



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 27 June 2022
at 5.30pm
in the Colonel Light Room, Town Hall Adelaide



Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 27 June 2022, at 5.30pm,
Colonel Light Room, Town Hall Adelaide

Present - Presiding Member - Nathan Cunningham
Panel Members - Councillor Arman Abrahamzadeh (Deputy
Lord Mayor), Mark Adcock, Colleen Dunn
and Emily Nankivell

Opening and Acknowledgment of Country

At the opening of the Panel Meeting, the Presiding Member stated:

‘The City of Adelaide Council Assessment Panel acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

1 Item 1 - Confirmation of Minutes - 30 May 2022

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 30 May 2022 be taken as read and be confirmed as an accurate record of proceedings.

2 Item 2 - Declaration of Conflict of interest

Nil

3 Item 3 - Applications assessed under Development Act 1993 (SA) with Representations

Nil

4 Item 4 - Applications assessed under PDI Act 2016 (SA) with Representations

5 Item 4.1 - Subject Site 50-62 Sussex Street, North Adelaide SA 5006, Development No. 21017667

Representations Listed to be Heard and Heard

Representors:

Emma Johnson of 101 Stanley Street, North Adelaide [*Not Present*]

Judith Thomas of 61 Sussex Street, North Adelaide

Marko Separovic on behalf of the Sarris family of 75-79, 85 Stanley Street,
North Adelaide

Tuyen Vien of 18 West Pallant Street, North Adelaide [*Unable to attend*]

Linda Wooley on behalf of herself and Graham Wooley of 66 Sussex Street,
North Adelaide

Applicant:

Marcus Rolfe (Director of planning consultancy URPS) for the Genworth Group
Chris Diamantis (Managing Director, Genworth Group)

Decision

That the Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21017667, by Genworth Group is granted Planning 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:**
 - **Genworth Group Site Survey / Demo Plan Drawing No: SK04 Issue A**
 - **Site and Landscape Plan Drawing SK05 Issue G**
 - **Ground Floor Plan Drawing SK06 Issue G**
 - **First Floor Plan Drawing SK07 Issue G**
 - **Roof Plan Drawing SK08 Issue F**
 - **Materials Palette Drawing SK09 Issue G**
 - **Streetscape Elevations Drawing SK10 Issue G**
 - **Elevations 1 Drawing Number SK11 Issue G**
 - **Elevations 2 Drawing Number SK12 Issue G**
 - **Elevations 1 Drawing Number SK13 Issue E**
 - **Structural Systems Hydrological Analysis Job No DT200108 dated 27 October 2021 as marked up**
 - **Structural Systems Drawing SW01 Stage PA Issue 0**
 - **Structural Systems Drawing SW02 Stage PA Issue 0**
 - **Structural Systems Drawing SW03 Stage PA Issue 0****to the reasonable satisfaction of the Council except where varied by conditions below (if any).**

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 Relevant Authority.

3. Trees shall be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

4. Rainwater tanks shall be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwellings.

5. The privacy screening as depicted on the plans granted consent described as Elevation 1 Drawing No: SK11 - Revision G, Elevations 2 Drawing No: SK12 – Revision G, Elevations 3 Drawing No: SK11 - Revision G 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.

6. All car parks, driveway and vehicle manoeuvring areas on the Land shall be, drained, paved and sealed to the reasonable satisfaction of the Council so as to ensure that no surface water or rubble on the Land is transported across the adjacent public footpath.

7. 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 Relevant Authority.

8. 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 Relevant Authority.

9. Further details regarding the depth of the planter beds and a suitable planting scheme along with the environmental performance of the permeable paved areas shall be provided to the reasonable satisfaction of the Relevant Authority. The establishment of all landscaping shall be undertaken within three months of the substantial completion of the Development and in any event prior to the occupation or use of the Development. Such landscaping shall be maintained in good health and condition to the reasonable

satisfaction of the Relevant Authority at all times.

