPLORING OPTIONS



BOTANIC ROAD



HACKNEY ROAD

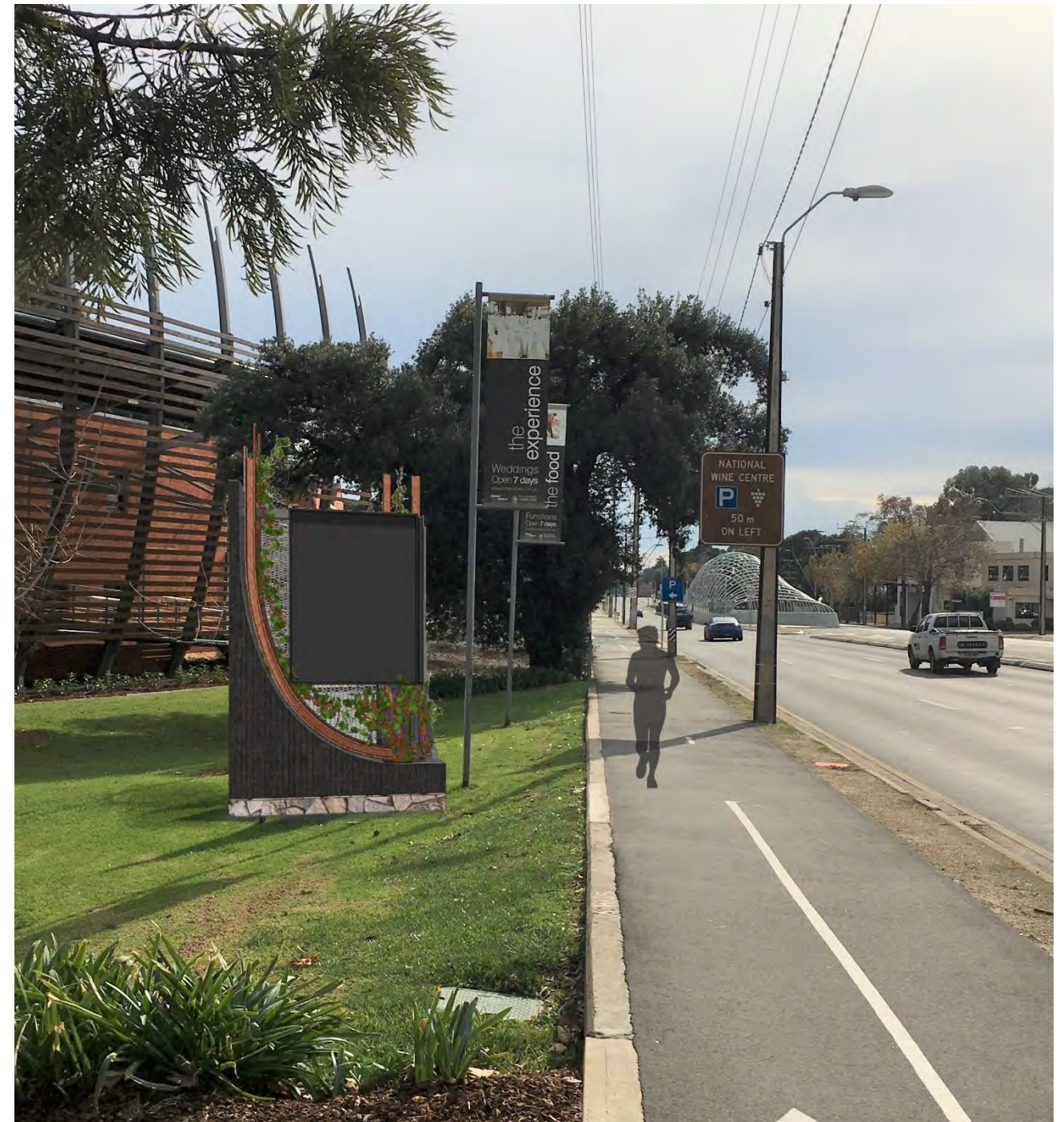
Preferred Outcome

Signage Option





BOTANIC ROAD (LOOKING WEST)



HACKNEY ROAD

Street Views

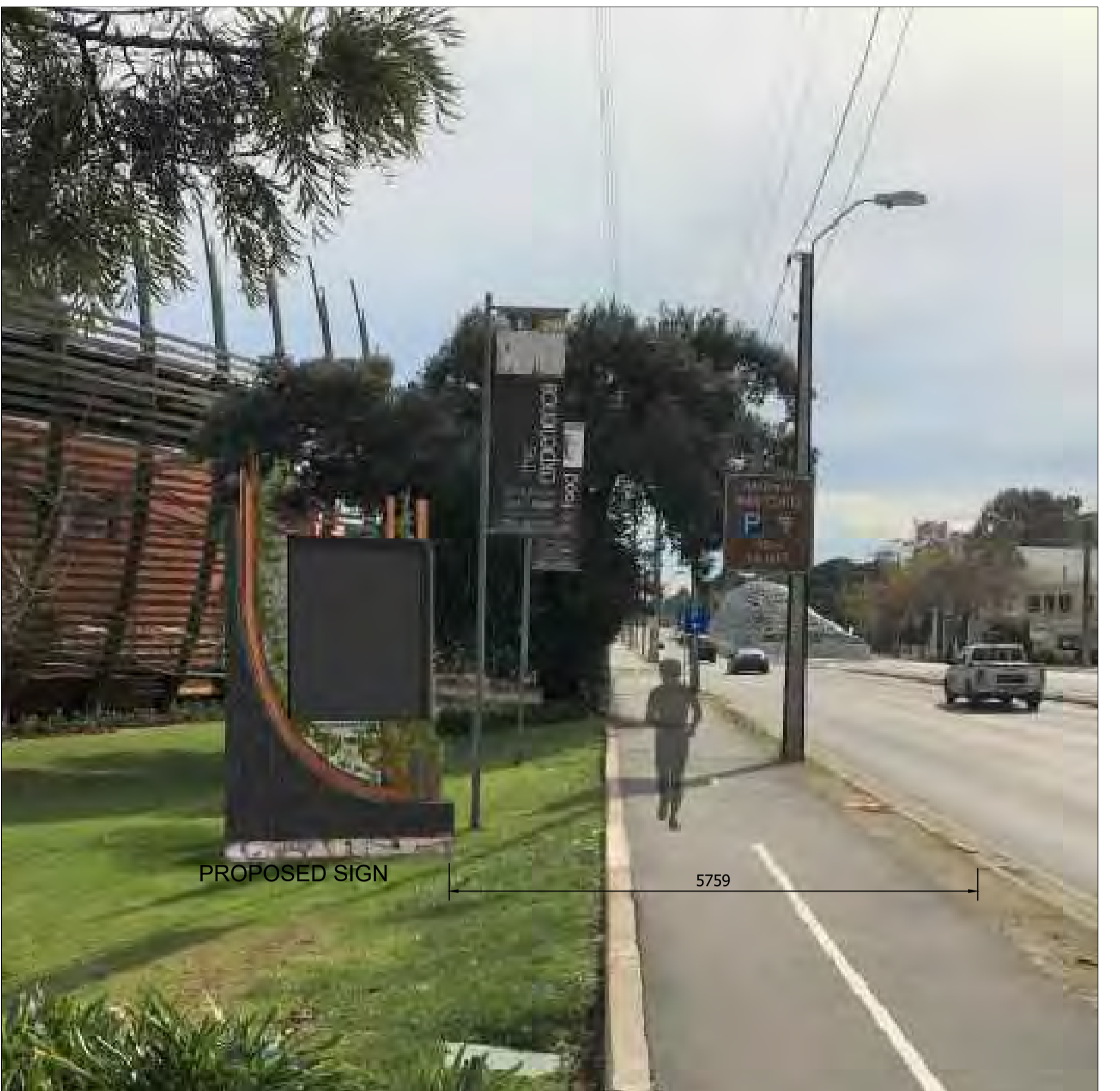


BOTANIC ROAD (LOOKING EAST)

Street Views



PLAN VIEW | SCALE 1:300



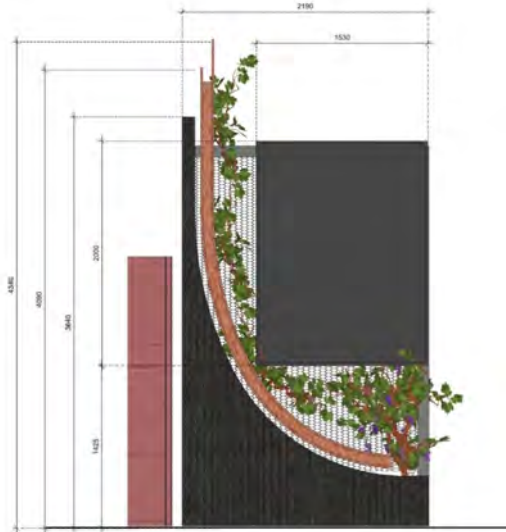
STREET VIEW | HACKNEY ROAD (LOOKING NORTH) | SCALE 1:50



PROPOSED DESIGN | SCALE 1:20

Designed by	Checked by	Approved by	Date	Date
				12/03/2019
		BSV_NATIONAL WINE CENTRE		
10 Marlow Road KESWICK SA 5035 1300 BIG SCREEN Fax: +61 8 8239 1425 bigscreenvideo.com.au		HACKNEY ROAD SIGNAGE	Edition A	Sheet 1 / 1

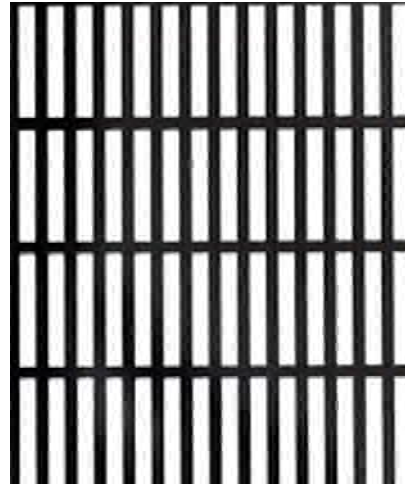
PRELIMINARY ISSUE
NOT TO BE USED FOR CONSTRUCTION



CHARRED TIMBER EXTERNAL CLADDING



'FINCH' FREEFORM STONE VENEER WALLING



'NICHE' 10015 ALUMINUM MESH

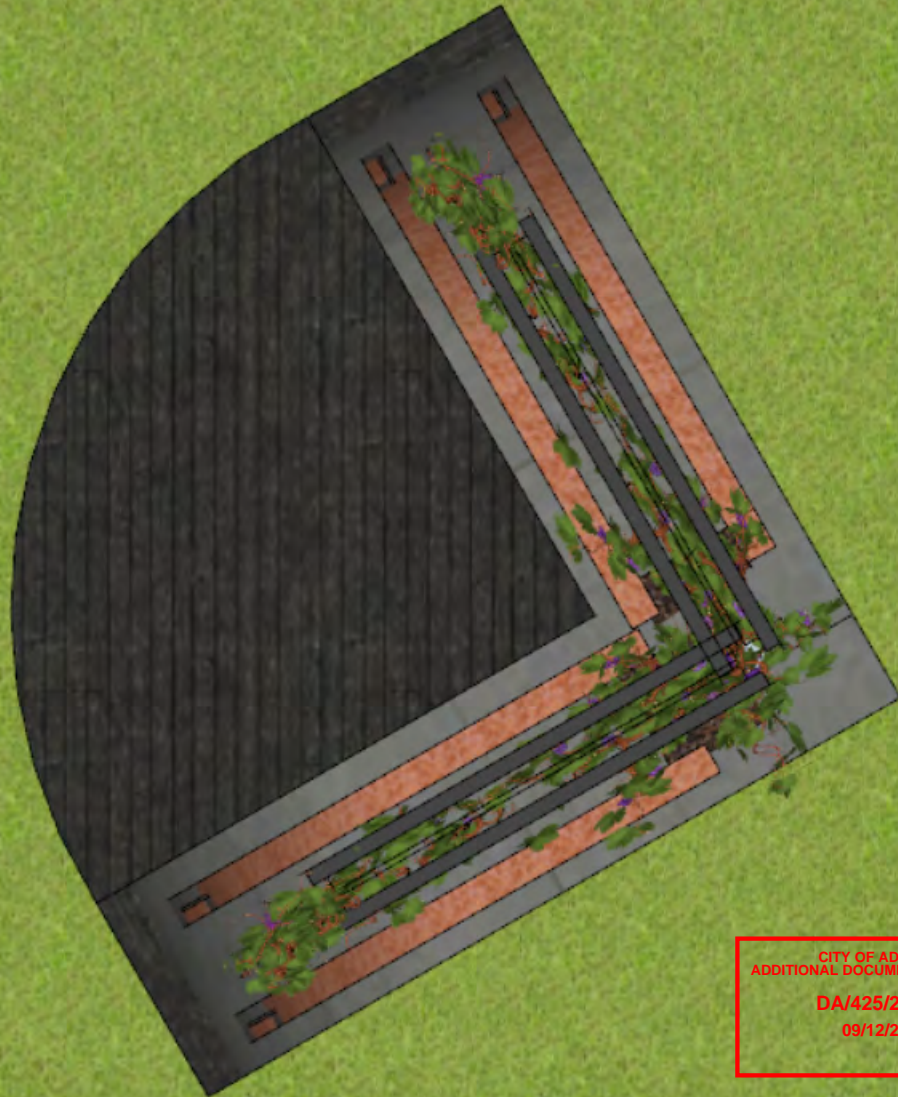


'WEATHERED STEEL' POWDERCOAT TO CURVED I BEAM

Materials

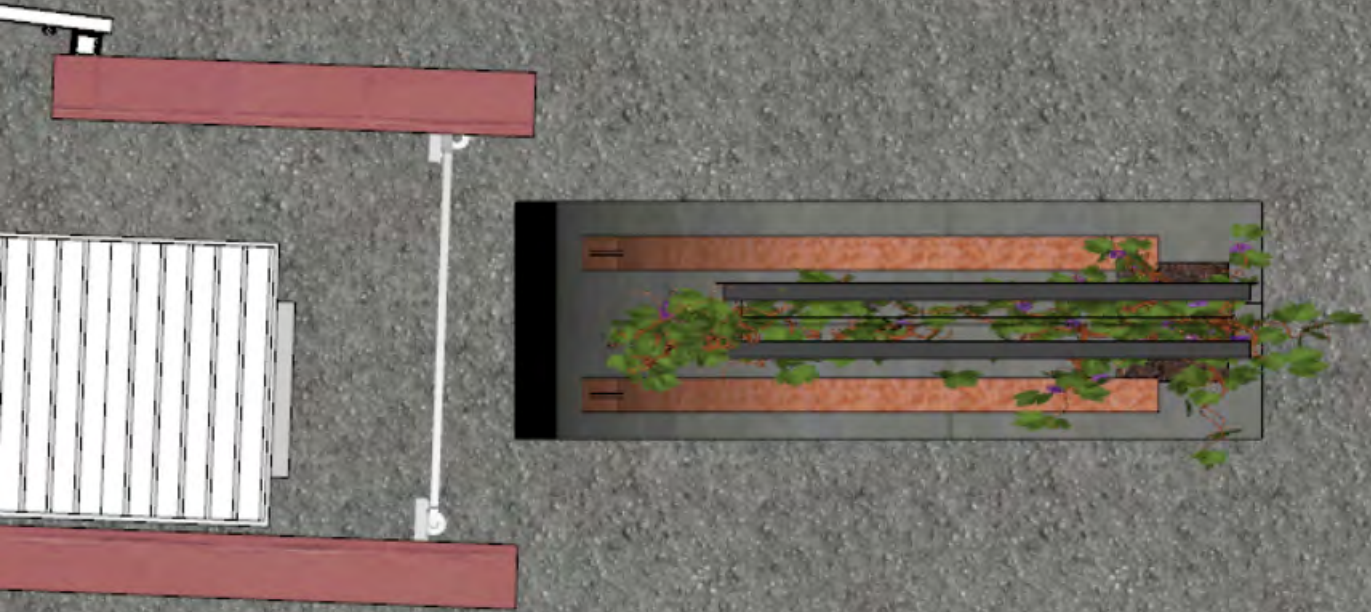


CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/425/2016/A
05/12/2019



HACKNEY ROAD

CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/425/2016/A
09/12/2019



CITY OF ADELAIDE
ADDITIONAL DOCUMENT RECEIVED
DA/425/2016/A
09/12/2019

REF: 0072 – Wine Centre LED Screens

4 April 2019

Ms Helen Dand
Principal Planner- Development Assessment
City of Adelaide Council
25 Pirie Street
ADELAIDE SA 5000



Ground Floor,
89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: 08 8221 5511
W: www.futureurbangroup.com
E: info@futureurbangroup.com
ABN: 34 452 110 398

Dear Helen,

VARIATION TO AUTHORISATION PREVIOUSLY GIVEN TO DA 425/2016 AT THE NATIONAL WINE CENTRE.

