

Minutes of the Electronic Meeting of the Council Assessment Panel

Monday, 25 May 2020, at 5.36 pm

Present – Presiding Member – Mr Mark Adcock
Panel Member – Councillor Arman Abrahamzadeh
Specialist Members – Mr Marc Duncan, Ms Colleen Dunn & Prof Mads Gaardboe

Confirmation of Minutes

Item No. 1 – Confirmation of Minutes – 27/4/2020 [CAP]

Decision [Mover Ms Colleen Duncan/Seconder Prof Mads Gaardboe]

That the Minutes of the Electronic meeting of the City of Adelaide Council Assessment Panel held on 27 April 2020, be taken as read and be confirmed as an accurate record of proceedings.

Non-Complying Applications

Nil

Application for consideration on Merit [Four]

Item No. 3.1 – 113 Kingston Terrace, North Adelaide SA 5006, DA/383/2019/A (PC) [CAP]

Representations Heard

Representor:

Mr Will Angove – 198 Stanley Street, North Adelaide

Applicant:

Simon Channon from URPS and Marco Spinelli from Architects Ink behalf of the applicant Mr. and Mrs Muecke – 113 Kingston Terrace, North Adelaide

Decision [Mover Prof Mads Gaardboe/Seconder Councillor Arman Abrahamzadeh]

That the development, the subject of the application from Architects Ink to vary previous authorisation partial demolition of existing dwelling and construction of a two (2) level detached dwelling, spa/swimming pool and outdoor fireplace - VARIATION - additional building height and floor area, inclusion of external stairs and window changes at 113 Kingston Terrace, North Adelaide SA 5006 as shown on plans designated DA/383/2019/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:

- Architects Ink – Plans and documents – Project No. 19-1144
 - Drawing No: SK01 and SK02 – Revision A – Dated 29 May 2019
 - SK03, SK04, SK05, SK06 and SK07 – Revision B – Dated 20 March 2020

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. A dilapidation survey recording the condition of neighbouring dwellings adjacent the subject site boundary shall be provided to Council prior to the commencement of works, to the satisfaction of Council. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the dwellings that might be affected by the proposed works.

Reason: To provide a record prior to the commencement of the proposed works, as reference for the assessment of any potential subsequent damage.

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

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

4. All mechanical machinery associated with the heating, cleaning and filtration of the spa pool on the Land shall not exceed 50dB(A) during daytime (7am to 10pm) and 40dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and that is applicable to the Land except where it can be demonstrated that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.

Reason: To protect the amenity of neighbouring properties.

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

background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.

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

6. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Council.

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

7. A detailed landscaping plan for:

- The south and east elevation
- The front setback
- The sewer easement

including a list of the species to be planted, the height of the species at the time of planting and the estimated mature height of all plants shall be submitted to and approved by the Council prior to the granting of development approval to the Development.

The establishment of all landscaping shall be undertaken within the following planting season following the substantial completion of the Development and in any event prior to the occupation or use of the Development.

Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of the Council at all times. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.

Reason: *To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the Development.*

8. The louvre window of the ground floor study as depicted on the southern elevation (drawing SK04) shall be translucent to a minimum height of 1600mm above finished floor level with each louvre opening no more than a maximum of 20mm. Such windows shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of Council.

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

Advices

1. 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.

2. Bluestone Kerbing

The stone set into the existing crossover shall be salvaged and re-laid in the new crossover, with the transition detail to match the existing detail.

The existing stone kerb and water table, in the location of the new crossover, shall be salvaged and used to make good the kerb and water table after removal of the existing crossover.

3. Expiration Time of Approval

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

4. 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.

5. Consultation with Adjoining Owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant / owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues needing resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

6. Removal of Street Trees

The applicant shall meet all costs associated with removing the existing street tree(s) on Kingston Terrace and the planting of a replacement tree(s) including modifications to the irrigation system.

7. 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

8. 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.

9. Crossing Places

Crossing made obsolete

The vehicle crossing place(s) made redundant as a result of this development will be closed by Council and the applicant will be charged directly for the work. A quotation for the work will be provided by Council to the applicant prior to the work being undertaken.

New vehicle a crossover required or alterations are to an existing crossover/s

There is no objection to the proposed vehicle crossing place(s)/alterations to the existing vehicle crossing place(s), however the work will be undertaken by Council and the cost of the work will be charged to the applicant. Separate application for the crossing place(s) is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken.

New vehicle a crossover required or alterations are to an existing crossover/s and the works are restricted by existing underground/overhead services:

The proposed vehicle crossing place is approved provided the existing fire hydrant/stobie pole/street light pole/service is/are relocated. The applicant must discuss this matter with the relevant service authority/provider.

10. Building Site Management Plan

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

- Work in the Public Realm
- Street Occupation
- Hoarding
- Site Amenities
- Traffic Requirements
- Servicing Site
- Adjoining Buildings
- Reinstatement of Infrastructure

Site Theft

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

11. Fences Act 1975

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555.

12. Colour of wall

The applicant shall negotiate with the neighbour at 198 Stanley Street a potential change to the proposed colour for the south and eastern facing wall of the outdoor entertainment area.

Item No. 3.2 – 22-28 Dawkins Place and 31-35 Worsnop Avenue, Adelaide SA 5000, DA/176/2020 (HD) [CAP]

Representation from Applicant Heard

Simon Channon (URPS), Anthony Balsamo (Walter Brooke), Grazio Maiorano (URPS), Mr San Di Fava (Applicant) and Dustin Hu (Di Fava Group), joined the meeting to respond to questions from Panel Members.

Decision [Mover Prof Mads Gaardboe/Seconder Mr Marc Duncan]

That the development, the subject of the application from Mr S Di Fava to demolish existing structures and construct an eight storey mixed use building including retail tenancy, parking at ground and a total of 45 dwellings at levels 1-7 at 22-28 Dawkins Place and 31-35 Worsnop Avenue, Adelaide SA 5000 as shown on plans designated DA/176/2020:

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

Reserved Matter

Pursuant to Section 33(3) of the Development Act, 1993, a decision on the following matter/s are/is reserved for further assessment pending the provision of additional information (and must be resolved prior to granting of Development Approval):

- The applicant or the person(s) having the benefit of this consent shall provide, prior to the granting of development approval for construction of the development, a report prepared by a suitably qualified Contaminated Land Consultant to determine, based on the findings from further site investigations, whether a detailed Phase II site assessment and/or Phase III site remediation should be undertaken and shall be submitted to Council. The recommendations of the report shall be carried out to the reasonable satisfaction of Council.

Reason: *The incorporation of any other requirements arising out of the Phase 2 Environmental Site Assessment.*

Note: Please be advised that depending upon the outcome of the Phase 2 Environmental Site Assessment, a Site Audit Report may be required to be undertaken.

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 Walter Brooke Architects, Project 18-5645, drawing nos. DA.11- DA.20 inclusive, dated 27.3.2020**
- **ESD Intent Report by Bestec, issued 4.3.2020**
- **Acoustic Services Report by Bestec, issued 5.3.2020**
- **Waste Management Plan by Rawtec, V2, issued 31.3.2020**
- **Traffic Impact Statement by Wallbridge Gilbert Aztec, project no. 191900, Rev C, dated 30.3.2020**

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

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

2. **All recommendations and requirements set out in the Acoustic Services report compiled by Bestec, document no. 101321a, project no. 56492, revised issue**

dated 5.3.2020 shall be incorporated into the development prior to its occupation, to the reasonable satisfaction of Council.

Reason: *To ensure the development incorporates adequate levels of attenuation to ensure residential amenity is maintained.*

3. **Prior to the granting of development approval to the Development the applicant or the person(s) having the benefit of the consent shall submit to the Council samples of the final selection of all external materials, surface finishes and colours of the Development so as to ensure that such samples are consistent with the consent. Such samples shall be to the reasonable satisfaction of the Council.**

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

4. **Lighting to the canopy shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" (attached to this consent) at all times to the reasonable satisfaction of the Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.**

Reason: *To ensure the Development does not create public areas with insufficient lighting.*

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

The finished floor level of the car park entry and exit points on the Land shall match the adjacent road level unless otherwise agreed to by the Council in writing.

