

# Council Assessment Panel

## Meeting Agenda

Monday, 21 December 2020, at 5.30 pm, Colonel Light Room, Town Hall, Adelaide.

Presiding Member – Mr Mark Adcock

Panel Member – Councillor Arman Abrahamzadeh

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

### 1. Item of Business

- 1.1 Assessment Manager Review - Review and Adoption of CAP Meeting Procedures (2019/02186) [CAP] [Page 3]

### 2. Confirmation of Minutes – 23 November 2020 [CAP]

*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.*

### 3. Non-Complying Applications (One)

- 3.1 Subject Site 4/168 Barton Terrace West, North Adelaide SA 5006 [Page 16]

Application No. DA/527/2020

Proposal Two storey addition to rear of dwelling

Representations Listed to be Heard – Nil

Recommendation Proceed with Assessment

### 4. Applications for consideration on Merit (Two)

- 4.1 Subject Site 143-144 South Terrace, Adelaide SA 5000 [Page 37]

Application No. DA/563/2020

Proposal 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

Representations Listed to be Heard – Nil

Recommendation Development Approval Be Granted

- 4.2 Subject Site 2 Vinrace Street, Adelaide SA 5000 [Page 103]

Application No. DA/417/2020

Proposal Construct a second storey dwelling addition and restoration work to existing cottage

Representations Listed to be Heard – Nil

Recommendation Development Plan Consent Be Granted

### 5. Other Application – Nil

- 6. Other Business**
- 6.1 List of Recent Lodgements for Planning Consent (2017/02505) [CAP] [Page 138]
- 6.2 Other Business
- 6.3 Next Meeting – 1 February 2021
- 7. Exclusion of the Public from attendance to Receive, Discuss or Consider Information/Matter on a Confidential Basis (If required)**
- 8. Confidential Matters (If any)**
- 9. Closure**

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**CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 21/12/2020****Item 1.1**

From: Assessment Manager

Subject: Assessment Manager Review - Review and Adoption of CAP Meeting Procedures (2019/02186) [CAP]

**PURPOSE**

The purpose of this report is for the Panel to adopt a revised set of Meeting Procedures to meet the requirements of the *Planning, Development and Infrastructure Act 2016 (SA)* (PDI Act).

These revised Meeting Procedures relate to the statutory requirements for the review by the Council Assessment Panel of a decision of an Assessment Manager as set out in Part 16, Division 1 of the PDI Act.

**ATTACHMENTS**

Proposed Council Assessment Panel (CAP) Meeting Procedures

- Attachment A

Existing Council Assessment Panel (CAP) Meeting Procedures (adopted June 2020) - edited version including inserted section and changes to voting requirements.

- Attachment B

**RECOMMENDATION**

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.

## **Background**

1. South Australia's planning and development system is undergoing its biggest modernisation in over 20 years. The South Australian planning system is underpinned by the *Planning, Development and Infrastructure Act 2016 (SA) (PDI Act)*.
2. One of the first parts of the PDI Act to be implemented in 2017 was the introduction of the Council Assessment Panel (CAP) in accordance with Section 83 of the Act. The City of Adelaide CAP has been operating successfully since its implementation.

## **Discussion**

3. The implementation of the PDI Act is accelerating at pace. The final stage to be switched on is stage 3 for metropolitan and some rural councils and is likely to occur early in 2021 (date to be confirmed).
4. The final stage will have some implications for CAPs. One of these is that both Panels and Assessment Managers will become relevant authorities in their own right, rather than delegates of the council. Delegations to the Panel and the Assessment Manager will need to be reviewed and determined. A further report on delegations to the Panel will be tabled in early 2021.
5. Another key change of the new legislation enables a person who has applied for a development authorisation to request a review against an Assessment Manager's decision. This is permissible under section 202(1)(b) of the Act:

### *202—Rights of review and appeal*

*(1) The following applications or proceedings may be made or brought under this Division:*

- (b) a person who has applied for a development authorisation may, in respect of a prescribed matter—*
  - (i) in a case where the application was made to an assessment manager appointed by an assessment panel acting as a relevant authority—*
    - (A) apply to the assessment panel for a review of a prescribed matter; or*
    - (B) appeal to the Court against a prescribed matter; or*
  - (ii) in any other case—appeal to the Court against a prescribed matter;*
- (c) a person who, after making an application under paragraph (b)(i)(A), is dissatisfied with the outcome of the review, may appeal to the Court against a decision of the assessment panel on the review;*

After the Panel has reviewed the Assessment Manager's decision and the applicant is aggrieved by the outcome of the review, they can then proceed to appeal to the Environment, Resources and Development Court.

6. To enable the reviews against certain decisions made by the Assessment Manager in his/her role as a relevant authority, the Panel can either have a 'stand-alone' policy exclusively for these reviews or revise the current CAP Meeting Procedures to reflect the additional CAP responsibilities. It is recommended that the Meeting Procedures be revised so that all procedures for the CAP are contained in a single document.



7. An edited version of the existing Meeting Procedures are contained within **Attachment B** and include a new section 5 shown in red – ‘Review of an Assessment Manager Decision’. The proposed section is based on advice provided by the LGA albeit a simplified version has been recommended. In preparation for the presentation of this report to the Panel, the Assessment Manager has consulted with the Presiding Member. It is recommended that the CAP adopt these new procedures to facilitate the further implementation of the PDI Act.
8. Other minor amendments not relating to the review of an Assessment Managers Decision include changes to clauses 6.3 and 6.6 requiring the CAP to vote for all decisions.
9. **Attachment A** contains the proposed new Meeting Procedures for adoption by the Panel with **Attachment B** the existing edited version of the Meeting Procedures showing in red the inserted section and varied clauses.

# Council Assessment Panel

## Meeting Procedures

Adopted by the CAP 21 December 2020



These Meeting Procedures are to be read in conjunction with the meeting procedures contained within the *Planning, Development and Infrastructure (General) Regulations 2017 (Regulations)* and Council's adopted CAP Terms of Reference.

### 1. CAP Meetings

#### Ordinary Meetings

- 1.1 The time and place of the first meeting of the CAP following its establishment will be determined by the Assessment Manager. The Assessment Manager must give notice of the first CAP meeting to the CAP and the public in accordance with clauses 1.3 and 1.5.
- 1.2 Notice of an ordinary meeting will be given to all CAP Members by the Assessment Manager not less than 3 clear days prior to the holding of the meeting in accordance with clause 1.3.
- 1.3 Notice of a meeting of the CAP must:
  - 1.3.1 be in writing;
  - 1.3.2 set out the date, time and place of the meeting;
  - 1.3.3 contain or be accompanied by the agenda and any documents and/or reports that are to be considered at the meeting (in so far as practicable); and
  - 1.3.4 be given to a CAP Member via e-mail.
- 1.4 A notice that is not given in accordance with clause 1.3 is taken to have been validly given if the Assessment Manager considers it impracticable to give the notice in accordance with that clause and takes action the Assessment Manager considers reasonably practicable in the circumstances to bring the notice to the attention of the Member.
- 1.5 A copy of the agenda, CAP report and associated attachments for all meetings of the CAP will be available for viewing by the public on the Council's website and at the Council's offices as soon as practicable after the time that notice of the meeting has been given to CAP Members.
- 1.6 The Assessment Manager may, with leave or at the request of the Presiding Member, include in the agenda an item to be considered at the meeting to which the agenda relates after notice of the meeting has been given to CAP Members. In such instance, the Assessment Manager shall provide an updated agenda and any documents and/or reports relating to that item to be considered at the meeting to Members as soon as practicable. The Assessment Manager will also make an updated agenda available to the public.

#### Special Meetings

- 1.7 The Assessment Manager may by delivering a written request to the Presiding Member, or two or more CAP Members, require a special meeting of the CAP to be held. The written request must be accompanied by the agenda for the special meeting.
- 1.8 On receipt of a request pursuant to clause 1.7, the Assessment Manager must determine the date, time and place of the special meeting and give notice to all CAP members at least 4 hours before the commencement of the special meeting.

### 2. Deputy Members

- 2.1 If a CAP Member is unable or unwilling to attend a meeting or part of a meeting, he or she must use his or her best endeavours to notify the Assessment Manager at his or her earliest opportunity.
- 2.2 If notification pursuant to clause 2.1 is given, the Assessment Manager may request a Deputy Member (subject to clause 4.3 and 4.4 of the CAP Terms of Reference) attend the meeting in place of the CAP Member for the meeting or part of the meeting.

### 3. Commencement of Meetings

- 3.1 Subject to a quorum (minimum of three (3) members) being present, a meeting of the CAP will commence as soon as possible after the time specified in the notice of a meeting.
- 3.2 If the number of apologies received by the Assessment Manager indicates that a quorum will not be present at a meeting, the Assessment Manager may adjourn the meeting to a specified day and time.
- 3.3 If at the expiration of thirty minutes from the commencement time specified in the notice of the meeting a quorum is not present, the Presiding Member may adjourn the meeting to a specified date and time.
- 3.4 In the instance when the Presiding Member is absent from a meeting, the Assessment Manager, or such other person as nominated by the Assessment Manager, will preside at the meeting until such time as the meeting appoints an Acting Presiding Member.

### 4. Representations

- 4.1 The Assessment Manager and/or Presiding Member may in his or her discretion exclude:
  - 4.1.1 a representation or response to representation(s) which is received out of time;
  - 4.1.2 a representation in relation to Category 2 development from a person who was not entitled to be given notice of the application; or
  - 4.1.3 a representation or response to representation(s) which is otherwise invalid.
- 4.2 The Presiding Member may in his or her discretion accept and allow to be considered by the CAP any new or additional material submitted by a representor or applicant. The CAP may defer consideration of the application to enable full and proper assessment of the further information.
- 4.3 Any material to be considered by the CAP pursuant to clause 4.2 must be provided to the applicant and/or representor(s) (as the case may be) and those parties be provided with an opportunity to respond, either in writing or verbally, at the discretion of the Presiding Member.
- 4.4 In relation to each application to be considered and determined by the CAP:
  - 4.4.1 a person who has lodged a representation in relation to a Category 2 or 3 application which has not been excluded pursuant to clause 4.1 and who has indicated that they wish to be heard on their representation is entitled to appear before the CAP and be heard in support of their representation, in person or by an agent;
  - 4.4.2 where one or more representors are heard by the CAP, the applicant is entitled to appear before the CAP to respond to any matters raised by a representor, in person or by an agent;
  - 4.4.3 where a Category 2 or 3 application before the Panel is recommended for refusal and no representations have been received in respect of the application, the Panel may in its absolute discretion, allow the applicant to address the Panel in support of the application.
  - 4.4.4 representors and applicants will be allowed five minutes each to address the CAP. The Presiding Member may allow a party additional time at his or her discretion;
  - 4.4.5 CAP members may question and seek clarification from a representor or applicant who has addressed the CAP at the conclusion of their address; and
  - 4.4.6 following addresses from representors and the applicant, the Presiding Member will invite all Members to speak on any matter relevant to the application.

- 4.5 The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by any person (including a CAP Member, applicant, representor or other member of the public) to a future date and time.
- 4.6 The Presiding Member may ask a member of the public (including an applicant, representor or other member of the public) to leave a meeting where he or she is, in the opinion of the Presiding Member:
  - 4.6.1 Behaving in a disorderly manner; or
  - 4.6.2 Causing an interruption or disruption to the meeting.

## 5. Review of an Assessment Manager Decision

### Commencing a Review

- 5.1 An application for review must relate to a prescribed matter, as defined in Section 201 of the Act, for which an Assessment manager was the relevant authority.
- 5.2 An application for review must be:
  - 5.2.1 Made using the Application to Assessment Panel for Assessment Manager's Decision Review (the Form);
  - 5.2.2 lodged in a manner identified on the Form; and
  - 5.2.3 lodged within one month of the applicant receiving notice of the Prescribed manner, unless the Presiding member in his or her discretion grants an extension of time.

### Materials for Review Process

- 5.3 The Assessment Manager shall present to the Panel all materials which were before the Assessment Manager (or delegate) at the time of the decision on the Prescribed Matter including:
  - 5.3.1 application documents, reports, submission, plans specifications or other documents submitted by the applicant;
  - 5.3.2 internal and/or external referral responses and any checklist and/or report from Council staff or an external planning consultant written for the Assessment Manager;
  - 5.3.3 further report on any aspect of the subject matter of the review or any other material requested by the Presiding member or a member of CAP.
- 5.4 The Assessment Manager (or delegate) must:
  - 5.4.1 prepare a report to the Panel setting out, the prescribed matter the subject of the review and the reasons for the Assessment Manager's (or delegate's) decision;
  - 5.4.2 not introduce new material or review the decision previously made.

### Review Process

- 5.5 The review hearing shall be undertaken in accordance with the following:
  - 5.5.1 On review, the Panel will consider the decision afresh.
  - 5.5.2 Information, materials and submissions which were not before the Assessment manager at the time of the decision on the prescribed matter will not be considered by the Panel.
  - 5.5.3 The Panel will not receive any submission or address from any party.
  - 5.5.4 The Presiding Member may however, ask or permit panel members to ask questions or seek clarification from the applicant and/or the Assessment manager (or delegate), in his or her discretion.

### Outcome of Review

- 5.6 The Panel may, on a review:
  - 5.6.1 Affirm the Assessment Manager's decision;
  - 5.6.2 Vary the Assessment Manager's decision; or
  - 5.6.3 set aside the Assessment Manager's decision and substitute its own decision.

## 6. Decision Making

- 6.1 Subject to complying with these procedures, during debate and decision making, the CAP will act with a minimum of formality and without regard to formal procedures or protocols.
- 6.2 At all times, discussion will be managed by the Presiding Member in the Presiding Member's absolute discretion. The Presiding Member will ensure that each Member has an opportunity for discussion, comments and questions about the matter for decision.
- 6.3 At the conclusion of discussion and debate on a matter the Presiding Member will call for a vote in relation to the recommendation as printed in the agenda report or as proposed to be amended by any member.
- 6.4 An amendment to a recommendation may include an alternative recommendation, or the addition, deletion or amendment of a condition or note.
- 6.5 Each Member present at a meeting of the CAP, (including a Deputy Member who has been requested to attend the meeting or part of the meeting in place of a Member who is unable or unwilling to attend the meeting) is entitled to one vote on any matter arising for decision. Additional experts/advisors appointed to the CAP to provide expert advice and assistance are not entitled to vote.
- 6.6 Matters arising for decision at a meeting of the CAP will be decided by a majority of the votes cast by Members present at the meeting and entitled to vote. If the votes are equal, the Presiding Member is entitled to a second or casting vote.
- 6.7 In relation to each application it considers, the CAP must:
  - 6.7.1 Determine whether the proposal is seriously at variance with the Development Plan; and
  - 6.7.2 Provide reasons for refusing Development Plan Consent (including reasons for any determination that the proposal is seriously at variance), or for the imposition of any conditions, as the case may be.

## 7. Minutes and Reporting

- 7.1 The CAP must ensure that accurate minutes are kept of all meetings.
- 7.2 The Assessment Manager, or a person nominated by the Assessment Manager, will take minutes of all meetings.
- 7.3 The minutes will record:
  - 7.3.1 the names of all Members present;
  - 7.3.2 the names of all Members from whom apologies have been received;
  - 7.3.3 the name and time that a Member enters or leaves the meeting;
  - 7.3.4 the name of every person who makes a representation;
  - 7.3.5 in relation to each application determined by the CAP:
    - 7.3.5.1 the determination of the CAP as to whether the proposal is seriously at variance with the Development Plan;

- 7.3.5.2 the reasons for refusing Development Plan consent (including reasons for any determination that the proposal is seriously at variance), or for the imposition of any conditions, as the case may be; and
- 7.3.6 if an application is not determined by the CAP, the deferral of the application and the reasons for the deferral;
- 7.3.7 a decision to exclude the public from attendance and retain the minutes of the item in confidence pursuant to the *Regulations*;
- 7.3.8 any disclosure of a direct or indirect pecuniary interest in any aspect of a development or anybody associated with any aspect of a development made by a Member in accordance with Section 83(1)(g) of the Act, and the nature of the interest;
- 7.3.9 any disclosure of a conflict of interest made by a Member pursuant to the Code of Conduct adopted by the Minister under Clause 1(1)(c) of Schedule 3 of the Act (Code of Conduct), and the nature of the interest; and
- 7.3.10 if a meeting is adjourned by the Presiding Member, the reason for the adjournment and the date and time to which the meeting is adjourned.
- 7.4 All minutes must be confirmed by the CAP as being accurate, at the commencement of the following CAP meeting.

## 8. Additional Procedures and Support

- 8.1 Insofar as any procedure to be followed by the CAP is not prescribed by the Act and Regulations (and, during the transition to the Act and Regulations, the *Development Act* and *Development Regulations 2008*), the CAP's Terms of Reference, the Code of Conduct or these Meeting Procedures - the CAP may by resolution determine the procedure for itself. Any such determination may be added to these Meeting Procedures.
- 8.2 The CAP may call for and consider such professional assistance from the Assessment Manager and, in consultation with the Assessment Manager, other professional advisors as it deems necessary and appropriate from time to time.
- 8.3 The CAP will permit and encourage active participation of Council staff in attendance at a meeting in providing advice to the CAP.
- 8.4 If a Panel Member requires additional information or clarification on a matter contained within an Agenda, an email shall be directed to the Assessment Manager as soon as practicable. The response will be provided to all Panel Members.
- 8.5 If a Panel Member has a conflict of interest on a matter contained with the Agenda, the Assessment Manager shall be advised in writing as soon as practicable after distribution of the Agenda.

# Council Assessment Panel

## Meeting Procedures

Adopted by the CAP 22 June 2020



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  - 5.2.3 lodged within one month of the applicant receiving notice of the Prescribed manner, unless the Presiding member in his or her discretion grants an extension of time.

### Materials for Review Process

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  - 5.3.2 internal and/or external referral responses and any checklist and/or report from Council staff or an external planning consultant written for the Assessment Manager;
  - 5.3.3 further report on any aspect of the subject matter of the review or any other material requested by the Presiding member or a member of CAP.
- 5.4 The Assessment Manager (or delegate) must:
  - 5.4.1 prepare a report to the Panel setting out, the prescribed matter the subject of the review and the reasons for the Assessment Manager's (or delegate's) decision;
  - 5.4.2 not introduce new material or review the decision previously made.

### Review Process

- 5.5 The review hearing shall be undertaken in accordance with the following:
  - 5.5.1 On review, the Panel will consider the decision afresh.
  - 5.5.2 Information, materials and submissions which were not before the Assessment manager at the time of the decision on the prescribed matter will not be considered by the Panel.
  - 5.5.3 The Panel will not receive any submission or address from any party.
  - 5.5.4 The Presiding Member may however, ask or permit panel members to ask questions or seek clarification from the applicant and/or the Assessment manager (or delegate), in his or her discretion.

### Outcome of Review

- 5.6 The Panel may, on a review:
- 5.6.1 Affirm the Assessment Manager's decision;
  - 5.6.2 Vary the Assessment Manager's decision; or
  - 5.6.3 set aside the Assessment Manager's decision and substitute its own decision.

## 6. Decision Making

- 6.1 Subject to complying with these procedures, during debate and decision making, the CAP will act with a minimum of formality and without regard to formal procedures or protocols.
- 6.2 At all times, discussion will be managed by the Presiding Member in the Presiding Member's absolute discretion. The Presiding Member will ensure that each Member has an opportunity for discussion, comments and questions about the matter for decision.
- 6.3 At the conclusion of discussion and debate on a matter the Presiding Member will call for a vote (~~if necessary~~) in relation to the recommendation as printed in the agenda report or as proposed to be amended by any member.
- 6.4 An amendment to a recommendation may include an alternative recommendation, or the addition, deletion or amendment of a condition or note.
- 6.5 Each Member present at a meeting of the CAP, (including a Deputy Member who has been requested to attend the meeting or part of the meeting in place of a Member who is unable or unwilling to attend the meeting) is entitled to one vote on any matter arising for decision. Additional experts/advisors appointed to the CAP to provide expert advice and assistance are not entitled to vote.
- 6.6 Matters arising for decision at a meeting of the CAP will be decided by a ~~consensus or~~ otherwise majority of the votes cast by Members present at the meeting and entitled to vote. If the votes are equal, the Presiding Member is entitled to a second or casting vote.
- 6.7 In relation to each application it considers, the CAP must:
- 6.7.1 Determine whether the proposal is seriously at variance with the Development Plan; and
  - 6.7.2 Provide reasons for refusing Development Plan Consent (including reasons for any determination that the proposal is seriously at variance), or for the imposition of any conditions, as the case may be.

## 7. Minutes and Reporting

- 7.1 The CAP must ensure that accurate minutes are kept of all meetings.
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- 7.3 The minutes will record:
- 7.3.1 the names of all Members present;
  - 7.3.2 the names of all Members from whom apologies have been received;
  - 7.3.3 the name and time that a Member enters or leaves the meeting;
  - 7.3.4 the name of every person who makes a representation;
  - 7.3.5 in relation to each application determined by the CAP:

- 7.3.5.1 the determination of the CAP as to whether the proposal is seriously at variance with the Development Plan;
- 7.3.5.2 the reasons for refusing Development Plan consent (including reasons for any determination that the proposal is seriously at variance), or for the imposition of any conditions, as the case may be; and
- 7.3.6 if an application is not determined by the CAP, the deferral of the application and the reasons for the deferral;
- 7.3.7 a decision to exclude the public from attendance and retain the minutes of the item in confidence pursuant to the *Regulations*;
- 7.3.8 any disclosure of a direct or indirect pecuniary interest in any aspect of a development or anybody associated with any aspect of a development made by a Member in accordance with Section 83(1)(g) of the Act, and the nature of the interest;
- 7.3.9 any disclosure of a conflict of interest made by a Member pursuant to the Code of Conduct adopted by the Minister under Clause 1(1)(c) of Schedule 3 of the Act (Code of Conduct), and the nature of the interest; and
- 7.3.10 if a meeting is adjourned by the Presiding Member, the reason for the adjournment and the date and time to which the meeting is adjourned.
- 7.4 All minutes must be confirmed by the CAP as being accurate, at the commencement of the following CAP meeting.

## 8. Additional Procedures and Support

- 8.1 Insofar as any procedure to be followed by the CAP is not prescribed by the Act and Regulations (and, during the transition to the *Act* and *Regulations*, the *Development Act* and *Development Regulations 2008*), the CAP's Terms of Reference, the Code of Conduct or these Meeting Procedures - the CAP may by resolution determine the procedure for itself. Any such determination may be added to these Meeting Procedures.
- 8.2 The CAP may call for and consider such professional assistance from the Assessment Manager and, in consultation with the Assessment Manager, other professional advisors as it deems necessary and appropriate from time to time.
- 8.3 The CAP will permit and encourage active participation of Council staff in attendance at a meeting in providing advice to the CAP.
- 8.4 If a Panel Member requires additional information or clarification on a matter contained within an Agenda, an email shall be directed to the Assessment Manager as soon as practicable. The response will be provided to all Panel Members.
- 8.5 If a Panel Member has a conflict of interest on a matter contained with the Agenda, the Assessment Manager shall be advised in writing as soon as practicable after distribution of the Agenda.

## CITY OF ADELAIDE DEVELOPMENT ASSESSMENT PANEL ON 21/12/2020

<b>Item</b>	<b>3.1</b>
Subject Site	4/168 Barton Terrace West, North Adelaide SA 5006
Proposal	Two storey addition to rear of dwelling, DA/527/2020 (PC) [CAP]
Applicant	Phillips & Pilkington Architects P/L
Relevant Development Plan	30 April 2020
Lodgement Date	17 September 2020
Zone/Policy Area	North Adelaide Historic (Conservation) Zone – Hill Street Policy Area 1
Application Type	Non-Complying
<b>Recommendation</b>	<b>PROCEED with Assessment</b>

---

### ATTACHMENTS

#### Plans and Supporting Information

- Plans and details 1 – 5
- Statement of Support 6 – 10
- Certificate of Title 11 – 14

---

### KEY ISSUES

- Plot ratio
  - Materials and finishes on boundary
  - Impact on neighbouring properties
-

## **1. PROPOSAL**

- 1.1 This application proposes alterations to existing dwelling including a two-storey addition at the rear.
- 1.2 The existing building has an overall height to the ridge of the roof of 7.3 metres. The proposed extension will have a height of 7 metres to the peak of the skillion roof. The ceiling height is proposed at 6.5 metres.
- 1.3 The extension proposes approximately 46m<sup>2</sup> of additional floor area, from 84m<sup>2</sup> to 130m<sup>2</sup>. It is noted that these calculations are approximate due to the plans provided upon lodgement.
- 1.4 External materials include timber cladding 'Vic Ash (radial sawn)' and pre-cast concrete panels finished in 'Brighton Lite.'
- 1.5 Upper level windows are proposed to the southern façade.
- 1.6 The application is non-complying on the basis it exceeds the basic and maximum plot ratio of 0.6 as prescribed in Policy Area PDC 4(a).

## **2. BACKGROUND**

- 2.1 The matter of plot ratio was interrogated upon lodgement where legal advice was obtained.
- 2.2 This advice confirmed that the 'site' constitutes the allotment within the Strata Plan and the area does not include the communal driveway.
- 2.3 The legal advice confirmed the proposal therefore exceeds the maximum plot ratio of 0.6 and is therefore non-complying.

## **3. SITE**






- 3.1 The subject site is located at 4/168 Barton Terrace, North Adelaide and is contained in Certificate of Title 5027/891.
- 3.2 It comprises a two-storey dwelling which is part of a residential flat building containing three dwellings. The dwelling is the central of the three dwellings.
- 3.3 The three dwellings are located at the rear of the allotment and are accessible by a common driveway extending off Barton Terrace. Access is also obtained via rear laneway, with each of the rear dwellings enclosed by carports.
- 3.4 There are two additional dwellings located to the north of the subject site which have frontage to Barton Terrace West.

## **4. LOCALITY**

- 4.1 The locality is residential in nature, comprising a mixture of two storey detached dwelling and two storey residential flat buildings.
- 4.2 Allotments to the south of the subject site are large in size and contain detached dwellings listed as Local Heritage Places, exhibiting the characteristics referred to in the Desired Character of the Policy Area.





KEY			
	Subject Site		Local Heritage Place
<b>NAH(C)Z1</b>	Policy Area		State Heritage Place
<b>PLZ</b>	Zone		Policy Area Boundary
			Locality



**Photo 1 – Subject site viewed from common driveway looking south**



**Photo 2 – Subject site viewed from Barton Terrace West looking south**





**Photo 3 – Subject site and abutting dwellings viewed from rear lane looking north east**



**Photo 4 – Private laneway at rear of the subject site looking west**





## **5. PUBLIC NOTIFICATION**

- 5.1** No public notification has been undertaken. Should the Panel resolve to proceed with assessment of the application then public notification procedures for a Category 3 Non-Complying form of development will be carried out.

## **6. PLANNING ASSESSMENT**

### **6.1 Precinct And Desired Character**

The subject site is located within the North Adelaide Historic (Conservation) Zone and the Desired Character statement for the Policy Area states:

*The Hill Street Policy Area should remain one of the lowest density residential areas in Upper North Adelaide and should be protected and enhanced as one of the most historically intact residential areas in South Australia.*

*The variety of dwelling types should be retained by the conservation of Heritage Places characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, together with low and medium density cottages, villas and terrace houses of one and two storeys.*

*Helping Hand Aged Care will be a valuable multi-functional aged care facility providing a variety of levels of care and accommodation for the elderly community. St Dominic's Priory College will continue to be associated with educational land uses. Calvary Hospital will provide hospital uses such as patient care, research, consulting rooms, visitor accommodation and ancillary services. Development of these long established institutions should meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area.*

*New development should respect the low scale, environmental quality character and historic value of the Policy Area, incorporating high standards of design, materials and landscaping.*

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

*(i) Barton Terrace West:*

*The diversity of dwelling types and building set-backs has eroded the former heritage townscape. Development that replaces buildings that are not identified Heritage Places should comprise detached, semi-detached and group dwellings or residential flat buildings that reinstate the building set-back and orientation of the main face of dwellings to the Park Lands established by the remaining Heritage Places.*

## **6.2 Discussion**

- 6.2.1 At this stage it is not necessary to assess the proposal in detail against the provisions of the Development Plan. The Panel is only required to make a decision on whether to proceed with such an assessment. Such a decision does in no way confer any support or otherwise for the proposal, with a full assessment of all aspects of the application still to be undertaken.
- 6.2.2 In essence, the question for the Panel is “Is it possible that this proposal may be found to be sufficiently in accordance with the Development Plan?” If no, then assessment should not be undertaken. If yes, then the Panel could allow an assessment to be undertaken.
- 6.2.3 Should the Panel resolve to proceed with an assessment, notification and assessment of the proposal will be undertaken and reported to the Panel. Further refinement of the proposal may occur as result of this process.
- 6.2.4 Whilst the proposed development constitutes a non-complying form of development, it does display a certain degree of conformity with the Development Plan and is therefore worthy of further consideration. For the purposes of the current decision, it is noted that:
- The plot ratio requirement outlined in Policy Area PDC 4(a) is 0.6. The existing dwelling has a plot ratio of 0.6 and proposed plot ratio of 0.9. It is acknowledged that the addition is modest in size, with the substantial increase to plot ratio attributed to the small site area.
  - The proposed addition exhibits a high-quality design outcome that is appropriately integrated with the existing building. It will improve the amenity for the occupants.
  - There is a loss of formal private open space at the rear of the subject site. There is sufficient existing private open space to the front of the dwelling which is accessible from a living space and is north facing.
- 6.2.5 Notwithstanding the above, the following matters will require particular consideration:
- Existing floor plans and elevations to better ascertain the existing situation.
  - A further assessment will examine impacts on neighbouring properties, particularly in terms of overlooking and overshadowing.
  - Examine the appropriateness of the materials on the side boundaries.

## **7. CONCLUSION**

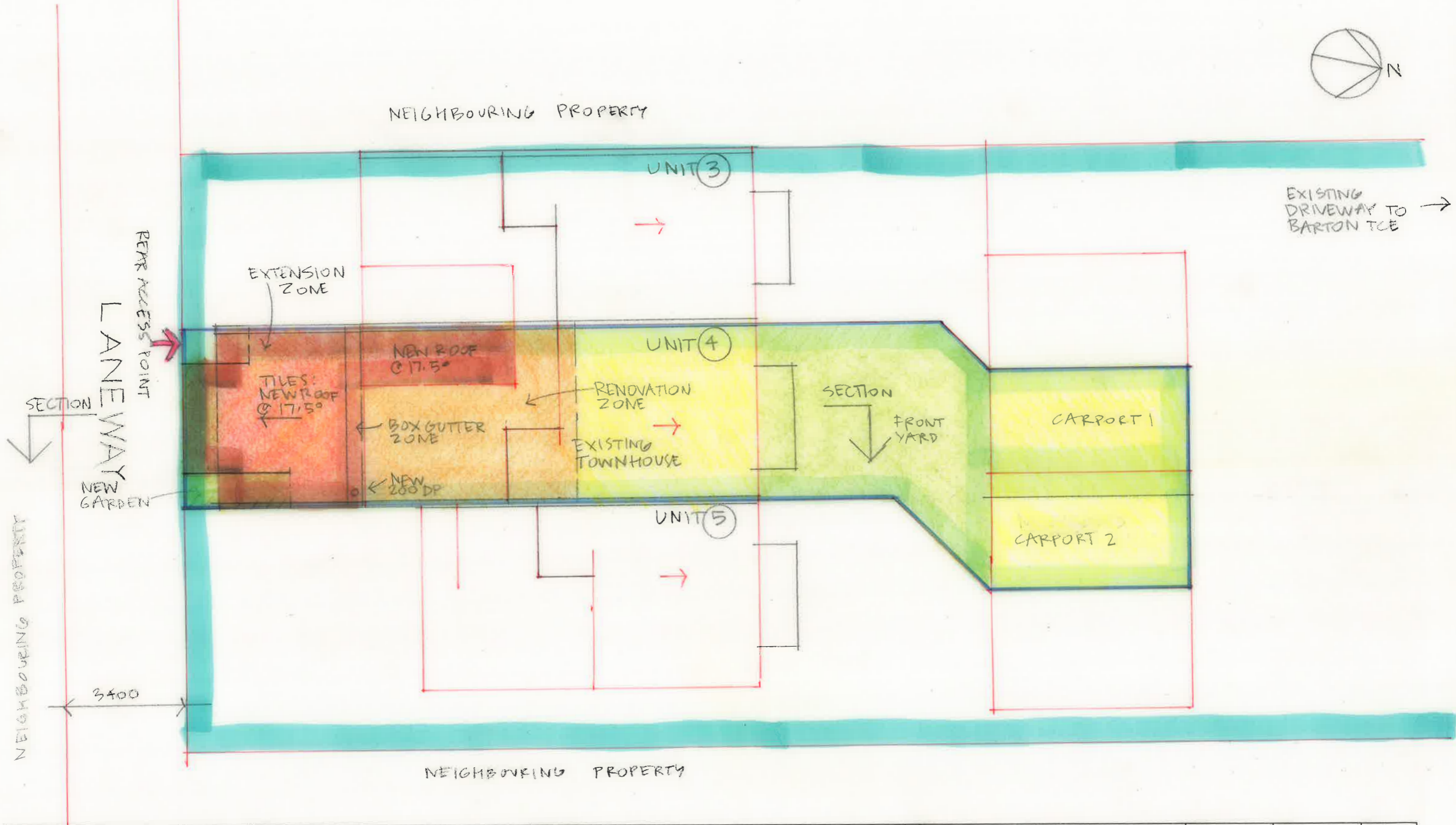
This application proposes a two storey extension to an existing two storey dwelling at 4/168 Barton Terrace West, North Adelaide.

The application is non-complying on the basis the development proposal exceeds the maximum plot ratio of 0.6, with a proposed plot ratio of 0.9.

Given the context of the subject site, further assessment of the impacts are required.

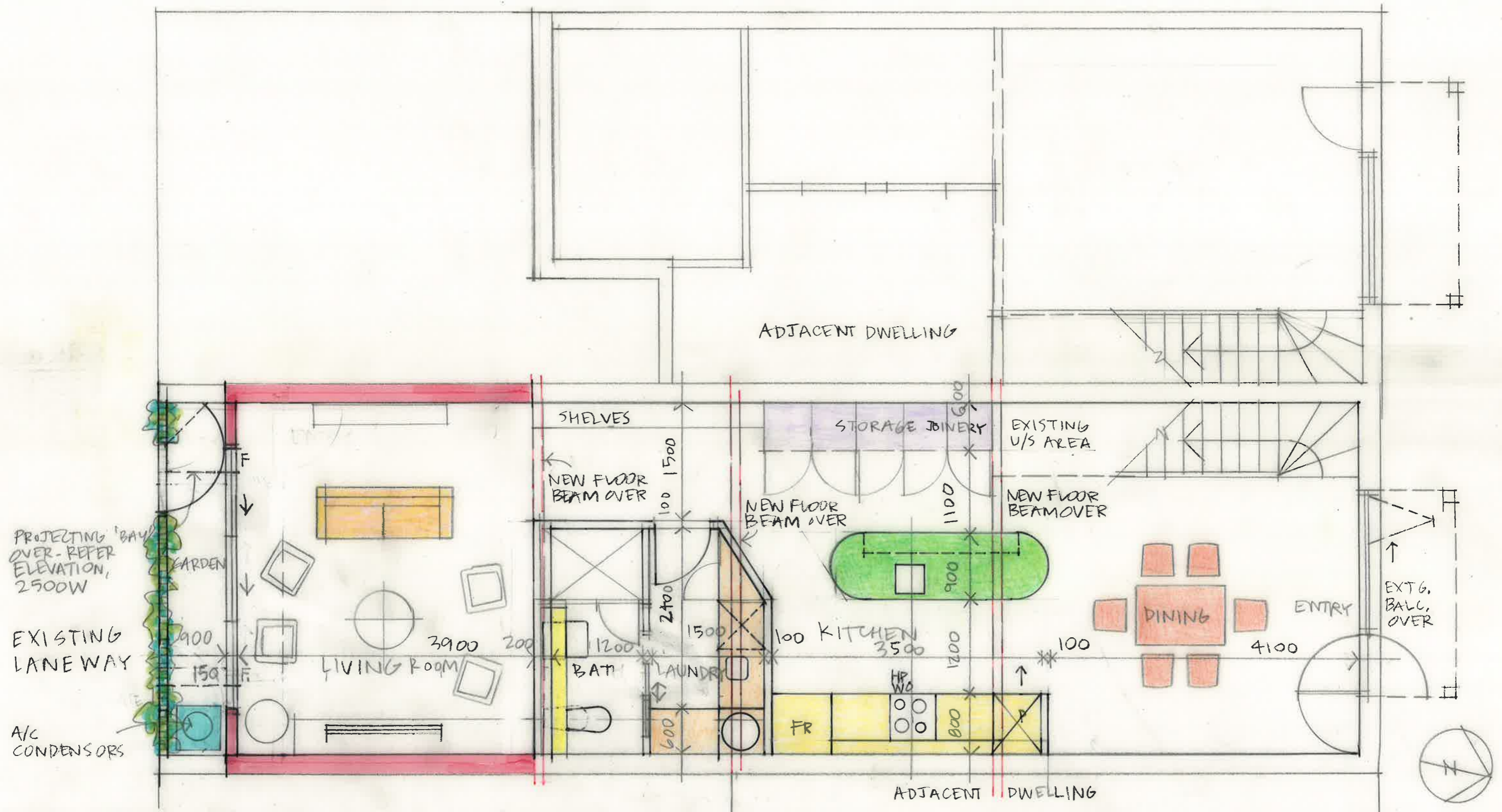
## **8. RECOMMENDATION**

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.