On behalf of our client, the National Wine Centre of Australia, we hereby submit a variation to the authorisation previously given to the abovementioned development application.

BACKGROUND

The previous version of the proposal was granted Development Plan Consent by the City of Adelaide Development Assessment Panel on the 18 September 2017.

Since the approval was given, the project team have been working closely with Adelaide City Council's Administration in order to develop a design which could justify an increased LED screen size.

The design which is proposed herein is the result of a number of iterations, however positive feedback from Council's Administration indicate that it achieves the desired outcome by successfully integrating a larger LED screen within the proposed structures.

PROPOSAL

Generally speaking, the proposed variation seeks to increase the size of the LED screens and alter the design of the supporting structures.

The specific differences between the proposed and approved developments are outlined below:

- increased message area of each LED screen, from approximately 1.55 square metres (1.344 metres high by 1.152 metres wide) to either 3.06 square metres (2 metres high by 1.53 metres wide) at the Botanic Road frontage, or 2.75 square metres (2 metres high by 1.375 metres wide) at the Hackney Road frontage.
- amendments to the design of the LED screen's supportive structure whilst maintaining the original design philosophy and including a curved element to complement to architecture of the wine centre building;
- increasing the overall height of the supporting structure for the sign presenting to Hackney Road from 3.9 metres to 4.34 metres;
- decreasing the overall height of the supporting structure for the sign presenting to Botanic Road from 4.8 metres to 4.34 metres; and
- re-positioning the LED screens presenting to Botanic Road to sit in a "V" arrangement, rather than back-to-back.

REF 0072 | 4 April 2019





PLANNING ASSESSMENT

In our opinion, the proposed variations are not anticipated to have a significantly greater impact on the locality than the approved proposal.

We have formed this opinion in consideration of the following:

- with reference to Park Lands Zone Objective 4, the proposed variations:
 - » will continue to be of benefit to the public by:
 - enhancing promotion and education opportunities for the University of Adelaide;
 - improve advertising of events and services (which can be recreational and/or cultural) offered by the Wine Centre, thereby enhancing the use of the building;
 - improving way finding from Hackney Road;
 - » is of an improved design quality and will continue to comprise high quality materials;
- with reference to Park Lands Zone PDC 12 and PDC 14, the varied screen sizes and design, as with the previous proposal, are considered to be consistent with the existing design theme established in the Park Lands by signage associated with Adelaide Oval (which is also located within the Park Lands Zone). Further, the proposed screen content is still intended to include interpretive and directional messages associated with the Wine Centre;
- with reference to Botanic Park Policy Area 19, the amended design will improve the exposure of the Wine Centre as a tourism, education and research attraction in the parklands. The signs will continue to be positioned along the Hackney and Botanic Road frontages and will not unduly impact the surrounding natural and landscaped environment.

The proposed variation will continue to be sited, designed and operated so as to avoid it becoming a safety hazard. The minor increase in message area (1.51 square metres) to each LED Screen is anticipated to have a negligible impact on road and pedestrian safety, as:

- content will continue to be of high graphic standard to give the impression of a poster rather than a pixelated, low quality screen (maintaining this high quality is in the best interests of the advertising agencies, advertisers, screen suppliers, and the general public); and
- The brightness of each screen will be automatically adjusted depending on climatic, day/night operations through the auto brightness controllers (two to each screen). The brightness will be operated between 0 to 6,000 nits with daylight operation (in full sunlight) to function at only around 80 percent brightness. For operations on dull days and at night, the brightness will substantially drop to ensure a matte finish for the sign (as low as 2 percent brightness).

The signs will continue to be consistent with the “*Advertising Signs Assessment Guidelines for Road Safety*” (DPTI, August 2014).



Respecting the above, we consider that the proposed variations will satisfy the sole objective of the Advertising Module in the Council Wide section. Specifically:

- with reference to part (a), the amended design reflects the existing character in the locality, which is a combination of high quality architectural design and extensive landscaping. The amended design is intended to sit comfortably in this context and display a synergy between built form (screen and steel) and soft landscaping (wood and vines), thereby providing a thoughtful transition to the National Wine Centre and its surroundings;
- with reference to part (b), the sign content will continue to be generated by a professional graphics team so as to ensure that messaging is concise and appreciable at a quick glance. It is likely that the larger screens will permit larger text, therefore it will be easier for passers-by to appreciate. Further, we note that as LED screens have the capacity to rotate multiple images over a period of time, therefore reducing the need for multiple static signs (and their associated hoardings); and
- with reference to part (c), the development will not create a hazard to pedestrians or road users.

CONCLUSION

We have formed the opinion that the proposed variations for the National Wine Centre are positive improvements to the previously approved development. The variations will allow the screens to display their content in a more effective manner, whilst also better integrating the development into its context. In our opinion, the proposed variations will not adversely impact traffic safety or function and will sit comfortably within the existing character of the locality.

We believe that the proposal warrants favorable consideration by Council.

Should you wish to discuss any of the matter raised above further, do not hesitate to contact our office on (08) 8221 5511.

Yours Sincerely

Milly Nott
Urban Planner

This Crown Record Register Search is a true and correct extract of the Register of Crown Records maintained by the Registrar-General. Crown Land is administered pursuant to the Crown Land Management Act 2009 by the Department of Environment, Water and Natural Resources.

Crown Record - Volume 6074 Folio 282

Parent Title(s) CR 5943/441

Creating Dealing(s) RTD 11531428

Title Issued 22/03/2011 Edition 1 Edition Issued 22/03/2011

Estate Type

CROWN LAND (ALIENATED)

Owner

THE CROWN

Custodian

TREASURER
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 200 DEPOSITED PLAN 86132
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

TOTAL AREA: 1.735HA (CALCULATED)

Easements

NIL

Schedule of Dealings

NIL

Schedule of Interests

LAND DEDICATED FOR WINE CENTRE PURPOSES PURSUANT TO THE CROWN LANDS ACT, 1929 BY GAZETTE
14/03/2002

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Registrar-General's Notes

APPROVED G127/2006

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

CITY OF ADELAIDE DEVELOPMENT ASSESSMENT PANEL ON 18/9/2017

Item No	3.4
Address	National Wine Centre, Botanic Road, Adelaide SA 5000
Proposal	Erect two double sided LED signs, one on the southern boundary adjacent to Botanic Road and one on the eastern boundary adjacent to Hackney Road and removal of existing signage, DA/425/2016 [DA] (F/DA/425/2016, HD)
Applicant	National Wine Centre
Relevant Development Plan	24 September 2015
Lodgement Date	16 June 2016
Zone / Policy Area	Park Lands Zone – Botanic Park Policy Area 19
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Request by Panel Member
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Supporting Information	
• Plans	1 – 6
• Planner's report	7 – 11
Department of Environment and Natural Resources Report	12 – 13
Commissioner of Highways Report	14 – 16

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought for two double-sided LED signs to be installed near the footpath outside the National Wine Centre. One sign will be located on the northern side of Botanic Road, near the service entry, and the other located on the western side of Hackney Road within a landscaped garden bed.
- 1.2 The proposed Hackney Road sign is 3.9 metres in height. It consists of a 1344 mm x 1152 mm sign box on top of a 2-metre high post. The sign is embellished with an arc of steel emerging from near the base of the sign post. The steel blade includes the words 'National Wine Centre'. A stylised metal work grape vine infills the void between the steel arc and LED sign and post.
- 1.3 The proposed Botanic Road sign is 5.2 metres in height. The sign will be integrated into the existing painted masonry wall and existing signage on the wall. It consists of a 1344 mm x 1152 mm sign box located on top of the wall and a decorative steel embellishment incorporated into the wall below and to the side of the sign box. The steel is intended to reference a stylised wine glass below the sign as well as mirror the barrel shape of the wine centre to the side of the sign box.
- 1.4 The proponent's planning consultant has stated that the content of the LED signs will provide information in relation to the Wine Centre and there will be no third-party advertising. Examples of the type of message displayed include food and wine festivals, wedding festivals, University of Adelaide open days and musical event advertisements.
- 1.5 Some signage is proposed to be removed as a part of this application. This includes:
- V-shaped sign at ground level
 - Two 4-metre high flag pole signs located within the allotment on Hackney Road
- Other signage on the site, as detailed later in the report, will remain.

2. BACKGROUND

- 2.1 The National Wine Centre opened in 2001 as a public exhibition building with a focus on wine and wine making. It also contained lecture and function spaces. The Wine Centre was taken over by the University of Adelaide in 2003.
- 2.2 There have been several applications for the Wine Centre site since its construction, generally relating to signage, conservation works and tree removal.
- 2.3 The application the subject of this report was called in at the Development Assessment Panel held on 18 July 2016.
- 2.4 Since lodgement, the application has been amended on several occasions in relation to Administration's concerns regarding the size and overall design of the signs. When the application was initially received, the sign proposed to be located on Hackney Road was quite significant (6.4 metres in height – i.e. a 3-metre high sign box located on a 3-metre high post). The total height of this particular sign has been reduced to 3.9 metres (2.5 metre reduction).

3. SITE

- 3.1 The subject site is located on the north-western corner of the intersection of Botanic Road and Hackney Road.

- 3.2 The site includes the new National Wine Centre building site and incorporates a number of State Heritage Places including the former residence, Yarrabee House and an associated masonry and cast iron fence rounding the corner on Botanic and Hackney Road. This is located on the most south-eastern extent of the site.
- 3.3 The State heritage listing also applies to a bluestone and brick stone wall that runs around the perimeter of the site on Botanic Road and another wall, which runs north west and south east between the two main buildings of the Centre. These walls are associated with the former Adelaide Lunatic Asylum that operated for 40 years on a site that is now part of the Adelaide Botanic Gardens. Because of a land swap in the early 1930s, Yarrabee House had been associated with the Botanic Gardens until the construction of the National Wine Centre.



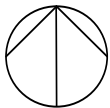
Photo 1 –Red shaded areas indicate State heritage listed features of the site.

- 3.4 The site of the sign on Hackney Road is on an area of lawn with some trees that slopes down to the Centre Building about 40 metres north of the intersection and 6 metres west of the allotment boundary. The sign on Botanic Road is located some 121 metres west of the intersection and is located on the property's road boundary.

4. LOCALITY

- 4.1 The Wine Centre lies on the eastern edge of the City's boundary and forms one half of the entry point into the City from the eastern suburbs. The proposed signs sit on the Park Lands edge; one facing east/west on Botanic Road and the other facing north/south, addressing the very wide Hackney Road with its collection of residential and commercial buildings on the eastern side. The City of Adelaide Council boundary lies on the eastern edge of the Park Lands in proximity to the proposed Hackney Road sign.
- 4.2 The locality is mixed. Some State heritage listed buildings are located within the Botanic Gardens on the west side of Hackney Road. On the eastern side of the road, there are two-storey heritage listed buildings on either side of North Terrace with a petrol station and residential and/or commercial uses along Hackney Road and the taller North Terrace House as a backdrop.
- 4.3 Currently, construction of an entry/exit for the O-Bahn City Access Project is underway and dominates this intersection.
- 4.4 The locality has a number of existing permanent signs of mixed character specifically advertising the Wine Centre. These signs include:
- The building name on the wall on Botanic Road
 - Two freestanding signs in the style of the University of Adelaide signage suite - one outside Yarrabee House and one in a garden bed on Hackney Road
 - A directory sign for the University on Hackney Road
 - Two banner signs on 4-metre high poles (proposed to be removed)
 - One ground mounted V-shaped banner sign (proposed to be removed)
 - A free-standing signage column on Hackney Road

In addition, brown and white road signs announcing local tourist attractions are located on the road sides.



KEY






	Subject Site		Local Heritage Place
PL-19	Park Lands Zone – Botanic Policy Area 19		State Heritage Place
PL-20	Park Lands Zone – Rundle and Rymill Parks Policy Area 20		Policy Area Boundary
			Locality

Photo 1 – View looking east along Botanic Road near the proposed site of one sign



Photo 2 – View looking west along Botanic Road to proposed sign location



Photo 3 – View looking north along Hackney Road to proposed sign location



Photo 4 – View looking south along Hackney Road showing proposed sign location



5. **PUBLIC NOTIFICATION**

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

6. **REQUIRED EXTERNAL REFERRALS**

6.1 **Department of Environment and Natural Resources (delegate of the Minister for Environment and Conservation)**

- Considered to be acceptable as:
 - The location does not directly impact on the significant building fabric of the State heritage places.
 - The signage does not adversely affect the heritage setting of the adjacent State heritage places i.e. Yarrabee House and masonry front fence. The scale materials and colours of the proposed signage are similar to existing signage on the site. Further the signs are located outside views of heritage significance.