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

6. **The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Council.**

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

7. **The landscaping depicted on the plans, including the landscaping located on the Level 1 terraces, shall be maintained in good health and condition at all times to the reasonable satisfaction of the Council. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.**

Reason: *To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the Development.*

-
- 8. A designated area for a hard waste storage area shall be incorporated into the development. Details of the designated hard waste storage area shall be provided to Council, prior to the granting of Development Approval, to the reasonable satisfaction.**

Reason: *To ensure that the Development incorporates sufficient areas for waste.*

Advices

1. Expiration Time of Approval

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

2. Boundaries

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

3. Public Utilities

The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

In addition you are advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.

4. Residential Parking Permits

No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).

Please contact the City of Adelaide Customer Centre on 8203 7203 for further information.

5. Building Site Management Plan

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

- Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure
-

6. Site Theft

Unsecured building sites have been identified as a soft target for vandalism and theft of general building materials. The Eastern District Police and the City of Adelaide are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters, copper piping 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 access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please contact the Eastern District Crime Prevention Section on 8463 7024 or visit www.police.sa.gov.au for further security advice. Alternatively, you can contact the City of Adelaide for further assistance and information by calling Jen West on 8203 7390.

7. Crossing Places

This development has made the driveway crossovers on Worsnop Avenue redundant. The developer will be required to reinstate the redundant driveway crossover on Worsnop Avenue to kerb or kerb and water table (local levels to determine reinstatement requirement) and footpath to City of Adelaide standards, lifting existing path levels and adjusting service pit covers as required.

These works will impact City of Adelaide assets and will require detailed design drawings approved by City of Adelaide to allow works to progress. The developer/designer must engage Council upfront and have a start-up meeting prior to commencing detailed design.

No works in the public realm can be undertaken, without landlord approval from City of Adelaide. This will require the developer to submit a detailed design, in accordance with City of Adelaide electronic drafting guidelines, by a suitably qualified civil engineering consultancy to ensure the proposed works satisfy City of Adelaide design and engineering standards (i.e. cross-fall, longitudinal grade, surface material, pavement details and specification, storm water).

Landlord approval will be provided via formal written approval from City of Adelaide.

8. 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

9. Building and Encroachment Consent for Approval

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

10. Encroachment Permit

An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:

- An annual fee may be charged in line with the Encroachment Policy.
- Permit renewals are issued on an annual basis for those encroachments that attract a fee.
- Unauthorised encroachments will be required to be removed.

Please contact the Approvals Section on 8203 7421 for further information.

11. 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.

12. 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.

13. Portion of Land Adjacent Site to North

A portion of land that previously contained part of the building to be demolished will remain undeveloped until the adjacent site to the north is redeveloped. The applicant should ensure that this portion of land is maintained and kept tidy at all times, until future redevelopment occurs.

Item No. 3.3 – 17-19 Field Street, Adelaide SA 5000, DA/405/2019 (EP) [CAP]

Decision [Mover Councillor Arman Abrahamzadeh/Seconder Mr Marc Duncan]

That the development, the subject of the application from Adelaide Golden Field P/L to construct a seven (7) level mixed use building with two restaurant tenancies on ground and first levels and student accommodation on levels 2 to 6 containing 22 apartments and communal roof deck at 17-19 Field Street, Adelaide SA 5000 as shown on plans designated DA/405/2019:

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:**

- Letter 20190710 from Brown Falconer
- Floor Plans Dwg No. 3238 004 Revision 6
- Floor Plans Dwg. No. 3238 005 Revision 6
- Roof Plans Dwg. No. 3238 006 Revision 5
- Street Elevations Dwg. No. 3238 007 Revision 6
- Elevations – 1 Dwg. No. 3238 008 Revision 6
- Elevations -2 Dwg. No. 3238 009 Revision 6
- Materials – 1 Dwg. No. 3238 012 Revision 5

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. Prior to the granting of development approval to the Development the applicant or the person(s) having the benefit of the consent shall submit to the Council samples of the final selection of all external materials, surface finishes and colours of the Development so as to ensure that such samples are consistent with the consent. Such samples shall be to the reasonable satisfaction of the Council.

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

3. Lighting to the verandah shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" (attached to this consent) at all times to the reasonable satisfaction of the Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.

Reason: To ensure the Development does not create public areas with insufficient lighting.

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

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

5. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Council.

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

6. The noise level of any air conditioning units located on the Land when assessed at the nearest existing or envisaged future noise sensitive location in or adjacent to the Land shall not exceed 55dB(A) during daytime (7am to 10pm) and 45dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and applicable to the Land except where it can be demonstrated by the applicant or the person(s) having the benefit of this consent that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.

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

7. **Only background music is permitted in the restaurants and shall be played at a level where patrons can comfortably hold a conversation without having to raise voices.**

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

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

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

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

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

10. **The provision of a detailed landscaping plan for the roof top communal deck in the form of permanent potted plants that are designed to ensure that the space is visually inviting and pleasant to occupy for residents and visitors**

Reason: To provide a pleasant outdoor space for occupants and visitors.

Advices

1. Expiration Time of Approval

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

2. Signage

This consent does not include signage for which a separate application must be submitted.

3. Building Rules Consent Required

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. **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.

6. **Building Site Management Plan**

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

- Work in the Public Realm
- Street Occupation
- Hoarding
- Site Amenities
- Traffic Requirements
- Servicing Site
- Adjoining Buildings
- Reinstatement of Infrastructure

Site Theft

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.

7. **Vehicle Crossing Places**

The vehicle crossing place(s) made redundant as a result of this development will be closed by Council and the applicant will be charged directly for the work. A quotation for the work will be provided by Council to the applicant prior to the work being undertaken.

8. **Disposal of Drainage Water**

Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and air conditioning units must be discharged to the sewer.

9. Damage to Council 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.

10. Crane Operations

Any crane operations associated with the construction of the development will need to be undertaken with prior consultation with Adelaide Airport Limited.

11. Demolition

Demolition and construction at the site should be carried out so that it complies with the construction noise provisions of Part 6, Division 1 of the Environment Protection (Noise) Policy 2007. A copy of the Policy can be viewed at the following site: www.legislation.sa.gov.au

Item No. 3.4 – Land, 22A, 22B, 22C, 22D Moger Lane, Adelaide SA 5000, DA/268/2017/B (DB) [CAP]

Decision [Mover Ms Colleen Dunn/Seconder Councillor Arman Abrahamzadeh]

That the development, the subject of the application from Mr D Allegretto to vary previous authorisation construct 4, four level townhouses using existing structures - VARIATION - additional level over portion of proposed dwellings to accommodate an additional bedroom and various external changes at Land, 22A, 22B, 22C, 22D Moger Lane, Adelaide SA 5000 as shown on plans designated DA/268/2017/B:

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:**

- **Drawing No. 0415-67, Site and Ground Plan**
- **Drawing No. 0415-68, First / Second Plan**
- **Drawing No. 0415-69, Roof Plan, Framing**
- **Drawing No. 0415-70, North and South Elevation**
- **Drawing No. 0415-71, West Elevation and Long Section**
- **Drawing No. 0415-72, Sunscreen and Garage Door Details**

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 connection of any storm water discharge from the Land to any part of the Council’s underground drainage system shall be undertaken in accordance with the Council Policy entitled ‘Adelaide City Council Storm Water Requirements’ which is attached to this consent to the reasonable satisfaction of the Council.**

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

-
- 3. Ground floor building levels, site levels and existing vehicles entry points to the site shall match the existing footpath unless otherwise agreed to by the Council in writing**

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

Advices

1. Street Numbering

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

2. Commencement and Completion

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

3. 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. 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.

5. Residential Parking Permits

No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).

Please contact Customer Centre on 8203 7203 for further information.

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. 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.

8. New vehicle a crossover required or alterations are to an existing crossover/s

There is no objection to the proposed vehicle crossing place(s)/alterations to the existing vehicle crossing place(s), however the work will be undertaken by Council and the cost of the work will be charged to the applicant. Separate application for the crossing place(s) is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken.

Other Applications

Nil

Other Business

Item No. 5.1 – List of Recent Lodgements for Planning Consent (2017/02505) [CAP]

Decision [Mover Councillor Arman Abrahamzadeh/Seconder Ms Colleen Dunn]

That the report be received.