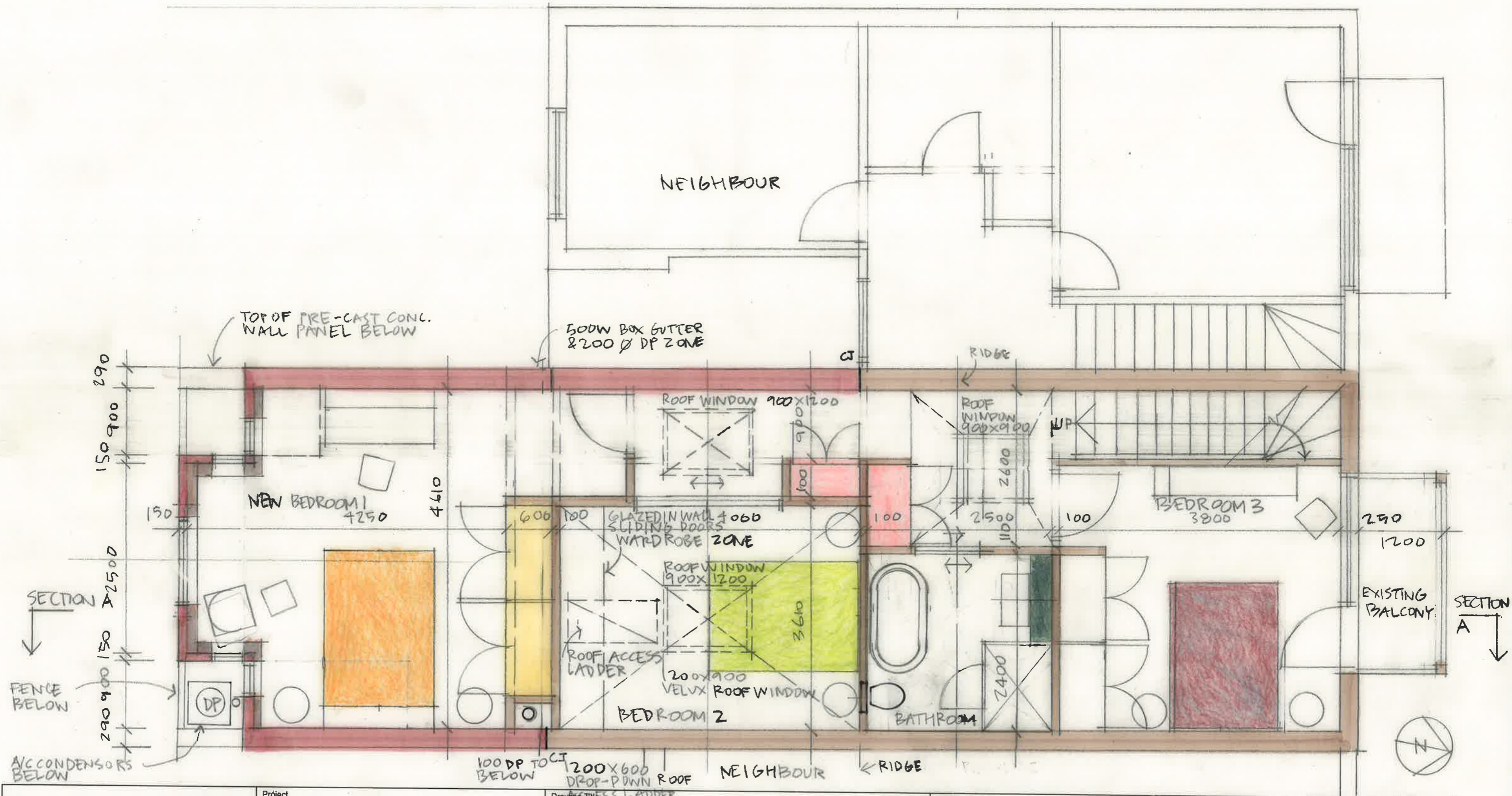
<b>Phillips/Pilkington Architects</b> © PHILLIPS / PILKINGTON ARCHITECTS PTY. LTD.	Project <b>Eric &amp; Alison Skinner</b> HOUSE EXTENSION AND REFURBISHMENT	Drawing Title SITE PLAN - (PART)	Notes PROPERTY LINE AMENDED P2 03/08/2020 LODGED FOR DA 16/09/20	Drawn by MP	Date 10/6/20	Scale 1:100
	Address Unit 4, 168 Barton Tce NORTH ADELAIDE SA 5006		Issue NOT FOR CONSTRUCTION	Chk'd MP	Date 10/6/20	
Builder must verify all dimensions at job before commencing any work or shop drawings. All discrepancies to be reported to the architect immediately.			Issue NOT FOR CONSTRUCTION	Sheet No. of Sheets	Drawing No. <b>20591 - A100</b>	Issue <b>P2</b>
Phillips / Pilkington Architects Pty. Ltd. ACN 096 411 620 165 MacKinnon Parade, North Adelaide SA 5006 T (08) 8239 9000 F (08) 8239 9099 E: admin@phillipsilkington.com.au W: www.phillipsilkington.com.au			Plot Date: 10/6/20 Plot File: /Volumes/PPA Data/Job Files/20591 Skinner Residence Refurbishment and Back Extension/20591 Drawings/CAD Files/Model/20591 Skinner Residence.pln			





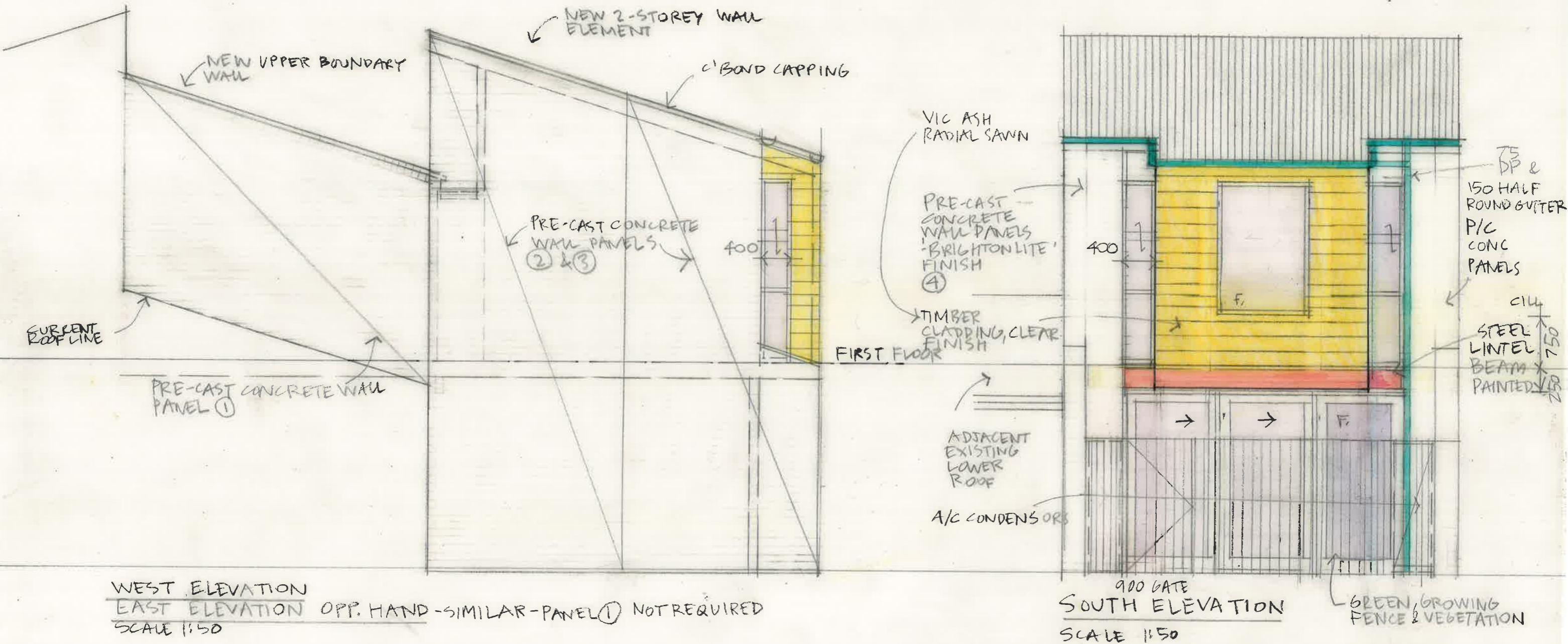
<b>Phillips/Pilkington Architects</b> PIP © PHILLIPS / PILKINGTON ARCHITECTS PTY. LTD.	Project <b>Eric &amp; Alison Skinner</b> HOUSE EXTENSION AND REFURBISHMENT	Drawing Title GROUND FLOOR PLAN	Notes REDRAWN 20/8/2020 DOOR TO BATH & REAR ELEVATION FENCE AMENDED 04/09/2020 LODGED FOR DA 17/09/2020 Issue Revision Date	Drawn by MP Date 10/6/20	Scale 1:50
	Address Unit 4, 168 Barton Tce NORTH ADELAIDE SA 5006	NOT FOR CONSTRUCTION BUILDER MUST VERIFY ALL DIMENSIONS AT JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.	Sheet No. of Sheets Drawing No. <b>20591 - A101</b>	Issue P5	
Phillips / Pilkington Architects Pty. Ltd. ACN 096 411 620 165 MacKinnon Parade, North Adelaide SA 5006 T (08) 8239 9000 F (08) 8239 9099 E: admin@phillipsilkington.com.au W: www.phillipsilkington.com.au			Plot Date: 10/6/20 Plot File: /Volumes/PPA Data/JOB FILES/20591 Skinner Residence Refurbishment and Back Extension/20591 Drawings/CAD Files/Model/20591 Skinner Residence.pln		





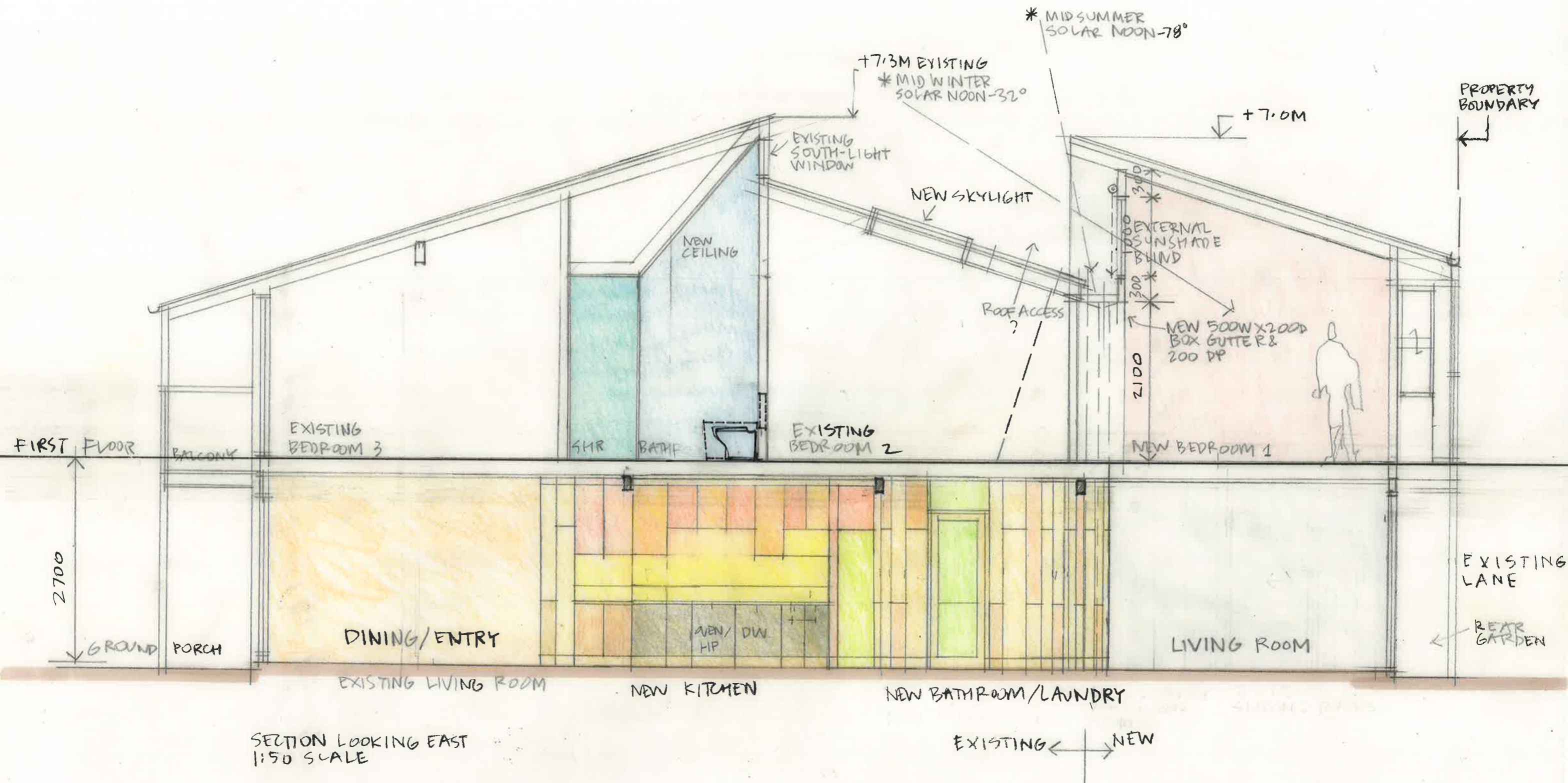
<b>Phillips/Pilkington Architects</b> © PHILLIPS / PILKINGTON ARCHITECTS PTY. LTD.	Project <b>Eric &amp; Alison Skinner</b> HOUSE EXTENSION AND REFURBISHMENT	Drawing Title <b>FIRST FLOOR PLAN</b>	Notes DESIGN AMENDMENTS P2 04/09/2020 LODGED FOR DA 17/09/2020	Drawn by MP	Date 10/6/20	Scale 1:50
	Address Unit 4, 168 Barton Tce NORTH ADELAIDE SA 5006			Issue Revision Date NOT FOR CONSTRUCTION	Chk'd MP	Date 10/6/20
			Builder must verify all dimensions at job before commencing any work or shop drawings. All discrepancies to be reported to the architect immediately.	Sheet No. of Sheets 20591 - A102		Issue P3
Phillips / Pilkington Architects Pty. Ltd. ACN 096 411 620 165 MacKinnon Parade, North Adelaide SA 5006 T (08) 8239 9000 F (08) 8239 9099 E: admin@phillipsilkington.com.au W: www.phillipsilkington.com.au			Plot Date: 10/6/20 Plot File: /Volumes/PPA Data/JOBS FILES/20591 Skinner Residence Refurbishment and Back Extension/20591 Drawings/CAD Files/Model/20591 Skinner Residence.pln			





<b>Phillips / Pilkington Architects</b> © PHILLIPS / PILKINGTON ARCHITECTS PTY. LTD.	Project <b>Eric &amp; Alison Skinner</b> HOUSE EXTENSION AND REFURBISHMENT	Drawing Title <b>ELEVATIONS</b>	Notes SOUTH ELEVATION AMENDED 02/09/20 DA AMENDMENTS FOR LODGING 07/09/20	Drawn by MP	Date 10/6/20	Scale 1:50
	Address Unit 4, 168 Barton Tce NORTH ADELAIDE SA 5006			Issue    Revision    Date	Chk'd MP	Date 3/8/20
Phillips / Pilkington Architects Pty. Ltd.    ACN 096 411 620    165 MacKinnon Parade, North Adelaide SA 5006    T (08) 8239 9000    F (08) 8239 9099    E: admin@phillipsilkington.com.au    W: www.phillipsilkington.com.au			NOT FOR CONSTRUCTION BUILDER MUST VERIFY ALL DIMENSIONS AT JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.	Sheet No.    of    Sheets	Drawing No. <b>20591 - A200</b>	Issue <b>P3</b>
			Plot Date: 10/6/20    Plot File: /Volumes/PPA Data/JOB FILES/20591 Skinner Residence Refurbishment and Back Extension/20591 Drawings/CAD Files/Model/20591 Skinner Residence.pln			





SECTION LOOKING EAST  
1:50 SCALE

EXISTING ← → NEW

<b>Phillips/Pilkington Architects</b> © PHILLIPS / PILKINGTON ARCHITECTS PTY. LTD.	Project <b>Eric &amp; Allison Skinner</b> HOUSE EXTENSION AND REFURBISHMENT	Drawing Title <b>SECTION A</b>	Notes <b>DESIGN AMENDMENTS P2 04/09/2020</b> <b>LODGED FOR DA 17/09/2020</b>		Drawn by MP	Date 10/6/20	Scale 1:50
	Address Unit 4, 168 Barton Tce NORTH ADELAIDE SA 5006		Issue Revision Date <b>NOT FOR CONSTRUCTION</b>		Chk'd MP	Date 10/6/20	
Phillips / Pilkington Architects Pty. Ltd. ACN 096 411 620 165 MacKinnon Parade, North Adelaide SA 5006 T (08) 8239 9000 F (08) 8239 9099 E: admin@phillipsilkington.com.au W: www.phillipsilkington.com.au			Builder must verify all dimensions at job before commencing any work or shop drawings. All discrepancies to be reported to the architect immediately.		Sheet No. of Sheets <b>20591 - A300</b>	Issue <b>P2</b>	
Plot Date: 10/6/20 Plot File: /Volumes/PPA Data/JOB FILES/20591 Skinner Residence Refurbishment and Back Extension/20591 Drawings/CAD Files/Model/20591 Skinner Residence.pln							



# URPS

**ADELAIDE**  
12/154 Fullarton Road  
ROSE PARK SA 5067  
(08) 8333 7999

**MELBOURNE**  
4 Brunswick Place  
FITZROY VIC 3065  
(03) 8593 9650

www.urps.com.au  
ABN 55 640 546 010

Ref: 20ADL-0814

15 November 2020

Phil Chrysostomou  
Planner – Planning Assessment  
City of Adelaide  
PO Box 2252  
**ADELAIDE SA 5001**

Dear Phil

## **Statement of Support - DA/527/2020 for a Two Storey Addition to the Rear of the Existing Dwelling at 4/168 Barton Terrace, North Adelaide**

### **Introduction**

This is a Statement of Support accompanying the development application referred to above.

Regulation 17 (1) of the Development Regulation 2008 states:

- (1) If a person applies for consent in respect of a Development Plan for a non-complying development, the applicant must provide a brief statement in support of the application.**

The proposed development is subject to the non-complying assessment process for the reasons detailed below.

### **Subject Site and Locality**

The subject site is located at 4/168 Barton Terrace, North Adelaide contained in Certificate of Title 5027/891.

It constitutes a two-storey dwelling that forms part of a residential flat building containing three dwellings. There is a separate residential flat building containing two additional dwellings on the north side of the subject site. All dwellings on the land are served by a common driveway extending off Barton Terrace. Each of the three dwellings close to the southern boundary of the site (including the subject dwelling), have vehicular access to a rear laneway. The land is relatively flat sloping gently from south-east down to the north-west.

The locality contains a mixture of two storey residential flat buildings built since the 1960s, and more recently built two storey detached dwellings one and two storey detached dwellings.

While the land is located within the North Adelaide Historic (Conservation) Zone, and more specifically within the Hill Street Policy Area, it is predominantly dwellings to the rear/south of the subject land that exhibit those characteristics referred in the Policy Area and not the dwellings along Barton Terrace West.





**Figure 1: Subject Land in yellow with Local Heritage Places shown in blue**

### Proposed Development

The proposed development is described as additions and alterations to a dwelling forming part of a residential flat building.

The works consist of internal alterations to the kitchen and laundry within the existing building and the construction of new living areas on the ground floor, and the construction of a new bedroom at first floor level.

The addition to the dwelling comprises a combination of precast concrete wall panels and timber cladding with a new Colorbond roof with new skylights. The overall proportions and design reflect the proportions and profile of the existing dwelling.

There is no change of use proposed to the existing dwelling.

### Assessment Process

The subject land is located within the North Adelaide Historic (Conservation) Zone, and more specifically within the Hill Street Policy Area shown on Map Adel/38.

There are no heritage places nor significant trees identified on the subject land. The land is located outside of the area affected by the Aircraft Noise Exposure Forecast, the affordable housing overlay and areas of indigenous cultural significance.

It appears that the proposed development has been determined to be non-complying on the basis that it exceeds the plot ratio.

## Development Assessment

### Land Use/Dwelling Type

Given the existence of a dwelling on the subject site now the proposed development results in no change in land use.

The character of new residential development should be established by low density detached dwellings, semi-detached dwellings, group dwellings or residential flat buildings, all up to a maximum of two storeys. The proposed development is consistent with the intent of the Development Plan in this regard because it continues the existing land use being a two-storey residential flat building.

The land fronts Barton Terrace West where the desired character for the Policy Area Hill Street Policy Area 1 states:

**The diversity of dwelling types and building set-backs has eroded the former heritage townscape. Development that replaces buildings that are not identified Heritage Places should comprise detached, semi-detached and group dwellings or residential flat buildings that reinstate the building set-back and orientation of the main face of dwellings to the Park Lands established by the remaining Heritage Places. (underlining added)**

There is no change to the form of the dwelling as a residential flat building that is clearly anticipated in the relevant planning guidelines.

### Dwelling Height

Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building. The proposed development is an extension of the existing two storey buildings present on the site. At its uppermost point, the ceiling may exceed six metres, however, this replicates the architectural form and raked ceilings that characterise the existing development on both the subject land as well as the developments either side.

Zone PDC 7 contemplates development not exceeding the height prescribed for each Policy Area. The height of new buildings, including the floor to ceiling clearances of each level, should take reference from the prevailing building heights within the locality, with particular reference to adjacent Heritage Places. In this instance, it is inappropriate to reference any heritage place within the locality because they are well separate to the south and are not visible in the same streetscape. The proposed architecture appropriately references the existing built form and height on the subject land.

### Plot Ratio and Dwelling Unit Factor

The proposed development replaces an existing covered area to the rear of the dwellings and will result in no additional dwellings on the subject land. Consequently, there is no change to the dwelling unit factor for the site. Similarly, any change to the plot ratio is considered to be inconsequential, particularly as the proposed development will introduce a small rear garden and will not impact the provision of private open space located to the front of the existing dwelling.

The additions and alterations will not change the density of residential development on the site, nor will it alter the presentation and address to the primary street frontage.

### *Landscaped Open Space*

Whilst the Policy Area anticipates a minimum of 50 percent of the total site area should be provided for landscaped open space on the site of development, the existing development for all dwellings on the site do not achieve this guideline and the proposed development will introduce a small rear area of private open space.

### *Appearance of Development*

Principle of Development Control 3 Zone states:

**Development of new buildings or building additions of innovative and contemporary design should demonstrate a compatible visual relationship with adjacent Heritage Places and other buildings prevailing in the Policy Area that reinforce the desired character by compatible:**

- (a) bulk and scale;**
- (b) width of frontage and the front and side boundary building set-back patterns;**
- (c) proportions and vertical and/or horizontal emphasis, exhibiting vertical openings and a high solid to void ratio in the composition of the principal building facade and other elevations presenting to a public road; and**
- (d) form and level of visual interest as determined by length and size of unbroken walling, articulated and modulated frontages, treatment of openings and depths of reveals, roofline and silhouette, colour and texture of materials used, as well as detailing (without excessive use or mimicry of decorative elements and ornamentation) and design elements such as porches, verandahs and balconies where appropriate.**

The subject land has no visual relationship with the heritage places to the south that front Childers Street.

The architecture of the proposed additions and alterations appropriately references the existing prevalent form on the subject land and adjoining sites, typical of the early 1980's when these sites were developed.

This approach preserves the existing bulk and scale, as well as the overall proportions of the existing buildings. The additions will replace existing garaging fronting a private lane and will not impact either the amenity of adjoining property or the public realm.



**Figure 2: Rear of subject land (partially obscured by vegetation) and grey garage to be replaced.**



## Conclusion

The proposed development continues the residential use of the subject site. Importantly, the proposed additions make no impact on the private open space on the northern side of the dwelling and will introduce a small rear open space on a part of the site occupied by an existing garage.

Overall site coverage will be unaffected by the proposed development, albeit that the plot ratio will marginally increase. In this instance, the resultant outcome is considered to be positive in overall planning terms.

The dwelling unit factor and density of development will be unaffected, and the architectural approach will ensure that the overall residential flat building has a consistent theme, presentation, bulk and scale.

It is an architecturally designed addition that will preserve the existing dwelling and allow for its further and better enjoyment.

In short, the proposed development satisfies the majority of the Development Plan provisions sufficient to proceed the Statement of Effect stage of the assessment process.

Yours sincerely



**Marcus Rolfe MPIA (Fellow)**  
Director

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 5027 Folio 891

Parent Title(s) CT 4221/226  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 17/06/1991 Edition 6 Edition Issued 30/11/2018

Diagram Reference

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

ALISON JANE SKINNER  
OF 63 OWEN TERRACE WALLAROO SA 5556

## Description of Land

UNIT 4 STRATA PLAN 5735  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A ON SP 5735 (T 3751975)

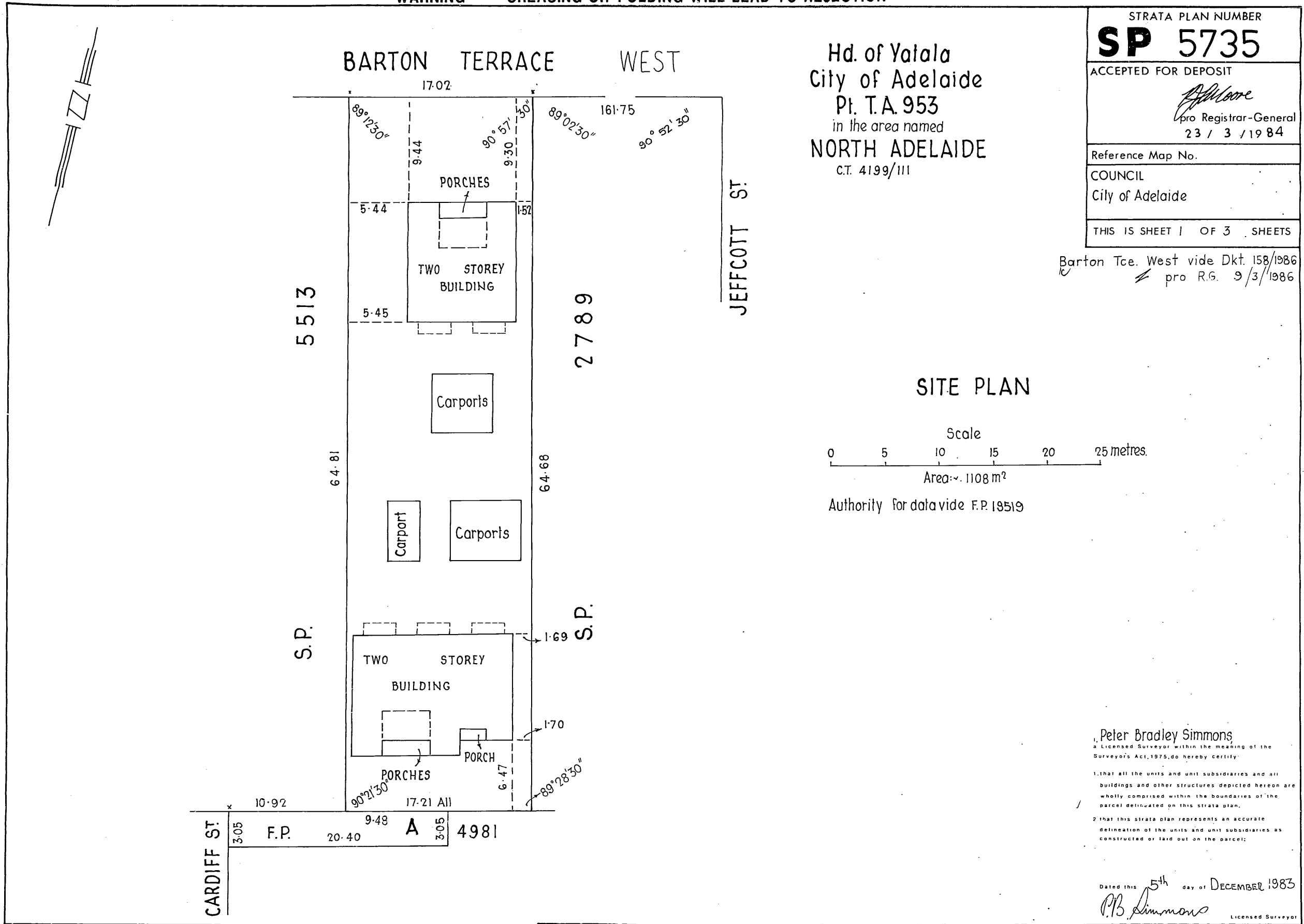
## Schedule of Dealings

NIL

## Notations

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

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

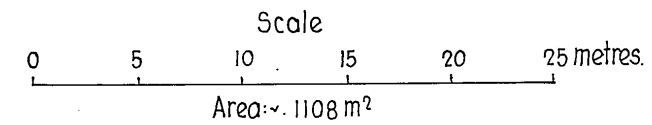


Hd. of Yatala  
 City of Adelaide  
 Pt. T.A. 953  
 in the area named  
**NORTH ADELAIDE**  
 C.T. 4199/111

STRATA PLAN NUMBER  
**SP 5735**  
 ACCEPTED FOR DEPOSIT  
*[Signature]*  
 pro Registrar-General  
 23 / 3 / 1984  
 Reference Map No.  
 COUNCIL  
 City of Adelaide  
 THIS IS SHEET 1 OF 3 SHEETS

Barton Tce. West vide Dkt. 158/1986  
 pro R.G. 9/3/1986

**SITE PLAN**



Authority for data vide F.P. 19519

Peter Bradley Simmons  
 a Licensed Surveyor within the meaning of the  
 Surveyor's Act, 1975, do hereby certify:  
 1. that all the units and unit subsidiaries and all  
 buildings and other structures depicted hereon are  
 wholly comprised within the boundaries of the  
 parcel delineated on this strata plan.  
 2. that this strata plan represents an accurate  
 delineation of the units and unit subsidiaries as  
 constructed or laid out on the parcel;

Dated this 5<sup>th</sup> day of DECEMBER 1983  
*[Signature]*  
 Licensed Surveyor

**MICROFILMED**  
**10-3-87**

LTO G

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

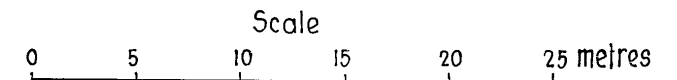
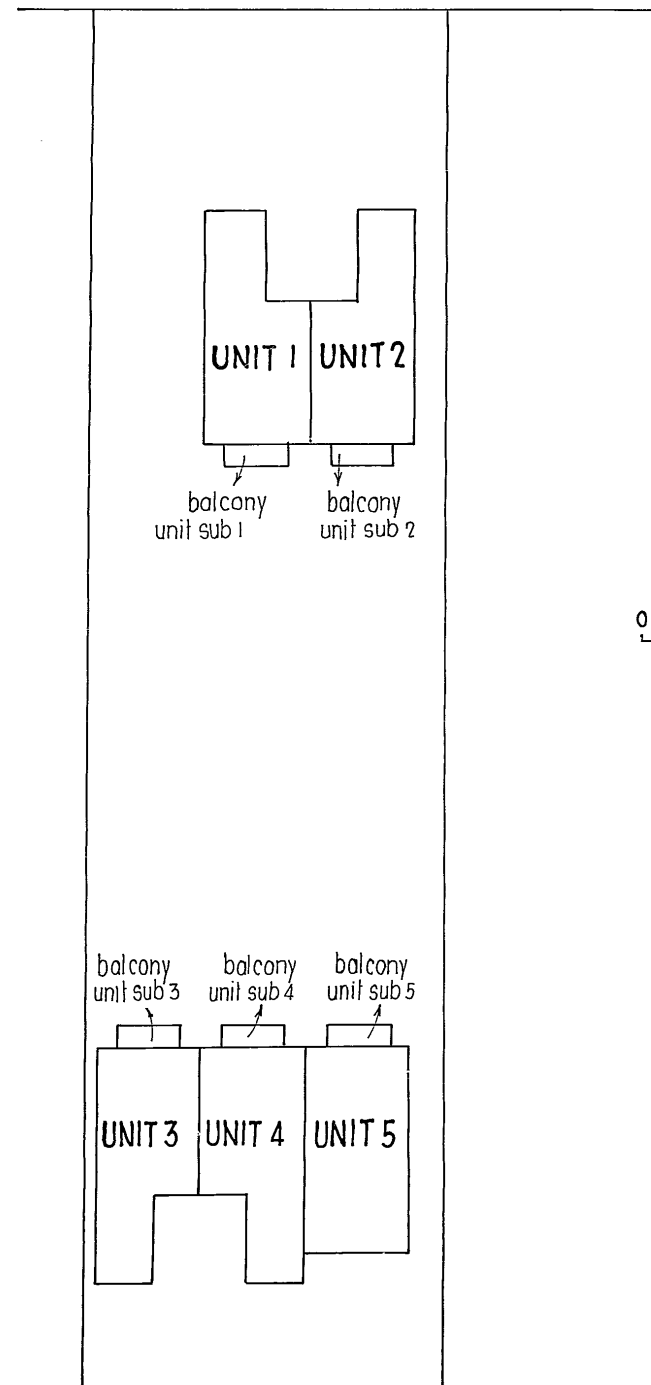
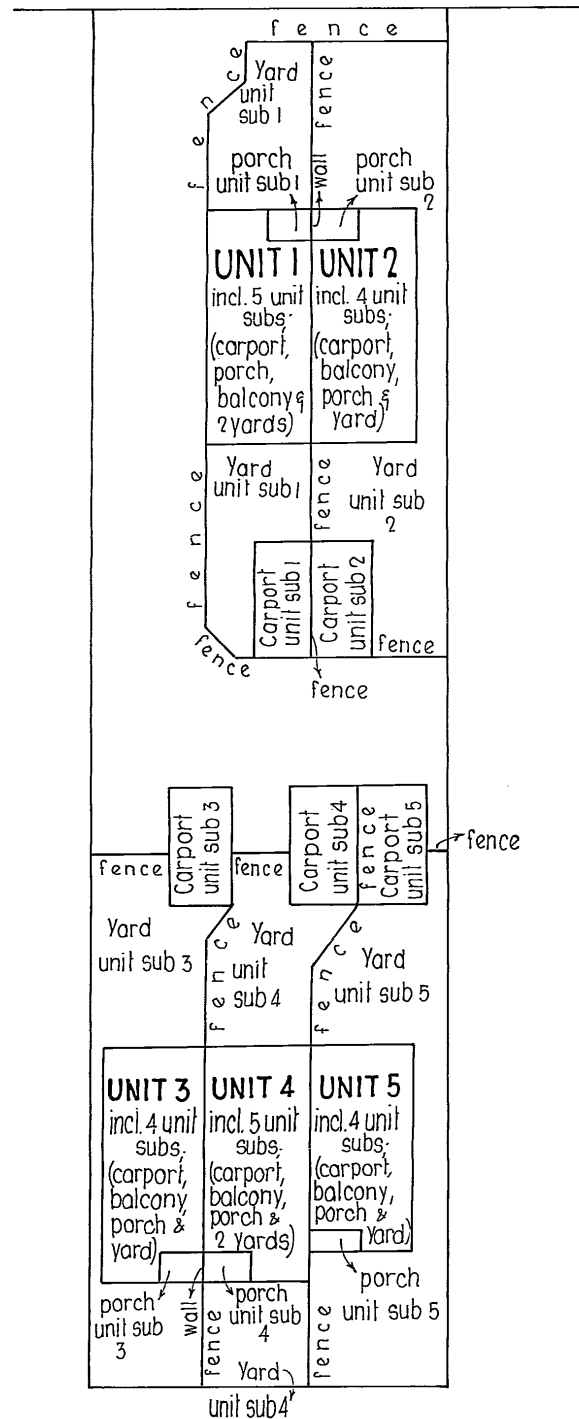
GROUND FLOOR PLAN

FIRST FLOOR PLAN

STRATA PLAN NUMBER  
**SP 5735**  
 ACCEPTED FOR DEPOSIT  
*[Signature]*  
 pro Registrar-General  
 23 / 3 / 1984  
 Reference Map No.  
 COUNCIL  
 City of Adelaide  
 THIS IS SHEET 2 OF 3 SHEETS

BARTON TERRACE WEST

BARTON TERRACE WEST



The lower and upper boundaries of the unit subsidiaries shown as yard are existing ground level and 3.00metres above ground level except where eaves and balconies exist then the upper boundary is to be 0.15metres below the eaves or balconies.

The upper boundary of the unit subsidiaries shown as balcony is 0.15metres below the eaves.

MICROFILMED  
 10-3-87

LTO H

36  
**SCHEDULE OF UNIT ENTITLEMENT**

UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT
1	100				
2	100				
3	100				
4	100				
5	100				
				AGGREGATE	
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	
AGGREGATE	500	AGGREGATE			

STRATA PLAN NUMBER  
**SP 5735**

Authenticated vide  
Application No. **5177693**  
and Accepted for Deposit

*[Signature]*  
pro Registrar-General  
**23/3/1984**

THIS IS SHEET 3 OF 3 SHEETS

**MICROFILMED**  
**10.3.87**



## CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 21/12/2020

<b>Item</b>	<b>4.1</b>
Address	143-144 South Terrace, Adelaide SA 5000
Proposal	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, DA/563/2020, (EP) [CAP]
Applicant	Saverio Ali
Relevant Development Plan	30 April 2020
Lodgement Date	12 October 2020
Zone / Policy Area	City Frame Zone
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Contentious, controversial or significant
<b>Recommendation</b>	<b>Development Plan Consent Be GRANTED</b>

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### ATTACHMENTS

- Plans and Supporting Information 1-17
  - Traffic Report 18-21
  - Planning Reports 22-32
  - Certificate of Title 33-34
  - Heritage SA Report 35-37
- 

### PERSONS SPEAKING BEFORE THE PANEL

Nil

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## 1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought for the construction of a nine level residential flat building (22 apartments) with associated car parking and storage areas behind an existing State heritage listed building.

The apartment building comprises the following:

- Ground level:
  - Pedestrian entry foyer / lobby with lift and stair access to service the residential apartments, service and storage areas and parking for 3 vehicles.
  - Carpark entry with car stacker for the storage of 20 cars, access by a robotic valet retrieval service accessed via South Terrace.
- Level 1 and 2:
  - Three one bedroom apartments on each level. Much of the remaining floor area is left as a void to accommodate the car stacker below.
- Level 3 and 4:
  - Four one bedroom apartments per floor, each with its own balcony.
- Level 5
  - One apartment comprising three bedrooms, the master bedroom including a walk-in robe and en-suite, two living areas, the main with an outlook to the south over the parklands, integrated kitchen and dining areas, laundry and lift lobby and stair access.
- Levels 6 to 8
  - Two apartments per floor comprising two bedrooms, the master bedroom including a walk-in robe and en-suite, a study room, lounge and dining room, kitchen and store room.

In addition, the existing two storey State heritage listed building, is to be renovated. It will continue to be used as an office.