6.2 **Commissioner of Highways**

- DPTI has designated Hackney Road to be a Major Traffic Route, Primary Freight Route and a Major Cycling Route. DPTI has designated Botanic Road (which is Council's responsibility) as a Local Pedestrian Area and High Frequency Public Transport Corridor. DPTI has assessed the signs against its criteria.
- The Hackney Road sign is located clear of a 5-degree envelope around the traffic signals and will not form a dominant background to the traffic signals.
- The Botanic Road sign is located clear of the device restriction area and it does appear that the sign will conflict with the signals.
- While no direct impact will occur on the signals from the signs, the potential distraction hazard needs to be managed. Ten (10) conditions have been recommended.
- With regard to road widening, DPTI's plan shows that 4.5m width of Hackney Road might be required in the future. However, having considered the minor nature of the signs and their location clear of the requirement (although within the consent area), approval is granted by the Commissioner of Highways under the Metropolitan Road Widening Plan Act.

7. **SPECIALIST ADVICE**

7.1 **Traffic**

- No traffic related objections to the development.

8. DETAILED ASSESSMENT

8.1 Desired Character

The Desired Character of the Park Lands Zone seeks to provide an area of publicly accessible open space surrounding the City which is available for use for formal and informal recreation activities and also for special events. The Park Lands should be enhanced by the removal of unnecessary buildings, fences and other hard paved areas.

The proposed signs are located in Botanic Park Policy Area 19. The Desired Character of this area seeks to maintain the open park character and the existing special uses (including the Wine Centre) but reduce the number of uses or activities that further alienate the Park Lands from public usage. The special uses should be managed to balance the interaction between the built, natural and landscaped environment. The Policy Area also calls for improvements to the public realm and further activation for pedestrians.

With regard to the Zone and Policy Areas Objectives and Principles of Development Control, the introduction of the signs on Hackney Road and Botanic Road will not have any significant impacts on the availability of the Park Lands to be used in accordance with the Desired Character statements for both the Zone and Policy Area. The land to the east and south of the Wine Centre, between the building and the footpath, is not readily associable with the Park Lands. It reads as the entry areas to the imposing Wine Centre or Yarrabee House and is replete with landscaped areas, fencing, paving, ramps and stairs. The proposed signs however are not considered to improve the quality of the public spaces or increase activation for pedestrians given they are located on a 2-metre high post and hence are aimed at vehicles. On the other hand, the Botanic Road or Hackney Road environments are not pleasant spaces for pedestrians in any case as they are both major roads that carry a significant volume of traffic.

8.2 Advertising

The proposed LED sign boxes themselves measure 1.152m wide x 1.344m high with a total advertisement area of 1.548m².

Design and materials

The Hackney Road sign is mounted on a 2-metre high post, resulting in an overall height to the top of the sign box of 3.344 metres. The sign box is surrounded and partially enclosed by a curved blade with a fin stating, 'National Wine Centre'. This curved element contains a stylised grape vine design cut out from sheet metal, the top of which is 3.9 metres above ground level. The sign will be located in a landscaped bed containing grasses and real grape vines.

The Botanic Road sign is mounted on top of the existing 2.63-metre high masonry wall, resulting in an overall height to the top of the sign box of 4 metres. A decorative steel embellishment is incorporated into the wall to below and to the side of the sign box. The steel is intended to reference a stylised wine glass below the sign as well as mirror the barrel shape of the wine centre to the side of the sign box. The existing rendered masonry painted wall is located adjacent the service entrance of the Wine Centre.

Objective 4(a) of the Park Lands Zone states that all new development (includes signage as a structure defined as 'building work') should:

- deliver public benefit,

- respond to its surroundings and
- incorporate the highest quality of design and materials.

Public benefit

There appears to be minimal public benefit regarding the proposed signs apart from creating an awareness of events associated with the Wine Centre and the University of Adelaide more broadly.

Responding to surroundings

The Hackney Road sign will be less visible from either north or south as the road is wider and the environment is visually busier with the Wine Centre building and landscaped areas with trees as the backdrop. The complex language of the sign (post, frame, metal grape vine design and landscaped garden bed location) responds sufficiently to this environment.

The Botanic Road sign will be highly visible from either east or west because of the stark difference between the sign and the consistency of the built environment in the immediate locality. The Botanic Road sign is incorporated into an existing masonry wall which serves to delineate the vehicular entry to the Wine Centre. The integration of the sign into the existing wall is considered an appropriate response to the context of the surroundings.

Function of sign

The applicant has stated that the LED component of the sign is appropriate in terms of the length of message display and change-over time, lack of movement, simplicity of the message, lack of use of colours (in relation to traffic lights) or other features that will distract drivers, low glare that varies according to the available light and low reflectivity. The LED signage proposed is of an acceptable quality.

Advertising Principles

Park Lands Zone PDC 12 states that permanent advertisements are inappropriate however with two exceptions as follows:

- temporary advertisements promoting events,
- interpretive and directional advertisements that conform to a consistent design theme.

PDC 13 follows stating that advertisements should relate to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character. It continues stating that in these instances, the display should comply with the following:

- (a) the total advertisement area of all advertisements displayed on a building or site should be no more than two square metres;
- (b) except for an advertisement that relates to a federal, State or local government election, the advertisement should not be displayed for more than one month prior to the event and one week after the conclusion of the event; and
- (c) the advertisement should not:
 - (i) move or flash;
 - (ii) reflect light so as to be an undue distraction to motorists;
 - (iii) be internally illuminated; or
 - (iv) be used to principally advertise brands or products.

PDC 14 reinforces PDC 12, stating that interpretive or directional advertisements are appropriate if they conform to a consistent design theme. This type of signage is designated a merit form of development in the Zone.

PDC 15 further reinforces PDC 12 stating that permanent advertisements are inappropriate and existing permanent advertisements should be removed.

To summarise, it is clear there is a strong desire to ensure that permanent signage is not encouraged and is only utilised when providing information in relation to the Park Lands or activities within the Park Lands. The Zone also seeks to ensure that if permanent signage is provided, it conforms to a standard and consistent design theme.

Existing permanent signage

There are several existing permanent signs in the immediate vicinity of the Wine Centre. Three signs name the building and one provides directional information. One simply announces 'The University of Adelaide'. There are an additional two flag pole signs (which advertise the food and experience to be gained at the Wine Centre) and one ground mounted banner sign which advertises Wine Centre events. These three signs will be removed as part of the proposal.

As the remaining signs provide either directional signage or name the building or institution (and in that sense, provide information and direction to pedestrians), they are considered to fulfil PDC 12, at least in part. While they provide directional information, they adhere to the University of Adelaide's corporate signage suite, rather than following Council's Park Lands signage suite.

Principles in relation to advertising in the Park Lands Zone appear contradictory to some degree. While most permanent signage on its own is not anticipated in the Zone or Policy Area, the Wine Centre and other similar land uses are envisaged and such uses would ordinarily involve some kind of permanent signage either on the buildings or nearby. The likely requirements of 'special uses' in the Zone have not been anticipated in the policy.

Examples of signs in the locality are included below:







Proposed signage

In applying PDC 12 to the proposed signs, they are not temporary signs and will not promote one event. The signs are permanent fixtures promoting a number of events with a range of advertisements all connected to the Wine Centre. The proposal is not considered to conform to the first part of PDC 12.

With regard to the second part of PDC 12, the signs do not provide interpretative or directional information, rather they provide information in relation to the Wine Centre which is located in the Park Lands. The signs do not form part of Council's integrated suite of interpretive and/or directional signage being installed in the Park Lands as illustrated below.



In advocating for the proposal, the applicant's planning consultant has argued that the proposed signage is consistent with other similar LED signs erected around Adelaide Oval and Memorial Drive. As a result, they are of the view that the proposal fulfils PDC 12 and 14.

It is difficult to compare any of the signage associated with Adelaide Oval to this proposal as it falls under the provisions of the *Adelaide Oval Redevelopment and Management Act 2011* where all signage is considered complying development.

There is however, some LED signage associated with Memorial Drive approved in 2014. This application (DA/328/2014) proposed the modification of an existing pylon sign to incorporate an LED sign advertising events associated with the use of Memorial Drive, including Tennis SA, Rugby SA and SA Cricket events. This application was considered appropriate and non-conformity with PDC 12 considered minor and acceptable for the following reasons:

- The sign was one of a suite of pylon signs in the Memorial Drive and Adelaide Oval locality designed to inform, direct and guide users
- The sign was warranted given the vast size, complexity and range of activities occurring in the precinct.

There is also a large sign with an LED component located at the service station on the eastern side of Hackney Road (pictured earlier in the report) approximately 90 metres from the location of the LED sign proposed in the landscaped bed of the Wine Centre.

It is clear the intent of the Development Plan is to restrict and remove permanent advertisements. This is consistent with other principles in relation to built form in the Park Lands where there is a reduction in footprint of buildings sought. However, in this instance, given the location of both signs adjacent footpaths on major roads, on the periphery of the Park Lands, it is considered that context can allow some flexibility in interpreting these principles.

The applicant has amended the proposal to ensure that the size of the sign does not overly dominate within the locality. The design, whilst not consistent with other interpretive and directional signs in the Park Lands, does either incorporate a natural theme, using the embellishment of an arc of steel and stylised metal work grape vine infills or integrates the sign within existing built form as per the masonry wall on Botanic Road.

The removal of three (3) existing permanent signs is considered a positive outcome, reducing the overall number and clutter of signs on Hackney Road. This is consistent with PDC 15.

8.3 **Heritage and Conservation**

The State Heritage Unit has assessed the application and has stated that the signs are considered acceptable for the following reasons:

- both signs are not directly fixed to heritage fabric,
- the signage is similar to other signage on the site and
- the signs are located outside the views of heritage significance.

8.4 **Traffic Impact of Advertising**

The proposal was referred to the Commissioner for Highways under Schedule 8 as development adjacent to main roads; Hackney Road being an arterial road. The response indicated support for the signs as they would not directly impact on the traffic signals. The response recommended the inclusion of ten (10) conditions on any consent or approval to prevent the signs from becoming a distraction hazard. These conditions have been included within the recommendation.

The Commissioner of Highways also has a duty to comment on development on a main road that would encroach on the Metropolitan Road Widening Plan or development that

would fall within a 6-metre strip of the road boundary as this proposal would. The Road Widening Plan does indicate that a 4.5m wide strip would be required from Hackney Road and hence the Hackney Road sign would be affected. However, as the sign is considered to be 'relatively minor' and falls outside the 4.5m required strip, consent was granted.

Administration's traffic section had no traffic or transport related objections to the proposal.

8.5 **Conclusion**

This application proposes to erect two double sided LED signs – one on the southern boundary of the Wine Centre adjacent to Botanic Road and one on the eastern boundary of the Wine Centre adjacent to Hackney Road. The signs will display information in relation to the Wine Centre with no third-party advertising. Examples of the type of message displayed include food and wine festivals, wedding festivals, University of Adelaide open days and musical event advertisements.

The intent of the the relevant Principles and Objectives of the Development Plan in regards to built form and advertising displays within the Park Lands Zone seek to ensure that there is a reduction of structures (including permanent signage) and that any signage proposed provides either directional or interpretive information in relation to the Park Lands and/or any events occurring within the Park Lands.

The signs are permanent and will provide information in relation to the Wine Centre, located in the Park Lands. Whilst the proposal does not meet all of the requirements of the Development Plan in relation to signage and structures, it is considered that applying those principles strictly in this instance is inappropriate.

This is due to the fact that the signs, whilst in the Park Lands Zone, are located on the periphery, on major roads leading into the city. The areas in which the signs will be located are, to some degree, alienated from the Park Lands. These areas already have a number of road signs of varying styles as anticipated for major roads leading into the city. A positive outcome is the removal of several existing incongruous signs in the locality.

The proposed signs have been referred to the Commissioner of Highways to ensure that the signs will not result in undue distraction to motorists as sought by ZPDC 13(c) (ii). They have responded stating that the signs will not cause a distraction hazard. Similarly, Council's traffic section has no objections to the signs.

The application was also referred to the State Heritage Unit for comment to assess likely impact (if any) of the signage on the heritage values of the nearby heritage places. The State Heritage Unit found that the signage proposed was acceptable.

In summary, whilst the Development Plan does not envisage any permanent signage in the Park Lands Zone apart from of an interpretive or directional nature it is considered that given the proposed location of these signs close to the footpath of two major roads on the periphery of the Park Lands they are considered appropriate in this instance.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan given the context of the location and some conformity with the relevant requirements.

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

9. **RECOMMENDATION**

That the development, the subject of the application from the National Wine Centre to erect two double sided LED signs, one on the southern boundary adjacent to Botanic Road and one on the eastern boundary adjacent to Hackney Road and removal of existing signage at the National Wine Centre, Botanic Road, ADELAIDE SA 5000 as shown on plans designated DA/425/2016:

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 drafted by Haynes Signs:
 - Location and dimensions of Hackney Road sign received by Council on 8 February 2017
 - Location and dimensions of Botanic Road sign received by Council on 24 August 2017
- Plan drafted by Big Screen Video, titled BSV_NATIONAL_WINE_CENTRE_001 dated 8 February 2017
- Planning report compiled by Future Urban Group, ref: 0076-001-Wine Centre, dated 16 June 2016

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

2. The signs shall be located in accordance with the plan by Big Screen Video titled BSV_NATIONAL_WINE_CENTRE_001 received by Council on 9 February 2017. Accordingly, the sign on the Hackney Road frontage shall be a minimum of 6.0 metres inbound from the Hackney Road property boundary.
3. There shall be no third-party advertising displayed, unless otherwise approved by Council in writing.
4. No element of the signs shall flash, scroll or move.
5. The signs shall have a minimum dwell time of 45 seconds per message. The time taken for consecutive displays to change shall be no more than 0.1 seconds.
6. All messages displayed on the signs shall be self-contained messages that are simple, effective and easily assimilated by glance appreciation and shall not imitate a traffic control device in any way. Sequential messages (i.e. message that are displayed as part messages over two or more displays) shall not be permitted.
7. All messages displayed on the signs shall not imitate a traffic control device or constitute a direction to traffic in any way.

8. The operational system for the signs 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.
9. The signs shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. The following luminance levels shall be incorporated into an automatic stepped dimming system:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign luminance (Cd/m²) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	4000	300
Dusk	40	150
Night	<4	150

10. The luminance contrast between consecutive displays shown on the signs shall be limited to a maximum of 2:1 (Note: For the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).
11. The signs shall be operated by a closed-circuit system that is impervious to hacking or unauthorised modification.
12. The surface of the signs shall have an effective anti-reflection coating to avoid the possibility of specular reflection.

Advices

1. 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.
2. 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.

3. 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.

4. 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

5. 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. 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.
7. 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.