Council Assessment Panel – Electronic Meeting Minutes



Other Business raised at Panel Meeting

Nil

Next Meeting

22 June 2020

Closure

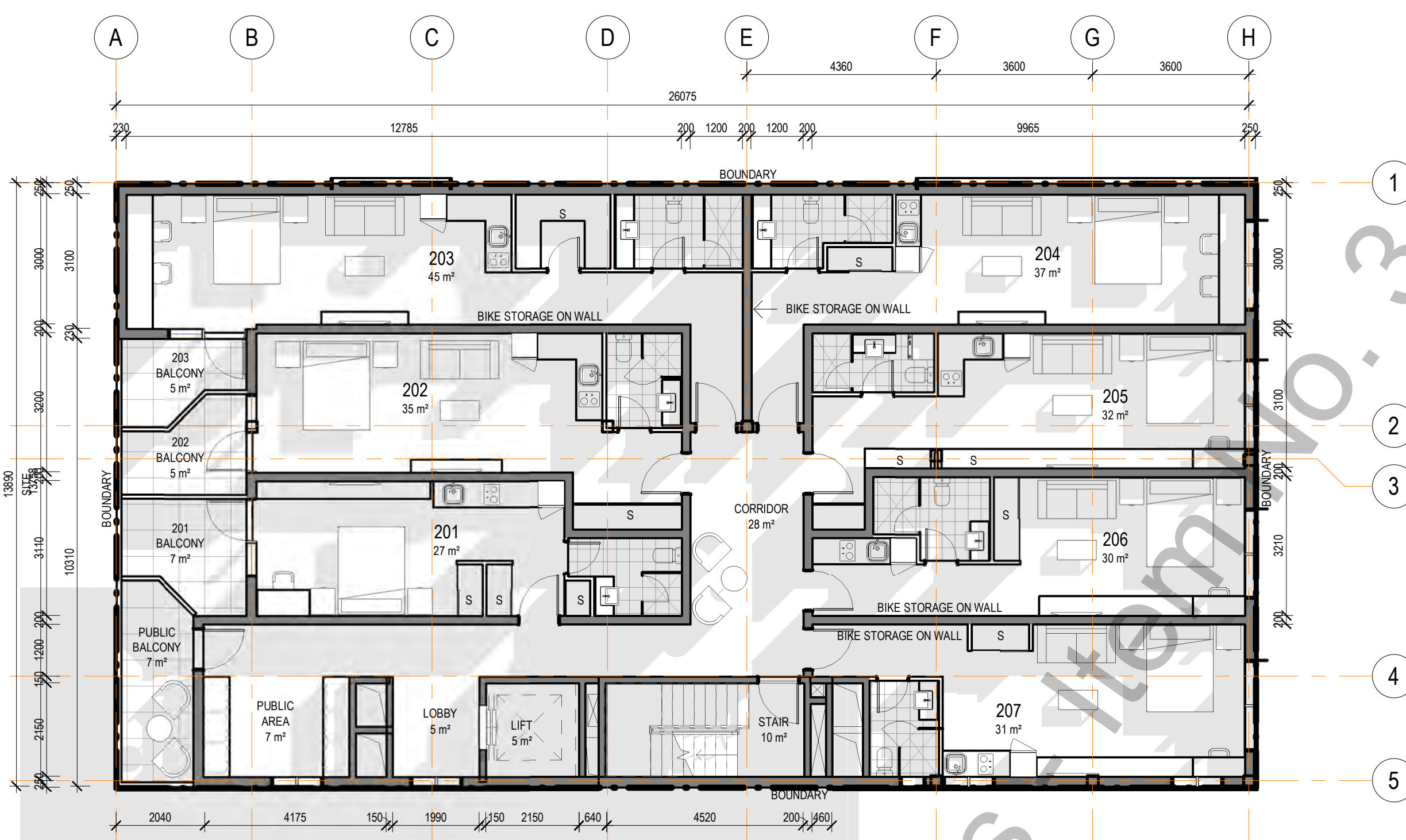
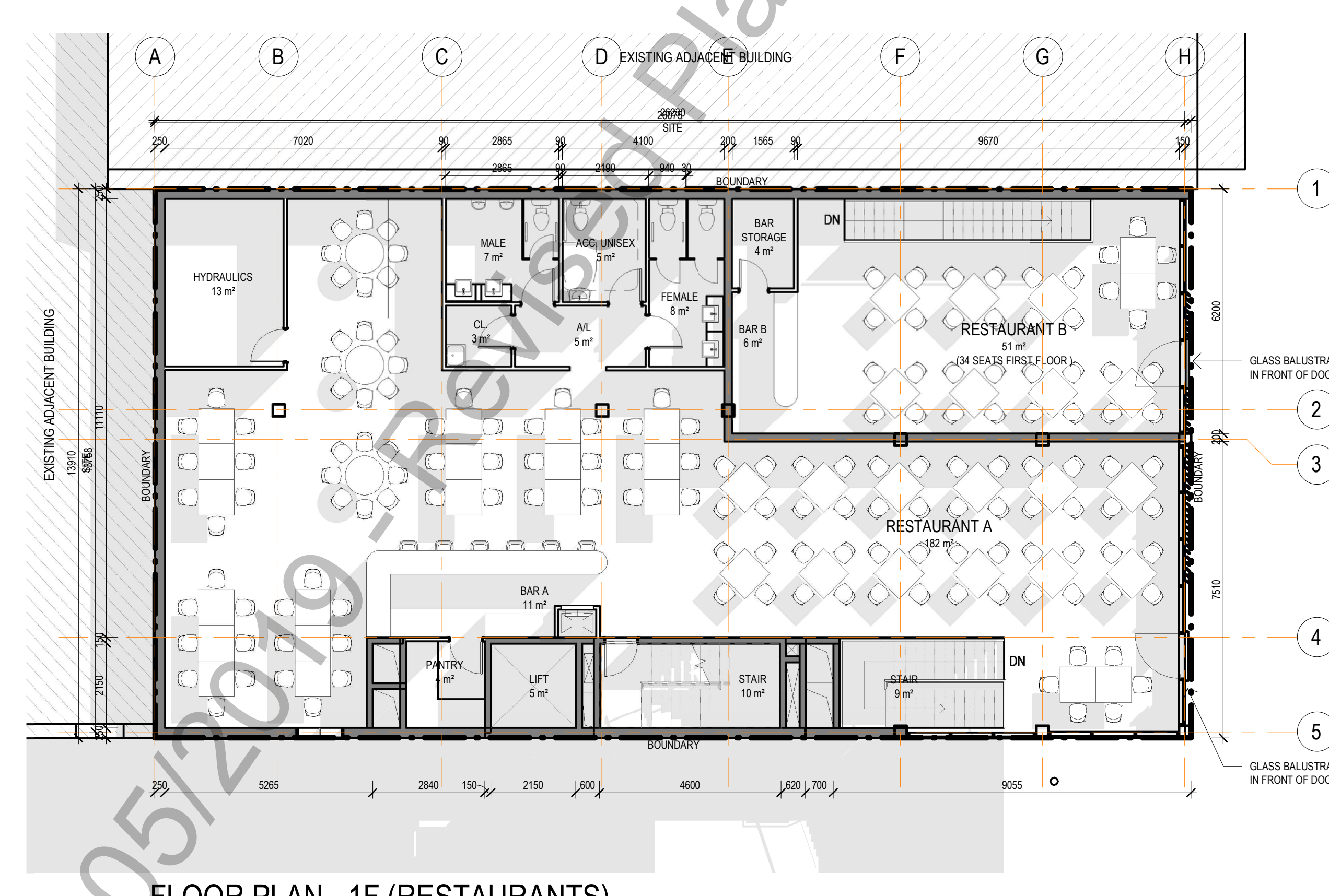
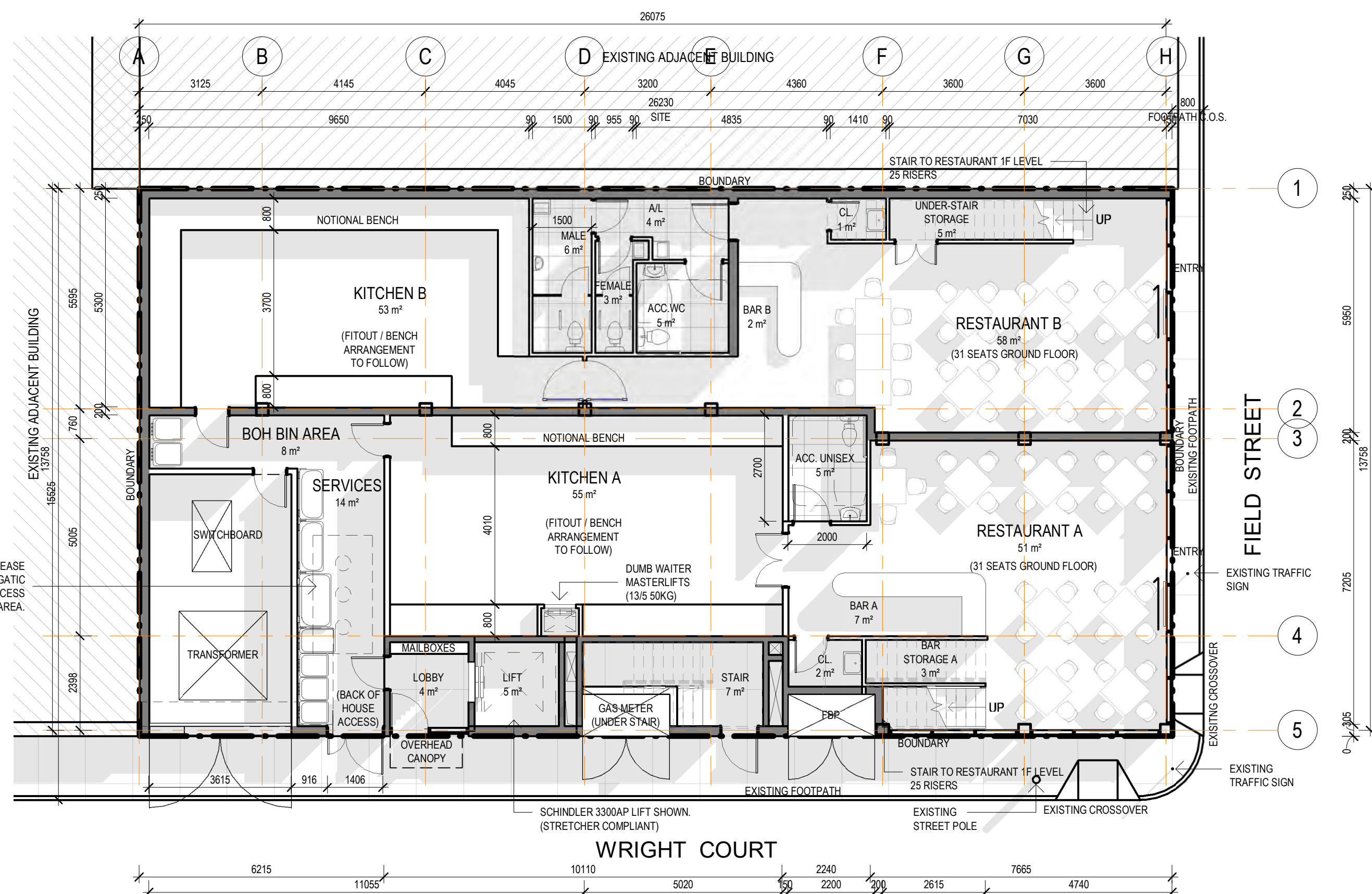
The meeting closed at 6.31 pm.