## 2. DEVELOPMENT DATA

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
<b>Site area 715.78 m<sup>2</sup></b>		
Building height		
- Metres (ceiling height)	36 metres (max.)	29 metres
Private Open Space (POS)		
- 2 bedroom apartments	11 m <sup>2</sup>	20.5 m <sup>2</sup>
- 3 bedroom apartments	15 m <sup>2</sup>	65.13 m <sup>2</sup>
Car parking and Access		
- Number of spaces	0 Spaces	20 Spaces
Bicycle Parking	27 Spaces	21 Spaces

### 3. **BACKGROUND**

3.1 The following table refers to previous development applications relating to the subject site:

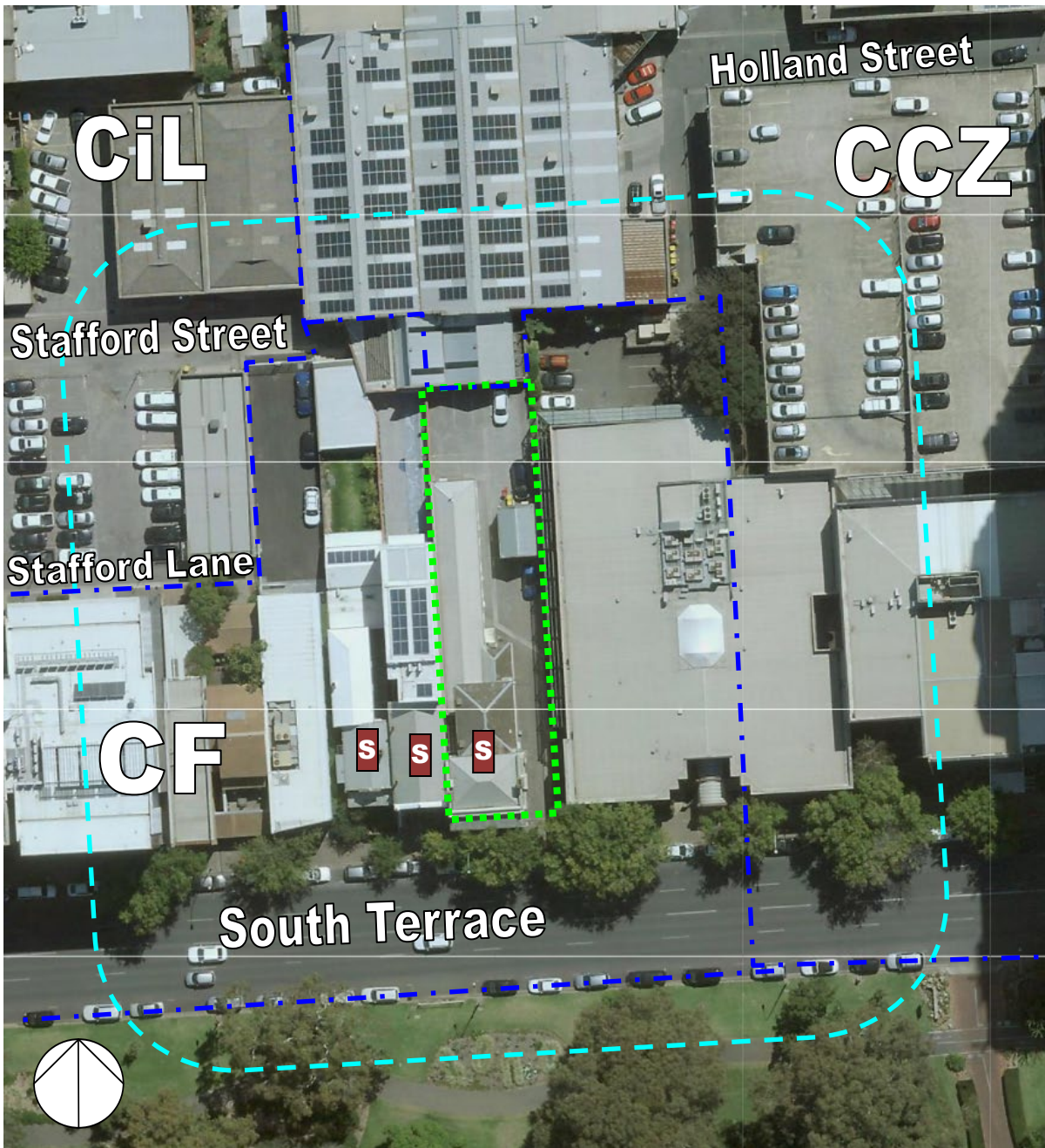
APPLICATION NO.	DESCRIPTION OF DEVELOPMENT	DECISION
DA/856/2016	Construct a 9 level residential flat building (6 dwellings) with associated car parking and storage areas and change use of existing State listed building to dwelling.	Approved 18 April 2019
DA/16/2020	Construct a nine level apartment building comprising 22 apartments with associated reception and car parking and renovate the existing State listed building.	Approved 22 June 2020









### 4. **SITE**

- 4.1 The subject site is located on the northern side of South Terrace and is comprised of a single allotment identified as C/T 5503/440 and known as 144 South Terrace. The site fronts the Park Lands and is directly opposite Veale Gardens.
- 4.2 The site is a rectangular shaped allotment with a 12.8 m frontage to South Terrace and a depth of 55.92 m providing a total area of 715.78 m<sup>2</sup>.
- 4.3 The land is level with no significant trees and contains a state heritage listed, two (2) storey office building set close to the South Terrace frontage. A second smaller two storey building, previously a coach house, is located to the rear of the main building and is sited on the eastern boundary of the land. It too is used for offices. This building is not heritage listed.

### 5. **LOCALITY**

- 5.1 The height and use of buildings in the locality is mixed consisting of land uses that include residential and office uses to both the east and west of the subject site, all of varying heights.
- 5.2 The two (2) allotments to the west are developed with two storey residential dwellings. Both buildings are listed as State heritage places.
- 5.3 Immediately to the north is a large shed / warehouse building which is part of the IGA supermarket site that fronts Gilbert Street.



<u>KEY</u>			
	Subject Site		Local Heritage Place
	Capital City Zone		State Heritage Place
	City Living Zone		Zone Boundary
	City Frame Zone		Locality



**Photo 1 – View of subject site (dashed yellow outline) from South Terrace.**



**Photo 2 – Oblique view of subject site from South Terrace.**





**Photo 3 – View of existing State heritage place.**



**Photo 4 – View down existing driveway.**





**Photo 5 – Oblique view of subject site (dashed yellow outline) from South Terrace.**



**Photo 6 – View of residential flat buildings (southern façade) to the west of subject site.**





**Photo 7 – View from Stafford Street showing adjacent three storey development.**



**Photo 8 – View from Stafford Street of the northern façade of residential flat buildings to the west of subject site.**



## **6. PUBLIC NOTIFICATION**

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

## **7. REQUIRED EXTERNAL REFERRALS**

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

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.

Subject to the recommendation set out below, the proposed development is considered to be acceptable in relation to the above State heritage place for the following reasons.

- The dwelling of the State heritage place remains intact and is to be conserved as part of the project works. The demolition of c1970s two storey office building behind is not a heritage concern, as the building is not intrinsic to the heritage values associated with the place.
- The demolition of the garage/ coach house is not of heritage concern, as the structure is relatively recent in construction and does not contribute to the heritage values of the place.
- The demolition of the rear (early) two storey kitchen is only supported as the applicant proposes to fully restore the State heritage place as a part of the project. Further, the kitchen wing has been substantially altered inside, so its heritage value has been compromised.

## **8. SPECIALIST ADVICE**

### **8.1 Traffic**

- 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.

Administration advice: The applicant has consented to installation of a traffic signaling system to be installed to manage traffic movements. This has been added as a condition of approval.

### **8.2 Waste**

Based on a review of the planning report and plans the following observations are made for further consideration:

- For easier use by residents 660 litre lid on lid bins are recommended (the current storage area should be adequate).
- It is recommended that the applicant engage a Waste Management Consultant to develop a Waste Management Plan to ensure waste is appropriately managed.

A condition of approval is recommended that a Waste Management Plan be prepared and provided to Council prior to the granting of development approval to the Development.

## 9. DETAILED ASSESSMENT

### 9.1 Summary of Zone Objectives & Principles

<p><i>This Zone will primarily contain medium to high scale residential development supported by a mix of shops, personal services, restaurants, cafés, and community and hospitality uses.</i></p> <p><i>The mix of complementary land uses will extend activity into the evening to enhance the vibrancy and safety of the area, particularly the adjacent Park Lands and Whitmore and Hurtle Squares, which offer a high level of amenity. Small-scale licensed entertainment premises, nightclubs or bars may occur in limited numbers where they are designed and sited to maintain day and evening activation at street level. Development will include residential and mixed use residential buildings that are well connected to nearby public transport networks, including the tramline.</i></p> <p><i>The location and scale of buildings will achieve high quality urban design outcomes, with the highest built form located along South Terrace facing the Park Lands with a slightly lower built form framing the Squares. Development on key corner sites at the entrances to the City grid and Squares will create landmark buildings that provide a strong built form edge and pedestrian scale detailing to both street frontages.</i></p> <p><i>Buildings will have minimal or no setback and provide tall walls when viewed from the main road frontage to achieve a consistent built form façade. Landscaping and small variations in front setback will assist in softening the continuous edge of new built form and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other mature vegetation.</i></p> <p><i>Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements. At street level, the use of solid materials will be appropriately balanced with glazed areas to provide visual interest and activity. Tall façades will be well articulated with finer details that contribute positively to the public realm, including modelled façades, canopies, fenestration and balconies that make use of light and shade. An interesting pedestrian environment and human scale at ground level which integrates well with the Park Lands and Squares will be created.</i></p>		
<p><b>Subject</b></p> <p>DP Ref</p>	<p><b>Assessment</b></p>	<p>Achieved</p> <p>✓</p> <p>Not Achieved</p> <p>✗</p>
<p><b>Desired Character</b></p>	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	<p>✓</p>
<p><b>Objectives</b></p> <p>O1 - 8</p>	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• Residential land use is desired.</li> <li>• Although the residential apartment building is located behind a two storey building, the nine level building will assist in re-enforcing the strong built form edge to the Park</li> </ul>	<p>✓</p>



	Lands.	
<b>Land Use</b> P1 – 6	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• The development comprises wholly residential land uses.</li> </ul>	✓
<b>Form and Character</b> P7	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✓
<b>Design and Appearance</b> P8 - 13	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✓
<b>Building Height</b> P14 - 15	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• Max building height 36 metres south of Gilles and Gilbert streets. Proposed building height 29 metres to top of lift over-run.</li> </ul>	✓
<b>Setbacks</b> P16 - 17	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• This design proposes construction on both the east and west boundaries.</li> <li>• In the locality, most of the multistorey constructions are built on at least one boundary.</li> </ul>	✓
<b>Car parking</b> P24	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• No car parks are required under Table Adel/7.</li> <li>• The development provides a total of 23 car parks including a disabled car park at grade.</li> </ul>	✓

## 9.2 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved  Not Achieved  x
<b>MEDIUM TO HIGH SCALE RESIDENTIAL DEVELOPMENT</b>		
<b>O22</b>	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• Each apartment offers a good standard of amenity with either northern and southern frontages.</li> <li>• Eleven of the 22 apartments are provided with separate storerooms, all exceeding the minimum of 12m<sup>3</sup>.</li> <li>• All apartments are provided with private open space in excess of the minimum requirement. See detailed discussion.</li> </ul>	✓
<b>Building Entrances</b> P48-49	<ul style="list-style-type: none"> <li>• Achieved.</li> </ul>	✓
<b>Daylight, Sunlight &amp; Ventilation</b> P50-58	<ul style="list-style-type: none"> <li>• All dwellings are provided with north and south facing balconies.</li> <li>• Ceiling heights of 2.7 metres with 2.35 metre high glazing to the south and north facades allow light to penetrate deep into each floor.</li> <li>• All bedrooms have access to natural light and ventilation and all habitable rooms are within 8m of window.</li> </ul>	✓
<b>Private Open Space</b> P59-65	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• One Bedroom Apartments               <ul style="list-style-type: none"> <li>• Required: 8 m<sup>2</sup> – Proposed: 8.25 m<sup>2</sup> (average – excluding two apartments with extensive decks located above the podium)</li> </ul> </li> <li>• Two Bedroom Apartments               <ul style="list-style-type: none"> <li>• Required: 11 m<sup>2</sup> - Proposed: 20.5 m<sup>2</sup> (average)</li> </ul> </li> <li>• Three Bedroom Apartments               <ul style="list-style-type: none"> <li>• Required: 15 m<sup>2</sup> - Proposed: 65.13 m<sup>2</sup></li> </ul> </li> </ul>	✓

<b>Visual Privacy</b> P66-67	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• To the north, the site overlooks car parks, storage areas, workshops and commercial uses.</li> <li>• The proposal has been designed and located to ensure that overlooking of adjacent habitable rooms or POS is minimised.</li> <li>• There are no windows in the eastern or western elevations from which overlooking is possible.</li> </ul>	✓
<b>Noise &amp; Internal Layout</b> P68-69	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• As a noise sensitive development, the proposal should meet CW PDCs 95 and 96 (see recommended condition).</li> <li>• The air conditioning plant is located on the roof and should not pose a noise nuisance to adjacent residential development.</li> <li>• The masonry construction should minimise noise transfer between apartments.</li> </ul>	✓
<b>Minimum Unit Sizes</b> P70-71	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• One Bedroom <ul style="list-style-type: none"> <li>• Required: 50m<sup>2</sup>    Provided: 60.70m<sup>2</sup></li> </ul> </li> <li>• Two Bedroom <ul style="list-style-type: none"> <li>• Required: 65m<sup>2</sup>    Provided: 111m<sup>2</sup></li> </ul> </li> <li>• Three Bedroom+ <ul style="list-style-type: none"> <li>• Required: 80m<sup>2</sup>    Provided: 228m<sup>2</sup></li> </ul> </li> </ul>	✓
<b>Adaptability</b> P72	<ul style="list-style-type: none"> <li>• Achieved.</li> </ul>	✓
<b>Outlook</b> P73-74	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• The outlook for all living areas of the apartments is satisfactory as apartments either have views over the south Park Lands or over the city.</li> </ul>	✓
<b>Onsite Parking &amp; Fencing</b> O23 P75-79	<ul style="list-style-type: none"> <li>• Achieved.</li> </ul>	✓
<b>Storage</b> P80-81	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• In addition to storage within the apartment, eleven of the 22 apartments are provided with an additional storage room.</li> </ul>	✓

ENVIRONMENTAL		
<b>Crime prevention through urban design</b> O24 P82-86	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Both the existing building and new apartment building are provided with balconies overlooking South Terrace from first floor level up.</li> <li>As such, the proposal will provide the opportunity for passive surveillance over South Terrace and the broader locality, including the Park Lands.</li> </ul>	✓
<b>Noise Emissions</b> O26-27 Noise Sources P89-94 Noise Receivers P95-100	<ul style="list-style-type: none"> <li>Achieved.</li> <li>As a noise sensitive development, the proposal should meet PDCs 95 and 98 (See recommended condition).</li> <li>The air conditioning plant is located on the roof and should not pose a noise nuisance to adjacent residential development.</li> </ul>	✓
<b>Waste management</b> O28 P101-104	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The applicant proposes that rubbish will be accommodated in 660 litre rubbish bins with waste collection will be provided by a private contractor utilising an existing on-street loading bay in front of 145-147 South Terrace, next door.</li> <li>The bin store will be accessible to all residents via the lift and all bins will be clearly labelled as to their use/purpose including separate bins for organics, recyclables, etc. All residents will be provided with information on the waste management protocols via apartment manuals.</li> <li>Council's Waste consultant recommends that a Waste Management Plan be provided to the reasonable satisfaction of Council.</li> </ul>	✓
<b>Contaminated Sites</b> O30 P105	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Previous uses of the site have been residential and more recently office usage.</li> </ul>	✓



<p><b>Energy Efficiency</b></p> <p>O30 P106-112 Residential Development P113-114</p>	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• The development is considered to generally achieve CW Objective 30 and PDC 106 in that the development is compatible with the long term sustainability of the environment and will minimise the consumption of non-renewable resources through: <ul style="list-style-type: none"> <li>• Solid masonry construction providing thermal insulation.</li> <li>• Application / use of light coloured building materials to north and south facades.</li> <li>• Efficient zoning of apartments to enable main living room to be separately heated and cooled.</li> <li>• Full height sliding doors to living rooms and ceiling heights of at least 2700 mm, maximising access to available sunlight thereby reducing the reliance on artificial lighting.</li> </ul> </li> <li>• Natural ventilation of the apartments, minimising the requirement for mechanical heating and cooling.</li> </ul>	✓
<p><b>Renewable Energy</b></p> <p>O31-32 P116-118</p>	<ul style="list-style-type: none"> <li>• Not Achieved.</li> <li>• Roof-mounted solar panels are not included as part of the application. The roof is useable for installation of photovoltaic panels in the future if desired by residents.</li> </ul>	✗
<p><b>Micro climate and sunlight</b></p> <p>O33-34 P119-125</p>	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• The north/south orientation of the proposal ensures that there are no significant overshadowing impacts on adjacent development.</li> <li>• Similarly, the orientation of the South Terrace footpath ensures that any development on the abutting sites will overshadow the footpath.</li> </ul>	✓
<p><b>Stormwater management</b></p> <p>O35-39 P126-131</p>	<ul style="list-style-type: none"> <li>• Not Achieved.</li> <li>• No additional stormwater is generated in comparison to the existing situation as the site is completely covered by impervious buildings and paving.</li> <li>• No on-site reuse is proposed.</li> </ul>	✗
<p><b>Infrastructure</b></p> <p>O40-41 P132-135</p>	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• The fire booster is located at the side of the State heritage place and will not be attached to the building, thus preserving the streetscape and not compromising the built form.</li> </ul>	✓
<p><b>Heritage &amp; Conservation</b></p> <p>O42-45 P136-148</p>	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• Conservation works will be the subject of resolution through a Reserve Matter.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✓

<b>Built Form &amp; Townscape</b> O46-48 P167	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✓
<b>Height, Bulk and Scale</b> P168-174	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• Guideline – 36 metres (max)</li> <li>• Proposed 29 metres</li> </ul>	✓
<b>Building Setbacks</b> P178-179	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• The proposed apartment building is located behind the existing two storey state heritage place which has a minimal setback from South Terrace. The apartment building is setback from the South Terrace boundary</li> <li>• This design proposes construction on both the east and west boundaries.</li> <li>• In the locality, most of the multistorey constructions are built on at least one boundary.</li> </ul>	✓
<b>Composition &amp; Proportion</b> P180-181	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✓
<b>Articulation &amp; Modelling</b> P182-186	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✓
<b>Materials, Colours &amp; Finishes</b> P187-190	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✓
<b>Sky &amp; Roof Lines</b> O49 P192-195	<ul style="list-style-type: none"> <li>• Not achieved.</li> <li>• The building lacks a distinctive roof form or other decorative element to the top of the structure.</li> <li>• See Section 9.3 for detailed discussion.</li> </ul>	✗
<b>Access &amp; Movement</b> O60 P224-225	<ul style="list-style-type: none"> <li>• Achieved.</li> <li>• The applicant will install a signal system to control vehicle movements to and from the site.</li> </ul>	✓
<b>Pedestrian access</b> O61-63 P226-232	<ul style="list-style-type: none"> <li>• Achieved.</li> </ul>	✓
<b>Bicycle Access</b> O64-65 P233-238	<ul style="list-style-type: none"> <li>• Achieved.</li> </ul>	✓

<b>Traffic and vehicle access</b> O68-70 P241-250	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Car parking</b> O71-762 P251-265	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Economic growth &amp; land use</b> O73-76 P266-271	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓

### 9.3 **Detailed Discussion**

#### **Desired Character**

The desired character speaks to the location and scale of buildings achieving high quality design outcomes, with the highest built form located along South Terrace facing the Park Lands. Buildings will have minimal or no setback and provide tall walls when viewed from the main road frontage to achieve a consistent built form façade. Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements. The building facades will be well articulated with finer details that contribute positively to the public realm.

Land uses at ground level are envisaged to consist of complementary land uses that extend activity and vibrancy into the evenings, including a limited number of licensed premises.

The proposed apartment building will contribute towards the attainment of the desired character through:

- the provision of a reasonably high quality medium to high scale residential development.
- the provision of tall walls when viewed from South Terrace.
- a façade composition that gives a strong horizontal emphasis.
- the finer details found in the façade and verandah of the existing two (2) storey state heritage place contribute positively to the public realm.
- the apartment building being setback from the street that will form part of the backdrop to the State heritage place on the site and the two adjacent state heritage places to the west.
- the north and south building facades incorporating an appropriate balance of solid materials and glazing to provide visual interest and activity.

#### **Land Use**

Residential flat buildings are an envisaged use and desired within the City Frame Zone.

#### **Built Form and Design**

##### **Context**

The subject site is located within the City Frame Zone where it is intended that the location and scale of buildings will achieve high quality urban design outcomes, with the highest built form located along South Terrace facing the Park Lands.

Development along South Terrace varies from low scale offices through to medium scale apartment and offices and includes the landmark 14 storey building at the corner of South Terrace and King William Street. A small group of Victorian dwellings, including the existing building on the subject site remain. The existing building on the site and the two adjacent properties to the west are state heritage places.

Buildings are predominantly built boundary to boundary and sited on or close to their South Terrace frontage.

There is also no recognisable rhythm of buildings and spaces along the South Terrace frontage with more recent standalone single and multi-storey office and residential apartment buildings built to the side boundaries.



## Height and Setbacks

At 29 metres at its highest point, the development satisfies Zone PDCs 14 and 15 which states a maximum building height of 36 metres and minimum of four storeys within this part of the City.

## Composition and Proportion

The quality of the building design relies heavily on a simple composition and use of three main materials - concrete, steel and glass. To achieve the high quality outcome sought, the detailing and finishes of the building will need to be well executed.

While simple in form and composition, the exterior of the residential flat building incorporates various elements (materials, pattern of vertical and horizontal sub-divisions of windows and balconies) into the design that, if executed well, will result in a building of reasonably high quality (when compared with other developments along South Terrace which use painted finishes and ACP panels).

The apartment building incorporates a flat roof form. The lack of a distinctive 'top' to the building means that it lacks visual interest. The flat roof form will facilitate the installation of solar panels and plant and obscure them from public view, thereby satisfying CW Objective 49 and PDC 193-195.

## Articulation and Modelling

The proposal incorporates an acceptable level of articulation and modelling with the lower level defined by a change in material colour and scale. A change in material and colour at first level differentiates the base of the building from the middle section which is articulated with recessed balconies, glazing and glass balustrading providing visual depth to the facade. All the balconies have been integrated into the design of the architectural form responding adequately to the context and building orientation.

The apartment building has a strong horizontal emphasis with clearly defined and segmented vertical elements and is appropriately balanced with solid and glazed areas to provide visual interest and activity.

The façades are reasonably well articulated with finer details including fenestration (with associated framing system), balconies and expressed joints in the pre-cast panels all of which contribute positively to the public realm. Being setback behind the existing two storey State heritage place, the proposed building will appear as a backdrop in the pedestrian environment, with the heritage place remaining prominent.

The retention of the existing two storey heritage place with its detailing will maintain the human scale at street level and the Park Lands on to which the subject site fronts.

## Materials and Finishes

The proposed development exhibits a reasonably high level of quality both in the overall architectural design and the external materials and finishes to be utilised.

The colour and finish of the materials are complimentary with the adjacent heritage and non-heritage buildings and should perform well in the future, with the Nawcaw© staining product proposed for the concrete walls certified to provide at least 25 years of stable pigmentation.

The materials proposed are listed below:

### Residential Flat Building Materials:

- Concrete panels finished with Nawcaw© colorants.
- Natural Anodised Aluminium door and window frames

- High performance clear glass to door and window frames
- Frameless clear glass balustrades to balconies
- Clear glass blocks to boundary windows
- The western wall of the lower level of the podium which forms the rear wall to the adjacent dwelling to the west (142 South Terrace) will be clad textured tiling to relieve the bulk and scale of the built form that will enclose the eastern side of the dwelling's rear yard. In addition, the applicant has advised that they are willing to preserve the existing brick boundary wall on the neighbour's land to provide additional visual relief.

#### **Heritage building:**

- Original bluestone façade retained
- Render and paint removed from side wall and restoration of bluestone
- Timber and lacework to front elevation painted in new sympathetic colour scheme
- Slate roof to upper level repaired and restore where required.
- Driveway finished with large slate flagstones

Overall, the form, colour, texture and quality of materials are of an appropriate quality, durable and will contribute to the desired character of the locality, as sought by CW PDC 187.

#### **Residential Amenity**

##### **Apartment building**

The development will achieve a high level of residential amenity that is considered to surpass the requirements of the Development Plan. The development achieves this in the following way(s):

- All apartments exceed the minimum floor area and private open space requirements.
- All apartments are provided with a north or south facing balcony all of which exceed the minimum areas prescribed by CW Objective 16 and PDC 29 - 34.
- One bedroom apartments are provided with a north or south facing balcony areas of at least 8.5m<sup>2</sup> in area, although private open space is not required
- Adequate storage areas are provided in accordance with CW Objective 21 and PDC 46.
- Visual privacy to and from the dwellings is maintained in accordance with CW Objective 17 and PDC 35 and 36.

##### **Existing two-storey heritage building**

The application proposes conservation works to the existing two storey State heritage place. The construction of the residential apartment building behind does not create unreasonable interface issues between the two land uses. The office building will typically be in use during normal business hours and is a low impact land use, unlikely to cause disturbance to neighbouring occupants.

## **Environmental**

### **Micro-climate and sunlight**

Council Wide PDCs 120 -126 seek to ensure that developments are designed and sited to be energy efficient and minimise the micro-climatic and solar access impacts on land or other buildings.

The adjacent buildings to the north and east are both commercial buildings and are not relevant when considering overshadowing impacts. The nearest residential development is located to the west of the subject site. This development comprises a two storey State heritage place fronting South Terrace with a contemporary three storey addition at the rear.

The adjoining property to the west is the main property that will be impacted by any overshadowing caused by the development. This dwelling has all of its POS, including a swimming pool, located on the northern side of the dwelling.

While the adjoining development to the west will be overshadowed in the morning, the development is set back from the northern boundary and staggered such that the POS areas will receive direct sunlight from midday until sunset. Thus, the development will achieve Council Wide PDC 57 with respect to maintaining two hours of direct sunlight solar time on 22 June to at least one habitable room window and 20 percent of the POS of adjacent residential development.

The adjacent residential development also has solar panels located on the roof of the addition. While their efficiency will be impacted, the provision (CW PDC 28) which applies to low scale residential development in the City Living Zone, Adelaide Historic (Conservation) Zone and the North Adelaide Historic (Conservation) Zone do not apply to medium to high scale development nor protect existing development within the City Frame Zone. Despite this principle not applying, the solar panels will receive more than two consecutive hours of direct sunlight between 9 am and 3 pm solar time of 22 June.

### **Visual and Acoustic Privacy**

CW PDC 66 and 67 seek to minimise the potential for overlooking of habitable rooms such as bedrooms and living areas of adjacent development together with a building set back of at least three metres from the boundary to ensure an adequate level of amenity and privacy to the occupants of the development and not restrict the reasonable development of adjacent sites.

In this instance, the nearest adjacent residential development is located to the west of the subject site. The visual privacy of this dwelling should be maintained as the balconies are shielded by solid walls on the sides on each floor. Overlooking into the rear yard of the adjoining residential development would be limited to a small portion at the rear of the property.

The proposed residential flat building is sited 7.2 metres from the rear wall of the State heritage place which will remain an office.

The balconies at the front of the development are orientated to overlook the South Park Lands and provide additional outdoor space for the occupants. Apartments on levels 1 and 2 will not be afforded views to the Park Lands as their elevation is insufficient to see above the heritage place

Given the proximity of the proposed residential flat building to the rear of the Heritage listed property there will be some overlooking from the office into the apartments on level 1. The number of windows from the heritage place are limited, so overlooking is considered to be

minor, however to comprehensively resolve the situation, it is recommended that overlooking be addressed by the imposition of a condition of approval requiring obscure glazing or film to the rear windows of the office building to maintain privacy to the apartments on level 1.

CW PDC 68 and 69 requires that medium to high scale residential development should be designed and sited to minimise the potential overlooking and setback at least three metres to provide an adequate level of amenity and privacy and not restrict the reasonable development of adjacent sites.

The apartments on levels 1 and 3, besides having inset 'balconies', also feature large decks extending to the northern and side property boundaries. Development of the adjacent sites may occur in proximity to these decks. Should this occur, it is noted that all windows will still satisfy the requirements of the National Construction Code with regards to setbacks to achieve adequate separation in the event of fire and for access to air and light.

### **Energy Efficiency**

The proposal incorporates the following energy efficient measures in each of the apartments:

- A floor plan allowing a high degree of natural air flow and ventilation.
- Insulation to internal and external walls and upper ceiling.
- Natural lighting and ventilation to all kitchen, living and bedrooms.

The proposal is considered to provide adequate energy efficient measures in accordance with CWP 106.

### **Heritage and Conservation**

The proposed development comprises two components; conservation works to the State heritage place and demolition of the rear portion of the listed building and construction of a nine level residential flat building at the rear each with different impacts on the existing State heritage place on the site. As such the application was referred to Heritage SA for review.

Heritage SA has advised that the proposed development is acceptable in relation to the above State heritage place for the following reason/s.

- The dwelling of the State heritage place remains intact and is to be conserved as part of the project works. The demolition of c1970s two storey office building behind is not a heritage concern, as the building is not intrinsic to the heritage values associated with the place.
- The demolition of the garage/ coach house is not of heritage concern, as the structure is relatively recent in construction and does not contribute to the heritage values of the place.
- The demolition of the rear (early) two storey kitchen is only supported as the applicant proposes to fully restore the State heritage place as a part of the project. Further, the kitchen wing has been substantially altered inside, so its heritage value has been compromised.

Despite, several requests, the applicant has not provided the detailed information required to accurately assess the conservation works proposed. Hence, A reserved matter has been recommended to ensure the necessary detail is provided. State Heritage South Australia has consented to this approach as it will enable consultation to occur and achieve the desired conservation outcome.



## **Transport, Access and Parking**

### **Access**

Access to the residential flat building is via an existing cross over and driveway location from South Terrace.

Council's Traffic Engineer has reviewed the proposal and made several suggestions relating to improving safety for users of the driveway. The recommended changes have been made by the applicant including the provision of a signalling system to control two-way traffic movements through the driveway. A condition of approval is recommended that a Traffic Management Plan to address the suggested areas for improvement be prepared and provided to Council prior to the granting of development approval to the Development.

### **Car parking**

While Table Adel/7 does not require the provision of on-site car parking within the City Frame Zone, on-site car parking for up to 23 vehicles is provided within the development. Access is via an existing cross over from South Terrace.

### **Bicycle Parking**

Table Adel/6 stipulates that a minimum of 27 bicycle parks should be provided within the development. One storage space is required per apartment, together with 2 for the penthouse apartment, whilst the office requires 3 visitor spaces and 1 space for employees.

Within the apartments, bicycles can be stored on wall mounts, providing storage for 22 bicycles. Additional space is provided within the garage at ground level. The exact number of spaces is not provided. A condition of approval is proposed requiring that the shortfall of 5 spaces be provided as a minimum in this space, thereby achieving CW PDC 236 - 239.

## **9.4 Conclusion**

The proposal is considered to achieve the outcomes sought by the desired character statement and principles in that:

- The development proposes a desired land use.
- The proposed building provides a reasonable quality high scale residential development which supports the attainment of the desired future character and the broader requirements of the Council Wide Objectives and Principles.
- The quality of architectural design and scale of buildings will achieve a reasonably high quality urban design outcome and contribute to the re-enforcement of the strong built form edge to the Park Lands.
- Adverse effects upon the locality such as overshadowing and overlooking have been minimised to a sufficient degree by way of the building's siting and design.
- Conservation works to the State heritage listed building will occur, ensuring that the building will remain as a valued part of the City's built form heritage.

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

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

## 10. **RECOMMENDATION**

That the development, the subject of the application from 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.*

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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 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.*

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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.*

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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.*

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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.*

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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.*

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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.*

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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.*

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- 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.*

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- 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.*

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## **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.

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### **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 | • Traffic Requirements            |
| • Street Occupation        | • Servicing Site                  |
| • Hoarding                 | • Adjoining Buildings             |
| • Site Amenities           | • 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.

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### **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.

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## 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.

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## 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.

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## 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.

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## 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.

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## 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](http://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](mailto:cityworks@adelaidecitycouncil.com)  
 Fax: 8203 7674  
 In Person: 25 Pirie Street, Adelaide

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**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.

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**11. Aboriginal Heritage Act 198**

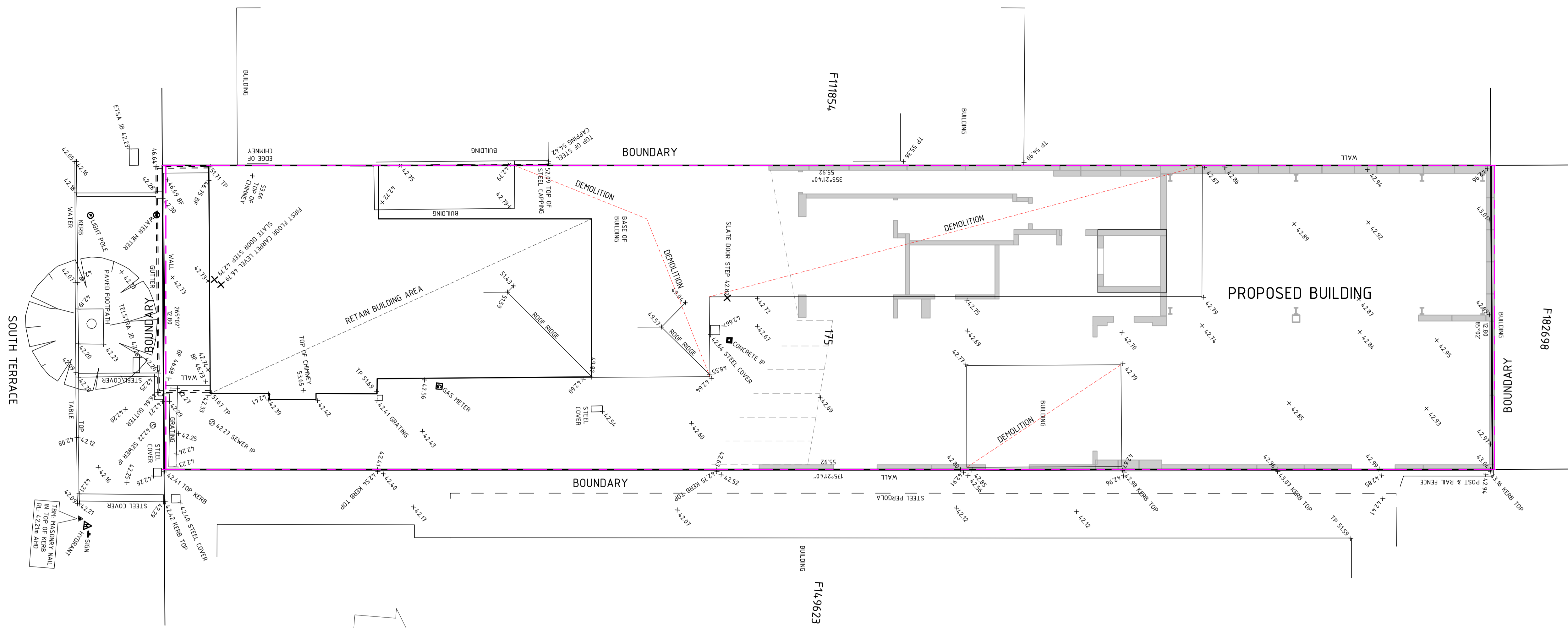
The relevant planning authority is requested to inform the applicant of the following requirements of the Aboriginal Heritage Act 1988.