- 10. 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 comply with the EPA Noise Policy 2007.**

Advisory Notes

1. Development Approval

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

2. Appeal Rights

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

3. Expiration of Consent

Pursuant to the provisions of Regulation 67 of the Planning, Development and Infrastructure (General) Regulations 2017, this consent / approval will lapse at the expiration of 2 years from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 2 years, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

4. Compensation for removal of street tree

The applicant shall meet all costs associated with removing the existing street tree located where the driveway is proposed on Sussex Street and the planting of a replacement tree including modifications to the irrigation system.

5. Boundaries

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

6. Public Utilities

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

7. Parking Permits

No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved.

8. Building Site Management Plan

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

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

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.

9. Damage to Council's Footpath/Kerbing/Road Pavement

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

10. 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.

11. Consultation with adjacent owners/occupiers

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

12. Construction Noise

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

13. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. This includes activities that have received Development Approval.

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

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.
-

6 Item 4.2 - Subject Site 5 Albert Lane, Adelaide SA 5000, Development No. 21037088

Representations Listed to be Heard and Heard

Representors:

Melissa Mellen on behalf of Michelle Roesler of 318 Angas Street, Adelaide

Tom Game on behalf of Trevor Wright of 315a Wakefield Street, Adelaide

Clive Huggan on behalf of Luke Stradwick of 318 Angas Street, Adelaide
[Accompanied by Elizabeth Rushbrook displaying images]

Sam and Margo Hill-Smith of 335 Wakefield Street, Adelaide *[Not Present]*

Elizabeth Rushbrook of 317 Wakefield Street, Adelaide

John and Sally Gamble of Unit 1 / 326 Angas Street, Adelaide *[Displayed images]*

Daniel Hains of 320 Angas Street, Adelaide

Applicant:

Matthew King (Managing Director URPS) accompanied by James Hilditch (Hilditch Lawyers), Mark Beasley (Proske Architects) & Tom Wilson (Cirqa) on behalf of Buik Holdings

The Presiding Member advised that the figure 31 had been revised to 29 in Condition 8 in the Planner recommendation before the Panel.

Decision

That the Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016* (SA), and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
 2. Development Application Number 21037088, by Buik Holdings is refused Planning Consent subject to the following reasons:
 - The proposal does not satisfactorily comply with the building height, overshadowing, setbacks, soft landscaping and traffic and access assessment provisions relevant to the subject site and will consequently have a detrimental impact on the amenity of existing residential development in the locality.
 - The proposal fails to achieve the following specific assessment provisions:
 - City Living Zone:
 - PO 2.2 (height)
 - POs 3.3, 3.4, 3.5 (setbacks)
 - PO 5.1 (access to parking and service areas)
 - Design in Urban Areas
 - PO 13.1 & 13.2 (deep soil space)
 - PO 22.1 (soft landscaping)
 - Interface between Land Uses
 - PO 3.2 (overshadowing)
-

The Panel adjourned at 8.15 pm for a 5 minute break and reconvened at 8.20 pm.

7 Item 4.3 - Subject Site 193 Angas Street, Adelaide SA 5000, Development No. 21041709

The Presiding Member advised that a representor attachment that failed to append was distributed separately to Panel Members and the Assessment Manager affirmed for the meeting that the applicant was aware of the representation having responded to the issues raised.

Representations Listed to be Heard and Heard

Representors:

Debbie Rumere of Unit 6/16 Hume Lane, Adelaide

Elizabeth Rushbrook on behalf of South East City Residents Association [*Not Speaking*]

Applicant:

Nick Wilson (Masterplan) accompanied by Andrew Hudson (Director Forme Projex) and John Endersbee (Locus Architecture present in the gallery) on behalf of Forme Projex

Decision

That the Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and+ having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21041709, by Forme Projex is granted Planning Consent subject to the following reserved matter, conditions and advices:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (SA), the following matters shall be reserved for further assessment, to the satisfaction of the relevant authority, prior to the granting of Development Approval (or select stage of Development Approval):

1. The following information must be submitted for further assessment by the Environment Protection Authority ('EPA') under section 57 of the *Environment Protection Act 1993* (SA):
 - i. a report of detailed site investigations ('DSI') prepared by an appropriately qualified and experienced site contamination consultant in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 and the EPA publication Guidelines for the assessment and remediation of site contamination (2019).