(From the Commissioner of Highways)

8. The Metropolitan Adelaide Road Widening plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Hackney Road frontage of this site for future upgrading of the Hackney Road / Botanic Road / North Terrace/ Dequetteville Terrace intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Widening Plan Act is required to all development located on or within 6.0 metres of the possible requirement.

Having consideration to the relatively minor nature of the development and the location of the sign clear of the possible requirement (albeit within the consent area), the Commissioner of Highways' consent under the Metropolitan Adelaide Road Widening Plan Act for the proposed sign on the Hackney Road frontage is hereby granted.

Item No. 3.4 – Attachments 1 –16 (National Wine Centre, Botanic Road, Adelaide SA 5000)

Pages 150 to 165

Members of the public can view these attachments at www.adelaidecitycouncil.com

ATTACHMENTS

Supporting Information

• Plans	1 – 6
• Planner’s report	7 – 11
Department of Environment and Natural Resources Report	12 – 13
Commissioner of Highways Report	14 – 16

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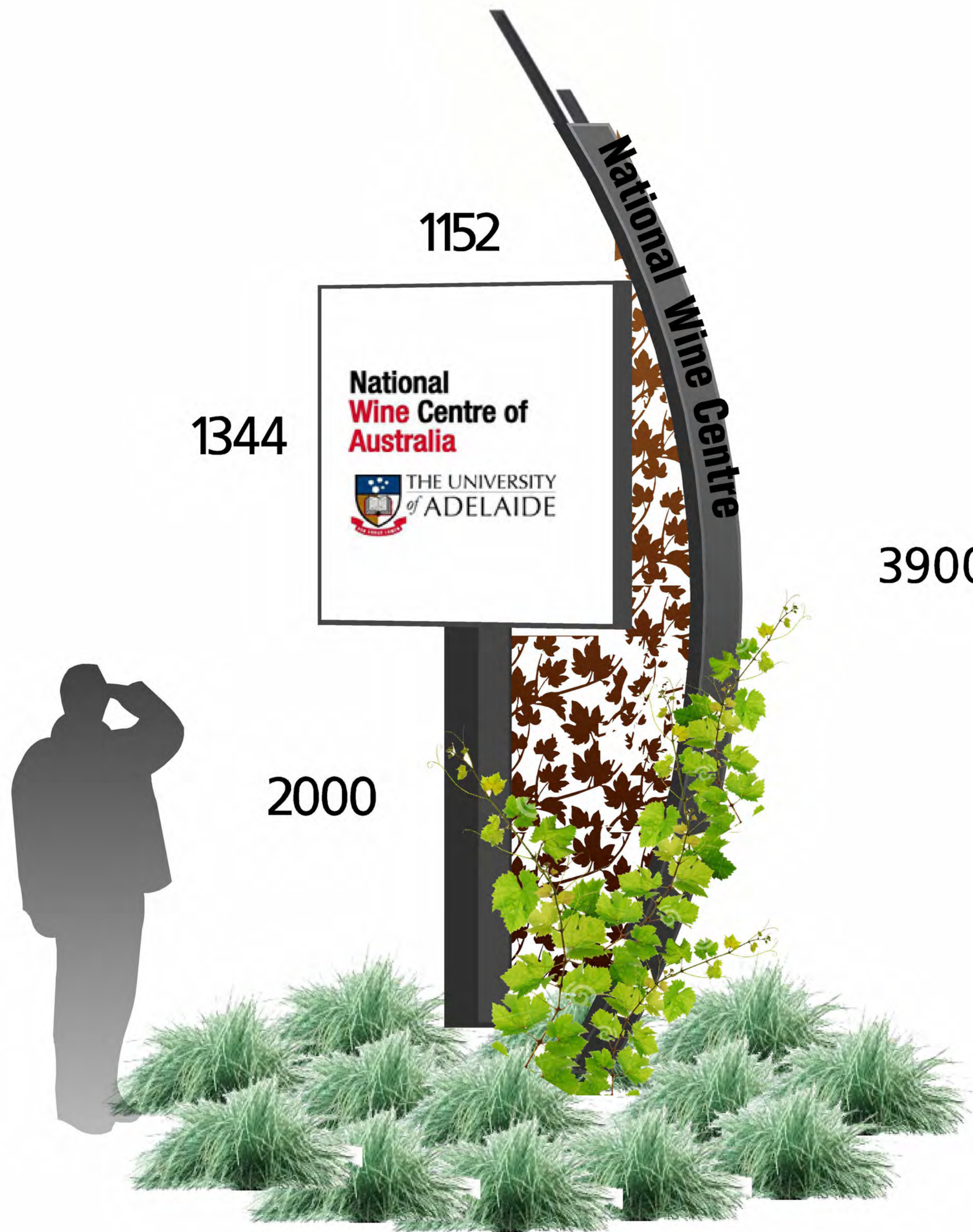


RECEIVED
08/02/17
DA/0425/2016

BIG
SCREEN
VIDEO



HAYNES
Signs



RECEIVED
08/02/17
DA/0425/2016

BIG
SCREEN
VIDEO



HAYNES
Signs

HEADING EAST



REPRESENTATION ONLY

- PREMIUM BSV DOUBLE SIDED SCREEN
- FRONT ACCESS GAS STRUT
- 1344 H X 1152 W
- NOTE
- SCREEN WILL BE PARRALEL TO WALL
- INTEGRATE WITH EXISTING SIGNAGE
- DECORATIVE STEEL
- TO MARRY WITH BUILDING
- WINE GLASS REFERENCE
- BARRELL SLAT REFERENCE

BIG
SCREEN
VIDEO



RECEIVED
24/08/2017
DA/0425/2016

HEADING WEST



REPRESENTATION ONLY

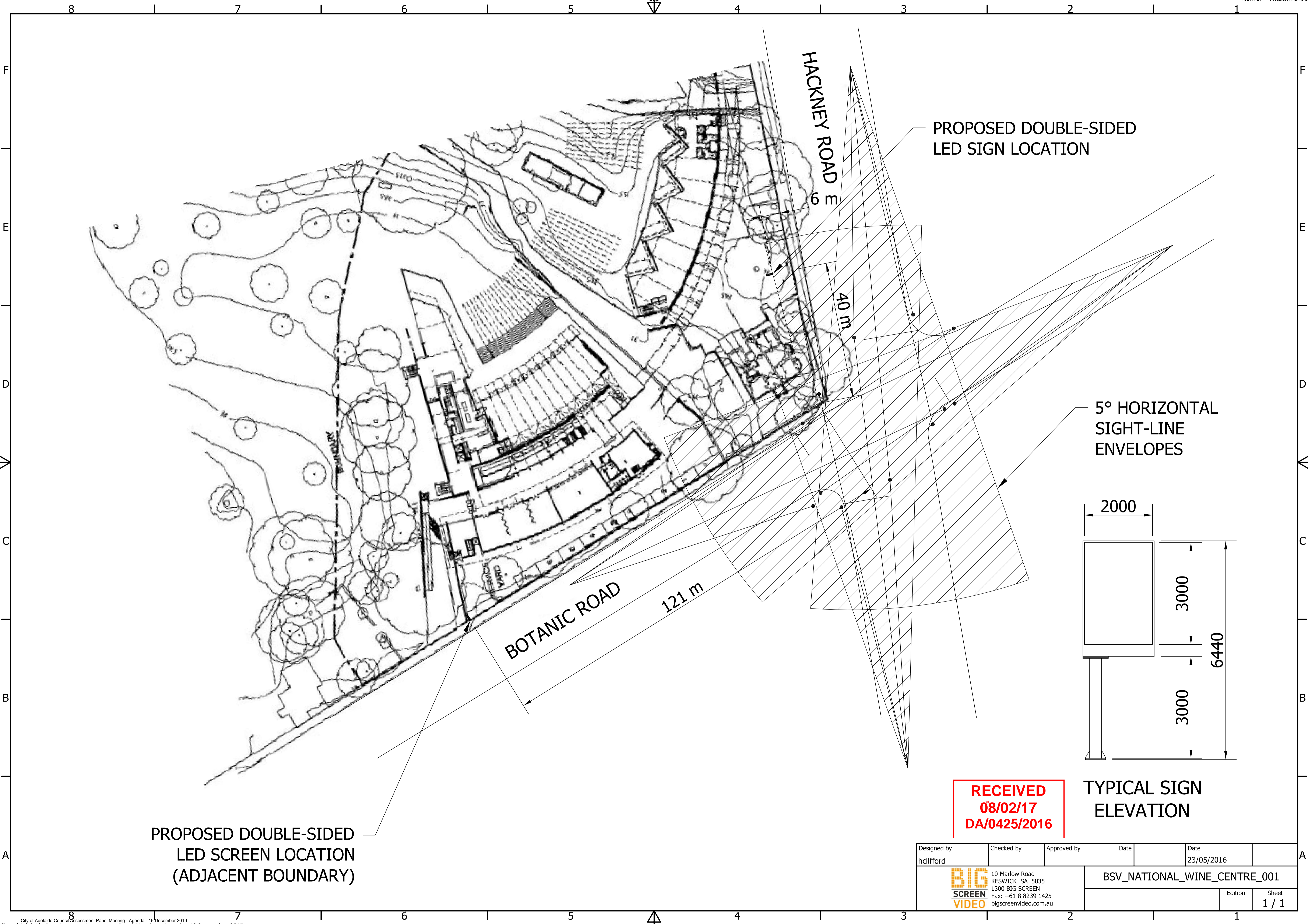
BIG
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DA/0425/2016



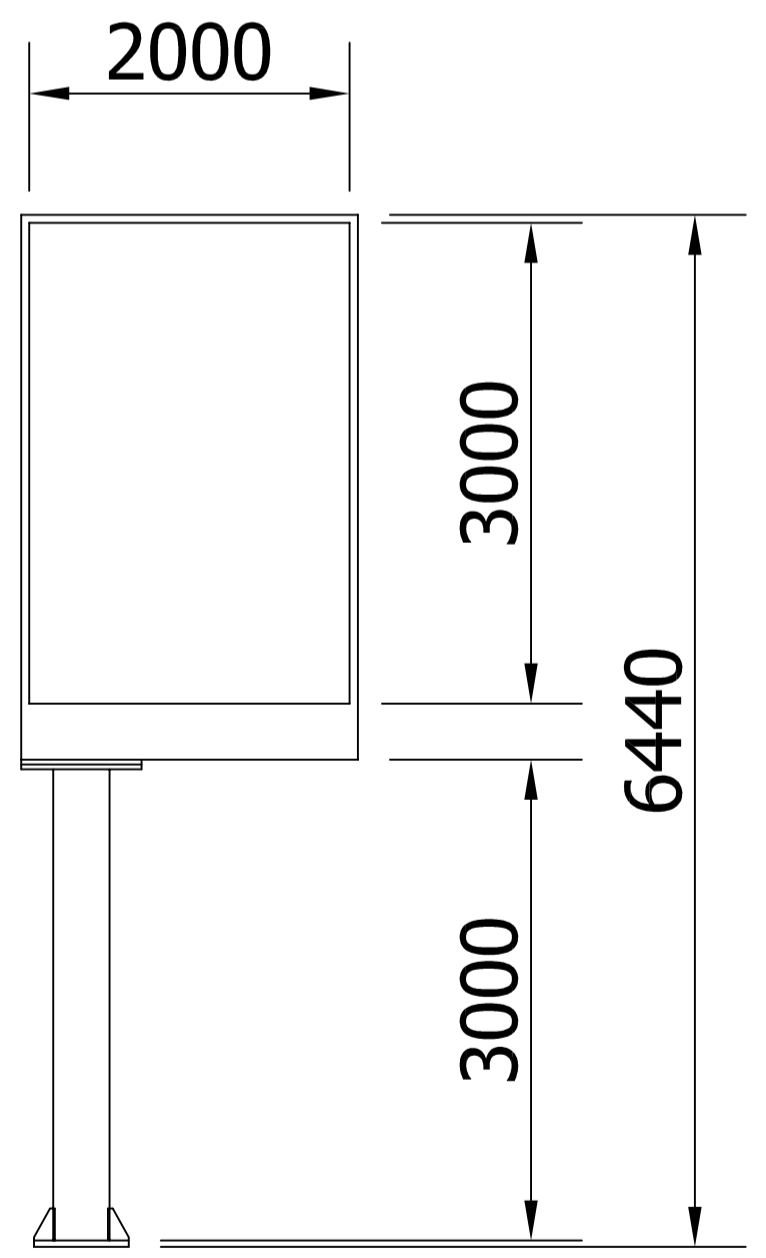
RECEIVED
24/08/2017
DA/0425/2016



PROPOSED DOUBLE-SIDED
LED SCREEN LOCATION
(ADJACENT BOUNDARY)

PROPOSED DOUBLE-SIDED
LED SIGN LOCATION

5° HORIZONTAL
SIGHT-LINE
ENVELOPES



TYPICAL SIGN
ELEVATION

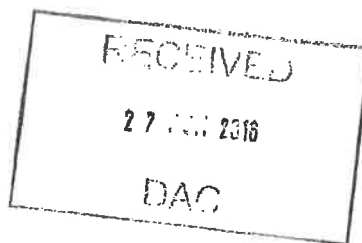
RECEIVED
08/02/17
DA/0425/2016

Designed by hclifford	Checked by	Approved by	Date	Date 23/05/2016
		BSV_NATIONAL_WINE_CENTRE_001		
10 Marlow Road KESWICK SA 5035 1300 BIG SCREEN Fax: +61 8 8239 1425 bigscreenvideo.com.au			Edition	Sheet 1 / 1

REF:0076-1-Wine Centre

16 June 2016

Ms Rebecca Rutschack
Adelaide City Council
25 Pirie Street
Adelaide SA 5001



Level 1, 89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: 0447 029 088
info@futureurbangroup.com
ABN: 34 452 110 398

Dear Rebecca,

TWO FREESTANDING LED SIGNS FOR NATIONAL WINE CENTRE

On behalf of the National Wine Centre of Australia we hereby submit a development application for two freestanding LED signs.

Please find enclosed:

- Development application form;
- Electricity Act declaration;
- Certificate of title;
- Site plan;
- Elevations;
- Perspectives.

Proposal

The National Wine Centre of Australia is a public exhibition building about winemaking and its industry in South Australia. It contains an interactive permanent exhibition of winemaking, introducing visitors to the technology, varieties and styles of wine. It also has a wine tasting area, giving visitors the opportunity to taste and compare wines from different areas of Australia.

The Wine Centre operation was taken over by the University of Adelaide on 1 July 2003. It now offers some of the university's oenology courses, as well as the public face of the wine industry in Australia.

The purpose of the two freestanding LED signs is to display information relevant to the Wine Centre (i.e. no third party advertising).

