

Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 21 November 2020, at 5.30 pm

Colonel Light Room, Town Hall, Adelaide

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

Item of Business

Item 1.1 – Assessment Manager Review - Review and Adoption of CAP Meeting Procedures (2019/02186) [CAP]

Decision

That the City of Adelaide Council Assessment Panel adopts the Meeting Procedures as set out in Attachment A to Item 1.1 on the Agenda for the meeting of the City of Adelaide Council Assessment Panel held on 21 December 2020, subject to the following typographical corrections –

- The words ‘prescribed matter’ being amended to read ‘Prescribed Matter’ in 5.1.
- The word ‘manner’ being amended to read ‘Matter’ in 5.2.3.

Confirmation of Minutes

Item 2 – Confirmation of Minutes – 23 November 2020 [CAP]

Decision

That the Minutes of the Electronic meeting of the City of Adelaide Council Assessment Panel held on 23 November 2020, be taken as read and be confirmed as an accurate record of proceedings.

Non-Complying Applications [One]

Item 3.1 – 4/168 Barton Terrace West, North Adelaide SA 5006, DA/527/2020 (PC) [CAP]

Decision

Pursuant to Section 39(4) (d) of the Development Act 1993 and Development Regulation 17(3) (b), the Panel determine to PROCEED with an assessment of the application.

Applications for consideration on Merit [Two]

Item 4.1 – 143-144 South Terrace, Adelaide SA 5000, DA/563/2020 (EP) [CAP]

The Presiding Member acknowledged that documents - Correct CT and full copy of letter submitted to Council on 7 December 2020 – were provided under separate e-mail to Panel Members.

Decision

That the development, the subject of the application from Saverio Ali to construct a nine level apartment building comprising 22 apartments with associated reception, offices and boardroom in the heritage listed building and car parking for 23 vehicles at 143-144 South Terrace, Adelaide SA 5000 as shown on plans designated DA/563/2020:

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 matters, conditions and advices:

Reserved Matters

Pursuant to Section 33(3) of the *Development Act 1993*, the following matter/s should be reserved for further assessment prior to the granting of Development Approval, to the satisfaction of Council in consultation with the Department for Environment and Water.

Conservation works to the State heritage place to be documented as requested, showing the following:

- **All elevations at 1:100 scale showing extent of conservation works proposed.**
- **Documentation of stone and render repair methodology to walls and chimneys, including repairs, mortar removal and repointing method, including proposed mortar mix.**
- **Documentation of methodology for the removal of paint from masonry.**
- **Documentation of demolition methodology for the removal of the rear stone section of the heritage place and the method of demolition adjacent the rest of the dwelling.**
- **Documentation of rear elevation ‘making good’ works to the remaining wall, including treatment of masonry, removal of plaster and treatment of existing openings.**
- **Details of any works to the roof – sheeting repairs or replacement and treatment of parapets.**
- **Details of conservation works to the verandah/ balcony structure, including timber repairs and cast iron balustrading repairs.**
- **Paint colour selection more compatible with the era of significance of the State heritage place.**
- **Details of fixing and drainage management of proposed awning canopy to the rear (north) of State heritage place.**

- Junction detail between the base of the State heritage place and proposed paving, is required, showing the treatment of existing DPC/ wall base and vents. Falls to paving to be confirmed, to ensure drainage is managed around the State heritage place.
- Documentation – plan, elevation and typical section detail at 1:50 scale of proposed incorporation of fire booster cabinet into side wall of State heritage place.
- Details of proposed SAPN fuse cabinet against north wall of State heritage place.
- Plans, elevations and reflected ceiling plans of proposed works to interior of State heritage place, showing significant features to remain, floor finishes and treatment of wet area flooring (including set downs).

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:

- Angelo Ali Architects Drawing A101 Amendment PA.3
- Angelo Ali Architects Drawing A102 Amendment PA.1
- Angelo Ali Architects Drawing A103 Amendment PA.1
- Angelo Ali Architects Drawing A104 Amendment PA.1
- Angelo Ali Architects Drawing A105 Amendment PA.1
- Angelo Ali Architects Drawing A300 Amendment PA.1
- Angelo Ali Architects Drawing A301 Amendment PA.1
- Angelo Ali Architects Drawing A302 Amendment PA.0
- Angelo Ali Architects Drawing A400 Amendment PA.0
- Angelo Ali Architects Drawing A401 Amendment PA.0
- Angelo Ali Architects Drawing A402 Amendment PA.0
- Angelo Ali Architects Drawing A403 Amendment PA.0
- Angelo Ali Architects Drawing A404 Amendment PA.0
- Angelo Ali Architects Drawing A600 Amendment PA.0
- Planning Report prepared by Access Planning dated 12 October 2020 and 7 December 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. **Clear sight lines for users of the car park entry shall be provided to ensure pedestrian safety along the South Terrace footpath and shall always be provided in accordance with AS/NZS 2890.1:2004 Off-street Car Parking.**

Reason: To ensure that the Development meets the requirements of the relevant Australian Standards.