The DSI must be sufficient to identify:

- a) the nature and extent of any site contamination present or remaining on or

below the surface of the land

- b) the likely suitability of the land for the proposed use, and
- c) what remediation (if any) is necessary for the proposed use.

Where remediation is identified as being necessary in the DSI, a Site Remediation Plan ('SRP') and/or a Construction Environmental Management Plan ('CEMP') must be prepared by a site contamination consultant to the reasonable satisfaction of the EPA as per the guidance contained in the EPA Guidelines for the assessment and remediation of site contamination (2019).

The EPA reserves its advice on the form and substance of any further conditions of planning consent considered appropriate to impose in respect of the reserved matter in accordance with regulations 3(6) and 103C and of the Planning, Development and Infrastructure (General) Regulations 2017.

2. The following information must be submitted for further assessment to demonstrate the proposed apartments:
 - i. include noise attenuation measures to achieve a music noise level in any bedroom exposed to music noise (L10) less than:
 - a) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and
 - b) 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels.
 - ii. include noise attenuation measures to ensure that the lawful operation of the Hotel can continue, when Covid restrictions are not in place.

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:**

Drawings prepared by Locus Architecture, Project Number: Valerie Living as follows:

- **Site – DPC.002 dated 23.11.2021**
- **Locality – DPC.005 dated 23.11.2021**
- **Streetscape – DPC.005a dated 22.02.2022**
- **Ground – DPC.006 dated 04.04.2022**
- **Waste – DPC.006a dated 21.02.2022**
- **Level 1 – DPC.007 dated 04.04.2022**
- **Levels 2-5 – DPC.008 dated 04.04.2022**
- **Levels 6-8 – DPC.008 dated 04.04.2022**
- **Roof – DPC.010 dated 23.11.2021**
- **Section – DPC.011 dated 21.02.2022**

- North – DPC.012 dated 04.04.2022
 - East – DPC.013 dated 04.04.2022
 - South – DPC.014 dated 21.02.2022
 - West – DPC.015 dated 04.04.2022
 - Type 3 – DPC.016 dated 23.11.2021
 - Type 2 (type 1 mirrored) – DPC.017 dated 21.02.2022
 - Type 6 (type 7 mirrored) – DPC.018 dated 21.02.2022
 - Areas – DPC.019 dated 04.04.2022
 - Planning Report as prepared by MASTERPLAN, Project FORME PROJEX, as dated December 21
 - Hydrological Analysis as prepared by Structural Systems, Project Number DT 220301, as dated 4 April 2022
 - Traffic And Parking Report as prepared by Cirqa, Project No. 21422 V1.2, as dated 20 December 2021
 - Preliminary Site Investigation (PSI) as prepared by A.M. Environmental Consulting, Document Number: 2071 R1, as dated 15 December 2021
 - Acoustic Design Report as prepared by Resonate, Project No. A210739RP1 Revision B, as dated 16 December 2021
 - Mechanical Services Reports as prepared by BESTEC, Project No. 57078/1/0, as dated 17 December 2022
-
2. The awning shall include pedestrian lighting (Category P2-AS1158) and shall be maintained and owned by the property owner(s). The lighting shall operate dusk until dawn and not be obtrusive or shine into any adjoining residences.
-
3. The finished floor level at the boundary of the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary.
-
4. Prior to the issue of Development Approval or any demolition, the Certifying Authority shall be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.
-
5. All components of the stacker carparks shall comply with Australian Standard AS5124:2017 Safety of machinery - Equipment for power driven parking of motor vehicles - Safety and EMC requirements for design, manufacturing, erection and commissioning stages (EN 14010:2003, MOD) and all other relevant Australian Standards.
-

6. **The design of the vehicular access and off-street parking facilities shall comply with Australian Standards AS/NZS 2890.1-2004 *Parking Facilities - Off-Street Car Parking* and AS 2890.3-2015 *Parking Facilities - Bicycle parking facilities*. The off street parking facilities shall be constructed in accordance with the approved design and relevant Australian Standards prior to the occupation of the building.**