**Mr Mark Adcock
Presiding Member
City of Adelaide Council Assessment Panel**

Documents attached for reference

Item No. 3.3 – DA/405/2019 – 17-19 Field Street, Adelaide SA 5000 – Revised Plans

Rev.	Amendment	Date
1	DA ISSUE	06/05/19
2	REVISED DA ISSUE	10/10/19
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	REVISED DA ISSUE	25/05/2020



APARTMENT STORAGE SPACE	
2F (STUDIOS)	APARTMENT # STORAGE SPACE (m²)
	201 3.1 202 3.0 203 11.2 204 2.4 205 1.8 206 3.1 207 1.8
	2F TOTAL 26.3m²
3F (STUDIOS)	APARTMENT # STORAGE SPACE (m²)
	301 3.1 302 3.0 303 11.2 304 2.4 305 1.8 306 3.1 307 1.8
	3F TOTAL 26.3m²
4F (2-BED)	APARTMENT # STORAGE SPACE (m²)
	401 2.4 402 5.0 403 1.9 404 2.1
	4F TOTAL 11.4m²
5F (2-BED)	APARTMENT # STORAGE SPACE (m²)
	501 2.4 502 5.0 503 1.9 504 2.1
	5F TOTAL 11.4m²
	TOTAL 75.4m²