Each sign is 6.44m high with a double-sided LED message area of 6 square metres (each face). One sign is proposed along Hackney Road and the other along Botanic Road. Specifically, the Hackney Road sign is setback 6m from the boundary and 40m from the Hackney Road/Botanic Road intersection. The Botanic Road sign is sited on the property and 121m from the same intersection.

Each sign will be viewable from each direction along both Botanic Road/North Terrace and Hackney Road/Dequetteville Terrace. The proposed signs will:

- only contain messages relating the operation of the Wine Centre;
- not be sited within the device restriction area associated with the adjacent intersection;

REF 0076-001-Wine Centre | 16 June 2016





Both signs will be predominantly visible from with the road carriageways and pedestrian footpaths. The Botanic Road sign will only be visible from the East Park Lands at the Botanic Road bend.

Development Assessment

PDC 12 of the Park Lands Zone states that permanent advertisements are inappropriate, except interpretative or directional advertisements relating to features and facilities within the Park Lands, subject to conformity with a consistent design theme. PDC 14 encourages interpretative or directional advertisements relating to features and facilities within the Park Lands subject to conformity with a consistent design theme.

The proposed signs will relate to the Wine Centre which is a key facility within the Park Lands. The signs are also consistent with similar LED signs recently erected around Adelaide Oval and Memorial Drive serving similar purposes and which are located within the Adelaide Park Lands. Respecting this, we have formed the opinion that the proposed signs are consistent with other LED signs in the Park Lands contributing to a consistent design them satisfying PDC 12 and 14.

We also note Park Lands Zone Objective 4 which seeks to ensure that new buildings or the redevelopment of existing buildings in the Park Lands result in buildings that deliver public benefit, respond to the surroundings and incorporate the highest quality of design and materials. In our opinion, the new signs whilst not buildings, are structures defined as building work, and will assist in delivering public benefit through enhanced promotion and education opportunities for the University of Adelaide. The LED panels used are of the highest quality and consistent with those associated with Adelaide Oval and Memorial Drive.

The desired character of Botanic Park Policy Area 19 envisages an open landscaped character however it also encourages attractions for tourism, education, research and informal recreational enjoyment. The proposed signs are appropriately located adjacent to Botanic Road and Hackney Road and will ot be highly visible from within the Park Lands proper. The purpose of the signs is to promote Wine Centre activities to the general public which will result in a number of positive tourism, education, recreational and research impacts. In our opinion, the proposal accords with the desired character statement.

The Council Wide provisions relating to Advertisements seek to achieve the following:

- concise and efficient messages and a safe environment (Objective 56);
- a design that respects and enhances the desired character and amenity of the locality (PDC 210); and
- by reason of their location, position, construction or design and should not endanger public safety or detrimentally affect the amenity of adjacent premises (PDC 216).

We do not intend on repeating some the assessment above, however in relation to other design related matters and safety we note that the proposed signs will:

- display one message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds;



- not flash, scroll or move;
- display self-contained messages that are simple, effective and easily assimilated by glance appreciation and will not imitate a traffic control device in any way;
- not display images, text or backgrounds that are predominantly red, yellow/amber or green in colour. Furthermore, block colours of red, yellow/amber or green will not be displayed;
- operate in such a manner that will not result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED components of the sign will be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m ²) Max
Sunny Day	40 000	6 300
Cloudy Day	4 000	1 100
Twilight	400	300
Dusk	40	200
Night	<4	150

- provide luminance contrast between consecutive displays limited to a maximum of 2:1 (Note: For the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays);
- not provide sequential messages (i.e. messages that are displayed as part messages over two or more displays);
- be operated by a closed circuit system that is impervious to hacking or unauthorised modification;
- be underpinned by an operational system that will 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 will only be reactivated in the next available off peak period;
- be finished in a material of low reflectivity to minimise the likelihood of sun/headlamp glare;
- have a clearance between the footpath and base or underside of the LED panels greater than 2.5 metres and a setback greater than 0.6m between the kerb face and outside edge of the signs.

In consideration of the all the above, we have formed the opinion that the proposed signs are appropriately designed. Further, the signs will be sited, designed and operated in manner that will not cause a safety hazard. In this instance we also note that the signs are consistent with the "Advertising Signs Assessment Guidelines for Road Safety" (DPTI, August 2014).

Notwithstanding the above, we note that the proposed signs accord with the following relevant Economic Growth and Land Use provisions:





Objective 73

The role of the City enhanced as:

- (a) the community, civic and cultural heart of South Australia and as a driving force in the prosperity of the State;*
- (b) the State centre for business, administration, services, employment, education, political and cultural activities, government and public administration;*
- (c) a welcoming, secure, attractive and accessible meeting place for the people of metropolitan Adelaide and beyond for leisure, entertainment, civic and cultural activity, specialty shopping, personal and community services;*
- (d) a centre for education and research built on key academic strengths and on the excellent learning environment and student accommodation available in the City;*
- (e) a supportive environment for the development of new enterprises drawing on the cultural, educational, research, commercial and information technology strengths of the City centre;*
- (f) the gateway to the attractions of South Australia for international and interstate visitors by developing a wide range of visitor accommodation, facilities and attractions, particularly attractions which showcase the particular strengths of South Australia; and*
- (g) a great place to live, with a growing diversity of accommodation for different incomes and lifestyles.*

PDC 267

Development is encouraged to develop and expand upon the existing or create new tourism activities to maximise employment and the long-term economic, social and cultural benefits of developing the City as a competitive domestic and international tourist destination.

The proposed signs will enhance and promote an important public exhibition building relating to winemaking and its industry in South Australia. The signs will also promote events, tourism and the University of Adelaide for educational opportunities. In our opinion the role of the signs will maximise economic, social and cultural opportunities in accordance with the above provisions.

Conclusion

We have formed the opinion that the proposed LED signs for the National Wine Centre are appropriately located, sized and designed so as to not impair the character or amenity of the locality. The content of the advertisements will be limited to information relating to the authorised and legitimate use of the land. The signs will achieve all safety guidelines to ensure the signs do not result in any confusion or driver distraction.

Accordingly, we believe the proposal warrants favourable consideration by Council.

Should you require any further information or clarification in regard to any of the matters raised above, please do not hesitate to contact the undersigned on 0447 029 088.

Yours sincerely

Chris Vounasis
Director

REF 0076-001-Wine Centre | 16 June 2016





- achieve minimal separation from the 5° sight envelope; and
- have a minimum dwell time of 45 seconds.

The proposal also involves the removal of a small scale 'V' sign (promotional) and two 4m high (approx.) flag pole promotional signs within the lawn area adjacent to Hackney Road.

Site and Locality

The National Wine Centre and its surrounds is located with the Adelaide Park Lands. The National Wine Centre is located towards the corner of Hackney Road and Botanic Road as depicted in the figure below.

Figure 1 Site and locality



- Approx. sign locations

The Hackney Road sign is located within a lawn area between the road boundary and the Wine Centre building. A small scale 'V' sign (promotional) exists within the lawn area together with two 4m high (approx.) flag pole promotional signs. The Botanic Road sign is located behind the new wall section along Botanic Road adjacent to the southern vehicular and pedestrian access of the Wine Centre. Existing wayfinding signage exists on the new walls section.

Both signs are located within Botanic Park Policy Area 19 of the Park Lands Zone.

The area to the east of the Hackney Road sign is characterised by the road carriageway, Hackney Lodge and a range of commercial land uses including offices and a petrol filling station. The area to the south of the Botanic Road sign is characterised by the road carriageway and the East Park Lands.


 Department of Environment,
 Water and Natural Resources
State Heritage Unit
 Conservation and Land
 Management Branch

 Strategy and Advice
 Directorate

 Level 9
 81-91 Waymouth Street
 Adelaide SA 5000

 GPO Box 1047
 Adelaide SA 5001
 Australia
 DX138

 Ph: +61 8 8124 4960
 Fax: +61 8 8124 4980

www.environment.sa.gov.au

 Ref: SH/13642D
 Date: 16 February 2017

 Chief Executive Officer
 Adelaide City Council
 GPO Box 2252
 Adelaide 5001

Attention: Edouard Pool

Dear Mr Pool

DESCRIPTION: ERECT TWO FREESTANDING DOUBLE SIDED LED SIGNS, ON SOUTHERN BOUNDARY ADJACENT TO BOTANIC ROAD AND EASTERN BOUNDARY ADJACENT TO HACKNEY ROAD - NATIONAL WINE CENTRE AT CORNER BOTANIC ROAD AND HACKNEY ROAD, ADELAIDE

Application number: DA/425/16 B
 Referral received: 30/01/2017
 State heritage place: National Wine Centre of Australia Administration Building ['Yarrabee House'] (former Lunatic Asylum Medical Officer's Residence) and Front Fence, Botanic Road ADELAIDE

The above application has been referred to the Minister for Sustainability, Environment and Conservation in accordance with Development Act 1993 of the *Section 37* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

The proposed development is considered to be acceptable in relation to the above State heritage place for the following reasons.

- The location of the proposed signage does not directly impact the significant building fabric of the State heritage places associated with the National Wine Centre site, as both signs are not fixed to heritage fabric.
- The proposed signage does not adversely affect the heritage setting of adjacent State heritage places - Yarrabee House and the masonry front fence. The scale, materials and colours of proposed signage are similar to existing signage on the site. Further, signs are located outside views of heritage significance associated with each place.

General notes

1. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
2. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.

3. Council is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.For further information, contact the Department of Environment, Water and Natural Resources.
4. Council is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.
 - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to Kirsty Nield on telephone or e-mail Kirsty.Nield@sa.gov.au.

Yours sincerely



Michael Queale
Senior Heritage Conservation Architect
Department of Environment, Water and Natural Resources
as delegate of the
MINISTER FOR SUSTAINABILITY, ENVIRONMENT AND CONSERVATION

In reply please quote 2017/01867/01, Process ID: 444196
Enquiries to Matthew Henderson
Telephone 0419 747 010
Facsimile (08) 8226 8330
E-mail dpti.luc@sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure

04/05/2017

Ms Robyn Taylor
Adelaide City Council
GPO Box 2252
ADELAIDE SA 5001

**SAFETY AND SERVICE –
Traffic Operations**

GPO Box 1533
Adelaide SA 5001

Telephone: 61 8 8226 8222
Facsimile: 61 8 8226 8330

ABN 92 366 288 135

Dear Ms Taylor,

SCHEDULE 8 - REFERRAL RESPONSE

Development No.	020/0425/16
Applicant	National Wine Centre (University of Adelaide)
Location	Corner Botanic Road & Hackney Road, Adelaide
Proposal	Erect two freestanding double sided LED signs.

I refer to the above development application forwarded to the Safety and Service Division of the Department of Planning, Transport and Infrastructure (DPTI) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4)(b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*.

THE PROPOSAL

The application seeks approval for two freestanding LED signs. One sign is proposed to be located on the Botanic Road frontage and the other on the Hackney Road frontage.

CONSIDERATION

Hackney Road is an arterial road that forms part of the Inner Ring Route and is currently undergoing changes to the road layout as a result of the O-Bahn City Access Project. Hackney Road is designated as a Major Traffic Route, Primary Freight Route and a Major Cycling Route under DPTI's *A Functional Hierarchy for South Australia's Land Transport Network*. It carries approximately 45,100 vehicles per day (5% commercial vehicles) and has a posted speed limit of 60 km/h.

Botanic Road is under the care, control and management of the City of Adelaide, and forms a key link through the park lands that links the arterial road network to the CBD. It carries approximately 31,900 vehicles per day (8% commercial vehicles) has a posted speed limit of 60 km/h. Botanic Road is designated as a Local Pedestrian Area and High Frequency Public Transport Corridor under DPTI's *A Functional Hierarchy for South Australia's Land Transport Network*.

The site is located within the functional area of the Hackney Road / Botanic Road / North Terrace signalised intersection. Accordingly, DPTI has undertaken assessment of the signage proposal against DPTI's *Advertising Signs: Assessment Guidelines for Road Safety* (2014).

11473956

Whilst the sign on the Hackney Road frontage is within a device restriction area as defined in the Guide, it appears that the sign, will be located clear of a 5⁰ envelope around the traffic signals and thus will not form a dominant background to the traffic signals. The sign on the Botanic Road frontage is located clear of the device restriction area associated with the Hackney Road / Botanic Road / North Terrace signalised intersection. It does not appear that the sign is likely to conflict with the signal lanterns.

Whilst DPTI's assessment indicates that the signs will not directly impact on the traffic signals, it remains necessary to manage the potential for distraction hazards to result from the operation of the proposed signage. Accordingly, DPTI recommends that conditions governing the operation of the sign be applied to minimise the likelihood that it will present a distraction hazard.

Metropolitan Adelaide Road Widening Plan

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Hackney Road frontage of this site for future upgrading of the Hackney Road / Botanic Road / North Terrace / Dequetteville Terrace intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all development located on or within 6.0 metres of the possible requirement.

Having consideration to the relatively minor nature of the development and the location of the sign clear of the possible requirement (albeit within the consent area), the Commissioner of Highways' consent under the Metropolitan Adelaide Road Widening Plan Act for the proposed sign on the Hackney Road frontage is hereby granted.

ADVICE

DPTI does not object in-principle to the proposed development. The planning authority is advised to attach the following conditions to any approval:

1. The signs shall be located in accordance with the plan by Big Screen Video titled BSV_NATIONAL-WINE-CENTRE_001 received by Council on 9 February 2017. Accordingly, the sign on the Hackney Road frontage shall be a minimum of 6.0 metres inbound from the Hackney Road property boundary.
2. No element of the sign shall flash, scroll or move.
3. The signs shall have a minimum dwell time of 45 seconds per message. The time taken for consecutive displays to change shall be no more than 0.1 seconds.
4. All messages displayed on the signs shall be self-contained messages that are simple, effective and easily assimilated by glance appreciation and shall not imitate a traffic control device in any way. Sequential messages (i.e. messages that are displayed as part messages over two or more displays) shall not be permitted.
5. All messages displayed on the signs shall not imitate a traffic control device or constitute a direction to traffic in any way.
6. The operational system for the signs 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.
7. The signs shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. The following luminance levels shall be incorporated into an automatic stepped dimming system:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m ²) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	150
Night	<4	150

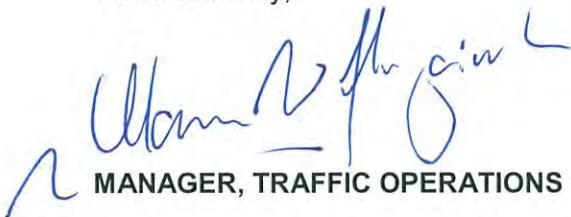
8. The luminance contrast between consecutive displays shown on the signs shall be limited to a maximum of 2:1 (Note: For the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).
9. The signs shall be operated by a closed circuit system that is impervious to hacking or unauthorised modification.
10. The surface of the signs shall have an effective anti-reflection coating to avoid the possibility of specular reflection.