- (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.
-

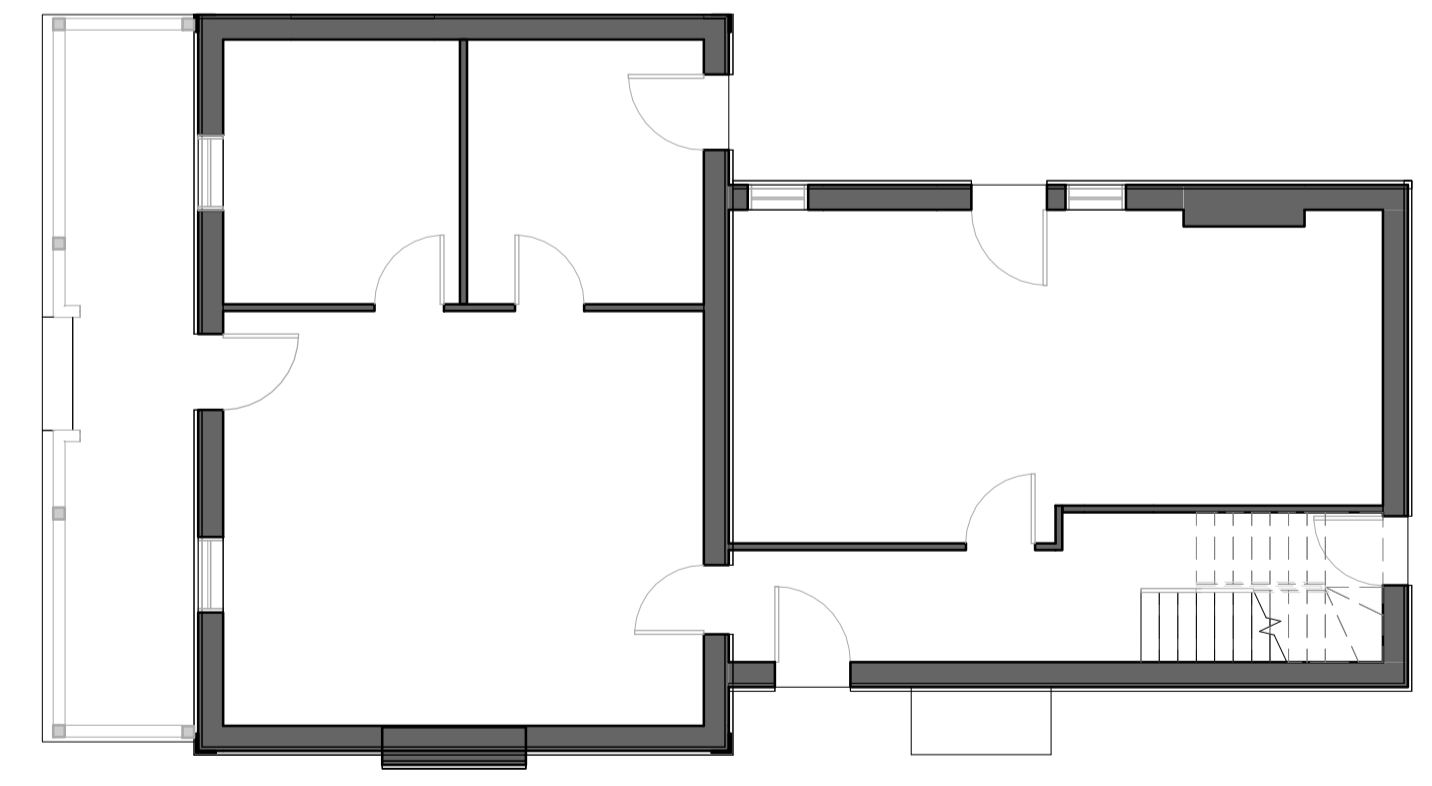




NO.	DATE	AMENDMENT
PA.0	06/11/20	ISSUED FOR PLANNING APPROVAL



**SITE PLAN**  
1 : 100



**EXISTING OFFICE GROUND FLOOR LAYOUT PLAN**  
1 : 100

**Notes**

CLIENT  
**PARK TERRACE PTY LTD**

PROJECT  
**PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE**

SIGNATURES

*Angelo Ali*  
ANGELO ALI

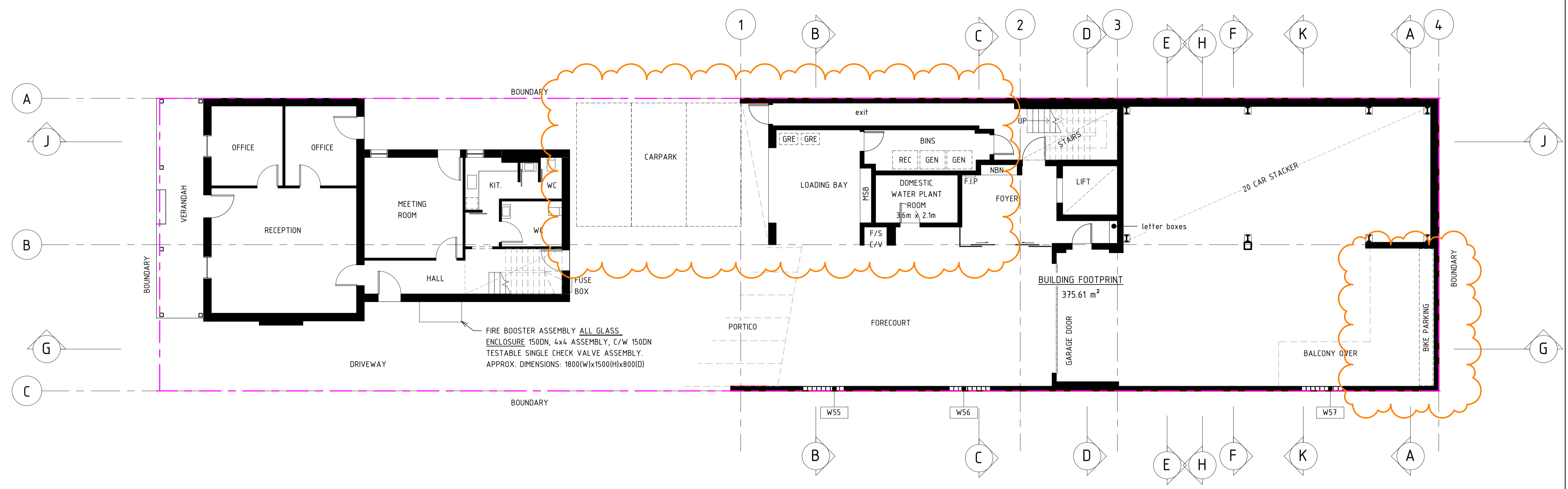
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PA.0	06/11/20	ISSUED FOR PLANNING APPROVAL
PA.1	23/11/20	CARPARK AMENDED
PA.2	24/11/20	FIRE BOOSTER NOTE AMENDED
PA.3	07/12/20	CARPARK AMENDED, BIKE PARKING SPACE NOMINATED



**Notes**

GROUND FLOOR AREA	
BUILDING FOOTPRINT	375.61 m <sup>2</sup>
LEVEL 1 FLOOR AREA	
UNIT 101	59.53 m <sup>2</sup>
UNIT 101 BALCONY	8.62 m <sup>2</sup>
UNIT 102	67.44 m <sup>2</sup>
UNIT 102 BALCONY	8.49 m <sup>2</sup>
UNIT 103	56.84 m <sup>2</sup>
UNIT 103 BALCONY	24.74 m <sup>2</sup>
<b>LEVEL 1 FLOOR PLATE</b>	<b>282.26 m<sup>2</sup></b>

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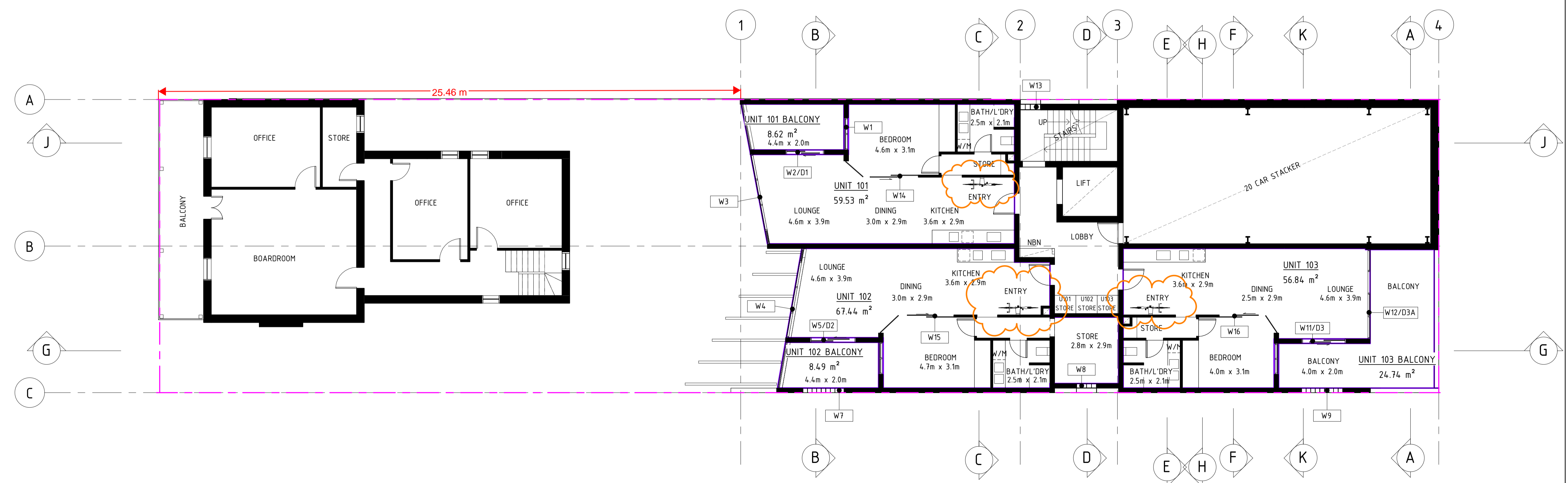
PROJECT  
**PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE**

SIGNATURES

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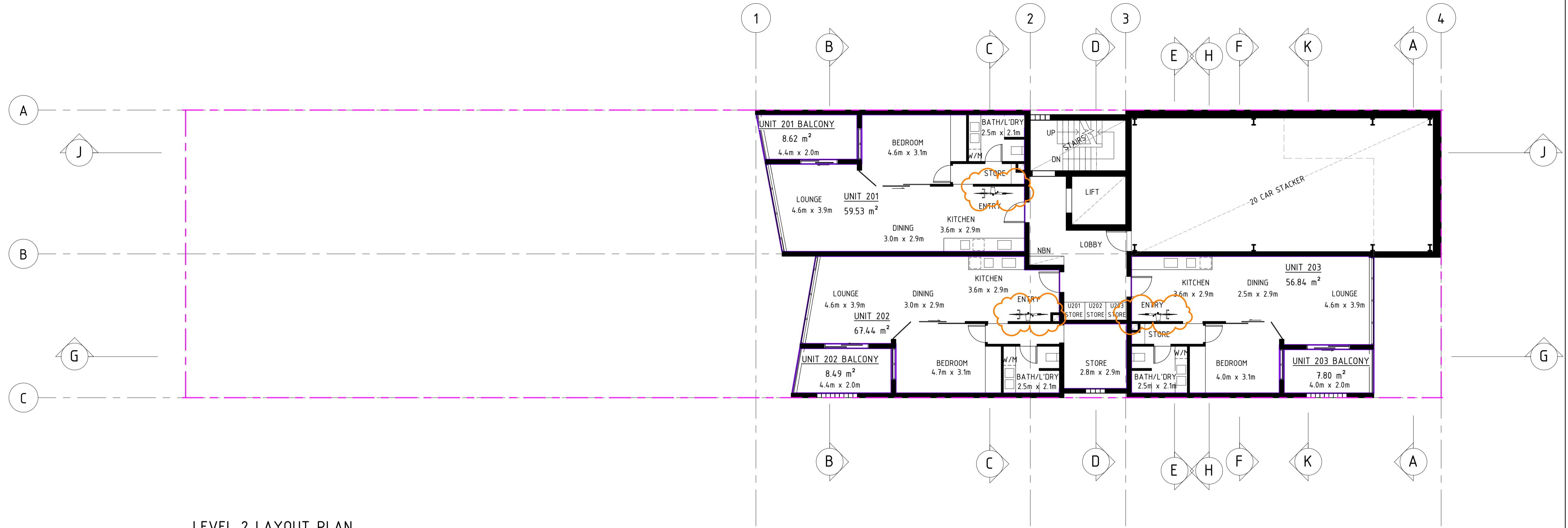
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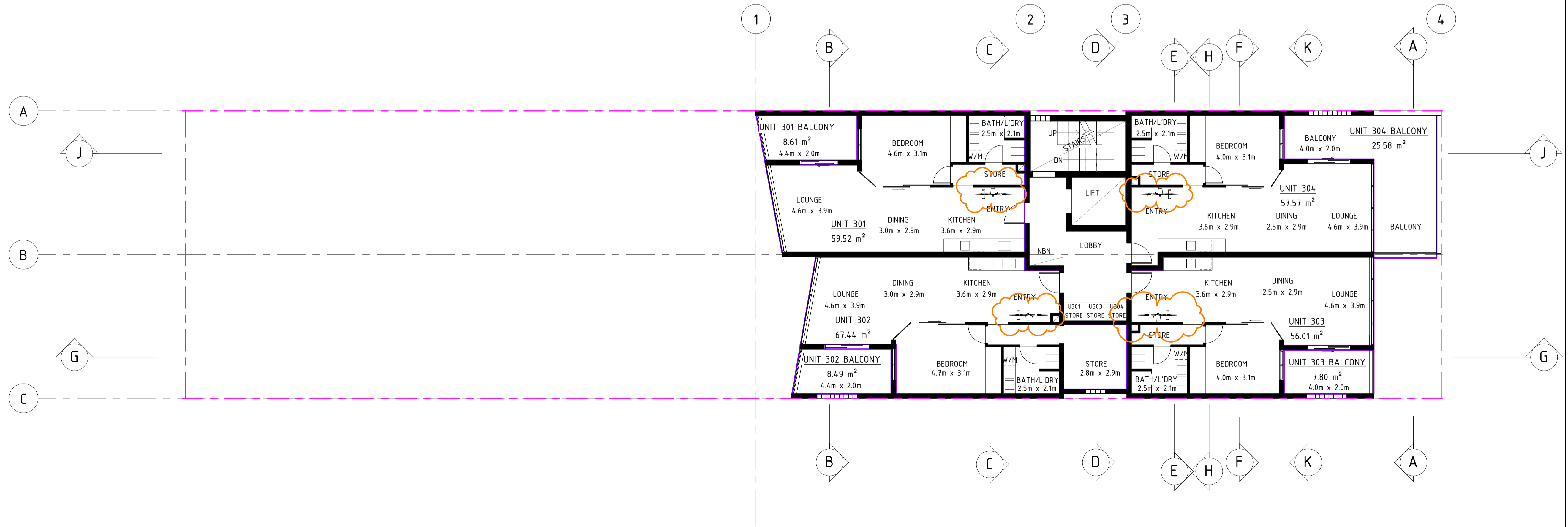
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PA.1	07/12/20	BIKE PARKING SPACE NOMINATED



LEVEL 2 LAYOUT PLAN  
1 : 100



LEVEL 3 LAYOUT PLAN  
1 : 100

Notes

LEVEL 2 FLOOR AREA

UNIT 201	59.53 m <sup>2</sup>
UNIT 201 BALCONY	8.62 m <sup>2</sup>
UNIT 202	67.44 m <sup>2</sup>
UNIT 202 BALCONY	8.49 m <sup>2</sup>
UNIT 203	56.84 m <sup>2</sup>
UNIT 203 BALCONY	7.80 m <sup>2</sup>
LEVEL 2 FLOOR PLATE	263.36 m <sup>2</sup>

LEVEL 3 FLOOR AREA

UNIT 301	59.52 m <sup>2</sup>
UNIT 301 BALCONY	8.61 m <sup>2</sup>
UNIT 302	67.44 m <sup>2</sup>
UNIT 302 BALCONY	8.49 m <sup>2</sup>
UNIT 303	56.01 m <sup>2</sup>
UNIT 303 BALCONY	7.80 m <sup>2</sup>
UNIT 304	57.57 m <sup>2</sup>
UNIT 304 BALCONY	25.58 m <sup>2</sup>
LEVEL 3 FLOOR PLATE	353.21 m <sup>2</sup>

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PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE

SIGNATURES

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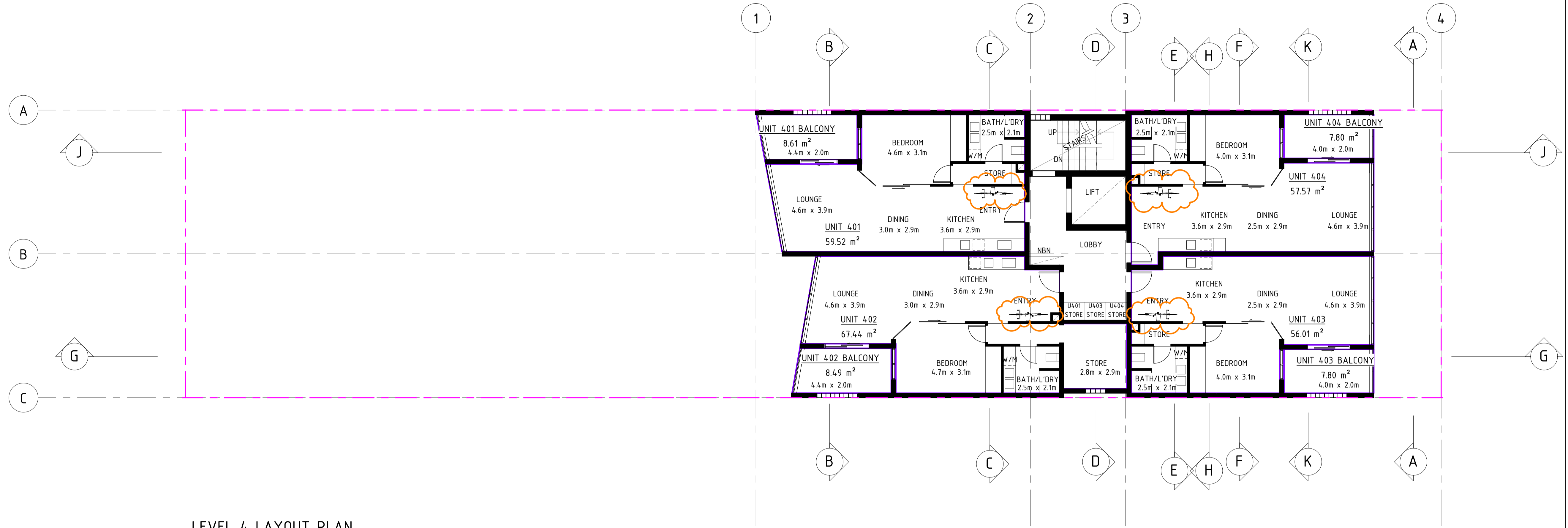
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PA.1	07/12/20	BIKE PARKING SPACE NOMINATED



Notes

LEVEL 4 FLOOR AREA	
UNIT 401	59.52 m <sup>2</sup>
UNIT 401 BALCONY	8.61 m <sup>2</sup>
UNIT 402	67.44 m <sup>2</sup>
UNIT 402 BALCONY	8.49 m <sup>2</sup>
UNIT 403	56.01 m <sup>2</sup>
UNIT 403 BALCONY	7.80 m <sup>2</sup>
UNIT 404	57.57 m <sup>2</sup>
UNIT 404 BALCONY	7.80 m <sup>2</sup>
<b>LEVEL 4 FLOOR PLATE</b>	<b>333.61 m<sup>2</sup></b>

LEVEL 5 FLOOR AREA	
UNIT 501	228.76 m <sup>2</sup>
UNIT 501 BALCONY	35.60 m <sup>2</sup>
UNIT 501 BALCONY	29.53 m <sup>2</sup>
<b>LEVEL 5 FLOOR PLATE</b>	<b>336.55 m<sup>2</sup></b>

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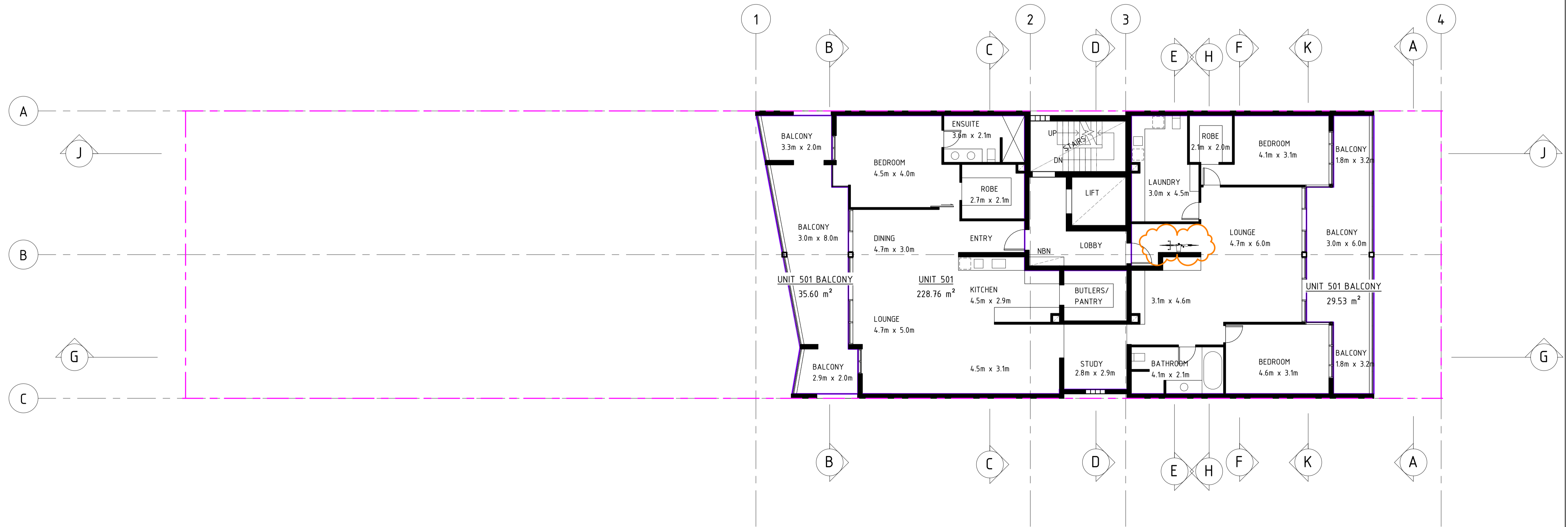
PROJECT  
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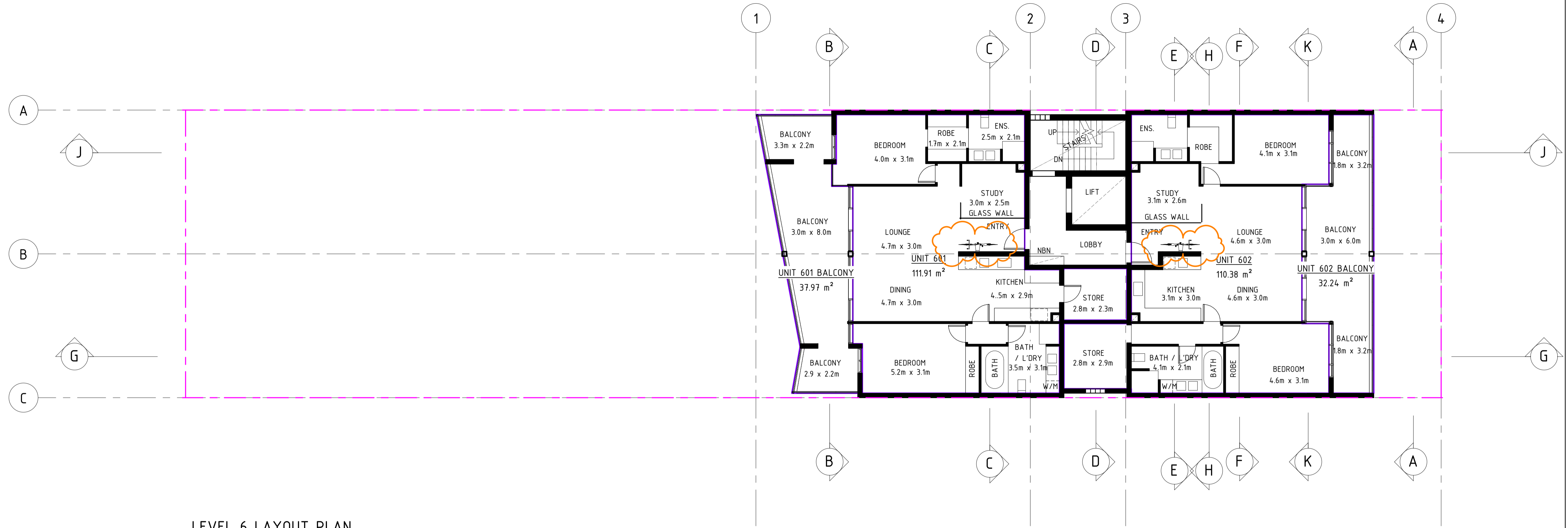


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PA.1	07/12/20	BIKE PARKING SPACE NOMINATED

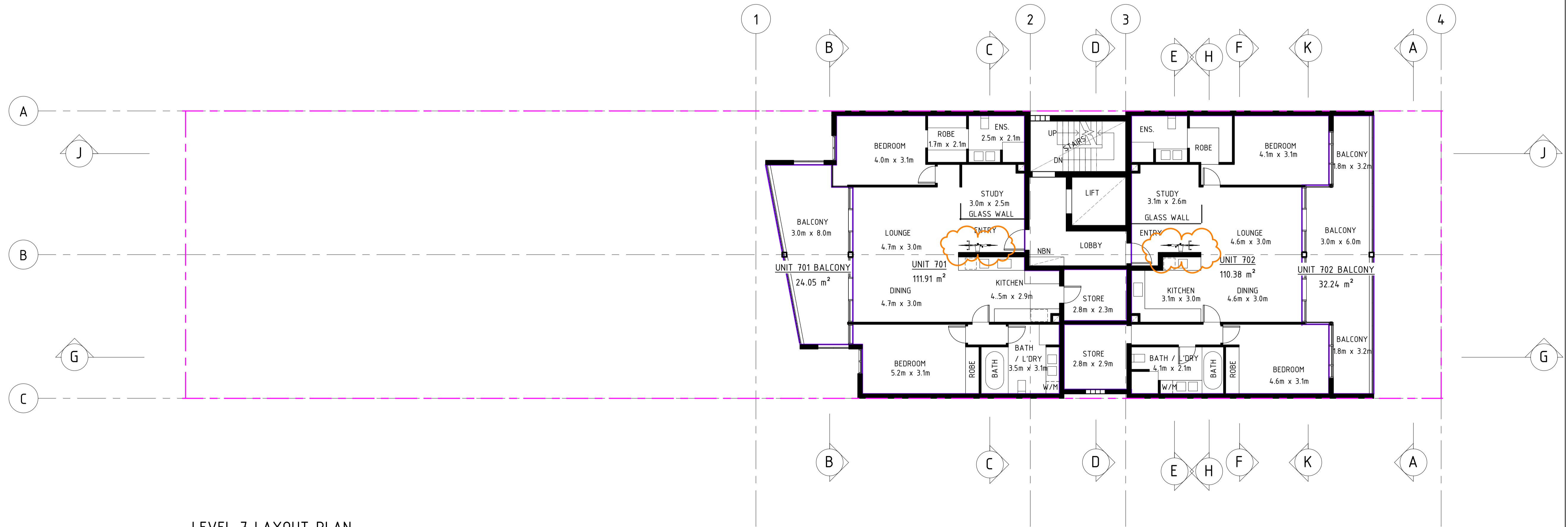


**Notes**

LEVEL 6 FLOOR AREA	
UNIT 601	111.91 m <sup>2</sup>
UNIT 601 BALCONY	37.97 m <sup>2</sup>
UNIT 602	110.38 m <sup>2</sup>
UNIT 602 BALCONY	32.24 m <sup>2</sup>
<b>LEVEL 6 FLOOR PLATE</b>	<b>335.29 m<sup>2</sup></b>

LEVEL 7 FLOOR AREA	
UNIT 701	111.91 m <sup>2</sup>
UNIT 701 BALCONY	24.05 m <sup>2</sup>
UNIT 702	110.38 m <sup>2</sup>
UNIT 702 BALCONY	32.24 m <sup>2</sup>
<b>LEVEL 7 FLOOR PLATE</b>	<b>323.43 m<sup>2</sup></b>



CLIENT  
**PARK TERRACE PTY LTD**

PROJECT  
**PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE**

SIGNATURES

*Angelo Ali*  
ANGELO ALI ARCHITECT

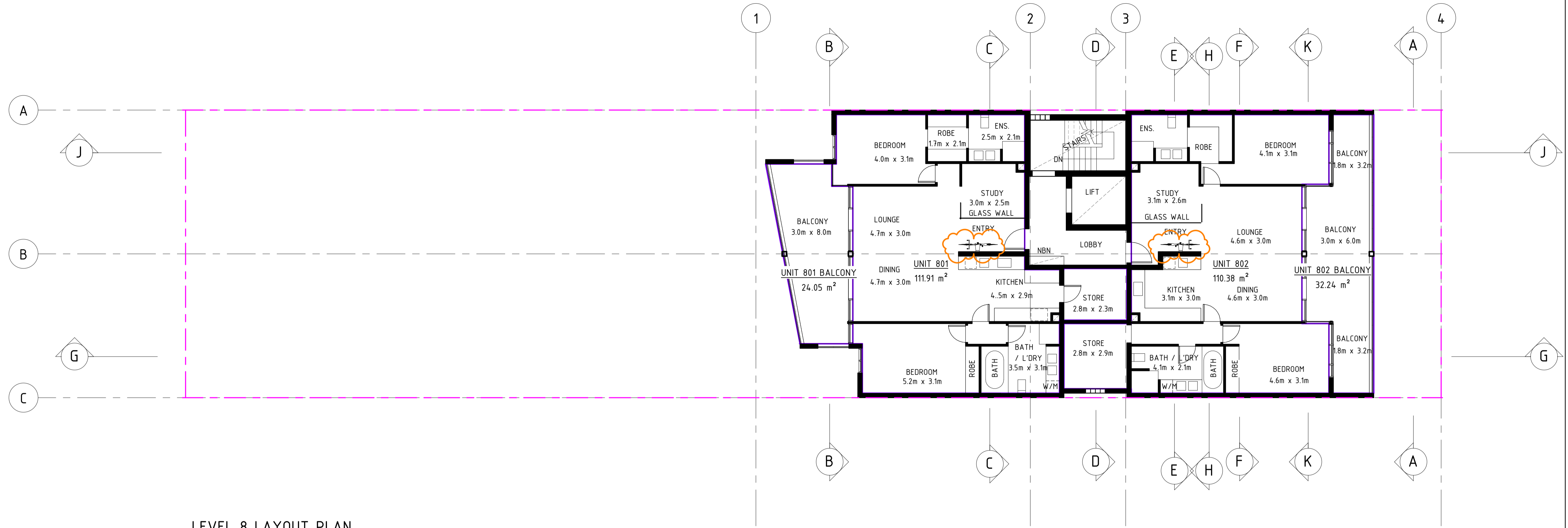
29 HEATHPOOL ROAD, HEATHPOOL  
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DRAWING NUMBER: A104  
AMENDMENT NO: PA. 1

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PA.1	07/12/20	BIKE PARKING SPACE NOMINATED



LEVEL 8 LAYOUT PLAN  
1 : 100

Notes

LEVEL 8 FLOOR AREA

UNIT 801	111.91 m <sup>2</sup>
UNIT 801 BALCONY	24.05 m <sup>2</sup>
UNIT 802	110.38 m <sup>2</sup>
UNIT 802 BALCONY	32.24 m <sup>2</sup>
LEVEL 8 FLOOR PLATE	323.43 m <sup>2</sup>

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PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
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NO.	DATE	AMENDMENT
PA.0	06/11/20	ISSUED FOR PLANNING APPROVAL
PA.1	24/11/20	FIRE BOOSTER NOTE AMENDED

Notes

FINISHES:

- A NAWKAW WHITE KNIGHT M6
- B NAWKAW GRAPHITE E3

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PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES

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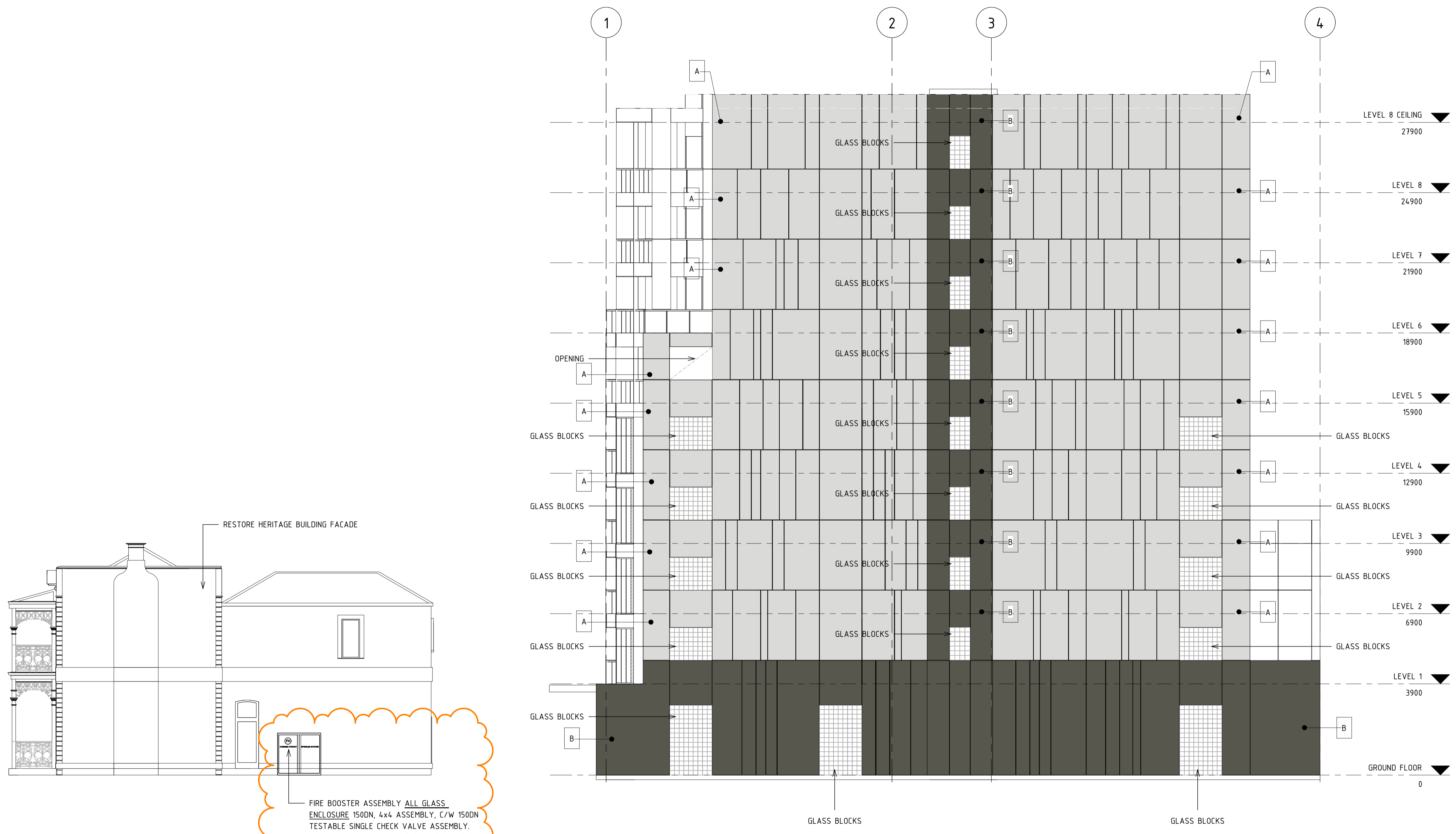
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AMENDMENT NO: PA. 1

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FIRE BOOSTER ASSEMBLY ALL GLASS  
ENCLOSURE 150DN, 4x4 ASSEMBLY, C/W 150DN  
TESTABLE SINGLE CHECK VALVE ASSEMBLY.  
APPROX. DIMENSIONS: 1800(W)x1500(H)x800(D)

EAST ELEVATION

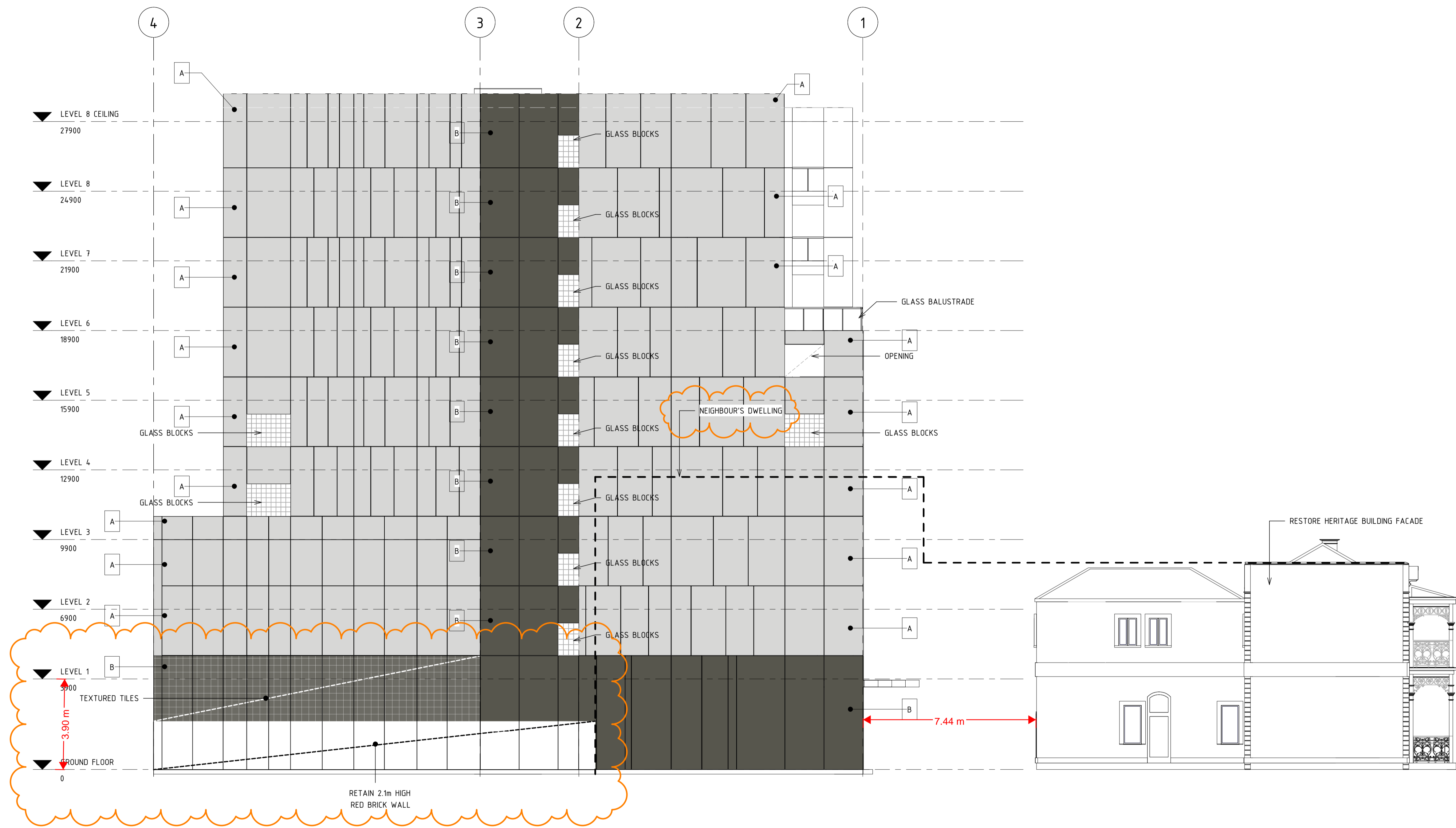
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NO.	DATE	AMENDMENT
PA.0	06/11/20	ISSUED FOR PLANNING APPROVAL
PA.1	23/11/20	NOTES ADDED

Notes

FINISHES:

- A NAWKAW WHITE KNIGHT M6
- B NAWKAW GRAPHITE E3



WEST ELEVATION

1 : 100

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PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES

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NO.	DATE	AMENDMENT
PA.0	06/11/20	ISSUED FOR PLANNING APPROVAL

Notes

FINISHES:

- A NAWKAW WHITE KNIGHT M6
- B NAWKAW GRAPHITE E3

CLIENT  
PARK TERRACE PTY LTD

PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES

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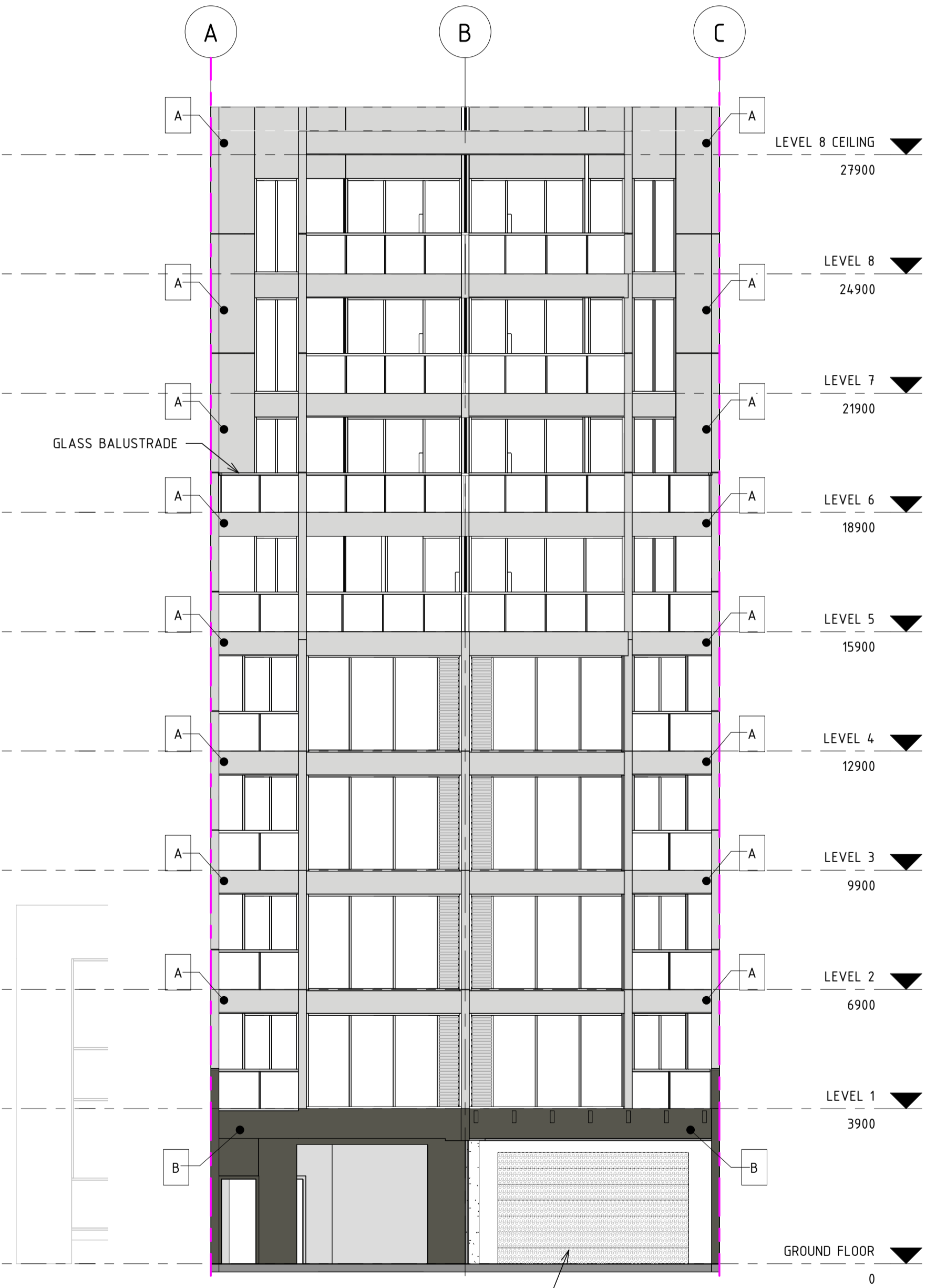
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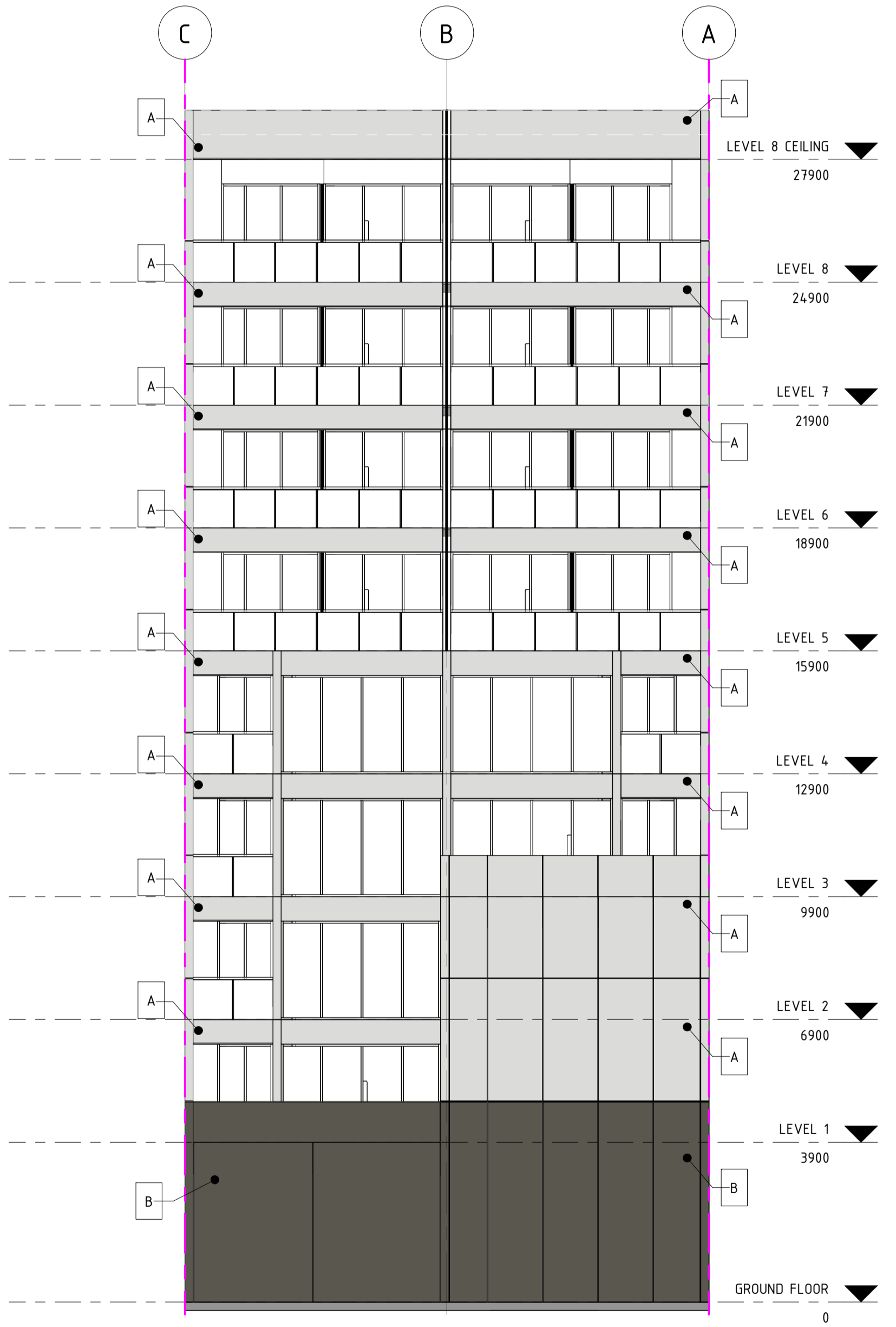
STREETSCAPE ELEVATION

1 : 100



SOUTH ELEVATION

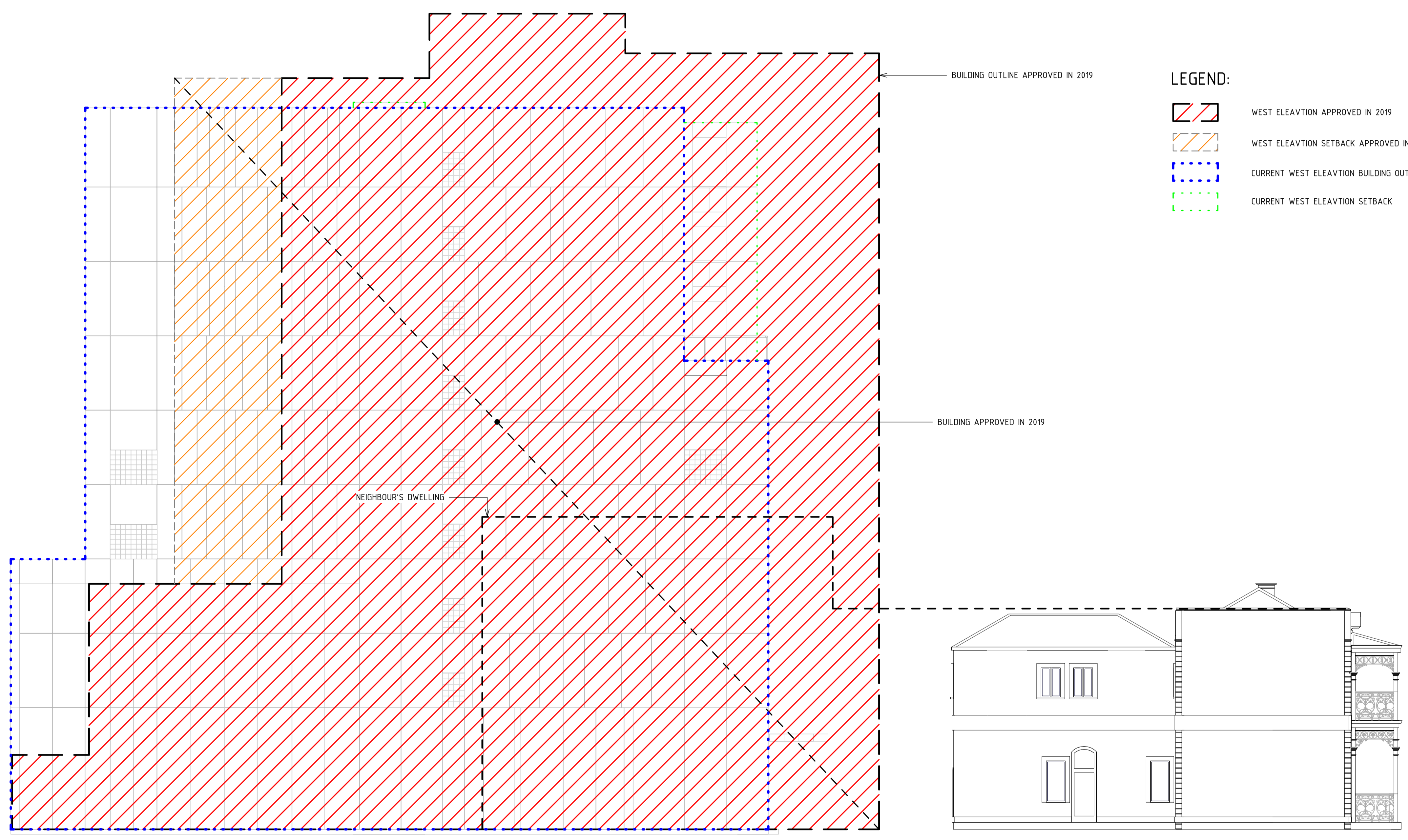
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NORTH ELEVATION

1 : 100

NO.	DATE	AMENDMENT
PA.0	23/11/20	ISSUED FOR PLANNING APPROVAL



**LEGEND:**

-  WEST ELEVATION APPROVED IN 2019
-  WEST ELEVATION SETBACK APPROVED IN 2019
-  CURRENT WEST ELEVATION BUILDING OUTLINE
-  CURRENT WEST ELEVATION SETBACK

Notes

CLIENT  
**PARK TERRACE PTY LTD**

PROJECT  
**PROPOSED NEW APARTMENTS  
 144 SOUTH TCE  
 ADELAIDE**

SIGNATURES

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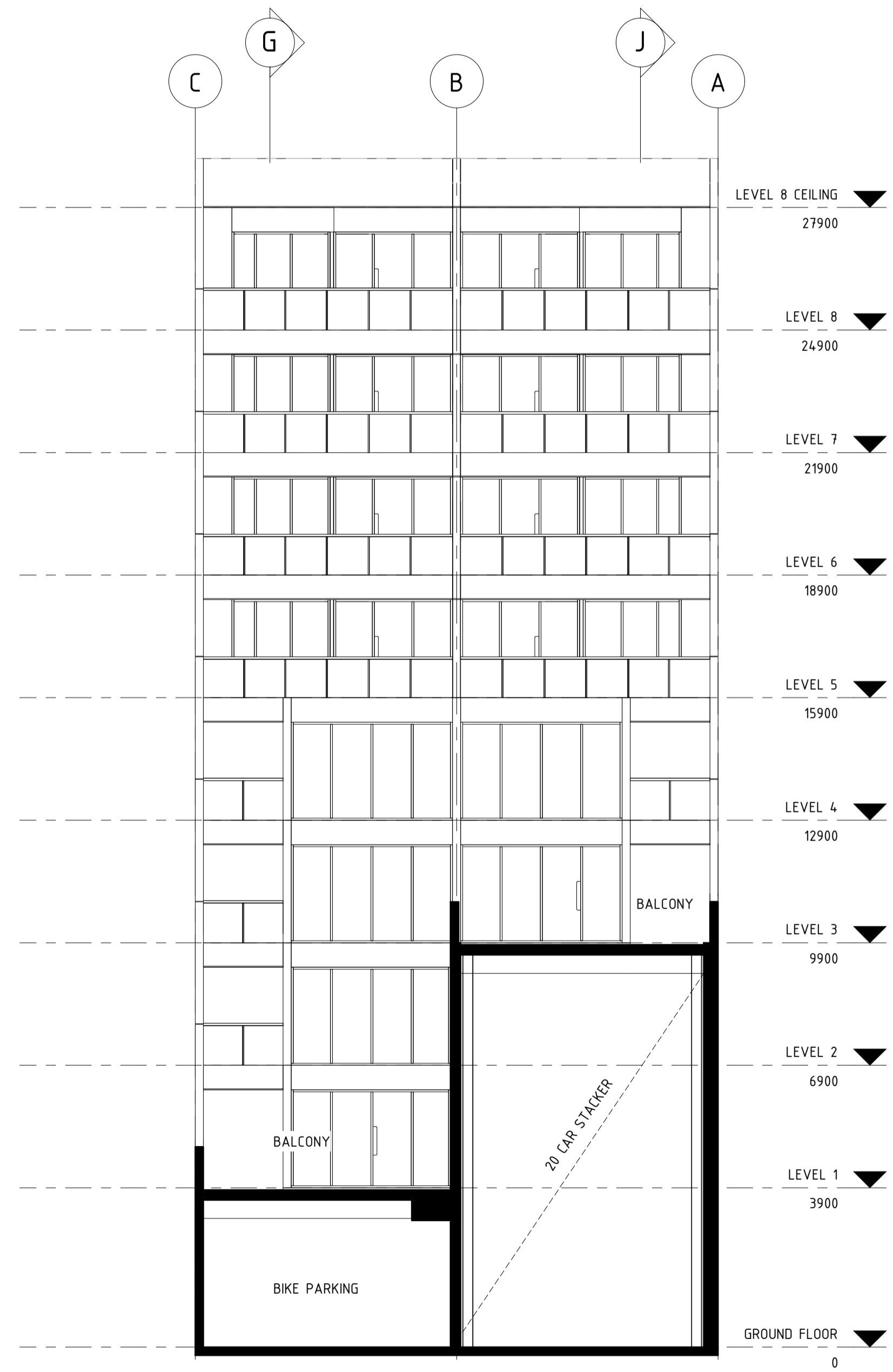
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 1 : 100

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 DRAWING NUMBER: A303  
 AMENDMENT NO: PA. 0

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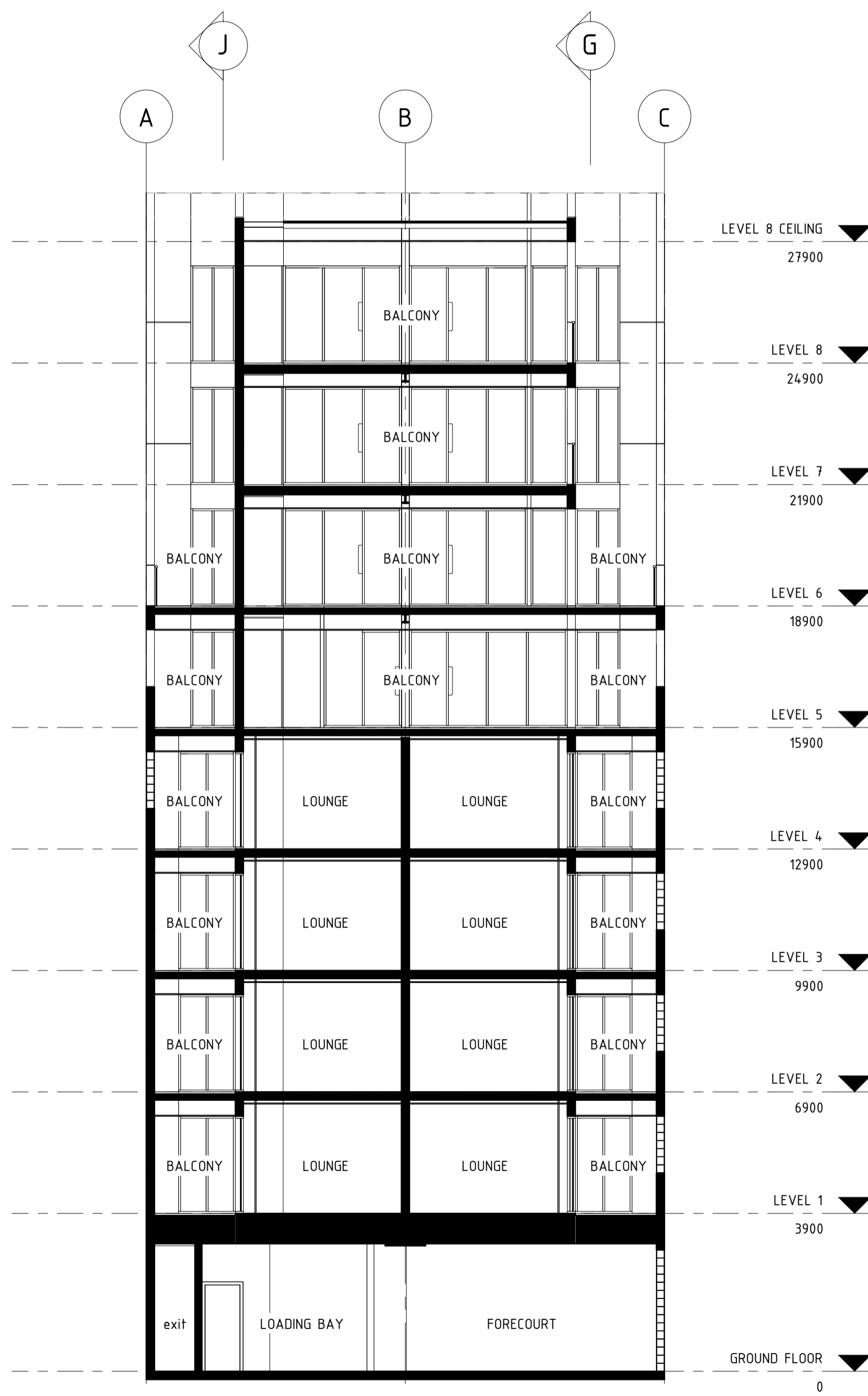
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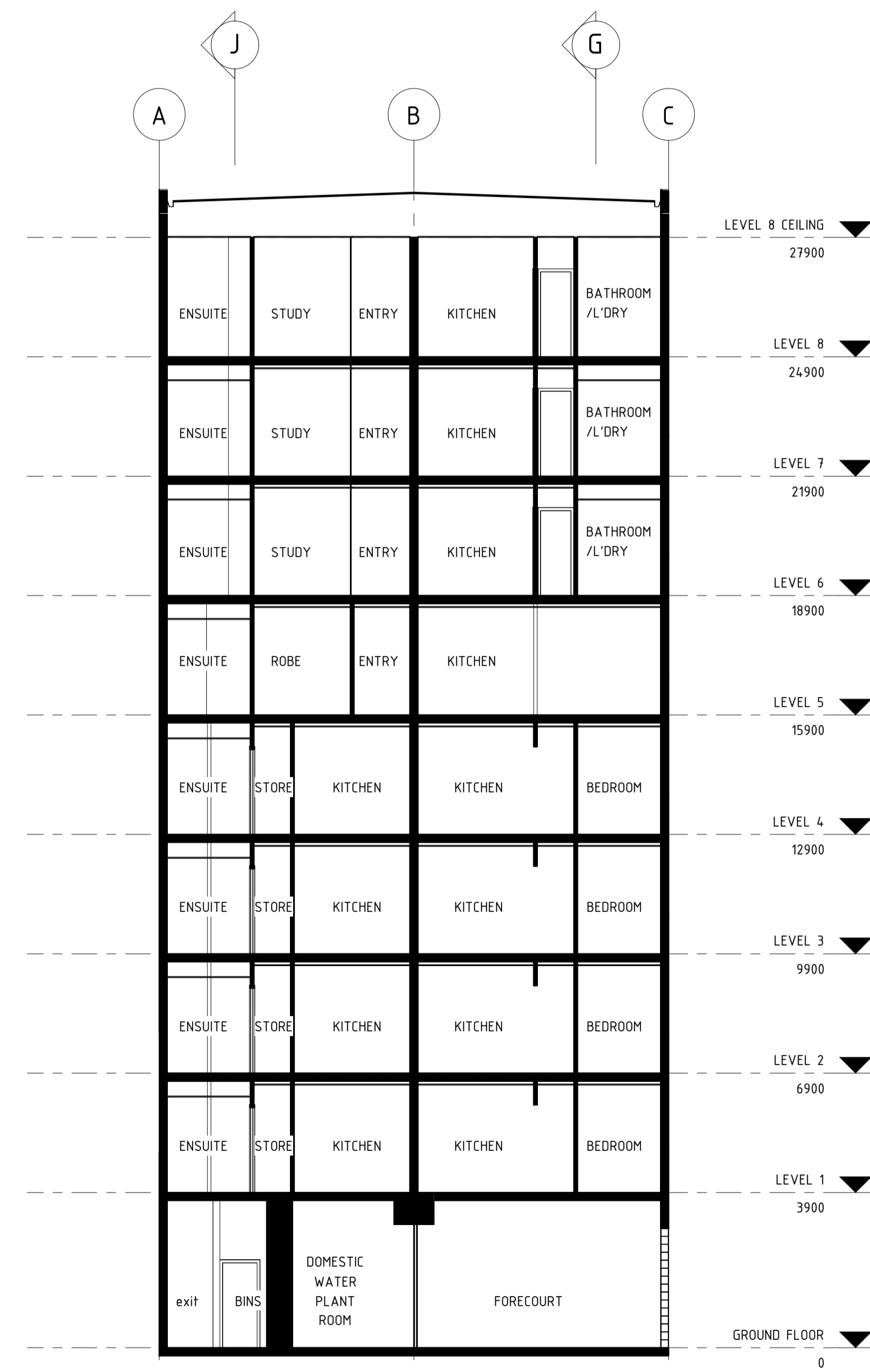
SECTION A-A

1 : 100



SECTION B-B

1 : 100



SECTION C-C

1 : 100

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PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES

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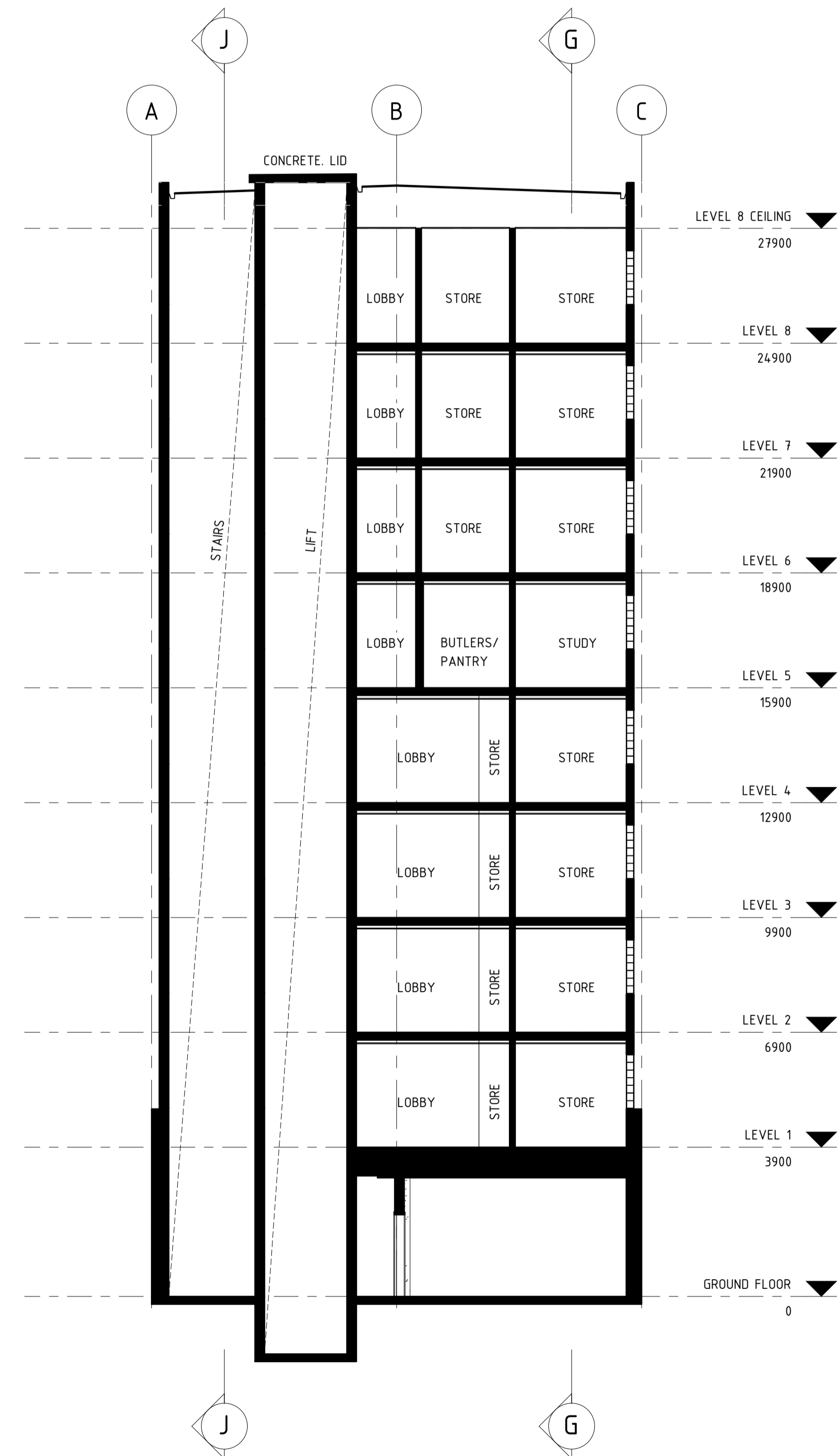
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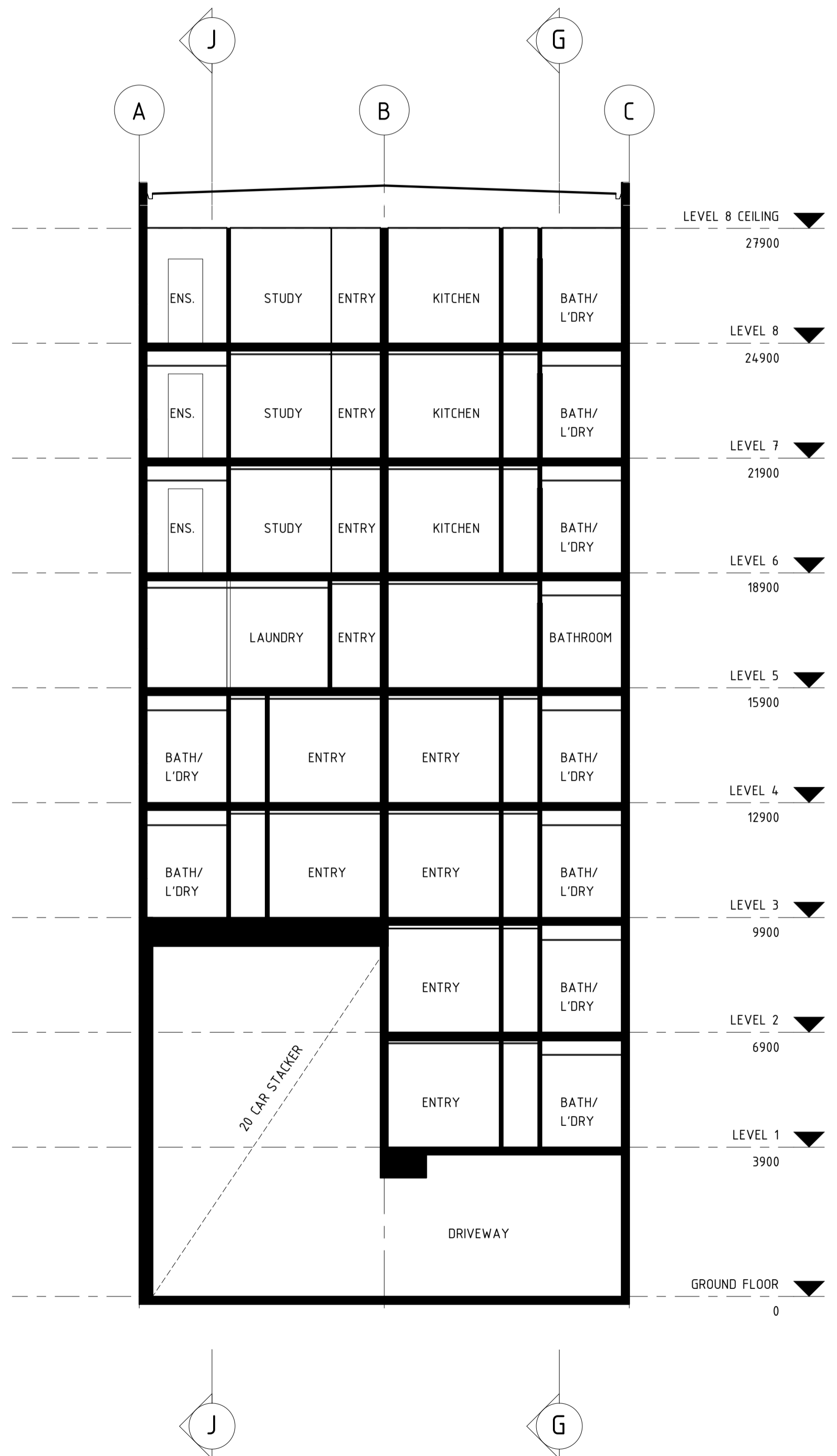
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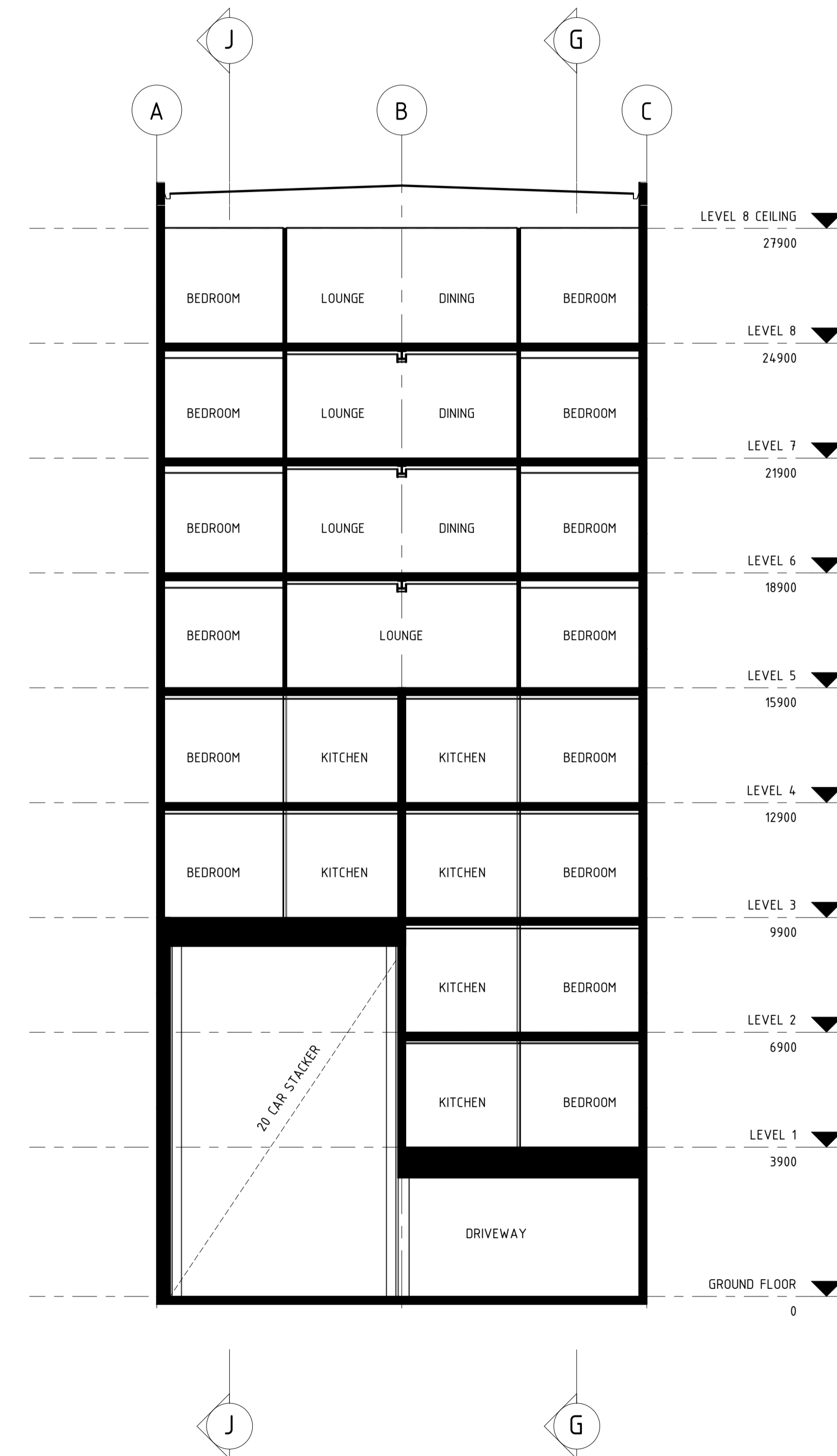
Notes



SECTION D-D  
1 : 100



SECTION E-E  
1 : 100



SECTION F-F  
1 : 100

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PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
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DRAWING NUMBER: A401

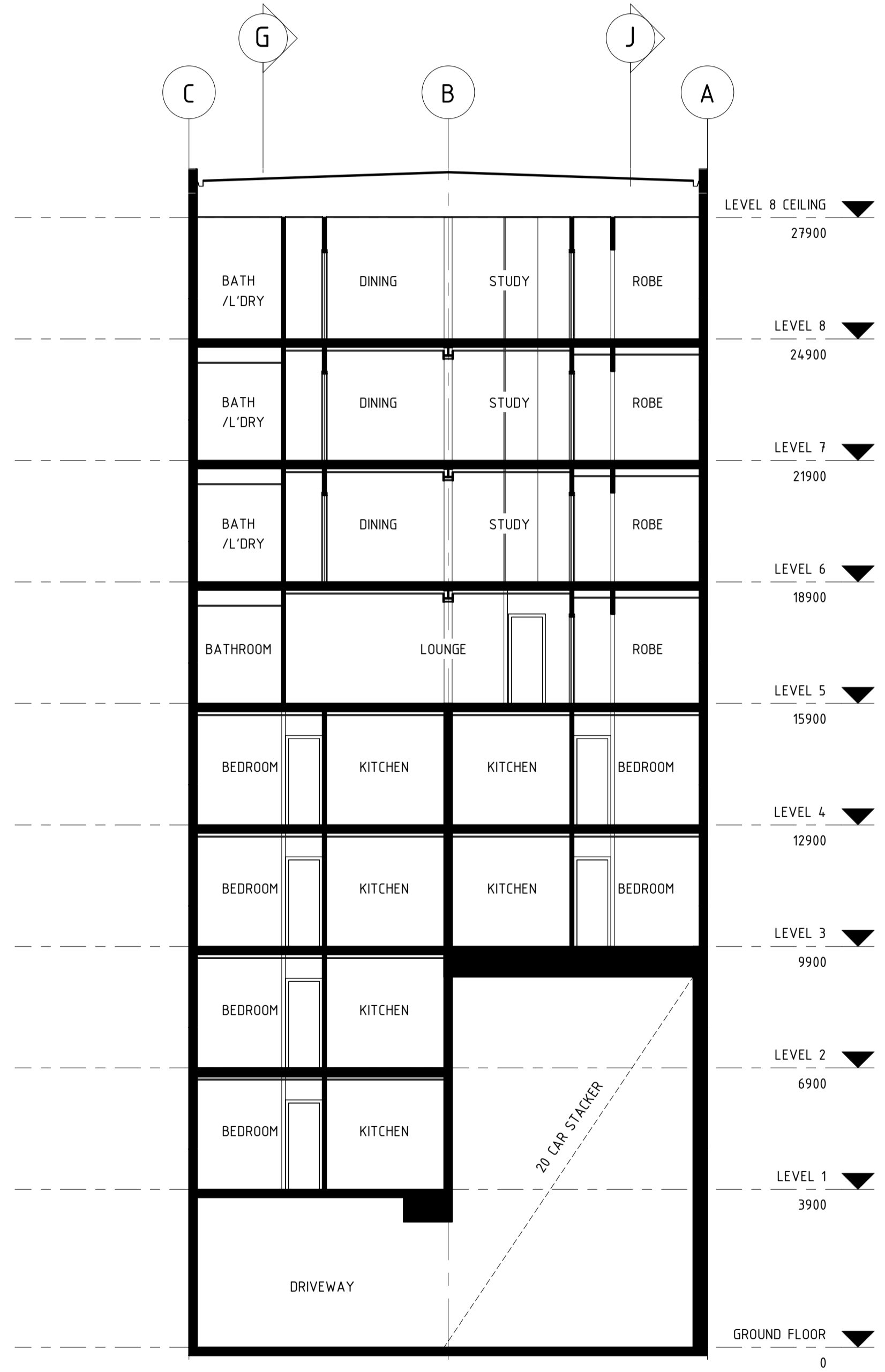
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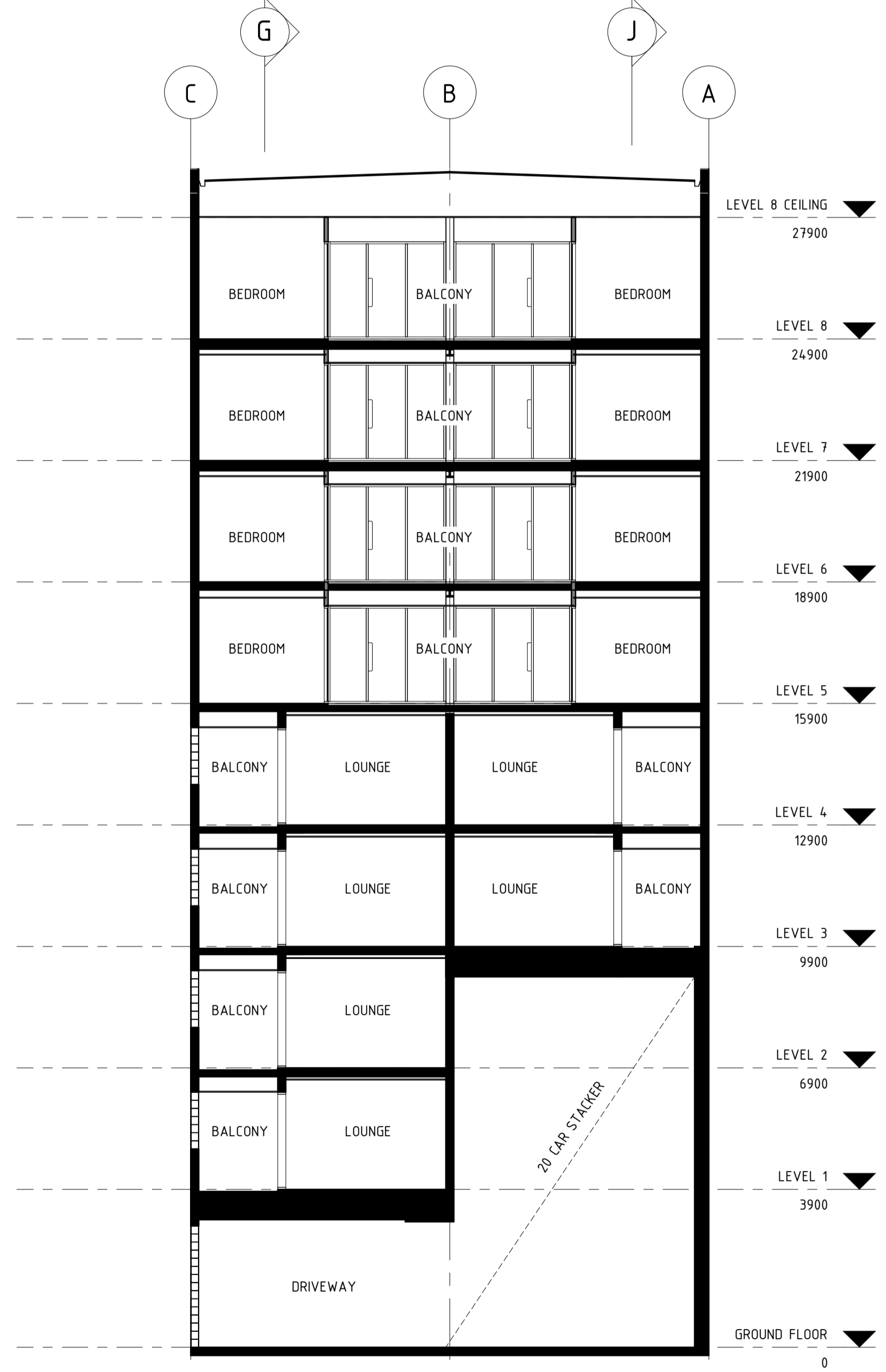