3. **All line marking for car park spaces and traffic signs on the Land shall conform to AS/NZS 2890.1:2004 Off-street Car Parking.**

Reason: To ensure that the Development meets the requirements of the relevant Australian Standards.

4. **The finished floor level of the ground floor level at the entry points to the development including the car park entry and exit points shall match the existing footpath unless otherwise agreed to by the Council in writing.**

Reason: The Corporation of the City of Adelaide WILL NOT adjust footpath levels to suit finished building levels. The existing footpath levels are to be retained and entrance levels of the development must meet the existing back of footpath.

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' to the reasonable satisfaction of the Council.**

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

6. **Lighting shall be provided to the apartment entry and shall always be operational during the hours of darkness to the reasonable satisfaction of Council.**

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

7. **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 55 dB(A) during daytime (7 am to 10 pm) and 45 dB(A) during night time (10 pm to 7 am) 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.

8. **External materials, surface finishes and colours of the Development shall be consistent with the description hereby granted consent and 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.

9. **The final details of the ongoing waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent, shall be submitted to and approved by the Council prior to the granting of development approval to the Development.**

The applicant or the person(s) having the benefit of this consent shall ensure that such waste management practices are always adopted on the Land to the reasonable satisfaction of Council.

Reason: To ensure that adequate waste management practices are adopted during construction of the Development and during use.

10. **A Traffic Management Plan confirming access to the development is safe, convenient and suitable shall be prepared and provided to Council prior to the granting of development approval to the Development.**

Reason: To ensure easy, safe and convenient access to the development is provided.

11. **A traffic signal system to manage the movement of two-way traffic between South Terrace in the driveway shall be installed and operational prior to occupation of the development.**

Reason: To ensure that traffic movements to and from the site are safe and convenient for all users.

12. **Obscure glazing and/or obscure film be applied to all north-facing windows of the State heritage listed building prior to occupation of the residential flat building and shall be to the reasonable satisfaction of Heritage South Australia and Council.**

Reason: To ensure that occupants of the residential flat building are provided with privacy to their balconies and apartment interiors.

Advices

1. Residential Parking Permits

Residential parking permits to allow parking on-street, adjacent the proposed development will not be considered as an appropriate means of providing parking for residents or those staying in the apartments.

2. Building Site Management Plan

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

3. Building Rules Consent Required

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.

4. Expiration of Consent

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.

5. Boundaries

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

6. 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.

7. 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.

8. Crossing Places

There is no objection to the proposed vehicle crossing place 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.

9. City Works Permits

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.adelaidecitycouncil.com

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@adelaidecitycouncil.com
 Fax: 8203 7674
 In Person: 25 Pirie Street, Adelaide

10. Heritage Places Act 1993

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.

11. Aboriginal Heritage Act 198

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.

Item 4.2 – 2 Vinrace Street, Adelaide SA 5000, DA/417/2020 (EP) [CAP]

Decision

That the development, the subject of the application from Mr D A Hugo to construct a second storey dwelling addition and restoration work to the existing cottage at 2 Vinrace Street, Adelaide SA 5000 as shown on plans designated DA/417/2020:

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

Conditions

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

- **Site Plan - Page 1**
- **Existing and Demolition Plan - Page 1A**
- **New Floor Plan – Page 2**
- **East Elevation Plan – Page 3**
- **North, South and West Elevations – Page 4**
- **South East and North East Perspectives – Page 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. **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 are used in the finished presentation of the building.

3. **The privacy screening as depicted on the plans granted consent described as East Elevation Plan – Page 3, South East and North East Perspectives – Page 5, 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. All privacy screening shall have a maximum of 25% openings.**

Reason: To ensure that the amenity of the adjacent dwellings and that of the proposed development are reasonably protected from overlooking.