The following note provides important information for the benefit of the applicant and is required to be included in any approval:

- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Hackney Road frontage of this site for future upgrading of the Hackney Road / Botanic Road / North Terrace / Dequetteville Terrace intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all development located on or within 6.0 metres of the possible requirement.

Having consideration to the relatively minor nature of the development and the location of the sign clear of the possible requirement (albeit within the consent area), the Commissioner of Highways' consent under the Metropolitan Adelaide Road Widening Plan Act for the proposed sign on the Hackney Road frontage is hereby granted.

Yours sincerely,



MANAGER, TRAFFIC OPERATIONS

For **COMMISSIONER OF HIGHWAYS**

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au



Government of South Australia
Department for Environment
and Water

Heritage South Australia

Environment, Heritage and
Sustainability Division

81-95
Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8124 4922
Fax: +61 8 8124 4980

www.environment.sa.gov.au

Ref: SH/13642D
Date: 27 August 2019

Chief Executive Officer
City of Adelaide
GPO Box 2252
ADELAIDE SA 5001
Attention: Helen Dand

Dear Ms Dand

DESCRIPTION: NATIONAL WINE CENTRE - VARY PREVIOUS AUTHORISATION – ERECT TWO DOUBLE-SIDED LED SIGNS, ONE ON THE SOUTHERN BOUNDARY ADJACENT TO BOTANIC ROAD AND ONE ON THE EASTERN BOUNDARY ADJACENT TO HACKNEY ROAD AND REMOVE EXISTING SIGNAGE AT CORNER BOTANIC ROAD AND HACKNEY ROAD, ADELAIDE

Application number: DA/425/16/A
Referral received: 26/07/2019
State heritage place: SH/13642—National Wine Centre of Australia Administration Building ['Yarrabee House'] (former Lunatic Asylum Medical Officer's Residence) and Front Fence, Botanic Road ADELAIDE
SH/17067—Stone Wall, Botanic Road ADELAIDE
Documentation: Plans received 26 July 2019

The above application has been referred to the Minister for Environment and Water in accordance with Section 37 of the *Development Act 1993* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

The proposal is to increase the LED panel sizes and alter the design of the supporting structures for two previously approved signs at the National Wine Centre. The proposed development is considered to be acceptable in relation to the above State heritage places for the following reason/s.

- The proposed scale, materials and colours of the proposed signs do not vary significantly from the currently approved signs. Their locations are unchanged, and do not obstruct the principal views of heritage significance associated with the State heritage places.
- The proposed signs will have no material impact on the State heritage places as they are not to be fixed to heritage fabric.

General notes

1. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
2. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department for Environment and Water a copy of the Decision Notification.

3. The relevant planning authority is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department for Environment and Water.

4. The relevant planning authority is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.
- (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to Kirsty Nield on telephone (08) 8124 4861 (Tuesday, Wednesday and Friday) or e-mail kirsty.nield@sa.gov.au.

Yours sincerely



Peter Wells
Principal Conservation Architect
DEPARTMENT FOR ENVIRONMENT AND WATER
as delegate of the
MINISTER FOR ENVIRONMENT AND WATER

In reply please quote 2019/00264, Process ID: 597021
 Enquiries to Matthew Henderson
 E-mail dpti.luc@sa.gov.au



Government of South Australia

Department of Planning,
 Transport and Infrastructure

**TRANSPORT PLANNING AND
 PROGRAM DEVELOPMENT**

Transport Assessment

GPO Box 1533
 ADELAIDE SA 5001

ABN 92 366 288 135

16 October 2019

Ms Helen Dand
 Adelaide City Council
 GPO Box 2252
 ADELAIDE SA 5001

Dear Ms Dand,

SCHEDULE 8 - REFERRAL RESPONSE

Development No.	020/425/16
Applicant	Future Urban Pty Ltd
Location	Hackney Road and Botanic Road, Adelaide
Proposal	Vary previous authorisation to erect two double sided LED signs, one on the southern boundary adjacent to Botanic Road and one on the eastern boundary adjacent to Hackney Road and removal of existing signage – VARIATION – Increased size of LED screen, amendments to sign design and amended positioning

I refer to the above development application forwarded to the Commissioner of Highways (CoH) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4)(b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*.

CONSIDERATION

The adjacent section of Hackney Road is an arterial road under the care, control and management of the CoH and the adjacent section of Botanic Road is a local road under the care, control and management of the Adelaide City Council.

The Department of Planning, Transport and Infrastructure (DPTI) has reviewed the plans referred and provides the following comments:

- It is unclear whether the proposed sign adjacent Botanic Road will be contained within the site or encroach on the footpath.
- The proposed signs are not expected to impact the direct line of sight to the traffic signals at the Hackney Road/Botanic Road/North Terrace/Dequetteville Terrace intersection.
- The conditions applied in Council's Development Plan Consent issued on 18 September 2017 remain appropriate and relevant for this variation.

- DPTI requests that Council updates the note regarding the Metropolitan Adelaide Road Widening Plan in accordance with current practice. The note should read:

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Hackney Road frontage of this site, together with some additional land from the Hackney Road/Botanic Road corner, for the possible future upgrading of the Hackney Road/Botanic Road/North Terrace/Dequetteville Terrace intersection. The consent of the CoH under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all new building works located on or within 6 metres of the possible requirements.

As consent is required for the proposed sign adjacent Hackney Road, the applicant should complete the attached consent form and return it to dpti.luc@sa.gov.au, along with a copy of the approved site plan. Consent can be anticipated.

Yours sincerely,



for **A/MANAGER, TRANSPORT ASSESSMENT**
for **COMMISSIONER OF HIGHWAYS**

Encl: Application for consent of the Commissioner of Highways for building work

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure**METROPOLITAN ADELAIDE ROAD WIDENING PLAN ACT, 1972****APPLICATION FOR CONSENT OF THE COMMISSIONER OF HIGHWAYS
FOR BUILDING WORK**

Owner's Name _____

Applicant's Name _____
(If not owner)

Relationship to Owner (Lessee, Prospective Purchaser, Etc.) _____

Postal Address _____

Postcode _____

Location of Proposed Building Works (Full Details Required):

L.T.O. Plan No.: _____ Allotment No.: _____ Section: _____

Hundred: _____ House No.: _____

Street Name _____ Suburb: _____

Certificate of Title _____

Volume _____ Folio _____

Nature of Proposed Building Work _____

Proposed Location of Building Work on Land:

Distance from existing front road boundary to nearest point of building _____

Distance from existing side boundary (if on corner) to nearest point of building _____

Total estimated cost of proposed building work \$ _____

Estimated cost of proposed building work on land to which the Act applies \$ _____

Signature(s): _____ Date _____
(Applicant) (Owner or Authorised Agent)**Notes:**

1. *Three (3) copies of the approved site plan describing fully the nature and extent of the proposal must be forwarded with this application form together with one copy of the notification of the relevant authority's decision to approve the development under the Development Act 1993.*
2. *The Act requires that the consent of the Commissioner of Highways must be obtained for any building work on land to which the Act applies.*
3. *The Act applies to all land shown on the Metropolitan Adelaide Road Widening Plan as possibly required for road widening and all land within six metres of the boundary of that land.*

PLEASE RETURN TO:

COMMISSIONER OF HIGHWAYS
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE
GPO BOX 1533
ADELAIDE SA 5001

For further information regarding the Metropolitan Adelaide Road Widening Plan Act,
please contact DPTI on (08) 7109 7878.

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 16/12/2019

Item No	3.3
Address	97-99 Angas Street, Adelaide SA 5000
Proposal	Change the use to ancillary car park until October 2020 (DA/904/2018 - HD) [CAP]
Applicant	Park Fast (SA) P/L
Relevant Development Plan	7 June 2018
Lodgement Date	26 October 2018
Zone / Policy Area	Capital City Zone
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 Statement 2 – 6
 - Certificate of Title 7 – 10
-

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for the change of use to a temporary ancillary car park. The last approved use was as a temporary works depot associated with the construction of the new Calvary Hospital.
- 1.2 The applicant has advised that the proposed temporary car park is intended to be ancillary to the Calvary Hospital. Construction workers undertaking the fit out of the new hospital have been using the site for parking. Being at grade, the car park does not restrict larger vehicles such as vans, utes and trucks etc. as is the case with the multi-level car park building located opposite the hospital.
- 1.3 The applicant has advised that the car park, if approved, will be in place until October 2020. The new hospital is intended to be fully operational by this date.

2. **DEVELOPMENT DATA**

Not relevant to this application.

3. **BACKGROUND**

- 3.1 The subject site and the adjacent building to the east once housed the Nordic Honda car dealership which moved into the site around mid-1996. The subject land was the 'open lot' car parking component of the dealership.



Above: snapshot taken from Google Streetview circa 2007

- 3.2 The site has been the subject of several applications since the Nordic Honda dealership moved out in June 2011. These applications and the decisions are listed below:
- DA/811/2011 - Change the use from ancillary open lot car park to temporary non-ancillary open lot car park - 24 months – refused
 - S10/7/2012 - Demolish existing buildings and construct 6 residential apartment buildings with underground car parking, ground floor office/retail including 6 townhouses and 281 apartments – withdrawn
 - S10/22/2014 - Demolish existing buildings and construct townhouse and apartment complex – planning consent granted

- DA/560/2017 - Change the use of vacant land to ancillary car park for a temporary period – withdrawn
- DA/99/2018 - Use vacant land as storage area for builder for a temporary period (one year) and signage- retrospective – development approval granted.

3.3 This last application was for the use of the site as an ancillary storage area whilst construction of the Calvary Hospital on the corner of Angas and Pulteney Streets was undertaken. This temporary land use ceased on 28 March 2019.

3.4 The application the subject of this report was called in by a member of the CAP at its meeting on 19 November 2018.

4. SITE

4.1 The subject site is located on the southern side of Angas Street on the corner with Queen Street.

4.2 The site consists of two irregularly shaped allotments which have a total site area of approximately 612 square metres.

4.3 Currently the site is fenced with vehicular access gained via Angas Street and Queen Street. The site is lined and marked for car parking for a total of 20 cars. There are several trees located in a landscaping strip to the western boundary.

5. LOCALITY

5.1 The locality is mixed containing several medium and high scale buildings such as the SA Police headquarters, a multi-level car park and offices and the new Calvary Hospital. Lower scale buildings in the locality include offices, dwellings (located in Queen Street), a place of worship, the rear car parking area associated with the Adelaide Fire Station and the adjacent building that is being used for non-permanent parking.

5.2 The buildings are of various ages with some of the dwellings in Queen Street being listed as Local Heritage places.

5.3 Angas Street is a wide street that includes a dedicated bicycle lane.

5.4 Queen Street is a one-way street, travelling in a north to south direction.

5.5 The southern boundary of the site straddles the boundary of the adjacent City Living Zone.







KEY			
	Subject Site		Local Heritage Place
CC	Capital City Zone		Policy Area Boundary
CiL32	City Living Zone – Policy Area 32		Locality

Photo 1 – Subject site



Photo 2 – View of site from Queen Street



Photo 3 – New Calvary Hospital on opposite site of Angas Street



Photo 4 – SA Police Headquarters



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 as it is maintaining the existing parking arrangement

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"> • Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide 	<ul style="list-style-type: none"> • Work with Federal and State governments to provide appropriate infrastructure and promote sustainable transport options, such as public transport, cycling and walking, to improve the experience of commuters and reduce transport-related carbon emissions • 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 the State Government to improve public transport to promote greater patronage, including continued investment and expansion of the free City Connector Services • Plan and deliver priority walking and cycling routes throughout and beyond the City and Park Lands, including the provision of East-West and North-South cycleways and connections • Plan and seek partnerships for major City infrastructure projects, including cycling corridors, major transport routes and laneways 	

9. DETAILED ASSESSMENT

9.1 Summary of Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> • Partially achieved. • Zone seeks high-scale development that frames the streets. • Also viewed as the economic and cultural focus of the State which includes a range of employment, community, educational, tourism and entertainment facilities. • Provides an income for the owner of the land until redevelopment is economically viable. 	✓✗
Objectives O1-8	<ul style="list-style-type: none"> • Seeks vibrant mix of uses. • Car parks do not add to the vibrancy of the Zone. • Seeks buildings that reinforce the gridded layout of the streets. • Seeks large sites developed to their full potential. 	✗
Land Use P1-4	<ul style="list-style-type: none"> • Not a listed form of envisaged land use. 	✗
Form and Character P5	<ul style="list-style-type: none"> • Seeks development to be consistent with desired character. 	✓✗
Design and Appearance P6-20	<ul style="list-style-type: none"> • Buildings should present an attractive pedestrian orientated frontage that adds interest and vitality to City streets and laneways. • Not relevant when there is no built form proposed for the site. • All fencing etc. existing from previous land uses on the site. • Some established landscaping assists in making the site somewhat more palatable as viewed from the public realm. 	✓✗

Building Height P21-22	<ul style="list-style-type: none"> • Height sought for this portion of the zone is 53 metres. • Development should have optimal height and floor space yields to take advantage of the premium City location. • No substantial built form exists on site or is proposed at this stage. 	
Interface P23-25	<ul style="list-style-type: none"> • Site is on the boundary with the City Living Zone to the south. • Development should manage interface in relation to building height, overshadowing, massing, building proportions and traffic impacts and should avoid land uses, or intensity of land uses that adversely effect residential amenity. • Land use does not unreasonably impact upon the residential amenity. 	
Movement P26-32	<ul style="list-style-type: none"> • Car parking should be provided in accordance with Table Adel/7. • No parking minimum required for any land uses in the Capital City Zone. • Vehicle parking spaces and multi-level vehicle parking structures should: <ul style="list-style-type: none"> a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages; b) complement the surrounding built form in terms of height, massing and scale; and c) incorporate façade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the Desired Character of the locality. • Proposal does not incorporate any active frontages however established landscaping assists in softening the view of the car park. 	

9.2 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"> No lighting within the site. The existing street lighting system appears adequate for the short term. The fencing to the car park is relatively open in nature and visibility into and out of the site assists with natural surveillance. Two paths of egress reduce entrapment opportunities. 	✓ ✗
Active street frontages O50-51 P197-200	<ul style="list-style-type: none"> The previous establishment of planting on the site has resulted in ensuring the site is slightly enhanced however, it remains inactive aside from people arriving and leaving in their vehicles. 	✓ ✗
Vacant Sites & Buildings O54 P204-206	<ul style="list-style-type: none"> Temporary land uses are encouraged for land that has no immediate prospect of a long term use however this excludes temporary car parks. This land previously existed as an 'open lot' car park when associated with the Nordic Honda tenancy. 	✗
Access & Movement O60 P224-225	<ul style="list-style-type: none"> Access to and from the site is existing and is suitable. 	✓
Traffic and vehicle access O68-70 P241-250	<ul style="list-style-type: none"> As above. 	✓
Car parking O71-72 P251-265	<ul style="list-style-type: none"> Provides parking for use of workers involved in the decommissioning of the existing hospital and commissioning of the new hospital. Observations indicate the car park is used to almost full capacity. Workers observed arriving and leaving the car park. Development Plan does not prescribe a minimum or maximum number of car parking spaces for any land uses in the Capital City Zone. 	✓

Economic growth & land use O73-76 P266-271	<ul style="list-style-type: none">• Allows for the generation of revenue on the site until future redevelopment opportunities are financially viable.	✓
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9.3 **Detailed Discussion**

This application proposes to use the existing land as a temporary car park, in association with the Calvary Hospital, until October 2020. The land has a history of being used as car parking as it was previously associated with Nordic Honda who ran their dealership from the adjacent site until 2011. Since then the car park has operated either with or without authorisation. A temporary works depot was also located on the site whilst the Calvary Hospital was being constructed.