BROWN FALCONER
28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

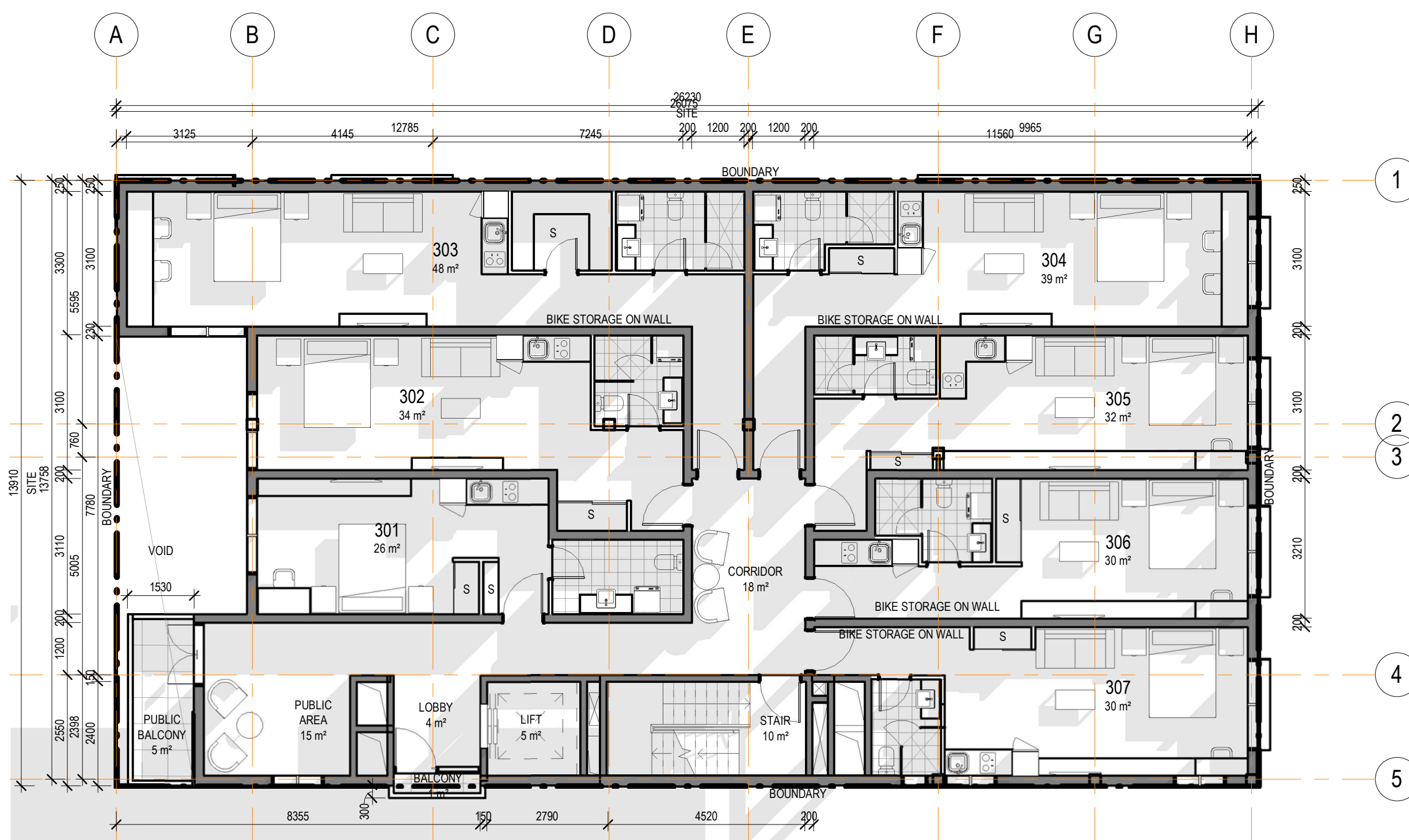
ADELAIDE GOLDEN FIELD PTY LTD

FIELD STREET MIXED USE DEVELOPMENT

FLOOR PLANS - GF,1F,2F

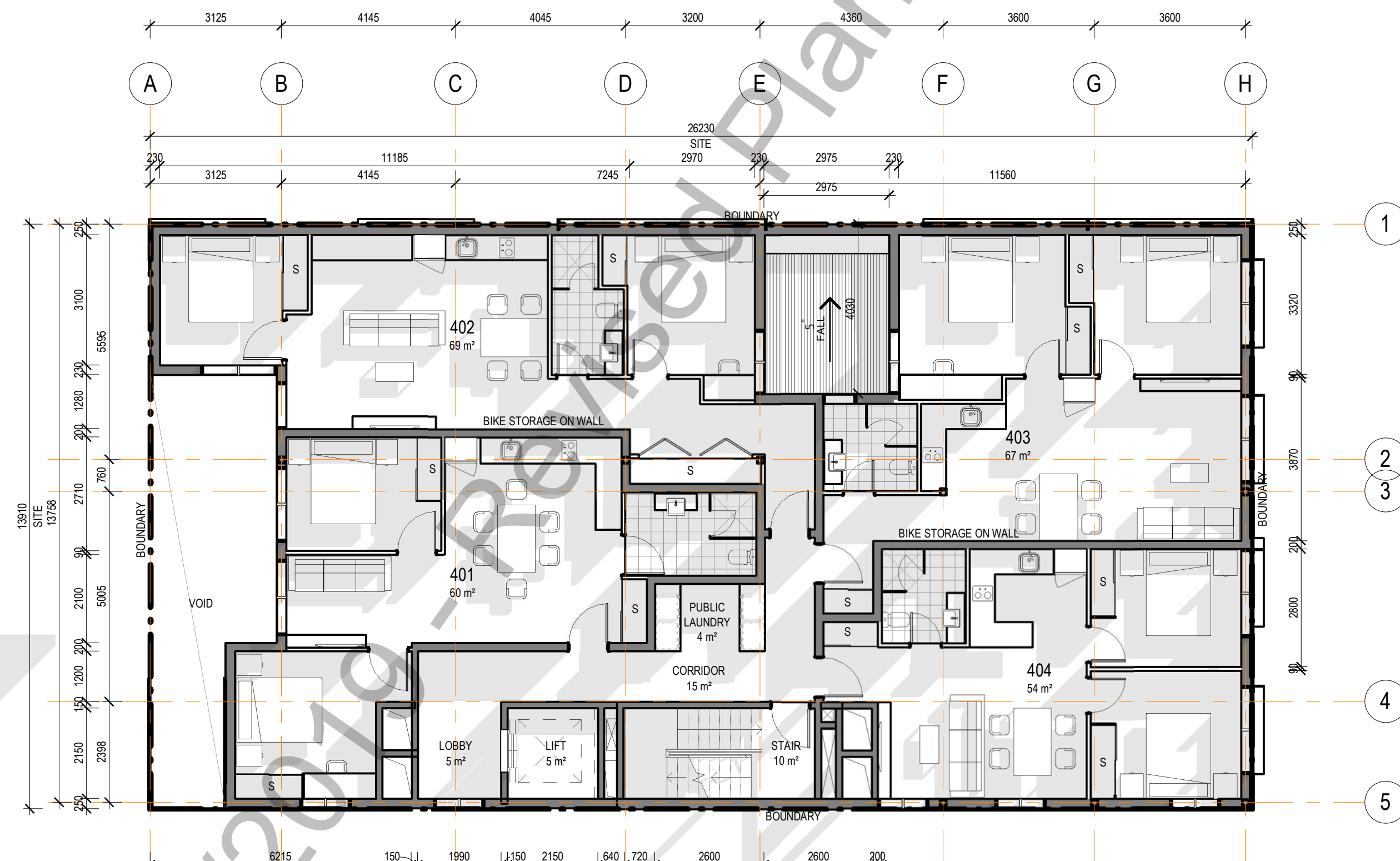
Scale As indicated
Drawn BF
Date 25/05/2020
Job No. 2018073
Dwg No. 3238 004 Rev: 6 A1 SHEET

Rev.	Amendment	Date
1	DA ISSUE	06/05/19
2	REVISED DA ISSUE	10/10/19
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	REVISED DA ISSUE	25/05/2020



FLOOR PLAN - 3F (STUDIOS)

1 : 100

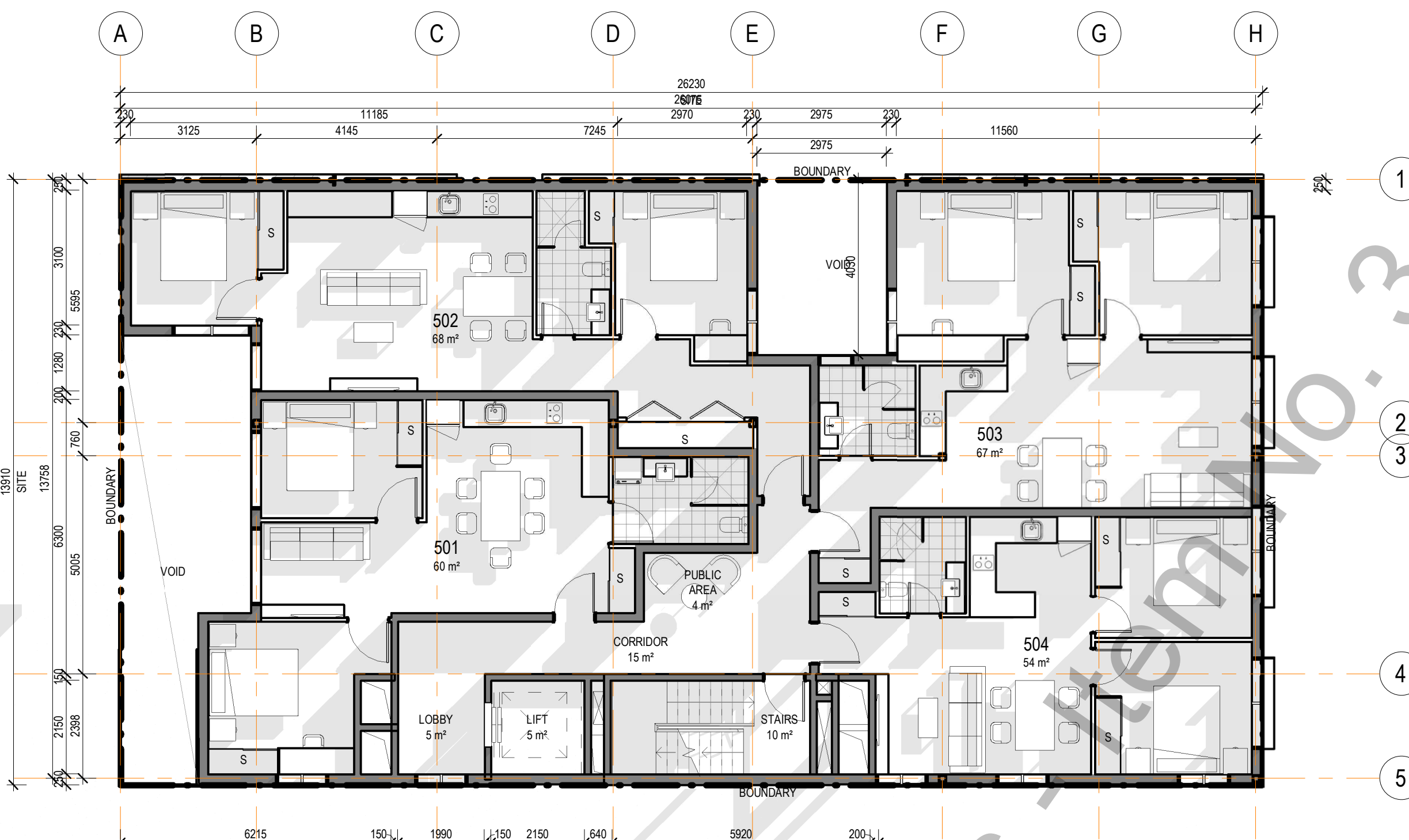


FLOOR PLAN - 4F (2-BEDROOM APARTMENTS)