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 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.*

- 5. All collected drainage water from any planter boxes, seepage collection systems, water features, swimming pools and/or spas located on the Land shall be discharged to the sewer to the reasonable satisfaction of the Council.**

Reason: *To ensure that wastewater is appropriately disposed of.*

- 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 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.*

Advices

1. Duration of Development Plan Consent

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.

2. Building Site Management Plan

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.

3. Work on/near 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.

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 Customer Centre on 8203 7203 for further information.

5. Fences

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.

6. Building Consent for Approval

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

7. Expiration Time of Approval

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.

8. City Work Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hour's 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.adelaidecitycouncil.com

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@adelaidecitycouncil.com

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

Other Applications

Nil

Other Business

Item 6.1 – List of Recent Lodgements for Planning Consent (2017/02505) [CAP]

Decision

That the report be received

DA Undertakings – Application to be seen by Panel

Nil

Other Business raised at Panel Meeting

Item 6.2 – Acknowledgment & Appreciation - Ms Rebecca Rutschack, City of Adelaide Assessment Manager [CAP]

The City of Adelaide Assessment Panel extended their appreciation to Ms Rebecca Rutschack for her assistance and professional contribution as the Assessment Manager, acknowledging and thanking her for the professional, personable and friendly support provided to the Presiding Member and Panel Members, and wished her all the best and well for the future.

Next Meetings

1 February 2021 & 22 February 2021

Closure

The meeting closed at 5.47 pm.

Mr Mark Adcock
Presiding Member
City of Adelaide Council Assessment Panel

Documents attached for reference

Item 4.1 - DA/563/2020 – 143-144 South Terrace, Adelaide SA 5000 – Documents distributed separately - Correct CT and full copy of letter submitted to Council on 7 December 2020

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5503 Folio 440

Parent Title(s) CT 4286/265
Creating Dealing(s) CONVERTED TITLE
Title Issued 17/02/1998 Edition 3 Edition Issued 15/11/2018

Estate Type

FEE SIMPLE

Registered Proprietor

PARK TERRACE DEVELOPMENTS PTY. LTD. (ACN: 627 822 039)
OF L 8 185 VICTORIA SQUARE ADELAIDE SA 5000

Description of Land

ALLOTMENT 175 FILED PLAN 182637
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13013901	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

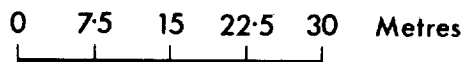
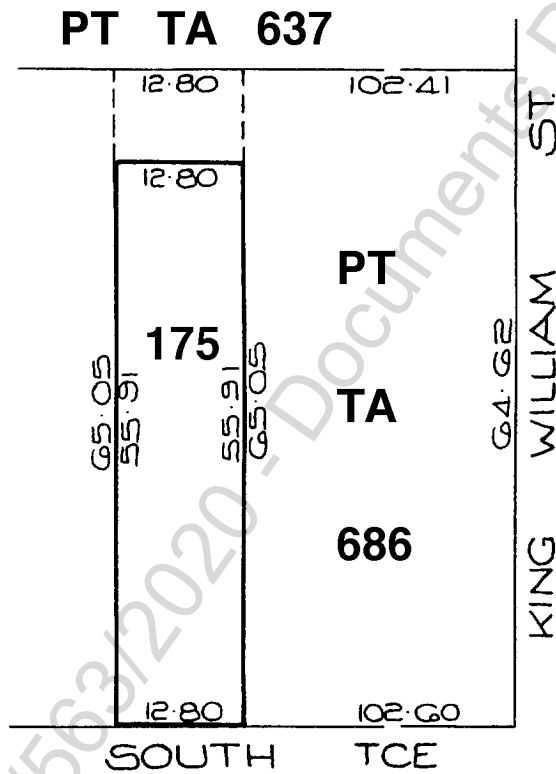
Registrar-General's Notes

APPROVED FX253997

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4286/265



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Ref: 2020-0495

7 December 2020

Mr Edouard Pool
Senior Planner – Planning Assessment
City of Adelaide

By email: E.Pool@cityofadelaide.com.au



URPS

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Dear Edouard

Proposed Residential Apartments and Office alterations at 144 South Terrace, Adelaide

Background

Thank you for your letter dated 6 November 2020 and our subsequent meeting on 19 November 2020, as well as the additional letter dated 23 November 2020.