NO.	DATE	AMENDMENT
PA.0	06/11/20	ISSUED FOR PLANNING APPROVAL

Notes



SECTION H-H  
1 : 100



SECTION K-K  
1 : 100

CLIENT  
PARK TERRACE PTY LTD

PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES

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SCALE: 1 : 100 DATE: 06/11/20

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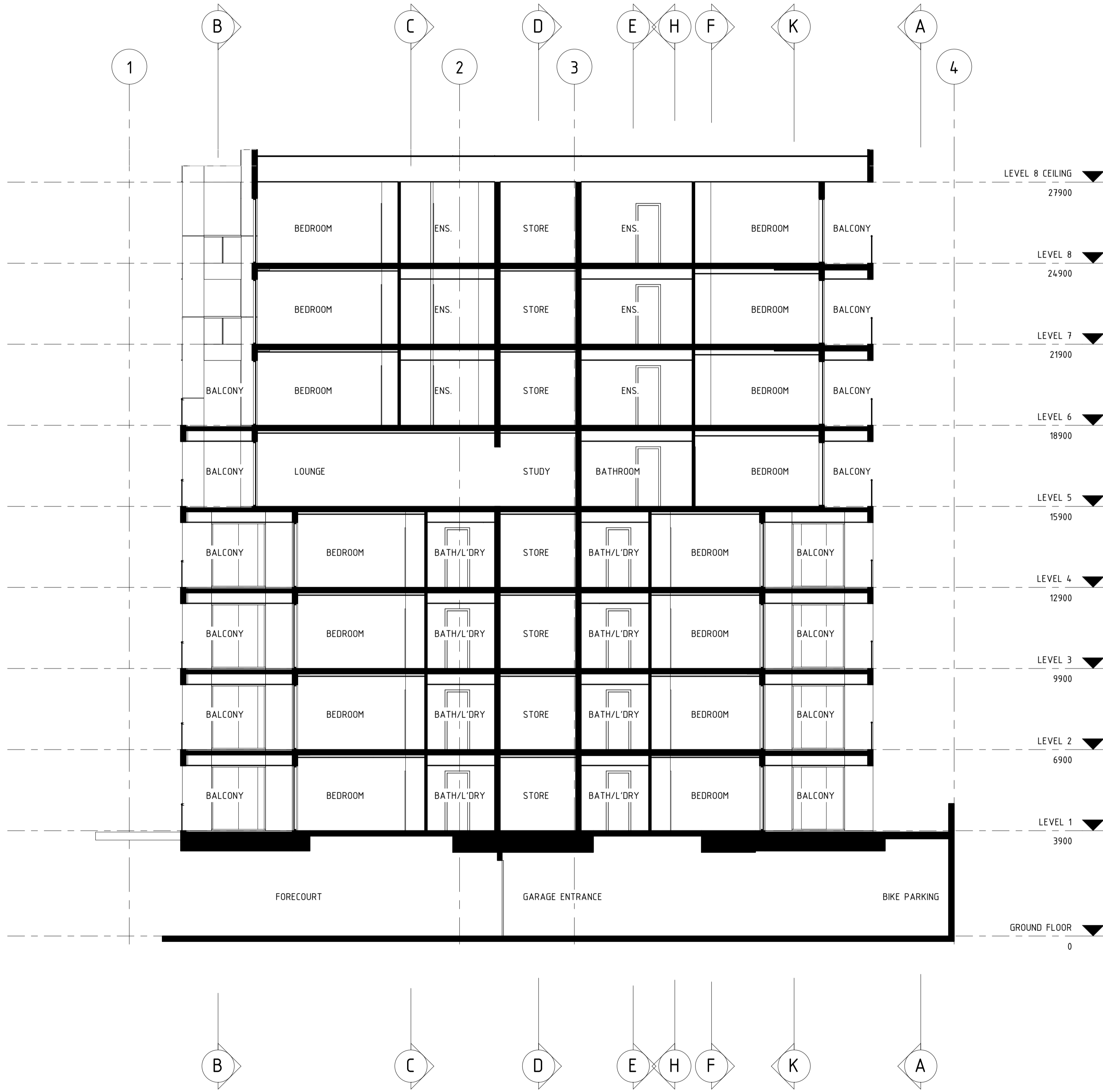
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PA.0	06/11/20	ISSUED FOR PLANNING APPROVAL

Notes



SECTION G-G

1 : 100

CLIENT  
PARK TERRACE PTY LTD

PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES

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DRAWN BY: JW DESIGNED BY: A.ALI  
DRAWING NUMBER: A403  
AMENDMENT NO: PA.0

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Notes

CLIENT  
PARK TERRACE PTY LTD

PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES

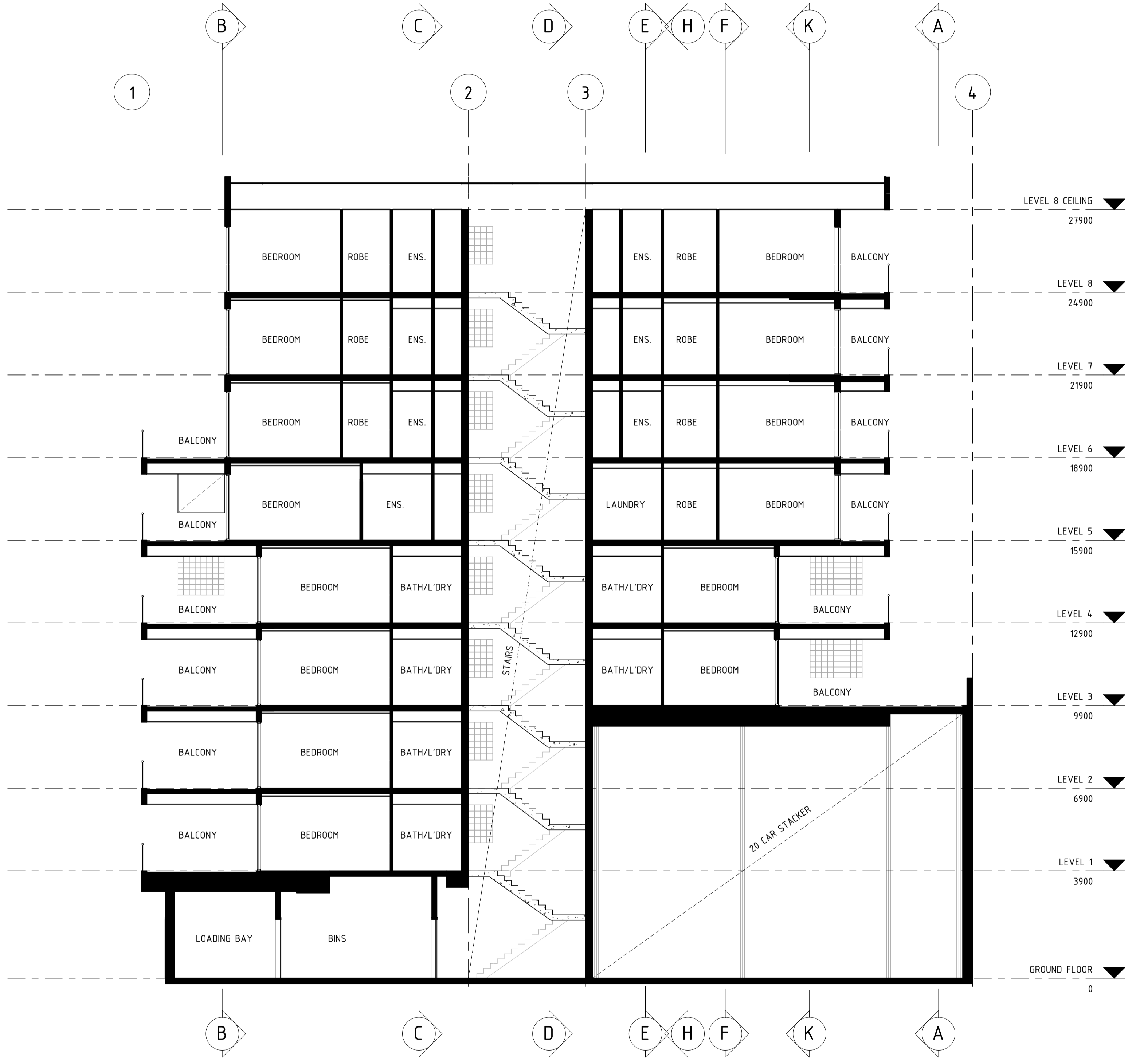
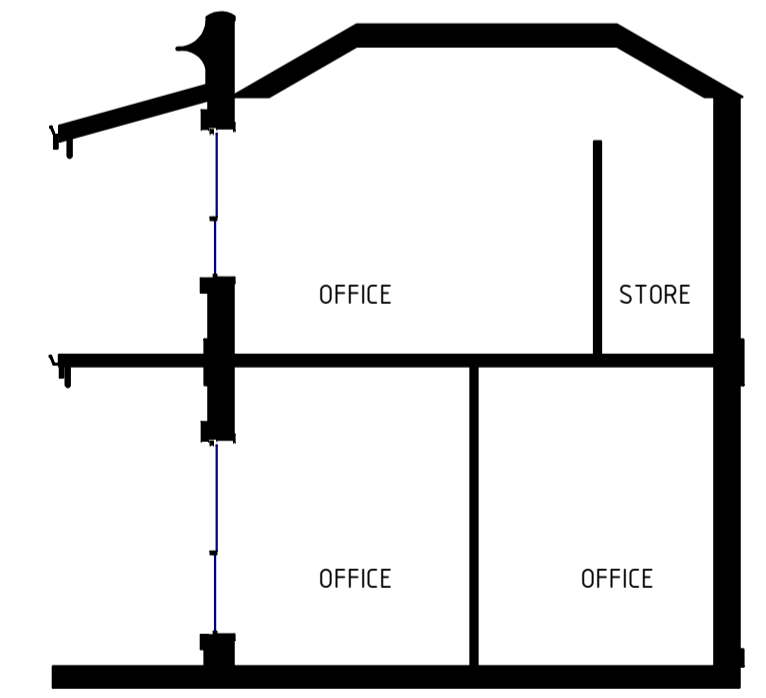
*Angelo Ali*  
ANGELO ALI

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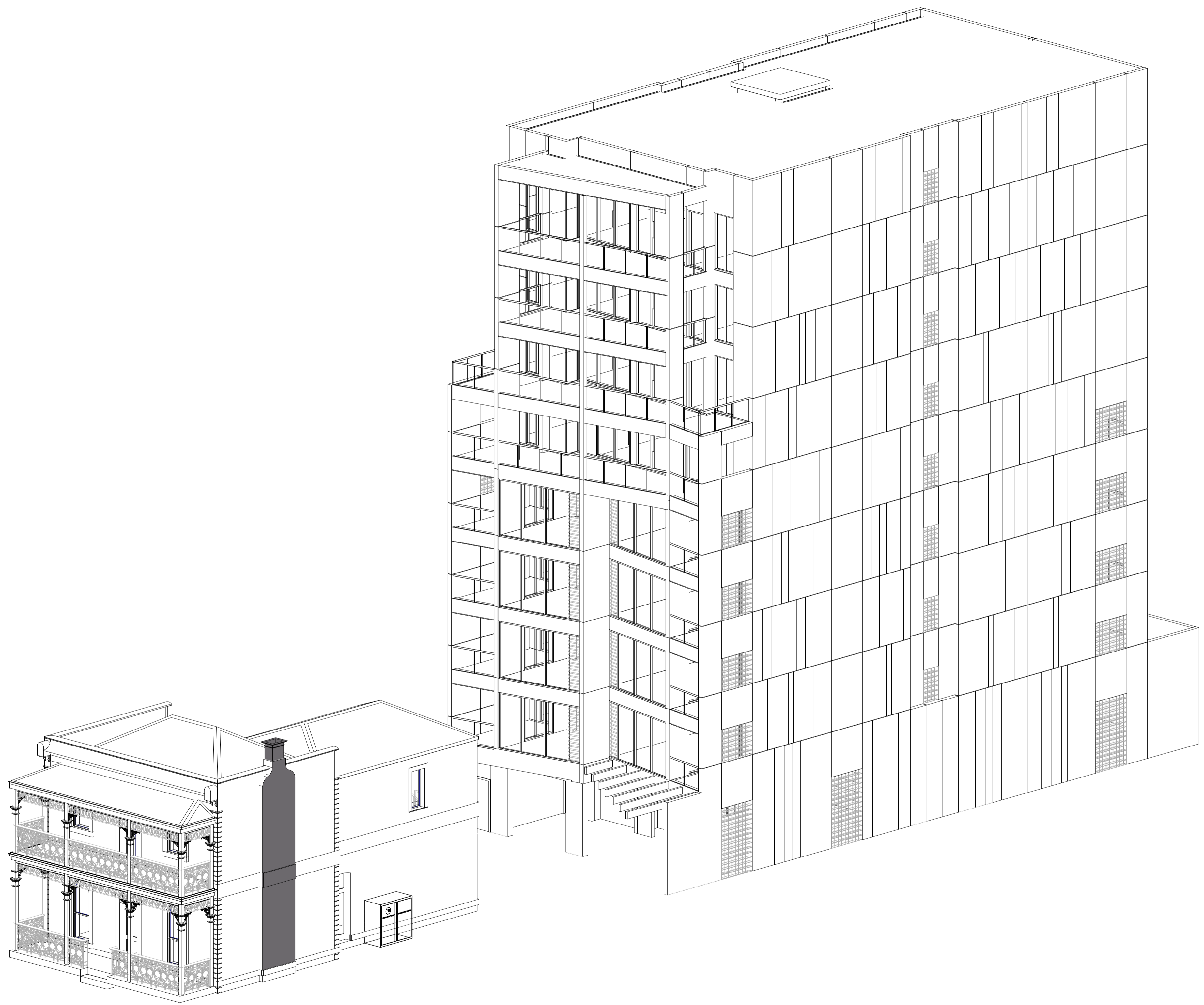
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AMENDMENT NO: PA. 0

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SECTION J-J

1 : 100



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Notes

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PROJECT  
PROPOSED NEW APARTMENTS  
144 SOUTH TCE  
ADELAIDE  
SIGNATURES


  
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 DRAWING NUMBER:      A600  
 AMENDMENT NO:      PA. 0

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**Ref: 20253|BNW**

7 December 2020

Mr Phillip Harnett  
URPS  
12/154 Fullarton Road  
ROSE PARK SA 5067

Dear Phil,

## **PROPOSED RESIDENTIAL DEVELOPMENT 143-144 SOUTH TERRACE, ADELAIDE**

I refer to the proposed development at 143-144 South Terrace, Adelaide. As requested, I have undertaken a review of traffic related comments provided by the City of Adelaide and provide the following additional information in respect to the proposal.

Council's comments relating to traffic matters are provided in italics below, followed by my response.

*"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 AS 2890.1*
- *The open-air car parking spaces require amendment to meet clearance requirements to the adjacent wall, and potentially also the fire egress"*

A review of the parking design has been undertaken by CIRQA with associated recommendations provided to the architect to address Council's comments.

The stacker arrangements provide a 5.0 m wide opening for each section of two side-by-side spaces and an aisle of 6.19 m. Such dimensions exceed the minimum requirements of the "Australian/New Zealand Standard for Parking Facilities – Part 1: Off-Street Car Parking" (AS/NZS 2890.1:2004). Notwithstanding this, a review of vehicle turn paths has also been prepared to ensure adequate clearances are provided to walls, columns etc and that sufficient manoeuvrability is provided for the spaces. The turn path assessment is provided on the attached plan.



CIRQA has also recommended that the 'open-air' spaces be slightly relocated to address Council's comments. This includes provision of a minimum clearance of 300 mm to the adjacent existing building and provision of a 1.2 m wide path from the new building's adjacent exit door (fire egress).

*"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"*

Council's comment is correct that the 'loading bay' will accommodate vehicle up to B99 vehicle (including utility vehicles/utes and rigid vans). The 'loading bay' will primarily accommodate turnaround movements associated with vehicles undertaking passenger set-down/pick-up as well as small to medium goods deliveries (i.e. turnaround for vehicles which are not designated a parking space on site).

Waste collection will need to be undertaken on-street due to the width limitations of the driveway (there is insufficient clearance to appropriately accommodate typical refuse collection trucks in the driveway). It is understood that a previous proposal for the subject site was based on on-street collection of refuse (with bins wheeled down the driveway for collection). There is an existing loading bay immediately east of the site's driveway which could be utilised by refuse collection vehicles.

*"The driveway is very long an only one lane width wide. Some form of safe system for management 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."*

I do not agree that the one-lane width driveway is 'very long'. The narrowed section of driveway is 18 m (from the property boundary to the wider, two-way width section). In comparison, AS/NZS 2890.1:2004 seeks passing opportunities on driveways longer than 30 m on low volume driveways. Based on the number of dwellings proposed and typical high density traffic generation rates, the proposal would generate in the order of 12 peak hour trips. In addition, it is noted that three spaces will be available for the front office building. Assuming these spaces are associated with one movement each in a peak hour, the total peak hour volume on the driveway would be in the order of 15 trips.

Based on the Section 3.2 of AS/NZS 2890.1:2004, the subject driveway is (and will still be) classed as a low volume Category 1 driveway. Single lane widths are permitted for such driveways when less than 30 m. Additionally, the Standard notes that, "As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway". The volumes associated with the proposal will be well below this level. Nevertheless, as suggested by Council a traffic



signal arrangement (at each end of the driveway) would be beneficial to manage movements into and out of the driveway. Such arrangements could be conditioned accordingly.

*"Advise the number of bicycle parking spaces proposed and assess the adequacy of provision."*

The Development Plan identifies the following rates for bicycle parking provision:

- 1 resident bicycle space per dwelling less than 150 m<sup>2</sup> floor area;
- 2 resident bicycle spaces per dwelling greater than 150 m<sup>2</sup> floor area; and
- 1 visitor space per 10 dwellings.

On the basis of the above, the proposal requires 22 resident bicycle parking spaces and 2 visitor bicycle spaces (rounded). Eleven bicycle parking spaces will be provided within the at-grade parking area (as illustrated on the attached plan). It is also proposed that each apartment will include a dedicated bicycle space (hanging rail). Such provisions will meet the requirement of the Development Plan.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

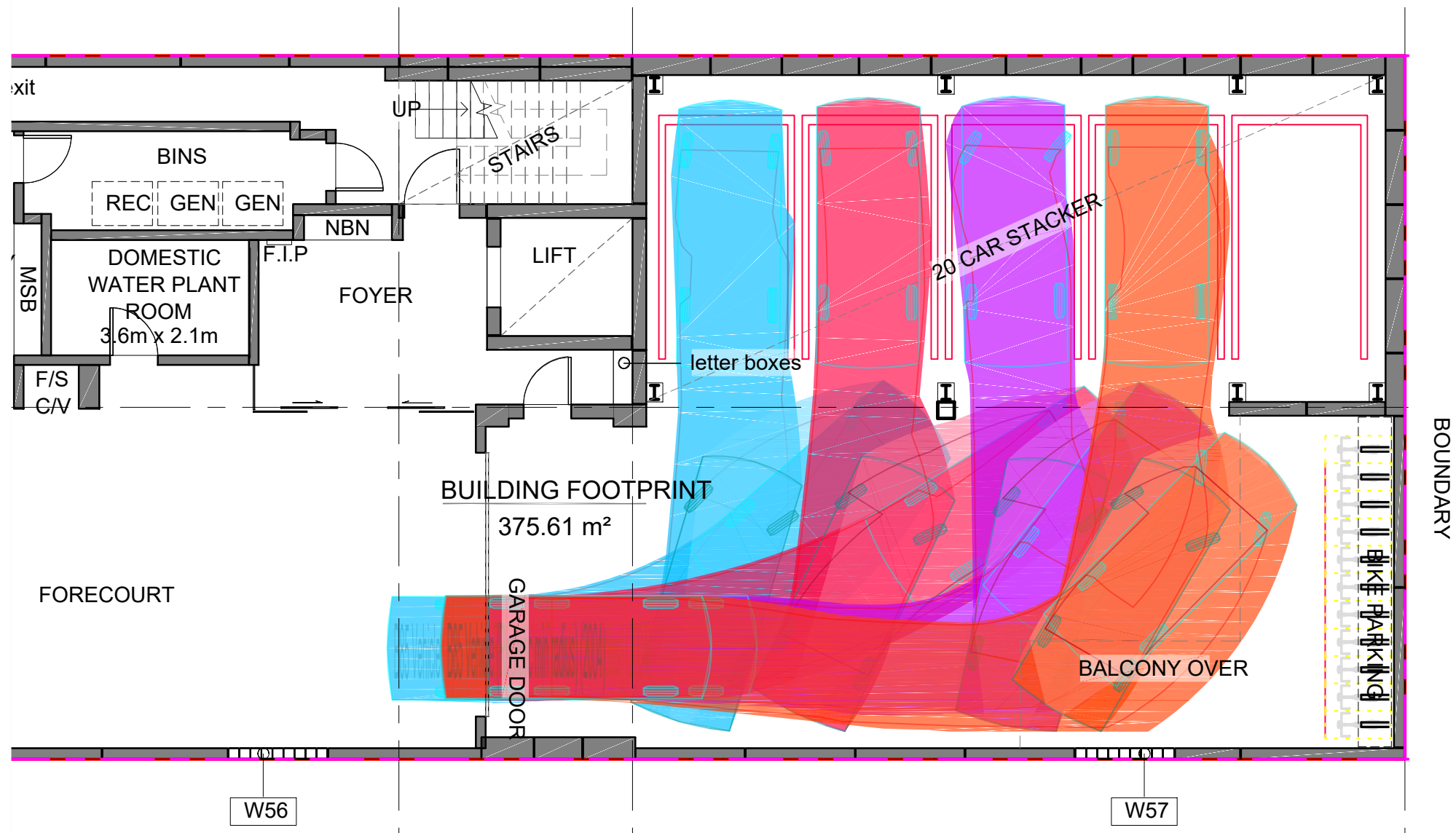
Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ben Wilson", with a stylized flourish at the end.

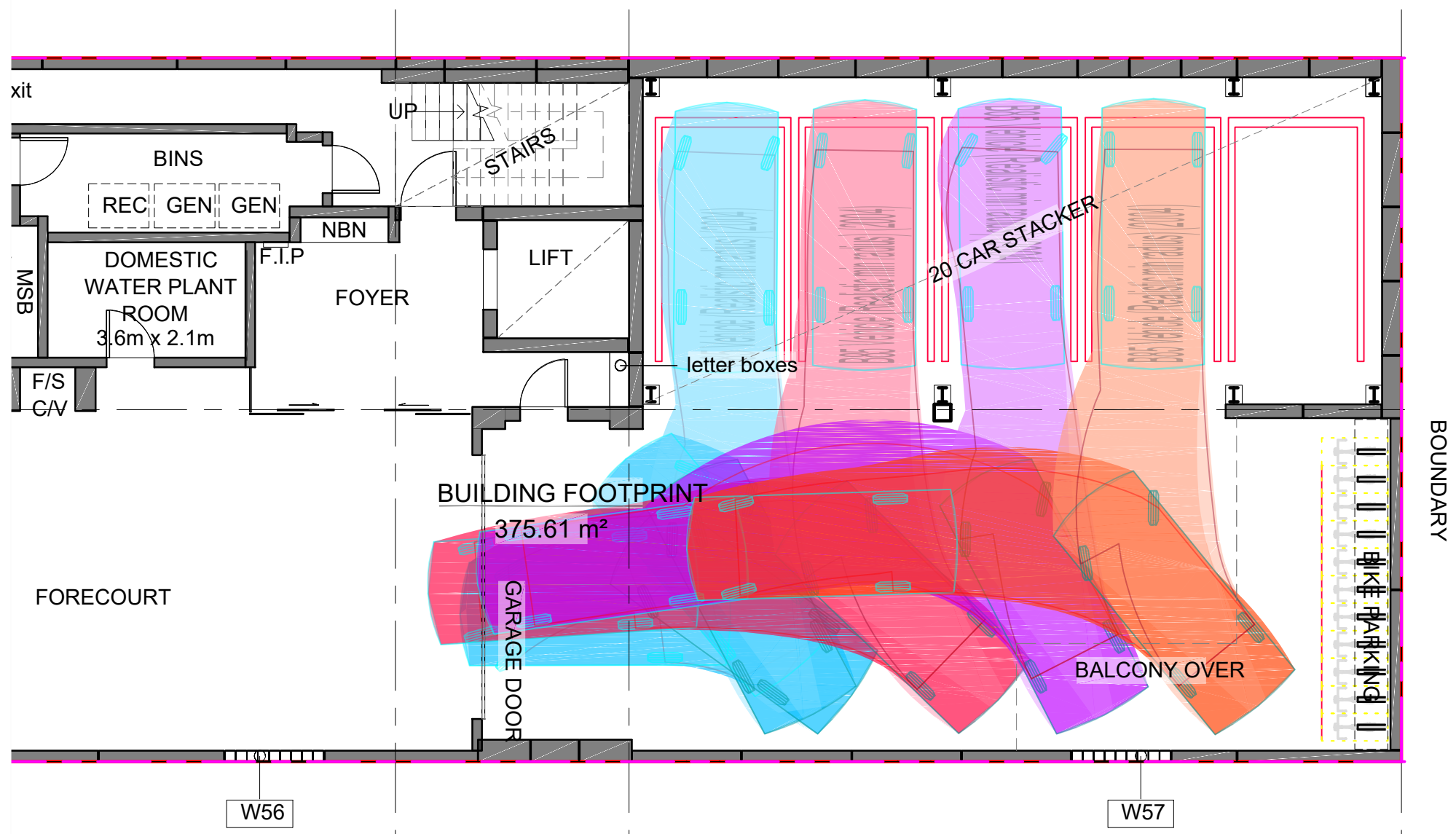
**BEN WILSON**

Director | CIRQA Pty Ltd

Enc. - Drawing C20253\_02B-SH01 (turn path diagram)



INGRESS MOVEMENTS



EGRESS MOVEMENTS



ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

DRAWING AMENDMENTS				
VER	DATE	DESCRIPTION	DWN	CHK
A	04/12/2020		BNW	BNW

C20253\_02B.DWG 7/12/2020 11:23 AM

# PROPOSED APARTMENTS

143-144 SOUTH TERRACE, ADELAIDE  
TURN PATH ASSESSMENT (B85 CAR)

1:100  
@ A3

PROJECT # 20253 SHEET # 02\_SH01



Ref: 2020-0495

12 October 2020

Mr Edouard Pool  
Senior Planner – Planning Assessment  
City of Adelaide

By email: [E.Pool@cityofadelaide.com.au](mailto:E.Pool@cityofadelaide.com.au)

Dear Edouard

## **Proposed Residential Apartments at 144 South Terrace, Adelaide**

### **Introduction and Background**

Thank you for meeting with us recently to discuss the above proposal.

As you are aware, we have been engaged by the applicant, to prepare this supporting letter in relation to the development hereby proposed.

Together with this supporting statement please find attached:

- Proposal plans prepared by Angelo Ali Architect.
- Treehouse 3D render.
- Supporting parking assessment prepared by CIRQA.

### **Background**

By way of background, it is relevant to note that a Development Plan Consent was granted for development on the subject land on 22 June 2020.

The Development Application Number was DA/16/2020 and the description of development was:

*“Construct nine level apartment complex to rear of site and construct an addition to existing heritage building and change of use to dwelling”*

The approved development is in many ways very similar to the subject proposal and this is a relevant consideration in the assessment of this matter.

### **Proposed Development**

The proposal is for construction of a nine-storey residential building comprising 22 dwellings (apartments) with associated reception, forecourt and car parking system in a stacked arrangement.

As measured from the existing ground level, the proposed building will have a total height of 27.9 metres above the surrounding ground level and vehicle access is obtained from South Terrace.

Some images of the proposal are shown below:

**Image 1: 3D render of the proposed development situated behind existing State Heritage Place.**



**Image 2: 3D render of the proposed development shown within its broader locality.**



### Subject Land and Locality

The subject land has a street address of 144 South Terrace, Adelaide. It is also known as allotment 175 and is held within Certificate of Title 5530/440.

The land has an approximate area of 725 square metres and an approximate frontage of 13 metres to South Terrace.

The subject land currently comprises a two-storey office building with associated outbuilding and car parking areas. The office building is a State Heritage Place, described as “office (former dwelling)” in Table Adel/1 of the Development Plan.

The land is generally flat with vehicle access to the subject land obtained from South Terrace via a driveway travelling along the eastern side of the State Heritage Place.

The subject land is situated adjacent the ‘Park Lands Zone’ and ‘Capital City Zone’. The ‘City Living Zone’ is also nearby.

The locality comprises a mix of features that portray its character, some of these include:

- South Terrace which is a 4 lane road comprising on-street car parking either side that flanks the southern side of the Adelaide CBD.
- The southern park lands which are positioned opposite the subject land on the south side of South Terrace and present an open landscaped character with high quality open spaces.
- Established street trees on the northern side of South Terrace.



- Two-storey buildings used for commercial purposes commonly built to the frontage of the respective allotment.
- Multi-level commercial and residential buildings (of varying heights) as one would expect within a Central Business District.
- Two-storey State Heritage Places (former dwellings), including that positioned on the subject land.

### Planning Assessment

As per the Adelaide (City) Development Plan consolidated 30 April 2020, the land is situated in the 'City Frame Zone'.

The land is not within a Policy Area or Precinct, and is adjacent Capital City Zone and Park Lands Zone.

### Relevant Authority

The cost of the development is \$6.1 million and therefore the Adelaide City Council is the relevant authority for the purposes of the planning assessment.

### Assessment Pathway

The proposal is not prescribed as complying or non-complying and is therefore assessed on its merits.

### Public Notification

The Zone prescribes that all forms of development ancillary and in association with residential development are Category 1 for public notification purposes. As such, the proposal does not require any public notification.

### Planning Assessment

The proposal satisfies each of the following with respect to the Development Plan:

- **Land Use:**
  - > The Desired Character explains that the Zone will primarily contain medium to high scale residential development supported by a mix of shops, personal services, restaurants, cafes and community and hospitality uses.
  - > The proposal is entirely for residential purposes and therefore the proposed land use is entirely appropriate with respect to the Zone in that PDC's 1 and 2 both envisage such uses/forms of development.
- **Unit Sizes:**
  - > Council Wide Principle 70 guides minimum unit sizes as follows:
    - 1 bedroom apartment: 50 square metres.
    - 2 bedroom apartment: 65 square metres.

All proposed dwellings satisfy these guidelines and ensure a high-quality living environment.
- **Building orientation:**
  - > Principle 13 of the Zone guides that buildings should be designed to overlook or be orientated towards the Park Lands. This is satisfied.



- The State Heritage Place will not be modified and will continue to be orientated to South Terrace and the Park Lands.
    - The proposed apartment building will be built to its northern, eastern and western boundaries with tall walls. It is possible that buildings on neighbouring properties will also be built to these boundaries or with some setback.
    - Importantly, the primary façade of the proposed apartment building, which is most attractive and articulated, will face South Terrace and the Park Lands in accordance with Principle 13.
- **Architectural Standard:**
  - > The Desired Character of the Zone states that buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements. This is achieved as follows:
    - Vertical pillars are provided within the façade and traverse the full height of the building to provide segmented components to reduce mass.
    - Angled windows within the façade of levels 2 to 5 converge on a central vertical pillar to define façade segments. Levels 6 to 8 are further angled differently to provide an additional segmented element, and visual interest.
  - > The Desired Character of the Zone states that tall facades will be well articulated with finer details that contribute positively to the public realm. Articulating features of the proposal include:
    - Proportionate windows, balconies, balustrades and textured walls.
    - Varied projecting and angled balcony layouts to provide depth and shadow.
    - Full height windows to allow visual permeability and casual surveillance from within.
    - Carefully selected materials and finishes.
  - > Objective 10 of the Zone guides that the ground floors of buildings should have a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses. This is achieved.
- **Setbacks:**
  - > The Desired Character of the Zone states that buildings will have minimal or no setback and provide tall walls when viewed from the main road frontage to achieve a consistent built form facade. Proposed setbacks are as follows:
    - Ground to level 8 built to eastern and western boundaries.
    - Ground to level 2 built to northern boundary.
    - Levels 4 to 8 setback 3 metres from northern boundary to provide space between north facing balconies and any future development on the northern boundary.
    - Entire apartment building setback at least 25 metres from the South Terrace frontage. This setback is required to ensure adequate spacing from the State Heritage Place on-site.

These setbacks satisfy the Desired Character of the Zone.
  - > Principle 16 of the Zone guides that buildings should generally be built to the primary road frontage. Given the site, this is unachievable for the proposed apartment building as it would result in the demolition of the State Heritage Place on-site.
  - > Notably however, the State Heritage Place has a verandah that is built to the primary road frontage and therefore Principle 16 is effectively achieved by virtue of this existing building being maintained on the street frontage.

- **Height:**
  - > The Desired Character of the Zone encourages that high buildings be located along South Terrace facing the Park Lands.
  - > The land is not subject to an airport building height restriction. Principle 14 of the Zone therefore 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.
- **Built Form Transition:**
  - > Objective 7 of the Zone seeks a built form that provides a transition down in scale and intensity at the Zones boundaries. The proposal will ensure a transition from the Park Lands upward to the adjacent Capital City Zone which enables a maximum building height up to 53 metres.
- **Pedestrian Environment:**
  - > The Desired Character of the Zone encourages an interesting pedestrian environment and human scale at ground level which integrates well with the Park Lands. This is achieved with retention of the State Heritage Place and existing frontage presentation to South Terrace.
  - > Objective 4 of the Zone encourages development that creates a high quality public realm that promotes walking, cycling, public transport patronage and social interaction. The existing public realm will be retained and the façade of the apartment building to South Terrace is attractive and will enhance casual surveillance.
- **Wayfinding:**
  - > Small guiding signs will direct pedestrians and vehicles through the forecourt to the ground level foyer and car parking area. This will ensure safe and efficient wayfinding to the development.
  - > The forecourt will be well lit, open and attractively paved with bluestone to make this an inviting pedestrian environment that connects with nearby heritage buildings and is not dominated by vehicles.
  - > Any external car parking areas will also be appropriately lit for security purposes while ensuring light spill beyond the land does not impose upon neighbouring amenity.
- **Plot Ratio and Dwelling Density:**
  - > These provisions within the Development Plan do not apply to the City Frame Zone.
- **Private Open Space:**
  - > Council Wide Principle 31 guides that above ground dwellings should have a minimum private open space area of 10 square metres and a minimum dimension of 2 metres.
  - > Principle 31 is achieved for all dwellings on levels 5 to 8.
  - > Some dwellings on levels 2 to 4 will have a total private open space area ranging from 7.8 to 8.6 square metres. These apartments are provided with sufficient private open space area because:
    - All of these dwellings only have 1 bedroom and are likely to accommodate up to 2 people each. As such, less private open space is required when compared to larger apartments that accommodate more people.
    - The minimum dimension of these spaces is at least 2 metres to satisfy Principle 31.
    - The spaces provide a functional outdoor seating area, generally suitable for up to 2 people.