1 : 100

APARTMENT STORAGE SPACE

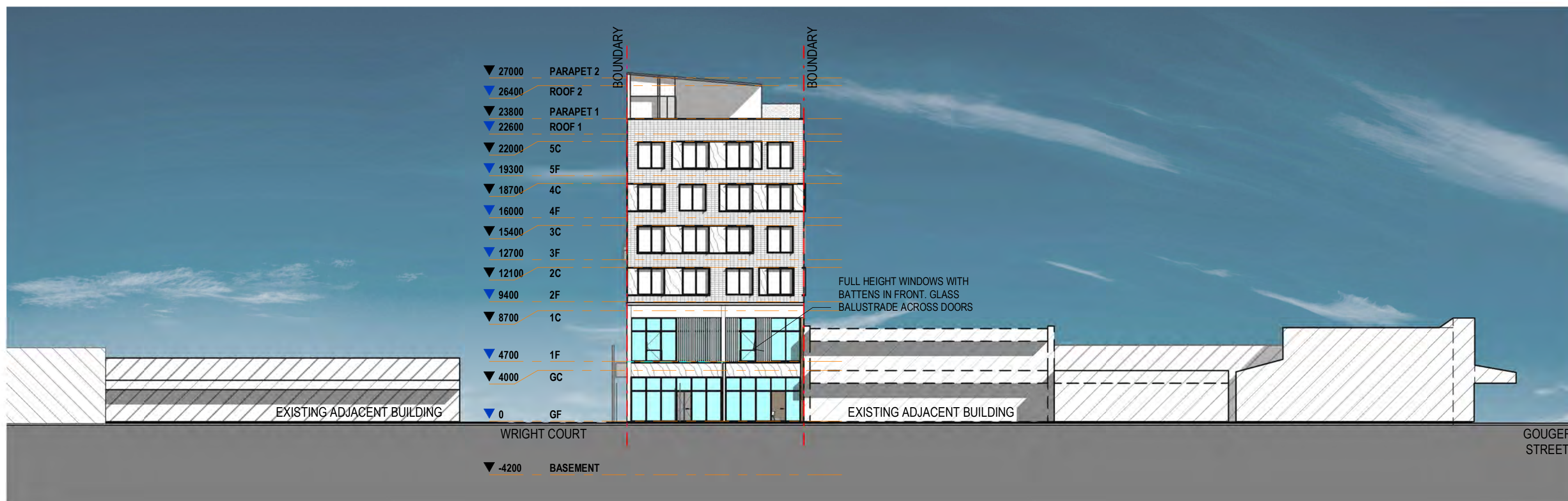
FLOOR	APARTMENT #	STORAGE SPACE (m²)	APARTMENT #	STORAGE SPACE (m²)	APARTMENT #	STORAGE SPACE (m²)	APARTMENT #	STORAGE SPACE (m²)	APARTMENT #	STORAGE SPACE (m²)	TOTAL		
2F (STUDIOS)	201	3.1	202	3.0	203	11.2	204	2.4	205	1.8	2F TOTAL 26.3m²		
	206	3.1	207	1.8									
	301	3.1	302	3.0	303	11.2	304	2.4	305	1.8		3F TOTAL 26.3m²	
	306	3.1	307	1.8									
	4F (2-BED)	401	2.4	402	5.0	403	1.9	404	2.1	4F TOTAL 11.4m²			
5F (2-BED)		501	2.4	502	5.0	503	1.9	504	2.1	5F TOTAL 11.4m²			
											TOTAL	75.4m²	



FLOOR PLAN - 5F (2-BEDROOM APARTMENTS)

1 : 100

Rev.	Amendment	Date
1	DA ISSUE	06/06/19
2	REVISED DA ISSUE	10/10/19
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	REVISED DA ISSUE	25/05/2020