Together with this supporting statement we attach updated plans from Angelo Ali and correspondence from CIRQA dealing with the outstanding traffic design waste management matters.

Response to Matters Raised

You raised various matters in your letters all of which are addressed under their respective headings below.

Built Form abutting 142 South Terrace

You have stated:

“The extent of solid built form as it abuts 142 South Terrace to the east is excessive and will have an unreasonable impact upon the amenity of the adjacent dwelling... which will result in an unsupportable loss of sunlight, sense of enclosure and mass & bulk”.

During our meeting, we discussed the Objectives of the Zone. Commentary on those objectives and how the proposal achieves them is provided below:

- The Zone Objectives seek a mix of land uses and above ground residential land uses with views to the Park Lands. This is achieved. We note that the proposed dwellings are above ground which is specifically encouraged by the Zone.
- The Zone Objectives seek development that creates a strong edge to the Park Lands. We consider this objective to anticipate high/tall buildings, minimal boundary setbacks and bold designs so to achieve a strong building edge.
- The Zone Objectives seek a uniform streetscape through consistent front setbacks and tall, articulated building facades. Notably:

shaping great communities

- > The existing front setback will remain and is consistent with its neighbours.
- > Tall buildings are anticipated.
- > The proposal has an articulated building façade.

In addition:

- The Desired Character of the Zone encourages:
 - > Medium to high scale residential development.
 - > That the highest buildings be located along South Terrace facing the Park Lands.
 - > Buildings with minimal or no setback with tall walls when viewed from the main road frontage.
- Principle 14 of the Zone guides that buildings should not exceed 36 metres in height. The proposal will have a total height of 27.9 metres to satisfy Principle 14.
- Principle 15 of the Zone guides that buildings should have a minimum height of 4 storeys. The proposal will have a total height of 9 storeys to satisfy Principle 15.

On this basis, the scale, form, building height and boundary setbacks satisfy the Zone provisions. These aspects are considered key to the achievement of the Zone.

We understand that your concern relates to the impact upon neighbouring amenity with respect to sunlight, sense of enclosure, mass and bulk.

Of particular importance, the only provisions within the Zone that consider neighbouring amenity include Objective 7 and Principle 17 of the Zone. These specifically state:

- 7 A built form that provides a transition down in scale and intensity at the Zone's boundaries to maintain the amenity of properties located within the adjoining City Living Zone.**
- 17 Development on land directly abutting the City Living Zone should avoid tall, sheer walls at the interface by ensuring walls greater than 3 metres in height are set back at least 2 metres from the rear allotment boundary with further articulation at the upper levels.**

Notably, these provisions specifically apply to land that is "adjoining" or "abutting" the City Living Zone.

In this circumstance, the subject land does not adjoin or abut the City Living Zone and thus the achievement of the Zone is considered to trump matters of sunlight, sense of enclosure, mass and bulk, particularly at ground or first floor levels like at 142 South Terrace. To prioritise such matters would simply prevent (or at least significantly hamper) the development of tall buildings (a key outcome sought by the Zone)

Setting the above aside we note the following:

- The proposal will not impose unreasonable overshadowing, particularly when one acknowledges that the apartment building has a height that is less than that guided by the Development Plan as discussed above.
- The updated plans by Angelo Ali depict:
 - > The outline of the neighbouring building at 142 South Terrace.
 - > The outline of buildings previously approved on the land and the boundary shared with 142 South Terrace. Notably, the amount of development on the side boundary with 142 South Terrace is not significantly dissimilar to that previously authorised and will not impose unreasonable mass or bulk.

- > The applicant is willing to retain the existing 2.1-metre-high red-brick wall on the shared boundary with 142 South Terrace.
- > The applicant is willing to provide textured tiling on the western wall up to first floor level as depicted on the updated western elevation. An example of this tiling is shown in Image 1 below.

Image 1: Indicative tiling on the western elevation.



In the context of the Development Plan's relevant policies and our rationale above, we consider the proposed development to be entirely appropriate with respect to its potential interface impacts on the adjoining property.