- The occupants of these dwellings have excellent access to the Southern Park Lands of Adelaide.
- **Sunlight and Ventilation:**
  - > Generous north and south facing floor to ceiling windows have been provided where possible to ensure large amounts of ambient light into proposed dwellings. Side facing windows will also provide additional light to particular areas.
  - > Sliding doors and openable windows in particular areas will allow adequate ventilation into each dwelling.
- **Overshadowing:**
  - > The proposal will not impose unreasonable overshadowing, particularly acknowledging that the apartment building has a height that is less than that guided by the Development Plan as discussed above.
- **Car Parking:**
  - > Principle 24 of the Zone guides that car parking should be provided in accordance with Table Adel/7.
  - > In summary, per the CIRQA report:
    - *"... there is no requirement identified by the Development Plan for parking provision for the residential component of the proposal".*
    - *"There is an existing shortfall of five spaces associated with the site".*
    - *"Given there are no requirements for residential parking in the subject zone and that there is no change to the existing shortfall associated with the site, the proposed development therefore meets the quantitative requirements of the Development Plan"*
    - *"Nevertheless, having reviewed the proposed parking provision and other relevant provisions of the Development Plan, it is considered that the proposed provision is adequate to meet the commercial and residential parking demands whilst avoiding over-supply of spaces"*
- **Heritage:**
  - > The following places within the locality are prescribed as State Heritage Places within Table Adel/1 of the Development Plan:
    - The subject land - 144 South Terrace – Office (former dwelling).
    - 141 South Terrace – Dwelling.
    - 142 South Terrace - Office (former dwelling).
  - > The proposal does not include physical or land use modifications to existing heritage places, all of which will be retained and conserved as part of the development in accordance with the Development Plan.
  - > The proposed apartment building will be setback behind each of the heritage places above when viewed from South Terrace. This ensures the visual presentation of the heritage places to the street is not compromised and their value can continue to be appreciated.
- **Stormwater:**
  - > Currently, the subject land is entirely covered with impermeable surfaces. As such, the proposal will not increase the extent of stormwater runoff generated from the land.

- **Waste Management:**
  - > Occupants will be able to dispose of their waste in the bin storage area positioned on ground level. The bin store will be accessible to all residents and all bins will be clearly labelled for rubbish, co-mingled recycling or organics as required.
  - > Each resident will be provided with essential information to inform waste management protocols.
  - > Each bin will have a lid to contain odour and bins will be regularly cleaned by building management.
- **Postal Delivery:**
  - > Letter boxes will be located in the foyer of the building and easily accessible by building occupants.
  - > The small guiding signs, as previously mentioned, will allow the post-person find their way.

## Conclusion

For the reasons summarised above, the proposal satisfies all of the pertinent provisions of the Development Plan. As such, Development Plan Consent is warranted.

Please do not hesitate to contact the undersigned if you have any questions on 8333 7999.

Kind Regards

Yours sincerely



Matthew King RPIA  
**Managing Director**



- > 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.*

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

A handwritten signature in black ink, appearing to be 'MK', enclosed in a circle with a horizontal line extending to the right.

Matthew King RPIA  
**Managing Director**

A handwritten signature in black ink, appearing to be 'PH', written in a cursive style.

Phil Harnett  
**Associate**

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 5530 Folio 440

Parent Title(s) CT 4037/409  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 04/05/1998 Edition 8 Edition Issued 02/09/2008

### Estate Type

FEE SIMPLE

### Registered Proprietor

SIMONE LOUISE MCFARLANE  
OF 11 ELMWOOD AVENUE PARADISE SA 5075

### Description of Land

ALLOTMENT 36 DEPOSITED PLAN 9970  
IN THE AREA NAMED PARADISE  
HUNDRED OF ADELAIDE

### Easements

NIL

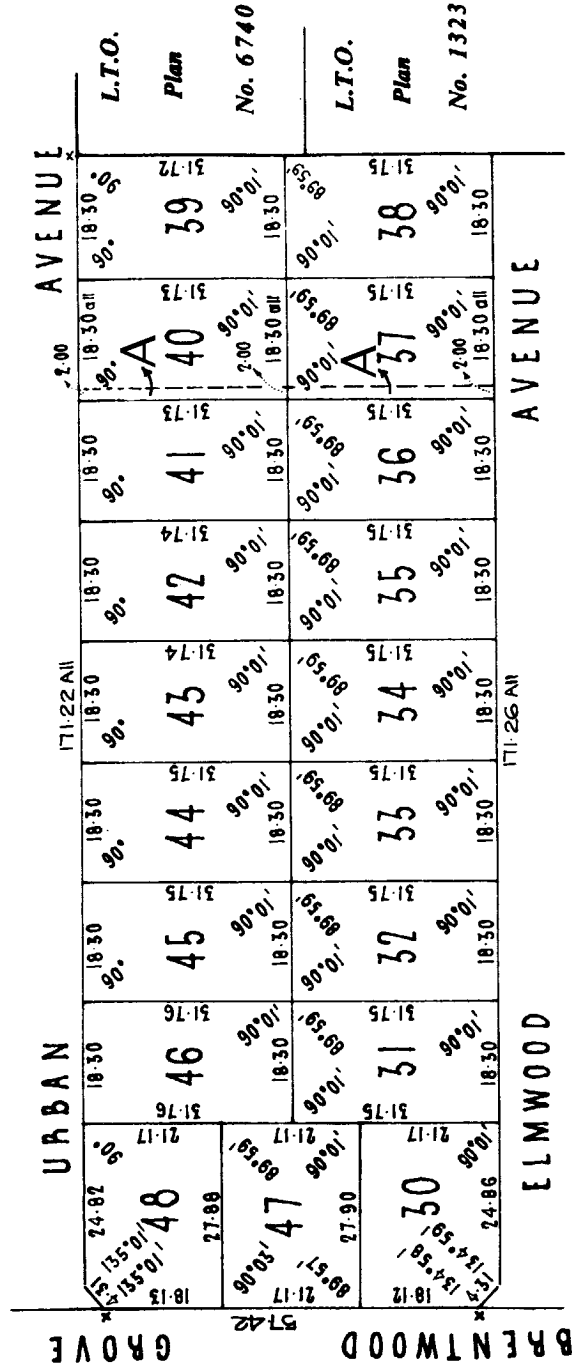
### Schedule of Dealings

NIL

### Notations

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







**Government of South Australia**  
 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

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[www.environment.sa.gov.au](http://www.environment.sa.gov.au)

Ref: SH/13452D  
 Date: 14 December 2020

Chief Executive Officer  
 City of Adelaide  
 GPO Box 2252  
 Adelaide 5001

Attention: Edouard Pool

Dear Mr Pool

**DESCRIPTION: NINE-STOREY RESIDENTIAL BUILDING COMPRISING 22 DWELLINGS (APARTMENTS) WITH ASSOCIATED RECEPTION, FORECOURT AND CAR PARKING SYSTEM IN A STACKED ARRANGEMENT AT 144 SOUTH TERRACE, ADELAIDE**

Application number: DA/563/20  
 Referral received: 26/10/2020  
 State heritage place: Office (former Dwelling), 144 South Terrace ADELAIDE

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.

Subject to the recommendation set out below, the proposed development is considered to be acceptable in relation to the above State heritage place for the following reason/s.

- The State heritage place remains intact and is to be conserved as part of the project works. The demolition of c 1970s two storey office building behind is not a heritage concern, as the building is not intrinsic to the heritage values associated with the place.
- The demolition of the garage/ coach house is not of heritage concern, as the structure is relatively recent in construction and does not contribute to the heritage values of the place.
- The demolition of the rear (early) two storey kitchen is only supported as the applicant proposes to fully restore the State heritage place as a part of the project. Further, the kitchen wing has been substantially altered inside, so its heritage value has been compromised.

**Recommendation**

- A. 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.**

**Reserved Matter 1: 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 fire booster cabinet abutting 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).**

*Reason for Reserved Matter: Insufficient details provided in application to be able to ascertain conservation and adaptation works proposed and to confirm impact on the heritage values of the place. Demolition of the rear (north) former kitchen wing of the building only supported subject to restoration of State heritage place.*

### **General notes**

1. Should Council not adopt the above recommendation in full, it will be necessary to obtain the concurrence of the State Commission Assessment Panel before a decision is conveyed to the applicant.
2. 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.

3. To ensure a satisfactory heritage outcome, the relevant planning authority is requested to consult the Department for Environment and Water in finalising any conditions or reserved matters above.
4. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department for Environment and Water a copy of the Decision Notification.
5. 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.

6. 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 Michael Queale on telephone (08) 8207 7711 or e-mail [michael.queale@sa.gov.au](mailto:michael.queale@sa.gov.au).

Yours sincerely



Michael Queale  
**Principal Heritage Conservation Architect**  
Department for Environment and Water  
*as delegate of the*  
**MINISTER FOR ENVIRONMENT AND WATER**



## CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 21/12/2020

<b>Item</b>	<b>4.2</b>
Address	2 Vinrace Street, Adelaide SA 5000
Proposal	Construct a second storey dwelling addition and restoration work to existing cottage, DA/417/2020, (EP) [CAP]
Applicant	Mr D A Hugo
Relevant Development Plan	30 April 2020
Lodgement Date	8 August 2020
Zone / Policy Area	City Living South West Policy Area 33
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
<b>Recommendation</b>	<b>Development Plan Consent Be GRANTED</b>

### ATTACHMENTS

#### Plans and Supporting Information

- Plans and Elevations... 1 – 8
- Certificate of Title9 9 - 12

Comments from Public Notification 13

### PERSONS SPEAKING BEFORE THE PANEL

Nil

## 1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for the demolition of the rear portion of an existing single storey dwelling and construction of a two-storey addition at the rear with a deck. Also the project will include restoration work on the existing cottage comprising repairs and re-pointing of render finishes.

External masonry walls will be stabilised via chemical anchors and mechanical fixings to new floor frame.

- 1.2 The building will have varying heights. The highest point at the front of the building will be the ridge of the existing cottage at 5.1 metres height. The rear addition will have a roof height of 6.8 metres.

## 2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
<b>Site area 120m<sup>2</sup></b>		
Plot ratio	1.0	1.05
Dwelling Unit Factor (DUF)	1	1
Building height - Storeys - Metres (ceiling height)	3 11 metres (max.)	2 6.8 metres
Private Open Space (POS) - % of total site area or m <sup>2</sup> - dimensions	16m <sup>2</sup>	39m <sup>2</sup>
Landscaped Open Space (LOS) - % of total site area	20%	22.5%
Car parking and Access - Number of spaces	1 Space	0 Spaces

## 3. **BACKGROUND**

- 3.1 The following table refers to previous development applications relating to the subject site:

APPLICATION NO.	DESCRIPTION OF DEVELOPMENT	DECISION
DA/179/2007	Remove Significant Tree	Approved 9 October 1986
DA/179/2007/A	Vary previous authorisation to remove significant tree – Variation: Delete condition 1	Refused 9 June 1987

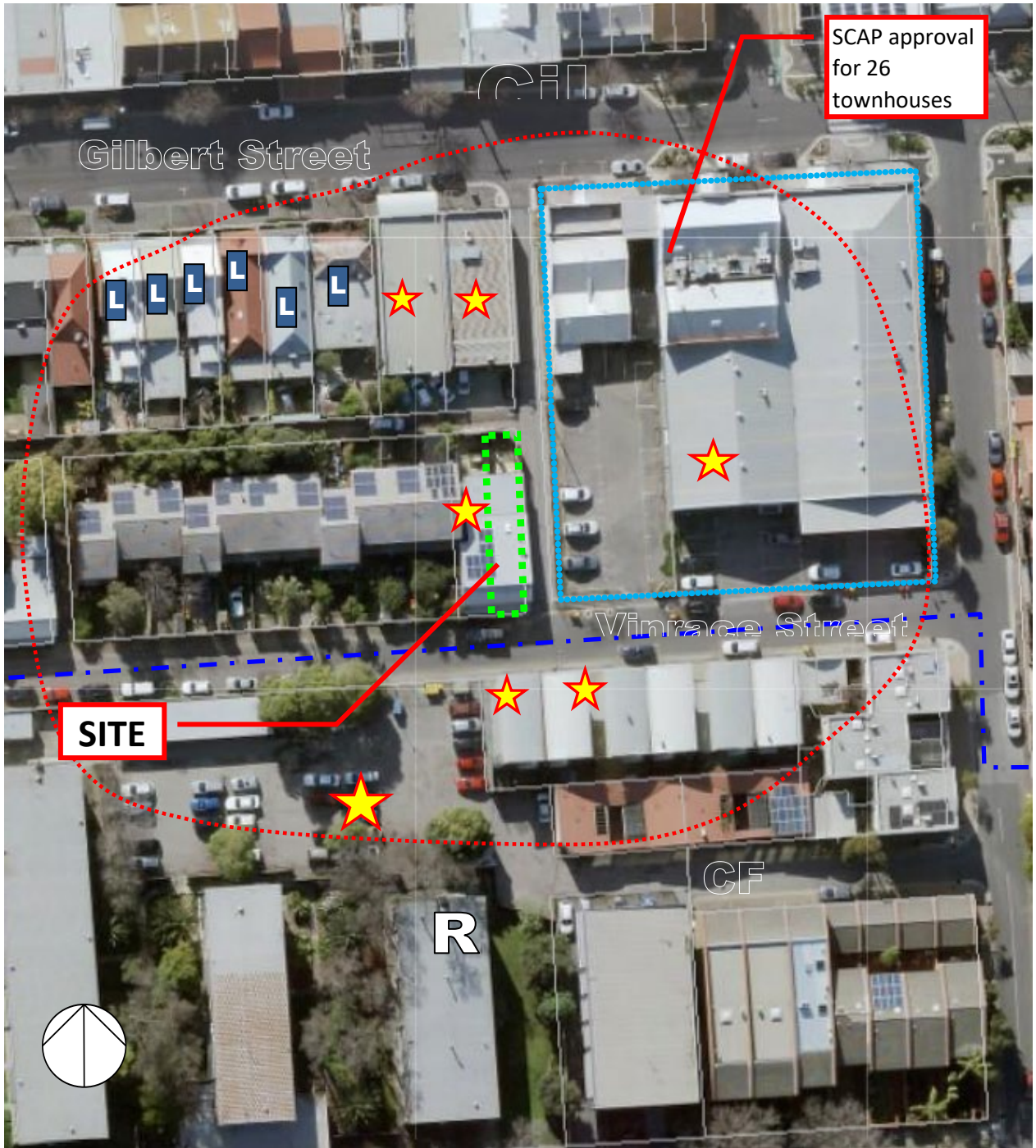
- 3.2 The site to the east, bounded by Vinrace Street, Gilbert Street and Willcox Street has been granted approval by the State Commission Assessment Panel for the demolition of all existing structures and the construction of 26 three-storey townhouses in March 2020.









**4. SITE**

- 4.1 The site is comprised of a single rectangular shaped allotment which is located on the northern side of Vinrace Street, adjacent a junction that also extends Vinrace Street northwards to Gilbert Street.
- 4.2 The site has a frontage to Vinrace Street of 4.73 metres, a depth of 25.46 metres with a site area of 120m<sup>2</sup>.
- 4.3 A private road at the rear of the site provides vehicular access to the rear yard. This lane has a width of about 3 metres. The subject site has Rights of Way over this lane.
- 4.4 The subject site also has Party Wall Rights over a small portion of the neighbouring site to the west (4 Vinrace Street).
- 4.5 The land is flat with no regulated or significant trees on the land.

**5. LOCALITY**

- 5.1 The locality is characterised by a mixture of low scale single-storey detached, semi-detached and row cottages, infill residential flat building of 2-3 levels and office, warehouse and light industrial premises located on the major east-west streets; Gilbert Street and South Terrace.
- 5.2 A number of large sites have been developed for medium density housing and office, particularly on South Terrace.
- 5.3 Pockets of single storey Local Heritage places are located throughout the locality, particularly on the minor side streets, giving the area a sense of intimate heritage character.
- 5.4 In summary, the locality has a mixed residential and commercial character.



KEY			
	Subject Site		Local Heritage Place
	Zone Boundary		Locality
	City Living Zone		Properties Notified
	City Frame Zone		Representor(s)



**Photo 1 – The front of the site**



**Photo 2 – The side of the site**





**Photo 3 – The rear of 263 and 265 Gilbert Street which lie to the north of the site**



**Photo 4 – Vinrace Street looking west**





**Photo 5 – Vinrace Street looking east with the subject site in the left foreground**



**Photo 6 – Vinrace Street southern side opposite the 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 – 1	<ul style="list-style-type: none"> <li>Mr R Cooke – 63/19 South Terrace, Adelaide</li> </ul>

Summary of Representation	Applicant's response
Many of the houses on this street are single storey. Do not support a two storey structure.	No response.

## 7. **REQUIRED EXTERNAL REFERRALS**

- 7.1 No external referrals required.

## 8. **SPECIALIST ADVICE**

### 8.1 **Traffic**

There are no traffic/transport related objections to this development subject to standard requirements.



## 9. DETAILED ASSESSMENT

### 9.1 Summary of Policy Area Objectives & Principles

*The Policy Area will continue as a primarily low scale residential environment with an eclectic mix of non-residential land uses interspersed that maintain the area's residential amenity. Development will comprise residential buildings that reinforce the current character, including detached, semi-detached and row dwellings. Residential flat buildings may be appropriate where they are developed on larger sites to provide an increase in dwelling density. Sturt Street will continue as the focus for non-residential activities which serve the needs of the local community.*

*The Policy Area contains a number of land parcels occupied by non-residential activities that provide the opportunity for integrated developments and opportunities to increase the residential population with contextual and exemplary contemporary design.*

*Residential development in the form of dwellings will maintain a low scale at street level and will be designed to complement the existing character established by the original, historic dwelling stock. Dwellings will be varied but will be consistent with the prevailing rhythm of buildings and space. Infill development will take particular reference from the siting, form and key elements of existing buildings to ensure a highly attractive and compatible streetscape.*

*Improved landscaping of both public and private space will enhance amenity for residents and visitors, and also pedestrians and cyclists. Vehicle movement within the Policy Area will be primarily for local and visitor traffic, with an increasing promotion of pedestrian and cycling links to both the inner City and Park Lands.*

<b>Subject</b> DP Ref	<b>Assessment</b>	Achieved  Not Achieved  x
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Low scale residential development that complements the character of Vinrace Street is sought.</li> </ul>	✓
<b>Objectives</b> O1	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Land Use</b> P1-2	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Residential use is sought.</li> </ul>	✓
<b>Form and Character</b> P3	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The addition does not detract from the existing character of the locality, being largely not visible from Vinrace Street.</li> </ul>	✓
<b>Design and Appearance</b> 4-7	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The two level addition is appropriate as the adjacent established dwellings are single storey and will not be unreasonably impacted upon.</li> </ul>	✓

## 9.2 Summary of Zone Objectives & Principles

<p><b>City Living</b></p> <p><i>The Zone is spread across the southern half of Adelaide, flanked to the north by the City's central business area. Mixed use apartment and commercial corridors frame much of the southern and western margins of the Zone which is also bisected by the Hutt Street main street strip, and corridors of core business areas centred on the Squares and the City's main north-south axis roads, Morphett, King William and Pulteney Streets.</i></p> <p><i>The Zone comprises Adelaide's main residential living districts which have developed with a range of stand-alone and paired cottages, terrace or row housing, and low to medium scale contemporary apartment buildings, and with remnant workshops, service trades, offices and mixed uses, particularly west of Hutt Street.</i></p> <p><i>The City Living Zone will provide high amenity residential living environments along with related non-residential uses compatible with residential amenity, as articulated in the Policy Areas. Carefully executed high quality residential infill is envisaged and opportunities are presented for comprehensive redevelopment on larger, particularly non-residential sites, and also on catalyst sites fronting South Terrace and East Terrace. The desired increase in the City's resident population relies, in part, on realising infill housing opportunities with high regard to their context and achieving overall, higher dwelling densities in this Zone.</i></p>		
<b>Subject</b>	<b>Assessment</b>	<b>Achieved</b>
DP Ref		<p>✓</p> <p>Not Achieved</p> <p>✗</p>
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>See Detailed Discussion section.</li> </ul>	
<b>Objectives</b>	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The existing dwelling is reserved and enhanced.</li> </ul>	✓
<b>Land Use</b>	<ul style="list-style-type: none"> <li>Dwellings are the desired land use.</li> </ul>	✓
<b>Form of Development</b>	<ul style="list-style-type: none"> <li>The contemporary design of the dwelling addition is accepted as there are no heritage buildings nearby and its scale and siting does not dominate the existing dwelling.</li> <li>See Detailed Discussion section</li> </ul>	✓
<b>Building Height</b>	<ul style="list-style-type: none"> <li>Achieved.</li> <li>A maximum of 3 levels is permitted; the proposed two storey dwelling is not excessive in its context.</li> </ul>	✓
<b>Setbacks and Siting</b>	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Although the addition will be visible from Vinrace Street, the primacy of the exiting dwelling is retained.</li> </ul>	✓
<b>Car parking</b>	<ul style="list-style-type: none"> <li>There is no change to the existing car parking arrangements. No parking is provided on site, although it is possible to park a vehicle within the rear yard via gates located in the north-west corner of the land.</li> </ul>	-

### 9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>LOW SCALE RESIDENTIAL DEVELOPMENT</b>		
<b>Building Appearance &amp; Neighbourhood Character</b> O11-12 P17-21	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The locality is mixed in character, with isolated pockets of low scale historic character and local heritage places interspersed with modern infill townhouses and residential flat buildings of 2 and 3 storeys.</li> </ul>	✓
<b>Dwelling Setbacks</b> O13 P22	<ul style="list-style-type: none"> <li>Achieved.</li> <li>See Detailed Discussion.</li> </ul>	✓
<b>Building Siting</b> O14 P23-24	<ul style="list-style-type: none"> <li>Achieved.</li> <li>See Detailed Discussion.</li> </ul>	✓
<b>Daylight &amp; Sunlight</b> O15 P25-28	<ul style="list-style-type: none"> <li>Partially achieved.</li> <li>Adjacent dwellings will receive sufficient sunlight in excess of 2 hours on 22 June.</li> <li>The photo-voltaic panels on the roof of 4 Vinrace Street will be overshadowed by the proposed development until approximately midday. Eight (8) of the twelve (12) panels will receive the required minimum of 2 hours of direct sunlight on 22 June. This level of impact, although undesirable, is considered an acceptable level of impact.</li> </ul>	✗
<b>Private Open Space</b> O16 P29-34	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Visual &amp; Acoustic Privacy</b> O17 P35-38	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Perforated metal screen to the rear balcony preserve the privacy of the adjacent dwellings.</li> </ul>	✓

<b>Adaptability</b> P39	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Carports, Garaging &amp; Fencing</b> O18-19 P40-43	<ul style="list-style-type: none"> <li>Not Achieved.</li> <li>There is no change in comparison to the existing situation, whereby no on-site garage or carport is provided.</li> </ul>	-
<b>On-Site Parking &amp; Access</b> O20 P44-45	<ul style="list-style-type: none"> <li>See Above. No change is proposed.</li> </ul>	-
<b>Site Facilities &amp; Storage</b> O21 P46-47	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The extension will provide increased storage for residents.</li> </ul>	✓
<b>ENVIRONMENTAL</b>		
<b>Crime prevention through urban design</b> O24 P82-86	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Surveillance over the public realm is provided by the addition, increasing safety for pedestrians in the public realm.</li> </ul>	✓
<b>Energy Efficiency</b> O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Cross-ventilation is achieved.</li> <li>Large north-facing windows provide adequate natural light into the interior.</li> <li>East-facing windows incorporate steel sunshading.</li> </ul>	✓
<b>Micro climate and sunlight</b> O33-34 P119-125	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Stormwater management</b> O35-39 P126-131	<ul style="list-style-type: none"> <li>Not achieved.</li> <li>No on-site stormwater detention and reuse is proposed.</li> </ul>	✓
<b>Built Form &amp; Townscape</b> O46-48 P167	<ul style="list-style-type: none"> <li>Achieved.</li> <li>See Detailed Discussion.</li> </ul>	✓



<b>Height, Bulk and Scale</b> P168-174	<ul style="list-style-type: none"> <li>Achieved.</li> <li>See Detailed Discussion.</li> </ul>	✓
<b>Plot Ratio</b> P175	<ul style="list-style-type: none"> <li>Not Achieved.</li> <li>A maximum plot ratio of 1.0 is permitted. The plot ratio proposed is 1.05.</li> </ul>	✗
<b>Landscape Open Space</b> P177	<ul style="list-style-type: none"> <li>Achieved.</li> <li>A minimum area of 20% is permitted. The proposed development provides 22.5%.</li> </ul>	✓
<b>Composition &amp; Proportion</b> P180-181	<ul style="list-style-type: none"> <li>See Detailed Discussion.</li> </ul>	✓
<b>Articulation &amp; Modelling</b> P182-186	<ul style="list-style-type: none"> <li>See Detailed Discussion.</li> </ul>	✓
<b>Materials, Colours &amp; Finishes</b> P187-190	<ul style="list-style-type: none"> <li>See Detailed Discussion.</li> </ul>	✓
<b>Landscaping</b> O55 P207-210	<ul style="list-style-type: none"> <li>Not achieved.</li> </ul>	✓

#### 9.4 Detailed Discussion

##### Desired Character

The locality comprises of a range of terrace and row dwellings, low to medium scale residential flat buildings and also commercial uses to the south and west.

The Desired Character Statement for the Policy Area envisages continuation of a primarily low scale residential environment. Development should comprise residential buildings that reinforce the current character, including detached, semi-detached and row dwellings.

Residential development in the form of dwellings will maintain a low scale at street level and will be designed to complement the existing character established by the original, historic dwelling stock. Dwellings will be varied but consistent with the prevailing rhythm of buildings and space.

Infill development will take particular reference from the siting, form and key elements of existing buildings to ensure a highly attractive and compatible streetscape.

There is a mix of historic and modern buildings in the locality. Heights vary between one and three levels. Dwellings with frontages to the rear lane have varying setbacks to this lane. The proposed dwelling addition is considered to be compatible with the height, scale and siting of other buildings in the locality, particularly considering its location approximately 6.3 metres behind the existing single storey portion fronting Vinrace Street.

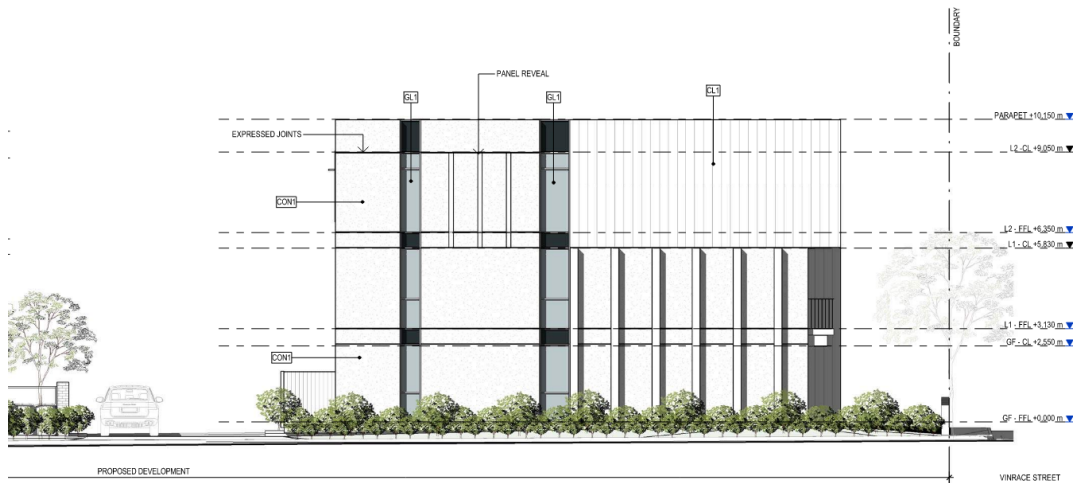
Considering the proposed development abuts a lower scale building, it has been necessary to carefully consider the appropriateness of the design and the external treatment of the building including the bulk and scale, setbacks, colours and materials to ensure they are sufficiently complementary to the adjacent semi-detached dwelling and the streetscape in general.

The dwelling incorporates a fair standard of materials, utilising primarily modern materials; galvanised corrugated cladding, colorbond cladding and perforated steel screens. The proposal displays a contemporary design approach, marking a clean 'break' with the traditional character of the existing dwelling. This approach is supported as the addition is setback behind the original built form a sufficient degree so as to be recessive and will be substantially obscured by development on the adjacent site to the east at 66-80 Vinrace Street (245-259 Gilbert Street). See images below. As such, the desired character is considered to be satisfied.

**Figure 1: Proposed south elevation of townhouses on Vinrace Street with the subject site visible on the left.**



**Figure 2: Proposed side (west) elevation of proposed townhouses as they abut that section of Vinrace Street that links to Gilbert Street.**



### Land Use

The proposed continuation of a residential land use is desired and is therefore appropriate.

### Built Form and Design

Zone PDC 5 seeks that the number of dwellings be increased in the zone with the redevelopment of poor quality buildings where possible. A considerable portion of the existing building will be retained and updated but the number of dwellings will not be increased.

Zone PDC 6 seeks development of new buildings that are of an innovative and contemporary design.

Development should also demonstrate a compatible visual relationship with adjacent heritage and other buildings prevailing in the Policy Area that reinforce the desired character by incorporating compatible:

- bulk, height and scale;
- width of frontage and the front and side boundary building set-back patterns;
- overall building proportions and massing;
- modelling and articulation of facades; and
- incorporation of key architectural elements and detailing where a particular construction era and building style prevails as expressed in the desired character.

The design of the proposed addition is clearly contemporary in its design. The level of visual interest is considered acceptable due to the varied nature of the façade which incorporates a high solid to void ratio with a balance between vertical and horizontal elements, use of vertically proportioned openings, use of sunshading devices and varied selection of colour and texture of materials used. This approach creates an appearance which sits comfortably within the highly variable context of the locality.

Although contemporary in design, the proposed addition is consistent with the local pattern of development, particularly its considerable setback from Vinrace Street.

The contemporary design is not considered fatal to the proposal for the following reasons:

- the light colours and setback reducing the dominance of the addition when viewed from both Vinrace Street and the north; and
- view of the addition from the north is of minor concern as the existing buildings are commercial in nature and the future townhouses on the adjacent site to the west are of contemporary design, are separated by a public road and have limited window openings, reducing visual interaction.

The maximum height for development in the South West Policy Area 33 is three building levels or 11 metres (Policy Area PDC 4). The proposal is for two building levels and the building will have a maximum height of approximately 6.8 metres.

South West Policy Area PDC 5 stipulates the plot ratio for development should not exceed 1.0. The total building floor area is proposed at approximately 127m<sup>2</sup>. This represents a plot ratio of 1.05, which although exceeds the desired maximum, the additional floorspace is considered trivial and is therefore considered to satisfy PDC 5.

### Residential Amenity

#### Subject Site

The proposal will have access to sunlight and daylight for its habitable rooms and private open space in accordance with Council Wide PDC 25.

Council Wide PDC 31 requires 16m<sup>2</sup> of the site be provided as private open space and it should achieve a minimum dimension of 2.5 metres. It can be in the form of open space at ground level as well as terraces, balconies, decks and the like. It should also be directly accessible from living spaces in accordance with Council Wide PDC 30.

The proposal provides 39m<sup>2</sup> of private open space which is substantially greater than the minimum required. The minimum dimension of this space is approximately 4 metres which is also greater than the minimum 2.5 metre dimension requirement.

#### Adjacent Properties

The proposal incorporates appropriate setbacks from side and rear boundaries that will allow access to daylight and sunlight to adjoining properties as sought by Council Wide PDC 25.

In terms of privacy, the upper level living room and deck on the northern elevation do not require any screening devices as the land to the north is commercial. Screens composed of perforated steel of 2.1 metres height are attached to the sides of the deck. The screen on the western side of the deck prevent overlooking into the majority of the rear yard of 4 Vinrace Street, whilst the screen on the east will provide privacy from the public realm of the sidestreet. The screens will have maximum openings of 25%. This satisfies Council Wide PDC 36.

In terms of overshadowing, the proposal does not extend further northwards than the existing dwelling, thereby allowing for the requisite two hours of direct sunlight between 9am and 3pm solar time on 22 June to at least 20% of the private open space and sunlight access to ground floor habitable room windows for the neighbouring property to the west. This is in accordance with Council Wide PDC 27.



### Environmental

The proposal offers an acceptable level of energy efficiency as sought by Council Wide Objective 30 and expressed in Council Wide PDC 106, as demonstrated by the following:

- The open plan kitchen and living areas being orientated north-south;
- The openings on the north, south and east facades allowing for natural cross ventilation to reduce internal temperatures in summer;
- The layout of the upper levels being adequately zoned such that the bedroom areas can be heated and cooled separately from the upper level living area;
- With the exception of the upper level bedroom 2, all rooms are provided with natural light through windows;
- The privacy screening on the eastern and western sides of the upper level outdoor space provide a degree of shading to this area at various times of the day.

The proposed development will have a detrimental impact upon the operation of the photovoltaic panels on the roof of 6 Vinrace Street, overshadowing the panels from morning to approximately 12:30pm. The adjacent townhouses to the west will partially overshadow the panels from 2:30pm onwards. This will enable the panels to gain the requisite minimum 2 hours of direct sunlight on 22 June as prescribed in Council Wide PDC 28.

### Transport, Access and Parking

City Living Zone PDC 11 seeks vehicle access to be achieved via minor streets and laneways where possible and vehicle access is proposed via the rear lane instead of Vinrace Street in accordance with this requirement. Access to the subject site from the rear lane is preserved unchanged.

In terms of car parking, Council Wide PDC 252 states that adequate car parking provision on-site should be provided in accordance with Table Adel/7 of the Development Plan. This table requires a minimum of 1 car parking space for a dwelling that has up to 200m<sup>2</sup> of building floor area. The proposal does not seek to provide a formal parking space on the land and wishes to continue the current arrangement whereby a vehicle can be stored in the rear private open space if desired. As this is the current situation, CW PDC252 is not invoked in this assessment.

### Regulated/Significant Trees

There are no regulated or significant trees located on the subject site and therefore no further comment is required.

### Public Notification

Category 2 public notification was undertaken for this application and one (1) response was received during the notification period.

The issue raised by the representor was that a two storey addition in the locality is unsuitable.

A summary of the representations and the applicant's response are included in Section 6 of this report. Copies of the representations as received are included as attachments.

The applicant has attempted to contact the representor and seek to resolve the matter, however no response has been received as of the time of writing the report, hence the matter is considered unresolved.

## **9.5 Conclusion**

This application proposes the demolition of the rear portion of the existing building located on the subject site and the construction of a two storey addition with deck.

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

- The addition represents an expansion of an existing residential use which is desired in the City Living Zone;
- The addition is in keeping with the mix of single and two storey development in the locality;
- The proposal includes repair work to the existing cottage including repointing, and stabilisation of external walls via chemical anchors and mechanical fixings to a new floor frame;
- A plot ratio of 1.05 is proposed, which exceeds the maximum plot ratio of 1.0 to a trifling degree and is therefore considered to satisfy South West Policy Area PDC 5 in practicality;
- The proposal provides 39m<sup>2</sup> of private open space which is substantially more than the minimum 16m<sup>2</sup> required in Council Wide PDC 31;
- The proposal will cause not cause overshadowing impacts to the private open space and north facing windows of adjacent dwelling, satisfying Council Wide PDC 27; and
- Potential overlooking opportunities from the first floor deck has been addressed by the use of screening in accordance with Council Wide PDC 36.

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

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

## 10. **RECOMMENDATION**

That the development, the subject of the application from Mr 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.*

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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.*

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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.*

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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.

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### **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.

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### **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.