EAST ELEVATION - CONTEXT

1:300



VIEW SOUTH ALONG FIELD STREET



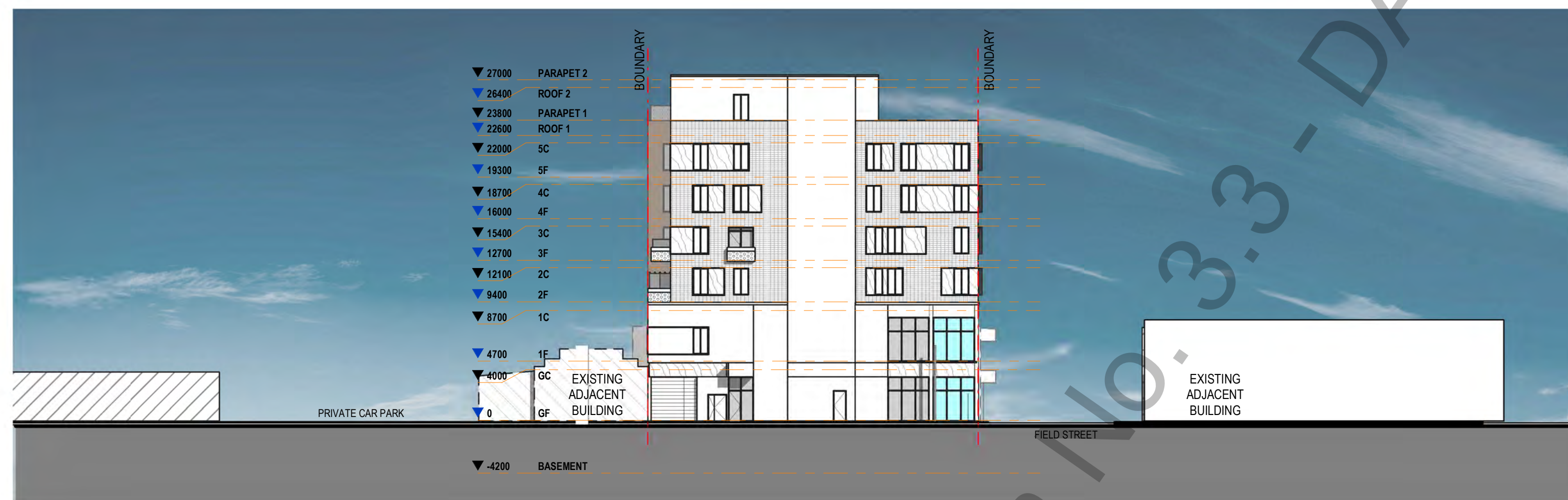
VIEW SOUTH ALONG FIELD STREET



VIEW SOUTH WEST TO SITE ACROSS FIELD STREET

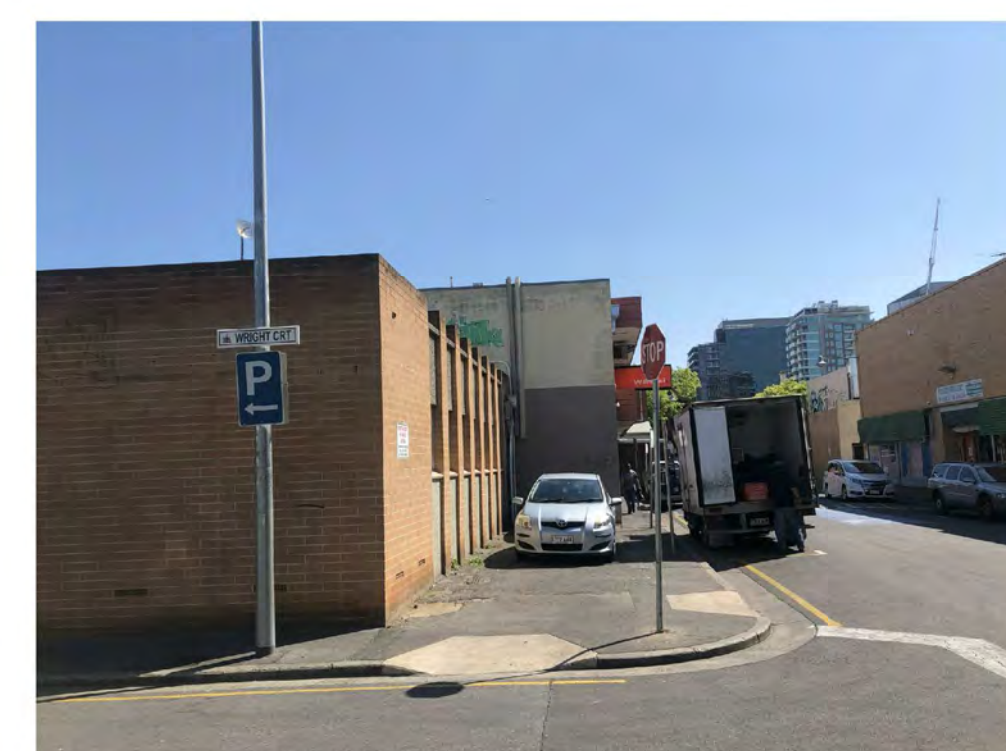


VIEW NORTH WEST TO SITE ACROSS FIELD STREET



SOUTH ELEVATION - CONTEXT

1:300



VIEW NORTH ON THE CORNER OF WRIGHT COURT AND FIELD STREET



VIEW EAST ALONG WRIGHT COURT

**BROWN
FALCONER**

28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

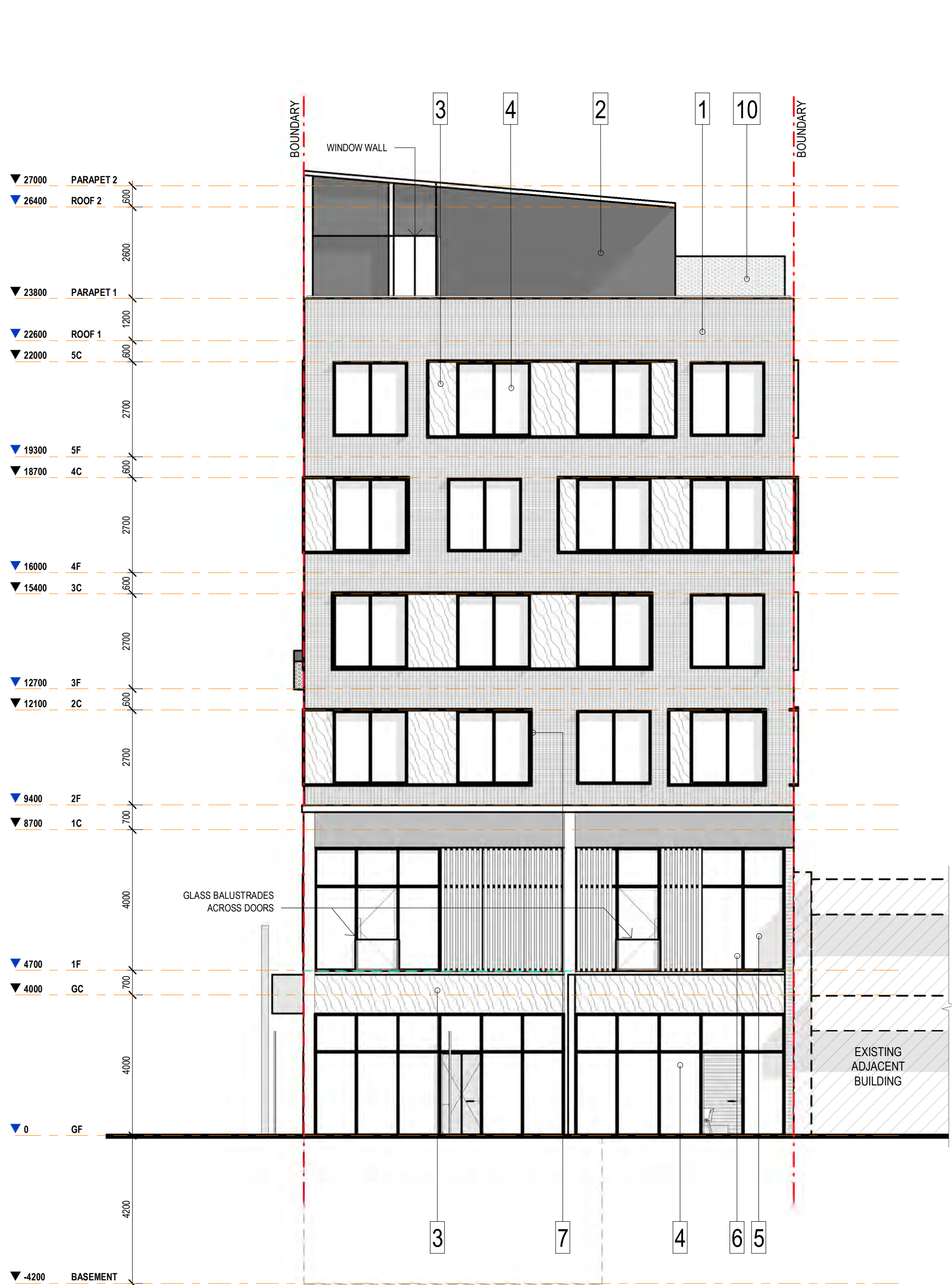
ADELAIDE GOLDEN FIELD PTY LTD

FIELD STREET MIXED USE
DEVELOPMENT

STREET ELEVATIONS

Scale 1:300
Drawn BF
Date 25/05/2020
Job No. 2018073
Dwg No. 3238 007 Rev: 6 A1 SHEET







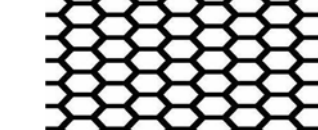


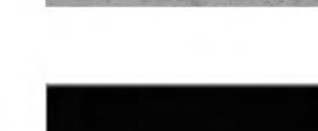
Rev.	Amendment	Date
1	DA ISSUE	06/05/19
2	REVISED DA ISSUE	10/10/19
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	REVISED DA ISSUE	25/05/2020



EAST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

-  1 PRECAST WALL - BRICK PATTERN
-  2 BLACK PRECAST WALL
-  3 TIMBER LOOK CLADDING
-  4 COMMERCIAL GRADE GLAZING WITH ALUMINIUM DOOR/WINDOW FRAME
-  5 BALCONY BALUSTRADE TOP - PAINTED STEEL PLATE
-  6 BALCONY BALUSTRADE BOTTOM - PERFORATED PANEL AS SELECTED
-  7 PAINTED ALUMINIUM SUN SHADE
-  8 RENDERED CONCRETE PRECAST
-  9 MONUMENT ROOF CANOPY
-  10 ROOF PLANT SCREENING PERFORATED PANEL AS SELECTED