Desired Character

The subject site is located in the Capital City Zone. The Zone is viewed as the economic and cultural focus of the State which includes a range of employment, community, educational, tourism and entertainment facilities. The Zone seeks high-scale development that frames the street. It seeks to reinforce the city grid and would not encourage parcels of land that do not contain built form.

Normally an application of this nature would not be contemplated or supported by the Administration as it does not result in the attainment of much of the Desired Character. As this parcel of land has long been associated with at grade parking (with Nordic Honda moving into the site in approximately 1997) the use of this land as a temporary ancillary car park is acceptable in this instance. It will provide an income for the owner of the land until a large-scale form of redevelopment is economically viable.

Land Use

Zone PDC 1 does not list ancillary car parking as a desired land use. Zone PDC 39 lists forms of development that are non-complying. Vehicle parking is listed as non-complying, apart from the following exceptions:

- a) where it is ancillary to an approved or existing use;
- b) it is a multi-level car park located outside the Core Pedestrian Area as indicated on Map Adel/1 (Overlay 2, 2A and 3); or
- c) it is within an existing building located outside the Core Pedestrian Area as indicated on Map Adel/1 (Overlay 2, 2A and 3).

As the applicant has indicated the car parking is ancillary to the hospital use (for construction workers undertaking the fit out) the application is not non-complying and is therefore a merit land use.

Transport, Access and Parking

The Capital City Zone does not stipulate any minimum or maximum numbers of car parking spaces for most land uses (maximum stipulated for residential uses only). As such, the provision of car parking is appropriate in some circumstances. Council's Traffic team have no objections to the proposal.

9.4 **Conclusion**

This application proposes to use the land as an ancillary car park for hospital workers for a temporary period up until October 2020. The site has a history of being used for car parking, having previously been used as an at grade parking area of a car dealership, and as a temporary works depot associated with the construction of the new Calvary Hospital. The site is already line marked and contains some mature landscaping to the periphery of the site. Existing fencing will remain in place.

The Development Plan seeks to promote a shift from the reliance on motor vehicles to more sustainable forms of transport. There is also an intent for the Capital City Zone to be developed with high scale development that frames the city streets. This

application does not present built form as sought by the Capital City Zone and does not encourage use of sustainable forms of transport. Whilst this type of application would not normally be supported for these reasons, it is acceptable in this instance for the following reasons:

- the site has previously been used for the parking of cars when it was lawfully used as a car dealership for approximately 15 years
- the hard surface and fencing are existing and therefore no works are required which would normally prevent support for the use (as it entrenches a less desirable land use)
- there is no loss of any existing built form
- the use is temporary and will provide appropriate parking for larger vehicles used in conjunction with the fit out of the hospital
- the site has relatively substantial landscaping that assists in greening and softening the site, particularly in Queen Street which has some residential properties
- the temporary car park allows the owner of the site to generate some revenue whilst waiting for an economically viable time to redevelop it.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it proposes a land use that is considered on its merit, is temporary and has an acceptable presentation in this instance.

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

10. **RECOMMENDATION**

That the development, the subject of the application from Park Fast (SA) P/L to change the use to ancillary car park until October 2020 at 97-99 Angas Street, Adelaide SA 5000 as shown on plans designated DA/904/2018:

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:

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 plan drafted by Advantage Planning, project no. 23(165), dated 26 October 2018**
- **Accompanying Planning Statement**

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. **Any person who has the benefit of the Development shall restore the Land to the state in which it existed immediately before the commencement of the Development on the Land on or before 1 November 2020 to the reasonable satisfaction of the Council.**

Reason: To allow for the temporary use of the Land and the restoration of the Land to its lawful existing use once the temporary use of the Land ceases.

3. **The signage on the fence of the site shall clearly state the parking therein is ancillary to the Calvary Hospital only and not for general parking.**

Reason: To ensure the parking is maintained for ancillary use as approved.

Item No. 3.3 – Attachments 1 – 10 (97-99 Angas Street, Adelaide SA 5000)

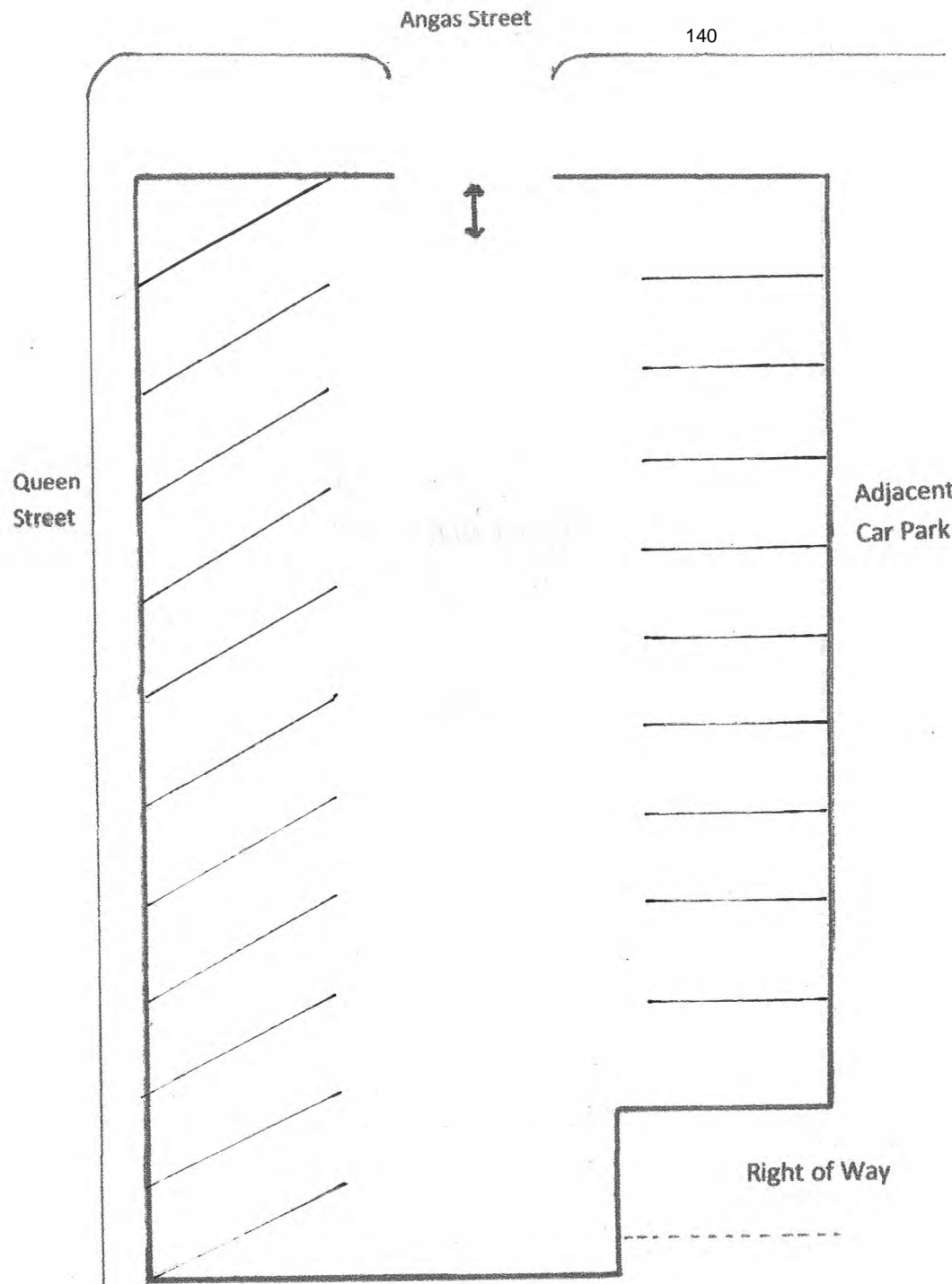
Pages 140 to 149

ATTACHMENTS

Plans and Supporting Information

- Plan 1
- Planning Statement 2 – 6
- Certificate of Title 7 – 10

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Advantage Planning Services
 23 Dover Street
 Malvern SA 5061
 Mobile 0400 024 500
 Email:
 simon.grose@advantageplanning.com.au

Subject Site: 97-101 Angas Street, Adelaide

To change the use of depot to ancillary car park

Project: 23 (165)
 Drawn S.G.

Scale 1: 200

26 October 2018



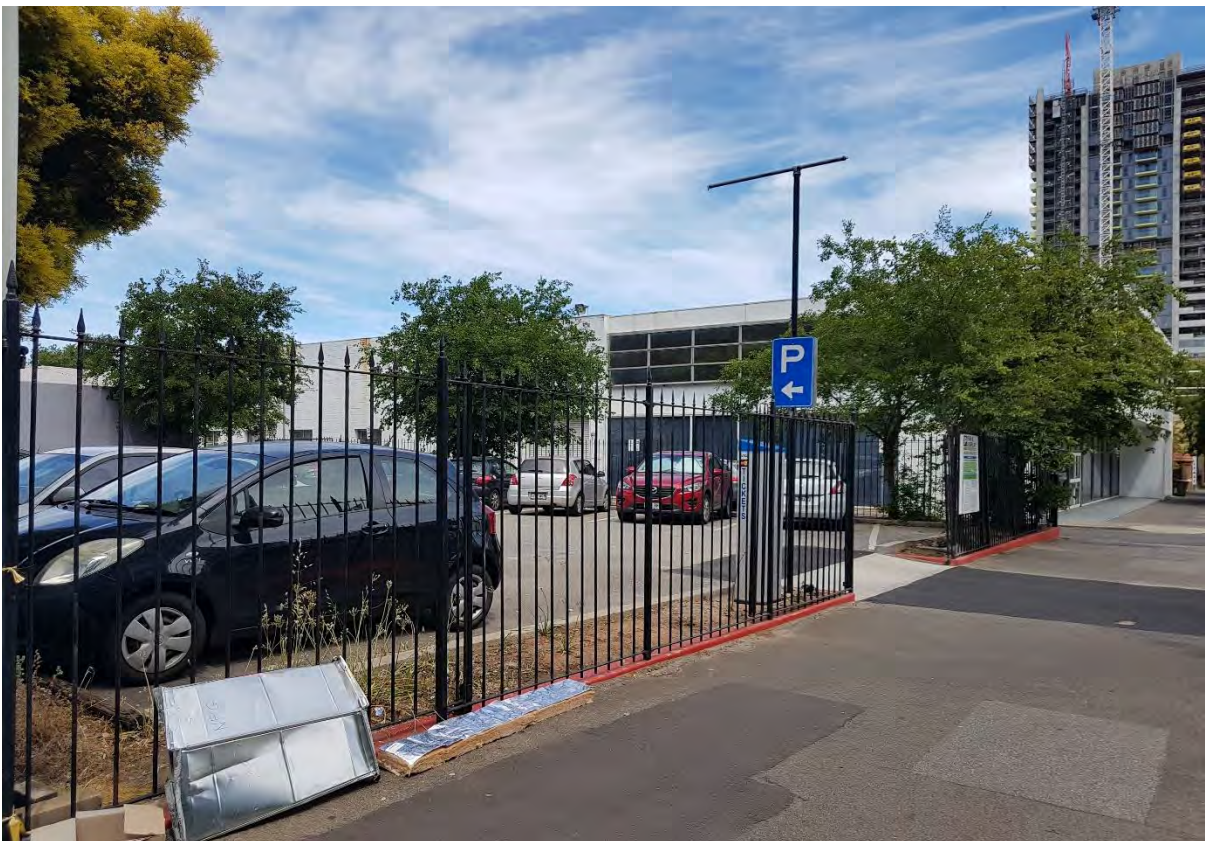
PLANNING STATEMENT

Location: Adelaide City Council

Site: 97-101 Angas Street, Adelaide

Development Application: To establish temporary ancillary car park for 2 year period

Development Plan: Adelaide (City) Development Plan (as consolidated 7 June 2018)



Frontage 97-101 Angas Street located on the corner of Queen Street



Prepared by: Advantage Planning Services

Background

The proposal is to use the vacant land located at 97-101 Angas Street, Adelaide and on the corner of Queen Street as a temporary ancillary car park for a 2 year period. There is an existing planning approval to use the site as a depot while they construct the new Wakefield Hospital. This planning approval was granted in May 2018 for a 12 month period until May 2019. The hospital building is structurally complete so there is no longer the need for equipment storage on the site.

The proposal is to continue using the site as car parking for hospital contractors and hospital staff for the next two years. The hospital project has moved from its structural stage to second fit and eventually commissioning which could take 18 months to 2 years to complete. Development Approval is now sort to use the vacant land as a temporary open lot car park on an ancillary basis for a further 24 months. Accordingly a sign explaining the ancillary nature of the car park for use by workers and contractors from the hospital building site will be put in place on the Angas Street fence. A ticket dispensing machine will ensure there is turnover of those parking at the site and produce a dashboard pass that identifies the parkers as workers from the hospital site.

The land is located in the Capital City Zone but outside the Core Pedestrian Area, with reference to the Adelaide (City) Development Plan.

Relevant provisions of the Adelaide (City) Development Plan

Principle 205 states: *Vacant and underdeveloped land and buildings should be brought into use as soon as possible*

The use of the land as a temporary car park is only intended for a 24 month period. Upon completion of the hospital it is easy to envisage the subject site would be in demand for redevelopment as consulting rooms or similar health related activities associated with the hospital.

Principle 206 states: *Where there is no immediate prospect of a long term use, a temporary use for up to 24 months (excluding temporary car parks) is encouraged. Temporary uses for vacant and underdeveloped land should be landscaped, screened and/ or treated so that negative impacts to the public realm are minimised.*

Temporary car parks are not actively encouraged where there is no immediate prospect of a long term use. The car park has immediately filled up with workers parking there as soon as the site was no longer used by John Holland for storing machinery. The subject land is too valuable to remain vacant for any length of time the owner's preferred option is to ultimately redevelop the site. However there has been so much construction in the area that current buildings need to be completed before further redevelopment is likely to eventuate.