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### **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

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### **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](http://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](mailto:cityworks@adelaidecitycouncil.com)

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

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## UPPER LEVEL ADDITION to ADELAIDE COTTAGE

**SITE ADDRESS** ————— 2 VINRACE STREET  
ADELAIDE 5000

**OWNER** ————— DAMON HUGO &  
CHERYL POEZE

**AREA** ————— LIVING 41 M/2  
BALCONY 12 M/2

**BUILDING CATEGORY** — CLASS 1 & 10

**WIND SPEED** ————— NI (28mps)

**BUSHFIRE PROTECTION** — EXCLUDED

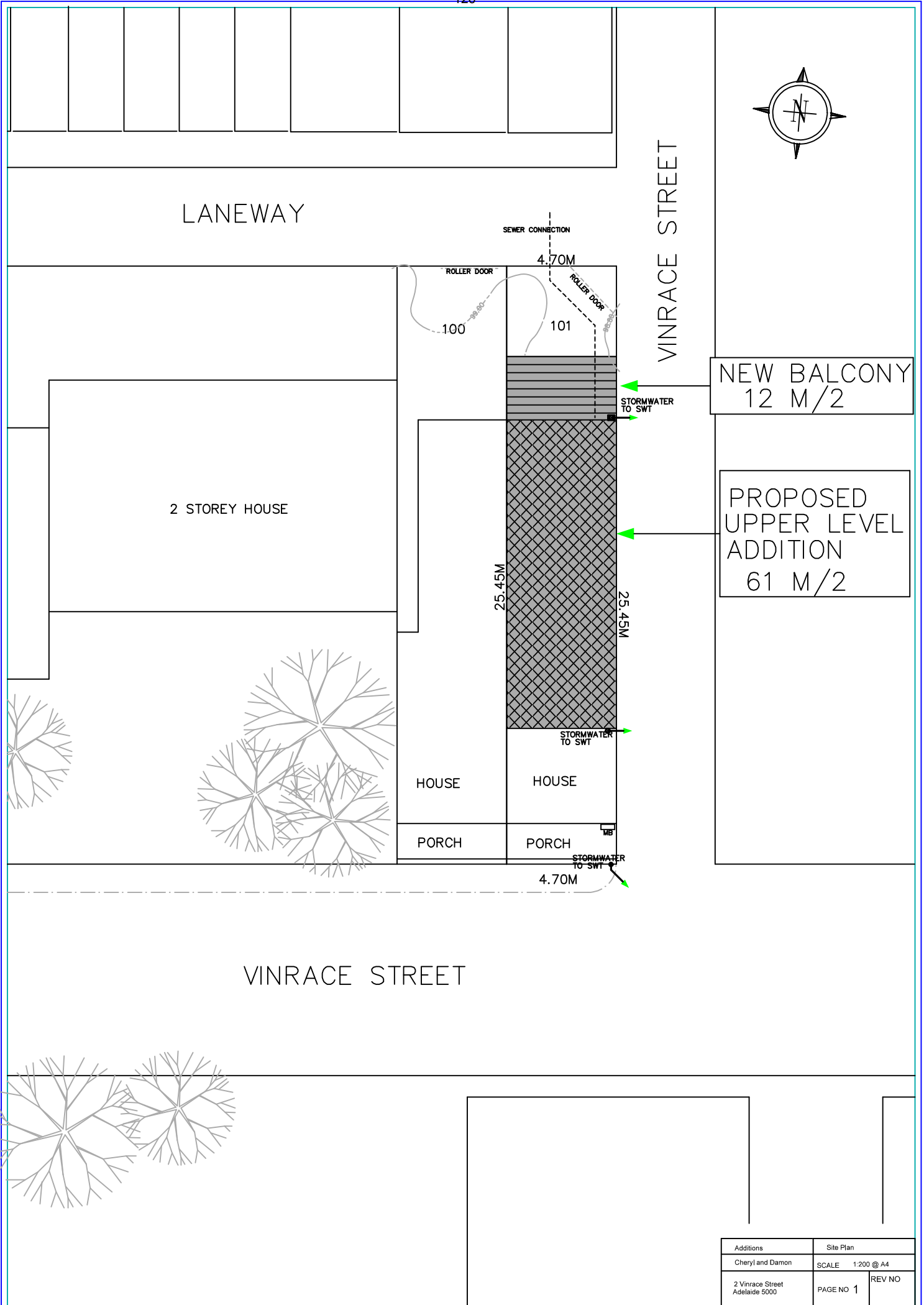
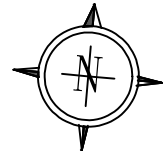
### CONTENTS

#### PAGE NO

<b>1</b>	<b>SITE PLAN</b>
<b>1A</b>	<b>EXISTING PLAN &amp; DEMOLITION</b>
<b>2</b>	<b>NEW FLOOR PLAN</b>
<b>3</b>	<b>EAST ELEVATION</b>
<b>4</b>	<b>NORTH, SOUTH AND WEST ELEVATIONS</b>
<b>5</b>	<b>SOUTH EAST AND NORTH EAST ELEVATIONS</b>

### NOTES

- 1 WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTORS SHOULD VERIFY ALL DIMENSIONS ON SITE BEFORE PREPARATION OF SHOP DRAWINGS.
- 2 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S FOOTING REPORT & STRUCTURAL DETAILS
- 3 CORROSION PROTECTION  
ALL FASTENERS TO ACHIEVE CLASS 4 DURABILITY.
- 4 BRUSH FENCES WILL NOT BE WITHIN 3M OF STRUCTURE

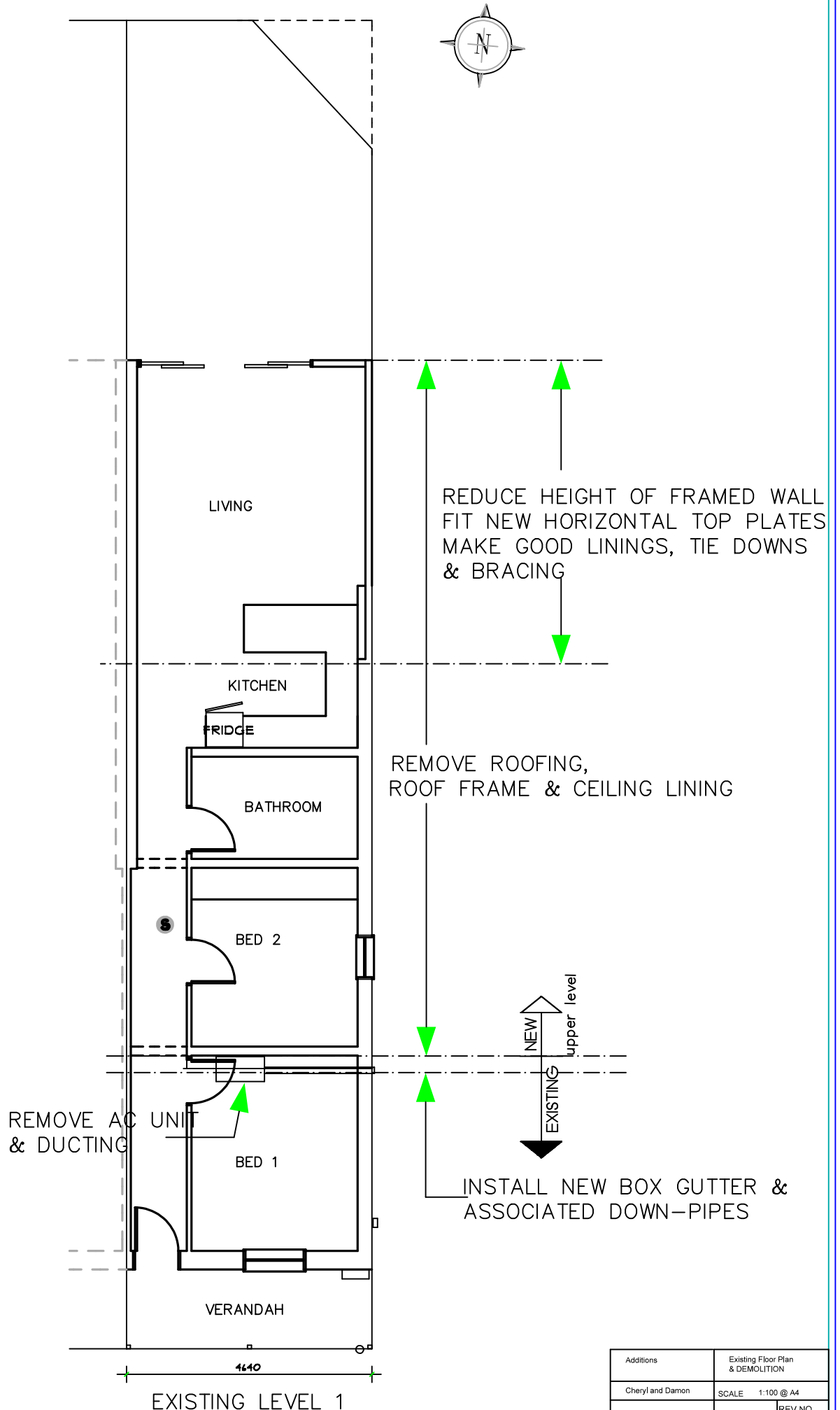


NEW BALCONY  
12 M/2

PROPOSED  
UPPER LEVEL  
ADDITION  
61 M/2




Additions Cheryl and Damon 2 Vinrace Street Adelaide 5000	Site Plan SCALE 1:200 @ A4 PAGE NO 1 REV NO
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Additions	Existing Floor Plan & DEMOLITION
Cheryl and Damon	SCALE 1:100 @ A4
2 Vinrace Street Adelaide 5000	PAGE NO 1A REV NO

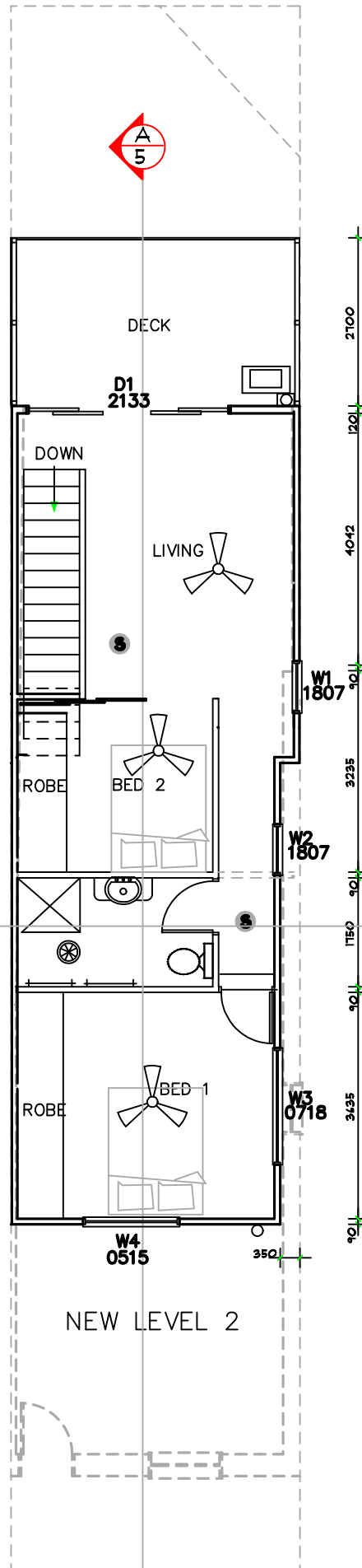
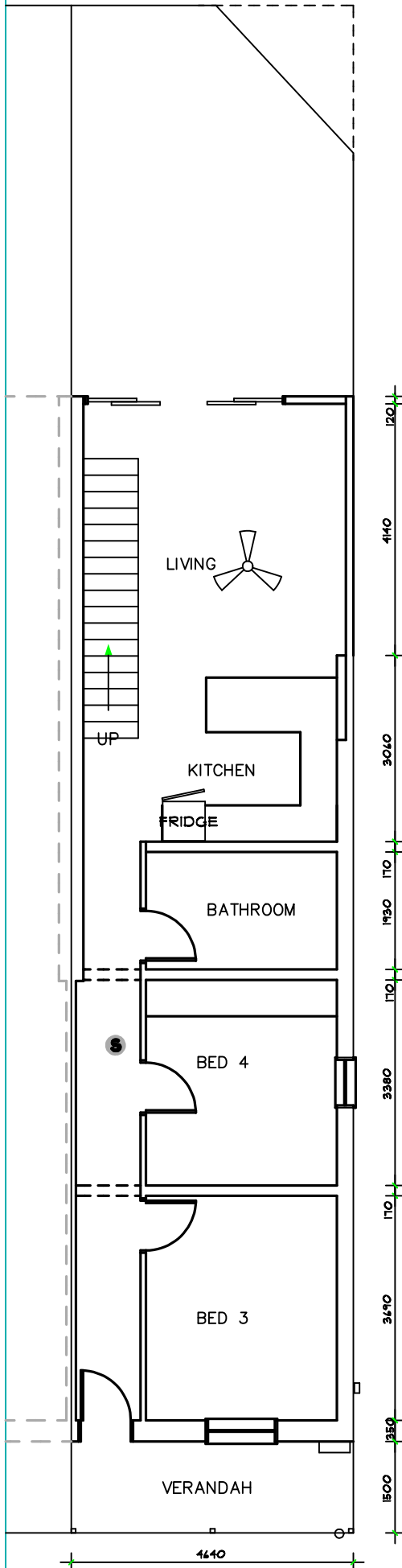


-  HARD WIRED SMOKE DETECTOR
-  OVERHEAD FAN REVERSIBLE WITH SPEED CONTROL
-  EXHAUST FAN WITH DAMPER

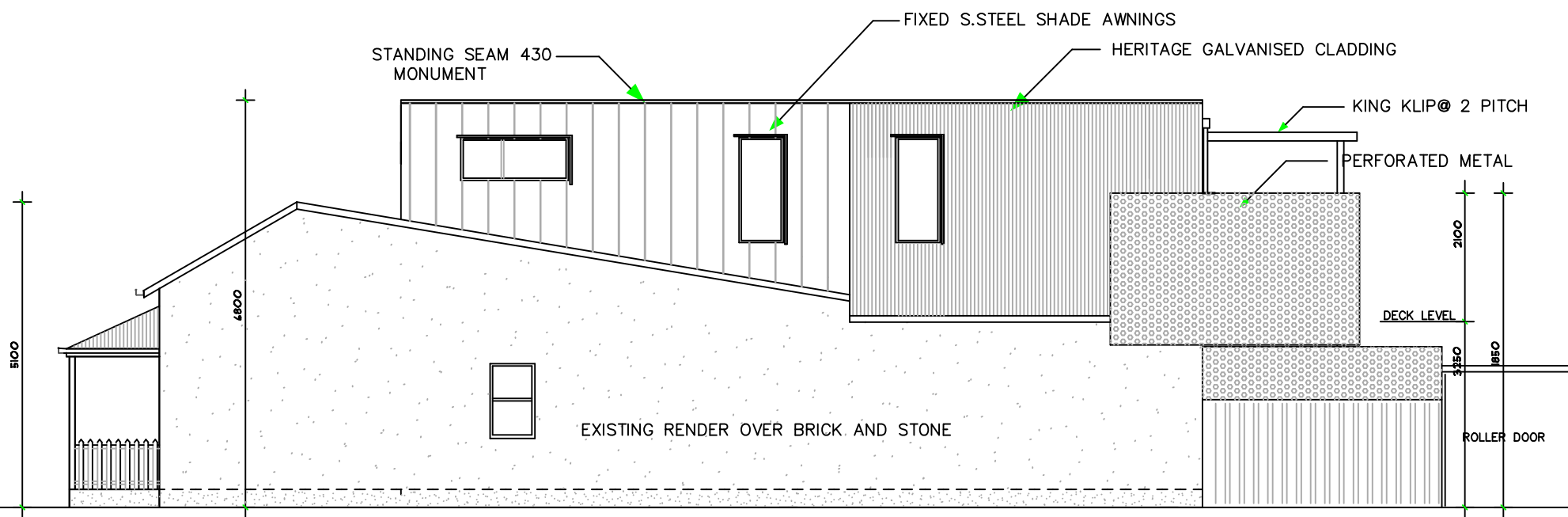
\* RECESSED LIGHTS ARE SEALED LED'S

|| CLAD TIMBER FRAME

|| SOLID MASONRY



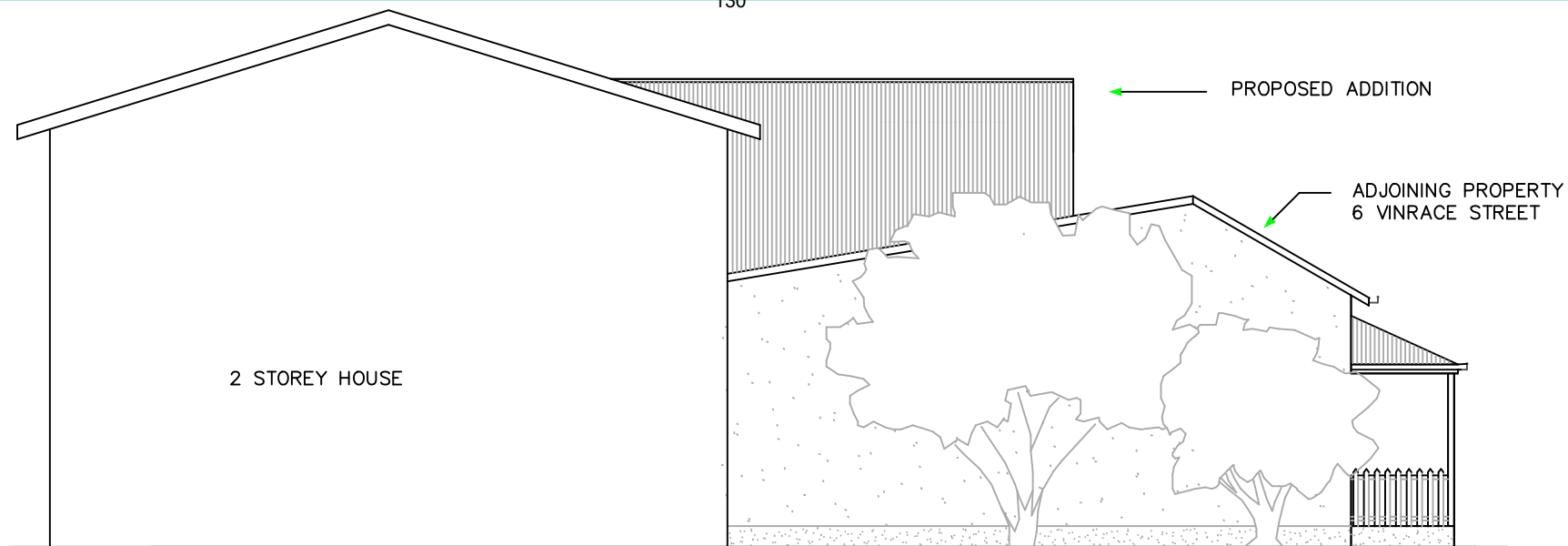
Additions Cheryl and Damon 2 Vinrace Street Adelaide 5000	Floor Plan SCALE 1:100 @ A4 PAGE NO 2 REV NO
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EAST

Additions	EAST ELEVATION	
Cheryl and Damon	SCALE	1:100 @ A4
2 Vinrace Street Adelaide 5000	PAGE NO	3
	REV NO	

130

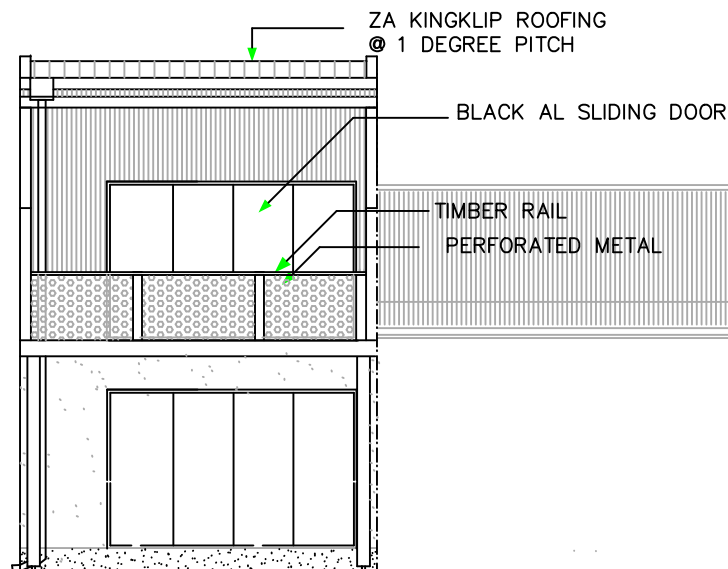


WEST



PROPERTY BOUNDARY

SOUTH



PROPERTY BOUNDARY

NORTH

Additions	NORTH,SOUTH, WEST ELEVATIONS	
Cheryl and Damon	SCALE	1:100 @ A4
2 Vinrace Street Adelaide 5000	PAGE NO	4
	REV NO	





SOUTH EAST FROM VINRACE STREET



NORTH EAST FROM LANE

Additions	NORTH EAST ELEVATION SOUTH EAST ELEVATION	
Cheryl and Damon	SCALE 1:100 @ A4	
2 Vinrace Street Adelaide 5000	PAGE NO 5	REV NO

1<sup>st</sup> October 2020

City of Adelaide  
Att: Edouard Pool

Re: DA/417/2020  
2 Vinrace Street  
Adelaide SA 5000

Dear Mr Pool

In regard to your request for additional information for the above application I am responding to your points raised:

- Please refer to revised elevations and materials as per pages 3, 4 & 5.
- A floor plan of the existing dwelling with notes regarding demolition is added (page 1A).
- The southern most section of the upper level addition has been reduced in width to provide a visual break and lessen its impact from Vinrace Street. The eastern elevation is now divided into smaller sections with the use of varied cladding materials.
- North facing upper level windows are now shaded by a full width verandah.
- Upper level windows have been revised in both size and location. Fixed shading will be provided by stainless steel composite awnings.
- Floor plan (page 2) has been revised to clearly show new upper level windows.
- Privacy screens of perforated metal 1.8m in height will extend beyond the northern balcony. The screens will be 75% solid-25% permeable.
- The project will include restoration work on the existing cottage comprising repairs and re-pointing of render finishes. External masonry walls will be stabilised via chemical anchors and mechanical fixings to new floor frame.

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 6134 Folio 378

**Parent Title(s)** CT 5877/293, CT 5877/295

**Creating Dealing(s)** ACT 12093915

**Title Issued** 21/03/2014      **Edition** 2      **Edition Issued** 31/12/2014

### Estate Type

FEE SIMPLE

### Registered Proprietor

DAMON ANDREW HUGO  
CHERYL JANINA POEZE  
OF 2 VINRACE STREET ADELAIDE SA 5000  
AS JOINT TENANTS

### Description of Land

LOT 101 PRIMARY COMMUNITY PLAN 28112  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
12241863	MORTGAGE TO ING BANK (AUSTRALIA) LTD.

### Notations

**Dealings Affecting Title** NIL


**Priority Notices** NIL

#### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
05/03/2014	12093916	BY-LAWS	FILED

**Registrar-General's Notes** NIL

**Administrative Interests** NIL

<b>PURPOSE:</b> PRIMARY COMMUNITY  <b>MAP REF:</b> 6628/41/M  <b>LAST PLAN:</b> F58451	<b>AREA NAME:</b> ADELAIDE  <b>COUNCIL:</b> THE CORPORATION OF THE CITY OF ADELAIDE  <b>DEVELOPMENT NO:</b> 020/C022/12/001/37024	<b>APPROVED:</b> JOHN BOJCZUK 21/01/2014  <b>DEPOSITED:</b> MARK MCNEIL 13/03/2014	  <h1 style="margin: 0;">C28112</h1>  SHEET 1 OF 2  <small>38178_text_01_v04_Version_4</small>																																	
<b>AGENT DETAILS:</b> JEANES & SOMMERVILLE 4/77 O'SULLIVAN BEACH ROAD LONSDALE SA 5160 PH: (08) 83263588 FAX: (08) 83264882  <b>AGENT CODE:</b> JESO <b>REFERENCE:</b> 5416_CP_V01_PJ	<b>SURVEYORS CERTIFICATION:</b> I PETER IAN JEANES , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 21st day of January 2014 Peter Jeanes Licensed Surveyor																																			
<b>SUBJECT TITLE DETAILS:</b> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>PREFIX</th> <th>VOLUME</th> <th>FOLIO</th> <th>OTHER</th> <th>PARCEL</th> <th>NUMBER</th> <th>PLAN</th> <th>NUMBER</th> <th>HUNDRED / IA / DIVISION</th> <th>TOWN</th> <th>REFERENCE NUMBER</th> </tr> </thead> <tbody> <tr> <td>CT</td> <td>5877</td> <td>293</td> <td></td> <td>ALLOTMENT(S)</td> <td>16</td> <td>D</td> <td>448</td> <td>ADELAIDE</td> <td></td> <td></td> </tr> <tr> <td>CT</td> <td>5877</td> <td>295</td> <td></td> <td>ALLOTMENT(S)</td> <td>16</td> <td>D</td> <td>448</td> <td>ADELAIDE</td> <td></td> <td></td> </tr> </tbody> </table>				PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	CT	5877	293		ALLOTMENT(S)	16	D	448	ADELAIDE			CT	5877	295		ALLOTMENT(S)	16	D	448	ADELAIDE		
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<b>ANNOTATIONS:</b> THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS																																				



# C28112

SHEET 2 OF 2

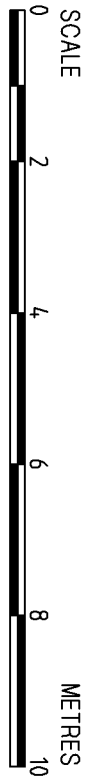
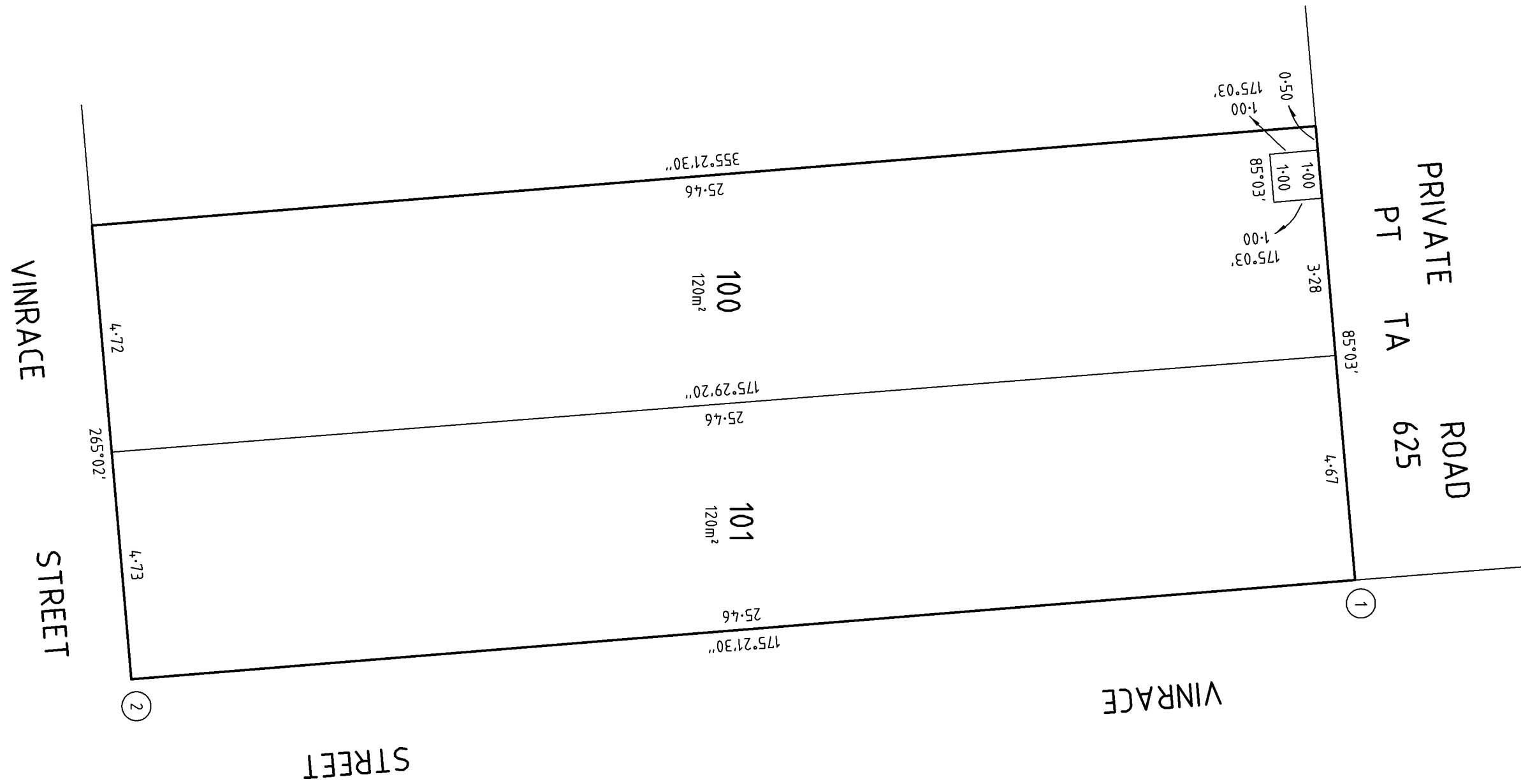
38178\_pland\_1\_V02\_Version\_4

BEARING DATUM: ① - ② 175°21'30"  
DERIVATION: F58451 ADOPTED

TOTAL AREA: 241m<sup>2</sup>

## LOCATION PLAN

PRIVATE ROAD  
PT TA 625



**JEANES & SOMMERVILLE SURVEYORS PTY. LTD.**  
 PHONE: (08) 8326 3588 FAX: (08) 83264882  
 REF: 5416 CP V01 100513

# LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

**C 28112**

SHEET 1 OF 1

ACCEPTED

*Mark McNeil 13/3/2014*

PRO  
REGISTER-GENERAL

DEV No. 020/C022/12

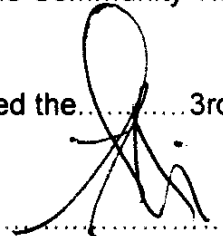
APPLICATION 12093915

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
100	4850	
101	5150	
<b>AGGREGATE</b>	<b>10000</b>	

### CERTIFICATE OF LAND VALUER

I.....**Fred Taormina**.....being a Land Valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996

Dated the.....3rd.....day of.....March, 2014

  
.....  
Signature of Land Valuer

Respondent	Mr R J E Cooke
Respondent Address	2/92 Main Rd, LOWER PLENTY VIC 3093
Response Type	PNNO Representor Does Not Wish To Be He
Response Date	22/10/2020
Letter Details	
Use Respondent Name	<input checked="" type="checkbox"/> PUBLIC
Summary of Response	<p>I object to the development on the following basis. There doesn't seem to be any plans attached. Many of the houses on this street are single story.</p> <p>Surname: Cooke  Given Names: Richard  Address Line 1: 63/19 South Tce  Suburb: Adelaide  Postcode: 5000  Email Address: 9231@inbox.lv</p>

**CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 21/12/2020****Item 6.1**

From: Assessment Manager

Subject: List of Recent Lodgements for Planning Consent (2017/02505) [CAP]

**PURPOSE**

To provide Panel Members with a list of development applications lodged for planning consent for the period 13 November 2020 to 10 December 2020.

A total of 53 development applications with a total value of \$11,706,360 have been lodged for planning consent for this period.

**ATTACHMENTS**

Lodged Applications for Planning Consent

1 – 6

**RECOMMENDATION**

That the report be received.

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 13/11/2020 to 10/12/2020

#### Application Assessed on Merit

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
*1	DA/227/2019/B	21-29 West Terrace ADELAIDE SA 5000	Variation to previous authorisation extension and refurbishment of the existing showroom - VARIATION - internal fit out changes, external extension removed and changes to external signage	25/11/2020	TBA	Category 1
2	DA/667/2020	Level 1 246 Pulteney Street ADELAIDE SA 5000	Change of use from offices to amusement centre (escape rooms)	13/11/2020	\$4,000	Category 1
3	DA/669/2020	227 Gover Street NORTH ADELAIDE SA 5006	Replace rear verandah, garage and roller door	16/11/2020	\$55,317	To Be Determined
4	DA/671/2020	Ground 27 Leigh Street ADELAIDE SA 5000	Change of use to restaurant and bar, shopfront alterations, signage and fit-out	17/11/2020	\$400,000	Category 1
5	DA/672/2020	36A King William Street ADELAIDE SA 5000	Paint entrance door and frame	17/11/2020	\$400	Category 1
*6	DA/673/2020	162-170 Pulteney Street ADELAIDE SA 5000	Change in use from cafe to licensed entertainment premises	18/11/2020	Nil	Category 1
7	DA/674/2020	63-65 Gouger Street ADELAIDE SA 5000	Install new shopfront	18/11/2020	\$40,000	Category 1
8	DA/678/2020	259 Sturt Street ADELAIDE SA 5000	Change of use to personal services establishment	21/11/2020	TBA	Category 1
9	DA/679/2020	183 Jeffcott Street NORTH ADELAIDE SA 5006	Front picket fence and replacement of rear fence	23/11/2020	\$3,605	Category 1



## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 13/11/2020 to 10/12/2020

<b>10</b>	DA/680/2020	54 Cardwell Street ADELAIDE SA 5000	Re-roofing and chimney re-pointing	23/11/2020	\$25,010	Category 1
<b>11</b>	DA/681/2020	111-117 Hindley Street ADELAIDE SA 5000	Extension of outdoor deck	23/11/2020	\$90,000	Category 1
<b>12</b>	DA/682/2020	HOLY TRINITY ANGLICAN CHURCH 82-84 North Terrace ADELAIDE SA 5000	Modification of existing western wall to incorporate an accessible entrance	23/11/2020	\$25,000	Category 1
<b>13</b>	DA/683/2020	ELDERS HOUSE 27-39 Currie Street ADELAIDE SA 5000	Internal alterations to create unisex accessible toilets	23/11/2020	\$100,000	Category 1
<b>14</b>	DA/685/2020	La Moka GF-MF 16 Peel Street ADELAIDE SA 5000	Install retractable awning and external alterations	24/11/2020	\$18,000	Category 1
<b>15</b>	DA/686/2020	GILBERT STREET HOTEL 88-90 Gilbert Street ADELAIDE SA 5000	Install blinds to the front verandah	24/11/2020	\$9,350	Category 1
<b>16</b>	DA/687/2020	GF-1F 138 South Terrace ADELAIDE SA 5000	Alterations and additions	24/11/2020	\$120,000	Category 1
<b>*17</b>	DA/688/2020	Level 3 50 Grenfell Street ADELAIDE SA 5000	Change of use to educational facility and fit out	24/11/2020	\$25,000	Category 1
<b>18</b>	DA/689/2020	Commonwealth Bank Ground 57A-59 Gouger Street ADELAIDE SA 5000	Decommissioning work consisting of shopfront alterations, installation of glass panels and internal alterations	25/11/2020	\$15,000	Category 1
<b>19</b>	DA/690/2020	128-130 Rundle Mall ADELAIDE SA 5000	Install structure to be used as a shop with signage for a period of 24 months	25/11/2020	\$29,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 13/11/2020 to 10/12/2020

<b>20</b>	DA/691/2020	FROME STREET CARPARK 15-17 Frome Street ADELAIDE SA 5000	Extension of existing stair core of carpark to provide access to hotel levels of adjacent building	25/11/2020	\$250,000	Category 1
<b>21</b>	DA/692/2020	66-80 Hindmarsh Square ADELAIDE SA 5000	Upgrade and refurbishment of the existing external pedestrian access ramp	25/11/2020	\$15,000	Category 1
<b>22</b>	DA/693/2020	58 Gilbert Street ADELAIDE SA 5000	Alterations and additions to create an additional level for a covered roof terrace	25/11/2020	\$30,000	Category 1
<b>*23</b>	DA/695/2020	157 East Terrace ADELAIDE SA 5000	Underpin dwelling	27/11/2020	\$85,470	Category 1
<b>*24</b>	DA/697/2020	13 Cambridge Street NORTH ADELAIDE SA 5006	Install side and rear fencing	27/11/2020	\$13,000	To Be Determined
<b>25</b>	DA/699/2020	55 Wellington Square NORTH ADELAIDE SA 5006	Construct masonry boundary wall	30/11/2020	\$50,000	Category 1
<b>26</b>	DA/700/2020	Union House - Ground Victoria Drive ADELAIDE SA 5000	Internal refurbishment forming new openings in external walls, installation of a new internal lift and external conservation works	30/11/2020	\$5,000,000	Category 1
<b>27</b>	DA/701/2020	53 Kingston Terrace NORTH ADELAIDE SA 5006	Removal of existing stairs and replacement with new and install windows in rear elevation	30/11/2020	\$21,500	Category 1
<b>*28</b>	DA/702/2020	41-49 Kermode Street NORTH ADELAIDE SA 5006	Use of laneway next to hotel as licensed venue during cricket 17/12/2020 - 20/12/2020	1/12/2020	Nil	Category 1 Non-Complying
<b>29</b>	DA/704/2020	64 Jerningham Street NORTH ADELAIDE SA 5006	Construct two storey rear addition with balcony	1/12/2020	\$150,000	Category 2

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 13/11/2020 to 10/12/2020

30	DA/705/2020	1-9 Bagot Street NORTH ADELAIDE SA 5006	Demolish existing buildings and construct four two storey row dwellings with garaging	2/12/2020	\$2,500,000	Category 2
31	DA/706/2020	63-67 Light Square ADELAIDE SA 5000	Change the use of car parking spaces to outdoor licensed premises with various structures and lighting installations	2/12/2020	\$100,000	Category 1
32	DA/707/2020	77 Angas Street ADELAIDE SA 5000	Conservation works to front facade	2/12/2020	TBA	Category 1
33	DA/708/2020	Pulteney Grammar School 190 South Terrace ADELAIDE SA 5000	Removal of significant tree (Coral tree - <i>Erythrina x sykesii</i> )	2/12/2020	\$1,000	Category 1
34	DA/710/2020	SUNNINGDALE 2-20 Barnard Street NORTH ADELAIDE SA 5006	Conservation works to re-build portion of front brick wall	3/12/2020	\$9,915	Category 1
35	DA/711/2020	42-46 Carrington Street ADELAIDE SA 5000	Facade alterations and fit out	3/12/2020	\$1,000,000	Category 1
36	DA/712/2020	Mellor Olsson Level 5 80 King William Street ADELAIDE SA 5000	Change of use to educational facility and fit out	4/12/2020	\$38,000	Category 1
37	DA/717/2020	221-225 Flinders Street ADELAIDE SA 5000	Partial change of use of ground floor from community club to educational facility (cooking school)	4/12/2020	\$1,000	Category 1
38	DA/718/2020	22-30 Field Street ADELAIDE SA 5000	Change of use to restaurant, facade alterations, signage and fit-out	4/12/2020	\$39,000	Category 1
39	DA/719/2020	122-132 Frome Street ADELAIDE SA 5000	Extend existing lift, convert portion of roof to roof deck with pergola	4/12/2020	\$200,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 13/11/2020 to 10/12/2020

40	DA/721/2020	97 Jeffcott Street NORTH ADELAIDE SA 5006	Construct opening roof verandah to rear of property	7/12/2020	\$27,580	Category 1
41	DA/722/2020	87-95 Pirie Street ADELAIDE SA 5000	Remove existing tiles to front steps and replace with bluestone	7/12/2020	TBA	Category 1
42	DA/724/2020	120-128 Gouger Street ADELAIDE SA 5000	Change of use to indoor recreation centre including associated external alterations and signage	7/12/2020	\$18,000	Category 1
43	DA/725/2020	17-20 North Terrace ADELAIDE SA 5000	Construct pedestrian walkway link between level 6 of 18A North Terrace and level 6 of 21-24 North terrace via 18 North Terrace building	8/12/2020	\$200,000	Category 1
44	DA/726/2020	Level 1 Suite 1 75 Grote Street ADELAIDE SA 5000	Install LED signage attached to balcony	8/12/2020	\$10,450	Category 1
45	DA/727/2020	186 East Terrace ADELAIDE SA 5000	Replace existing open verandah with opening roof verandah	9/12/2020	\$25,851	Category 1
46	DA/728/2020	Ground 68 Halifax Street ADELAIDE SA 5000	Install LED illuminated sign	9/12/2020	\$6,912	Category 1
*47	DA/956/2019/A	Frome Road ADELAIDE SA 5000	Vary previous authorisation mechanical plant works and roof plant screening - VARIATION - External wall amendments	25/11/2020	TBA	Category 1

#### S49 Crown Development

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
48	S49/23/2020	ADELAIDE FIRE STATION, 81-129 Wakefield Street ADELAIDE SA 5000	Alterations to the existing air-conditioning plant/smoke extract system	24/11/2020	\$450,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 13/11/2020 to 10/12/2020

<b>*49</b>	S49/24/2020	ADELAIDE FIRE STATION, 81-129 Wakefield Street, ADELAIDE SA 5000	Restoration and repainting of the Adelaide Fire Station building and associated buildings	7/12/2020	\$250,000	Category 1
<b>*50</b>	S49/25/2020	11 Jeffcott Street, NORTH ADELAIDE SA 5006	Repairs to boundary wall	7/12/2020	\$245,000	Category 1
<b>51</b>	S49/26/2020	ADELAIDE RAILWAY STATION, 1-9 Railway Ramp, ADELAIDE SA 5000	External repairs and alterations to Adelaide Railway Station concourse	7/12/2020	TBA	Category 1
<b>Non-Complying Development</b>						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
<b>52</b>	DA/558/2012/C	109-110 Strangways Terrace NORTH ADELAIDE SA 5006	Vary previous authorisation to construct rear two storey addition to two existing dwellings and construct new carport to rear - VARIATION - Internal and external alterations	20/11/2020	\$9,000	Category 1
<b>Land Division</b>						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
<b>*53</b>	LD/14/2020	399 King William Street ADELAIDE SA 5000	Land Division - Boundary re-alignment	27/11/2020	Not Applicable	Category 1

Please Note: Category 1 (No Notification Required)

Category 2 (Adjacent Owners and Occupiers Notified Only)

Category 3 (As for Category 2, Plus Other Owners and Occupiers Directly Affected to a Significant Degree)

**\* Approved**