**BROWN
FALCONER**

28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

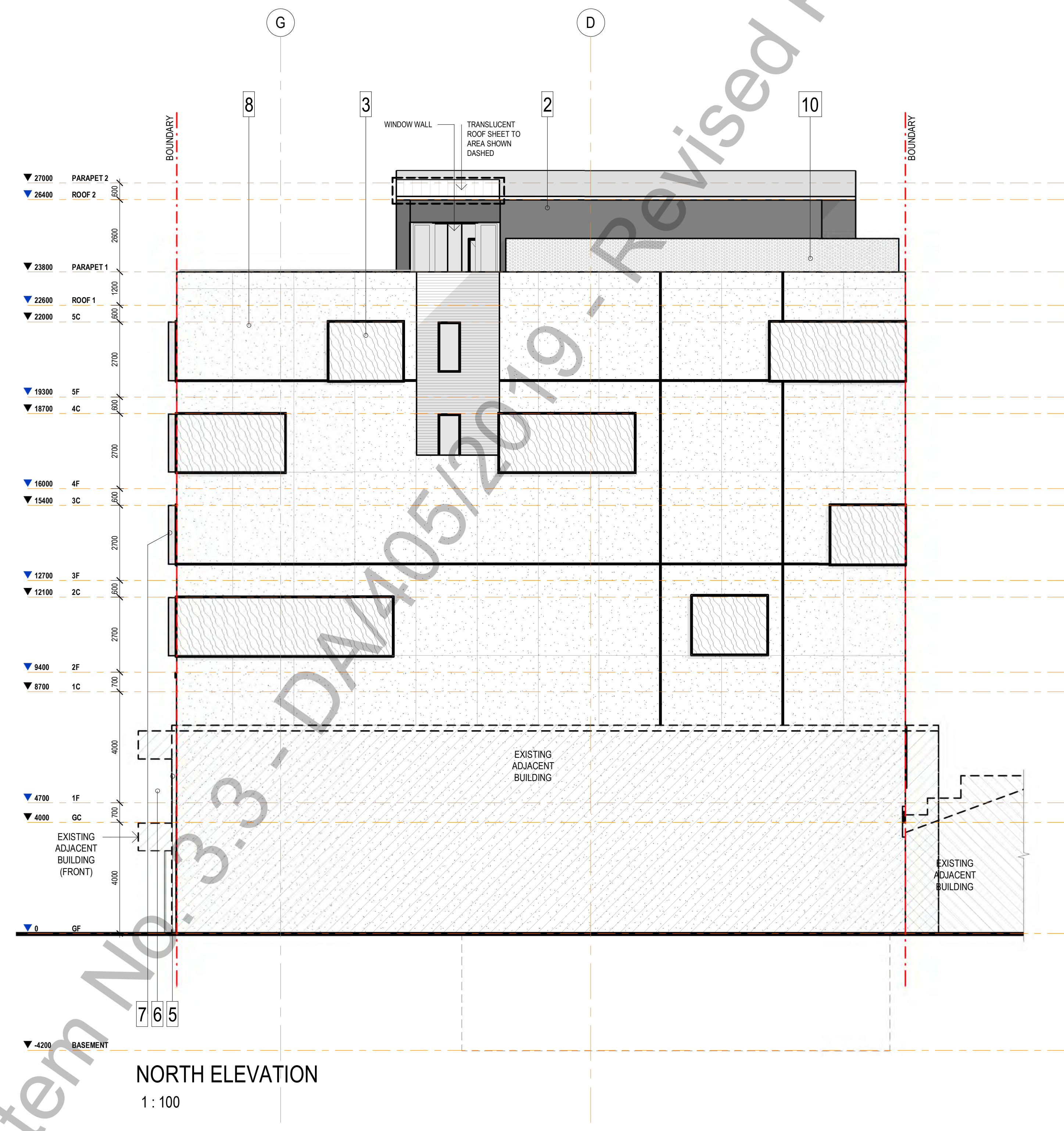
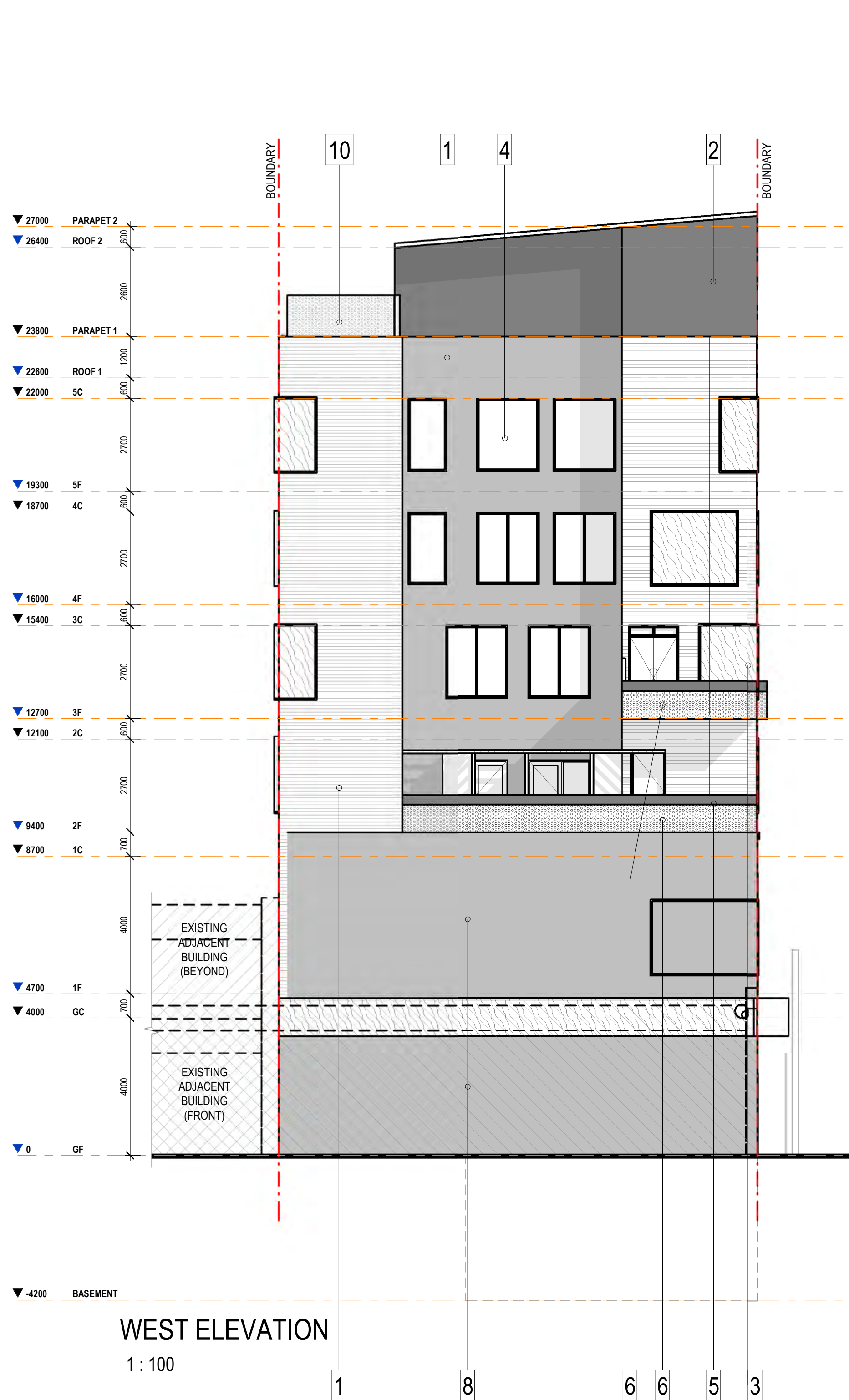
ADELAIDE GOLDEN FIELD PTY LTD











FIELD STREET MIXED USE
DEVELOPMENT

ELEVATIONS - 1

Scale As indicated
Drawn BF
Date 25/05/2020
Job No. 2018073
Dwg No. 3238 008 Rev: 6 A1 SHEET

Rev.	Amendment	Date
1	DA ISSUE	06/05/19
2	REVISED DA ISSUE	10/10/19
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	REVISED DA ISSUE	25/05/2020



-  1 PRECAST WALL - BRICK PATTERN
-  2 BLACK PRECAST WALL
-  3 TIMBER LOOK CLADDING
-  4 COMMERCIAL GRADE GLAZING WITH ALUMINIUM DOOR/WINDOW FRAME
-  5 BALCONY BALUSTRADE TOP - PAINTED STEEL PLATE
-  6 BALCONY BALUSTRADE BOTTOM - PERFORATED PANEL AS SELECTED
-  7 PAINTED ALUMINIUM SUN SHADE
-  8 RENDERED CONCRETE PRECAST
-  9 MONUMENT ROOF CANOPY
-  10 ROOF PLANT SCREENING PERFORATED PANEL AS SELECTED

Minutes - Item No. 3.3 - DA405/2019 - Revised Plans

BROWN FALCONER
 28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au

ADELAIDE GOLDEN FIELD PTY LTD

FIELD STREET MIXED USE DEVELOPMENT

ELEVATIONS - 2

Scale As indicated
 Drawn BF
 Date 25/05/2020
 Job No. 2018073
 Dwg No. 3238 009 Rev: 6 A1 SHEET