There is only one exit/ entrance point to the site from Angas Street this is via an existing crossover that was used by the previous depot. Vehicles will be required to display a ticket receipt for payment and one that also verifies that they are workers from the hospital construction site.



The car parking area is appropriately fenced and landscape planted

Corporation of the City of Adelaide v Commercial & General Pty Ltd (2013) SASFC 125 Judgement of the Full Court -19 November 2013

53 On appeal, the Council accepts that vehicle parking can be ancillary to an approved or existing use within the meaning of Principle 50(a) even if it is on land adjacent to the land the subject of the approved or existing use and the two parcels of land are in different ownership.

56 Principles 259 and 260 contemplate that ancillary car parking might be provided on one parcel of land to serve the needs of a different parcel of land which might be in different ownership.

In this decision of the Full Court it is accepted that land adjacent to an approved or existing use(s) whether in the same ownership or not should be accepted as ancillary car parking.

The Judgement also makes the point it is necessary to consider the meaning of Objective 72 in the context of other provisions in the Development Plan addressing car parking:-

Objective 72 *an adequate supply of short-stay and long-stay parking to support desired growth in City activities without detrimental effect on traffic and pedestrian flows.*

Before current construction activity in the area is completed there is a higher demand for car parking in the area. Therefore the provision of additional (20) car parking spaces for the next couple of years is not inappropriate.

Non-complying Development

Principle 39 The following kind of development is non-complying:

Car park except:

- (1) Where ancillary to an approved or existing use**
- (2) A multi-level car park located outside the Core Pedestrian Area as indicated on Map Adel/1 (Overlay 2, 2A and 3)*
- (3) Within an existing building located outside the Core Pedestrian Area as indicated on Map Adel/1 (Overlay2, 2A and 3)*

Principle 251 Car parking areas should be located and designed to:

- (b) include adequate provision for manoeuvring and individually accessible car standing areas
- (c) enable, where practical, vehicles to enter and leave the site in a forward direction
- (i) provide landscaping, such as semi-mature trees, to shade parked vehicles and reduce the visual impact of the car parking area while maintaining direct sight lines and informal visual surveillance.

The car parking layout proposed will meet Australian Standards and enable vehicles to leave the site in a forward direction. There are semi-mature trees about the boundary of the site, as well as a black iron fence, to reduce the visual impact of the car park while also allowing informal surveillance.

Summary

It is proposed to use the land as a temporary ancillary car park for a 24 month period while the hospital is fitted out and commissioned. In accordance with Objective 72 the short term provision of additional (20) car parking spaces in the area is desirable in the short term while redevelopment of the site is the eventual aim.

The car park is well screened from the public view by a black railing fence and landscape plantings. This area of Angas Street is still has relatively low pedestrian and traffic volumes this car park will not unduly conflict with pedestrian movement.

A handwritten signature in black ink, appearing to read 'Simon Grose', is centered in the upper left quadrant of the page.

Simon Grose
Managing Director
Advantage Planning Services
24 October 2018

Advantage Planning Services 23 Dover Street Malvern SA 5061 Mobile 0400 024 550 Advantage Planning Services



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product Register Search
Date/Time 09/11/2015 03:20PM
Customer Reference
Order ID 20151109008766
Cost \$405.00

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.



Registrar-General

Certificate of Title - Volume 5288 Folio 820

Parent Title(s) CT 4206/499
Dealing(s) Creating Title CONVERTED TITLE
Title Issued 24/08/1995
Edition 7
Edition Issued 23/08/2011

REAL PROPERTY ACT, 1988



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

HUIGU INVESTMENTS PTY. LTD. (ACN: 147 585 439)
OF 48 OUTLOOK DRIVE CAMBERWELL VIC 3124

Description of Land

ALLOTMENT 12 FILED PLAN 156272
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED A (GRO NO.54 BOOK 40)

Schedule of Dealings

Dealing Number	Description
11627252	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search
Date/Time	09/11/2015 03:20PM
Customer Reference	
Order ID	20151109008766
Cost	\$405.00

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.



Registrar-General

Certificate of Title - Volume 5433 Folio 38

Parent Title(s) CT 1600/164
Dealing(s) CONVERTED TITLE
Creating Title
Title Issued 08/07/1997
Edition 6
Edition Issued 23/08/2011

REAL PROPERTY ACT, 1886



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

HUIGU INVESTMENTS PTY. LTD. (ACN: 147 585 439)
OF 48 OUTLOOK DRIVE CAMBERWELL VIC 3124

Description of Land

ALLOTMENT 92 FILED PLAN 182554
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED A (GRO NO.54 BOOK 40)

Schedule of Dealings

Dealing Number	Description
11627252	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

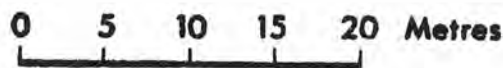
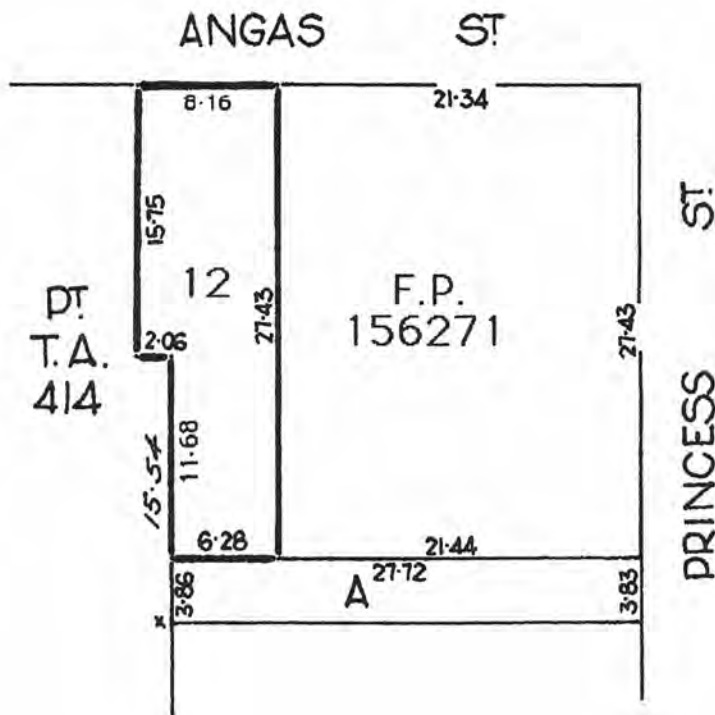


Government of South Australia
 Department of Planning,
 Transport and Infrastructure

Product
 Date/Time
 Customer Reference
 Order ID
 Cost

Register Search
 09/11/2015 03:20PM
 20151109008766
 \$405.00

This plan is scanned for Certificate of Title 4206/499
 See title text for easement details.



Note : Subject to all lawfully existing plans of division

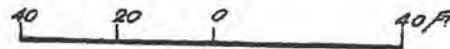


Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search
09/11/2015 03:20PM
20151109008766
\$405.00

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1600/164
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 16/12/2019**Item No: 5.1**

From: Assessment Manager

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 15 November 2019 to 5 December 2019.

A total of 38 development applications with a total value of \$4,274,701 have been lodged for planning consent for this period.

ATTACHMENTS

Lodged Applications for Planning Consent 1 - 4

RECOMMENDATION

That the report be received.

Item No. 5.1 – Attachments 1 - 4 (List of Recent Lodgements for Planning Consent)

Pages 152 to 155

Item No. 5.1 - Attachment 1

DEVELOPMENT PLANNING – Council Assessment Panel Report
Lodged Applications for Planning Consent from 15/11/2019 To 5/12/2019

Application Assessed on Merit

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
1	DA/467/2019/A	Level 18 45 Grenfell Street ADELAIDE SA 5000	Vary previous authorisation change of use from office to educational establishment and associated fit out - VARIATION - increase number of students from 100 to 150	20/11/2019	TBA	Category 1
2*	DA/505/2019/A	270-274 Rundle Street ADELAIDE SA 5000	Vary previous authorisation re-painting of front facade and verandah - VARIATION - removal of existing canopy	21/11/2019	TBA	Category 1
3	DA/584/2019/B	144-150 Hindley Street ADELAIDE SA 5000	Vary previous authorisation change of use to bar and arts venue and internal alterations - VARIATION - amend Condition 2 to allow music other than background music	26/11/2019	TBA	Category 1
4	DA/638/2019/A	Ground 12 Pirie Street ADELAIDE SA 5000	Vary previous authorisation fit-out for a cafe and additional exhaust system - VARIATION - amended entry and shopfront	18/11/2019	TBA	Category 1
5	DA/834/2017/A	Rymill Park / Murlawirrapurka (Park 14) East Terrace ADELAIDE SA 5000	Vary previous authorisation erect various temporary structures and use of park lands for Adelaide Fringe Festival (Fringe Club for 2018 only and Fringe Box Office & Corner for 2018 to 2022) - VARIATION - amendments to site layout	3/12/2019	TBA	Category 1
6	DA/868/2019	74 Rundle Mall ADELAIDE SA 5000	Removal of lift from ground floor and construction of accessible bathroom	18/11/2019	\$80,000	Category 1
7	DA/869/2019	39-47 Franklin Street ADELAIDE SA 5000	Installation of five signs	18/11/2019	\$18,060	Category 1
8*	DA/870/2019	28/211 Gilles Street ADELAIDE SA 5000	Install a vergola	18/11/2019	\$24,738	Category 1
9	DA/871/2019	Basement 32-34 King William Street ADELAIDE SA 5000	Internal alterations to basement shop	18/11/2019	\$20,000	Category 1
10*	DA/874/2019	Floor 3 409/185 Morphett Street ADELAIDE SA 5000	Change of use to dwelling	19/11/2019	TBA	Category 1

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11*	DA/876/2019	UNIVERSITY OF ADELAIDE North Terrace ADELAIDE SA 5000	Internal refurbishment of laboratory and new mechanical plant associated with works	20/11/2019	\$200,000	Category 1
12	DA/877/2019	251-253 Angas Street ADELAIDE SA 5000	Demolition of the existing buildings and create a car park ancillary to the adjacent Life Christian Centre	20/11/2019	\$45,000	Category 1
13	DA/878/2019	Ground 133 Rundle Mall ADELAIDE SA 5000	Alterations to existing canopy	20/11/2019	\$12,000	Category 1
14*	DA/883/2019	UNIVERSITY OF ADELAIDE Off Kintore Avenue ADELAIDE SA 5000	Install free standing sign	21/11/2019	\$1,000	Category 1
15	DA/884/2019	242 Grote Street ADELAIDE SA 5000	Part change of use to consulting rooms and freestanding signage	21/11/2019	TBA	Category 1
16	DA/886/2019	77 MacKinnon Parade NORTH ADELAIDE SA 5006	Demolish brick wall	22/11/2019	\$2,500	Category 1
17*	DA/888/2019	14-20 Finnis Street NORTH ADELAIDE SA 5006	External painting	22/11/2019	TBA	Category 1
18	DA/889/2019	Level 1 119A Hindley Street ADELAIDE SA 5000	Change the use from office to personal services establishment (massage)	22/11/2019	\$40,000	Category 1
19	DA/890/2019	Level 3 133 Rundle Mall ADELAIDE SA 5000	Remove existing sign and replace with double sided lightbox	24/11/2019	\$1,507	Category 1
20	DA/894/2019	Ground 37 Gouger Street ADELAIDE SA 5000	Remove existing sign and replace with larger illuminated signage box	25/11/2019	\$5,000	Category 1
21	DA/895/2019	27-29 Gouger Street ADELAIDE SA 5000	Install flue	25/11/2019	\$5,000	Category 1
22*	DA/896/2019	136 Grote Street ADELAIDE SA 5000	Change of use to personal services establishment and signage	25/11/2019	\$200,000	Category 1
23	DA/897/2019	80 Childers Street NORTH ADELAIDE SA 5006	Verandah at rear of dwelling	27/11/2019	\$10,980	Category 2
24	DA/898/2019	62-64 Gawler Place ADELAIDE SA 5000	Internal and external alterations, rectification works to existing signage and illuminated signage to front awning	28/11/2019	\$125,000	Category 1

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25*	DA/899/2019	6 Figtree Court NORTH ADELAIDE SA 5006	Solar panels installed on roof (retrospective)	28/11/2019	\$5,396	Category 1
26	DA/901/2019	193-199 Franklin Street ADELAIDE SA 5000	Change of use to automotive simulation education facility and offices	29/11/2019	\$50,000	Category 1
27	DA/902/2019	22 Chatham Street ADELAIDE SA 5000	Replace existing picket fence	29/11/2019	\$3,190	Category 1
28	DA/904/2019	149 Stanley Street NORTH ADELAIDE SA 5006	Single storey rear dwelling addition, deck and carport	29/11/2019	\$333,000	Category 1
29	DA/905/2019	West Terrace Cemetery West Terrace ADELAIDE SA 5000	Renovation and repair of headstone and site of grave (Mortimer Family)	2/12/2019	\$3,830	Category 1
30	DA/906/2019	399 King William Street ADELAIDE SA 5000	Continue use of the ancillary carpark for a further two years	3/12/2019	\$1,000	Category 1
31	DA/907/2019	184 Wright Street ADELAIDE SA 5000	External alterations to front facade	3/12/2019	\$12,000	Category 1
32	DA/909/2019	Rydges South Park 1-10 South Terrace ADELAIDE SA 5000	Replacement of deck	3/12/2019	\$5,000	Category 1
33	DA/910/2019	29-31 Hamley Street ADELAIDE SA 5000	Construct an upper level addition and deck to the existing dwelling	3/12/2019	\$20,000	Category 2
34	DA/911/2019	Basement 80 King William Street ADELAIDE SA 5000	End of trip bicycle facility	3/12/2019	\$14,500	Category 1
35	DA/912/2019	17 Ralston Street NORTH ADELAIDE SA 5006	Restoration of existing front heritage verandah	4/12/2019	\$35,000	Category 1
36	DA/913/2019	56-62 Flinders Street ADELAIDE SA 5000	Undertake alterations to ground floor lobby and upgrade of end of trip facilities	4/12/2019	\$3,000,000	Category 1
37	DA/914/2019	441 Morphett Street ADELAIDE SA 5000	Change of use to motor repair station and associated signage (retrospective)	5/12/2019	\$1,000	Category 2

S49 Crown Development						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
38	S49/22/2015/B	ADELAIDE FESTIVAL CENTRE King William Road ADELAIDE SA 5000	Vary previous authorisation demolition of portion of the Adelaide Festival Plaza; undertake the installation and extension of a new plaza (public realm); redesign of Festival Drive and Station Road; removal of a regulated tree and other associated site and civil works - VARIATION – install escalators adjacent Dunstan Playhouse	3/12/2019	TBA	N/A

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**