Traffic and Waste

You have stated:

"A traffic and waste design review that addresses the following matters must be provided:

a. Plans to be reviewed and modified such that they meet the requirements of the AS2890 series and provide safe access and egress. Core issues have been identified as follows:

- *Insufficient clear manoeuvring width is available to the car stackers under AS2890.1.*
- *The open-air car parking spaces require amendment to meet clearance requirements to the adjacent wall, and potentially also the fire egress.*

b. The loading bay appears to only be useable by a single B99 passenger vehicle (or standard size van). The applicant should seek advice on how waste pick up can be safely accommodated

c. Identify strategy for waste storage, capacity, transfer, wash down and pick-up (confirm with Vitor)

d. The driveway is very long and only one lane width wide. Some form of safe system for managing two-way traffic flow is required. This could include, for example, the use of remote or sensor activated light systems at either end of the driveway. The applicant needs to demonstrate how access and egress will be safely managed.

e. Advise the number of bicycle parking spaces proposed and assess the adequacy of provision”.

Each of these matters have been addressed by CIRQA in their attached letter dated 7 December 2020. Notably, hanging bicycle rails are also identified within each apartment on the updated plans from Angelo Ali in addition to those bicycle spaces available at ground level.

Conservation Works

You have stated:

“The State Heritage Place building – an original section (the kitchen) of the dwelling is shown removed on plans. This was only supported previously as extensive conservation works were to be undertaken to the State Heritage Place (it was a reserved matter in previous approvals).

Can you please confirm that this is still to be the case in this application? If no conservation works are proposed to the State Heritage Place, then Heritage South Australia cannot support demolition of early building fabric associated with the place”.

We note that the following Reserved Matter was placed upon Development Application 856/2018:

Conservation works to the State heritage place to be documented as requested, showing the following:

- *All elevations at 1:100 scale showing extent of conservation works proposed.*
- *Documentation of stone and render repair methodology to walls and chimneys, including repairs, mortar removal and repointing method, including proposed mortar mix.*
- *Documentation of methodology for the removal of paint from masonry.*
- *Documentation of demolition methodology for the removal of the rear stone section of the heritage place and the method of demolition adjacent the rest of the dwelling.*
- *Documentation of rear elevation ‘making good’ works to the remaining wall, including treatment of masonry, removal of plaster and treatment of existing openings.*
- *Details of any works to the roof – sheeting repairs or replacement and treatment of parapets.*
- *Details of conservation works to the verandah/ balcony structure, including timber repairs and cast iron balustrading repairs.*
- *Paint colour selection more compatible with the era of significance of the State heritage place.*
- *Details of fixing and drainage management of proposed awning canopy to the rear (north) of State heritage place.*
- *Junction detail between the base of the State heritage place and proposed paving, is required, showing the treatment of existing DPC/ wall base and vents. Falls to paving to be confirmed, to ensure drainage is managed around the State heritage place.*
- *Documentation – plan, elevation and typical section detail at 1:50 scale of proposed incorporation of fire booster cabinet into side wall of State heritage place.*
- *Details of proposed SAPN fuse cabinet against north wall of State heritage place.*
- *Plans, elevations and reflected ceiling plans of proposed works to interior of State heritage place, showing significant features to remain, floor finishes and treatment of wet area flooring (including set downs).*

We now confirm that the applicant is happy to accept this reserved matter upon the planning consent.

Fire Booster

You have stated:

“The drawings show a fire booster cabinet to the side of the State Heritage Place building, abutting the wall. This was detailed as recessed in previous applications.

Can you please confirm that it is now freestanding and also confirm its dimensions. Heritage South Australia requires a plan and elevation to confirm the impact. A freestanding cabinet is a better heritage outcome and this should be explored. Further, it is requested that the cabinet be painted to match stonework, rather than red”.

The updated plans now include a notation that delineates its dimensions (1.8m wide x 1.5m high x 0.8m deep). I can also confirm that the fire booster is freestanding and can be painted to complement the stonework of the heritage place.

The applicant is happy to accept a condition to this effect.

Other Considerations

As previously noted in our supporting letter dated 16 October 2020, the proposal satisfies each of the following with respect to the Development Plan:

- Land Use.
- Unit Sizes.
- Building Orientation.
- Architectural Standard.
- Setbacks.
- Height.
- Sunlight and Ventilation.
- Pedestrian Environment.
- Overshadowing.
- Heritage.
- Stormwater.
- Waste Management.

Conclusion

For the reasons summarised above, we believe the additional concerns you have raised have been addressed. We maintain that Development Plan Consent is warranted.

Please do not hesitate to contact Phil Harnett in the first instance should you have any questions on 8333 7999.

Kind Regards

Yours sincerely



Matthew King RPIA
Managing Director



Phil Harnett
Associate

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