7. **Prior to any occupation or use of the building, the Certifying Authority must ensure that all redundant vehicular crossings and property drainage connections to the site have been removed and replaced by kerb and gutter and footpath paving in accordance with Council's City Works Guide Works Impacting City of Adelaide Assets and Urban Elements Catalogue.**

8. **All collected drainage water from any bin rooms, carwash areas, internal vehicle parking areas, seepage collection systems, groundwater seepage systems, other internal areas, water features, swimming pools and/or spas located on the Land shall be discharged to the sewer system. Details demonstrating compliance with the requirements of this condition shall be submitted to the Certifying Authority prior to the occupation of the development.**

9. **Prior to any occupation or use of the building all Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council requirements and specifications. The Certifying Authority shall be provided with written evidence from Council that all works on the Road Reserve have been completed in accordance with Council requirements. All costs associated with these works shall be met by the Applicant.**

Advisory Notes

1. Heritage Advisory Note

The former Valerie Travers building is of interest as a 1950s building in the Modernist style. Elements that embody its architectural style include the face brickwork external walls, the use of concrete/render to boldly frame openings and also as mullions for vertical articulation within these perimeter frames, as well as what appear to be steel-framed windows in carefully-proportioned banks of four panes.

To regain the design integrity of the retained facades, removal of the paint to return to unpainted red brick face masonry is strongly encouraged. The concrete/rendered perimeter frames and mullions between windows should be retained (or reconstructed to the same proportional spacing and cross-sections), and replacement steel-framed windows and doors considered in place of the proposed aluminium windows without intervening mullions as currently documented.

2. Building Consent for Approval

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

3. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 24 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 24 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

4. Boundaries

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

5. 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 visit <https://www.cityofadelaide.com.au/transport-parking/parking/residential-parking/> or contact the Customer Centre on 8203 7203 for further information.

6. Damage to Council's Footpath/Kerbing/Road Pavement

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.

7. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. This includes activities that have received Development Approval.

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

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.

Applications will require a minimum notice period of two to five business days, depending on the nature of work, and can be lodged online via <https://www.cityofadelaide.com.au/business/permits-licences/city-works/>

8 Item 5 - Applications assessed under Development Act 1993 (SA) without Representations

Nil

9 Item 6 - Applications assessed under PDI Act 2016 (SA) without Representations

Nil

10 Item 7 - Other Business

11 Item 7.1 - Other Business

Nil

12 Item 7.2 - Other Business raised at Panel Meeting

Nil

13 Item 7.3 - Next Meeting

Monday 25 July 2022

14 Item 8 - Exclusion of the Public

Exclusion of the Public from attendance to receive, discuss or consider Information/Matter in confidence

Item 9.1 – 22 Brougham Court, North Adelaide

Section 13(2) (a) (ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place *[Planning, Development and Infrastructure (General) Regulations 2017 (SA)]*

Decision

That the public be excluded from this part of the meeting of the City of Adelaide Council Assessment Panel dated 27/6/2022, (with the exception of members of Corporation staff who are hereby permitted to remain) to enable the Panel to receive, discuss or consider information relating to actual litigation, or litigation that the assessment panel believes on

reasonable grounds will take place associated with Item 9.1 - 22 Brougham Court, North Adelaide.

There were no members of the public or members of City of Adelaide staff not directly involved with the matter to leave the Colonel Light Room at 8.51 pm.

- 15 Item 9 - Matters for Consideration in Confidence**
- 16 Item 9.1 - Subject Site 22 Brougham Court, North Adelaide SA 5006, Development No. 21032920**

Document is Restricted

17 Matter Considered in Confidence to remain Confidential

Item 9.1 – Subject Site 22 Brougham Court, North Adelaide SA 5006 Development No.21032920

Decision

The Council Assessment Panel resolves that:

1. Item 9.1 having been dealt with on a confidential basis (information relating to actual litigation, or litigation that the panel believes on reasonable grounds will take place) remain confidential until the matter has been finalised.
2. Item 9.1 be excluded from the Minutes [Regulation 14(4) *Planning, Development and Infrastructure (General) Regulations 2017 (SA)*]

18 Closure

The meeting closed at 9.13pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel

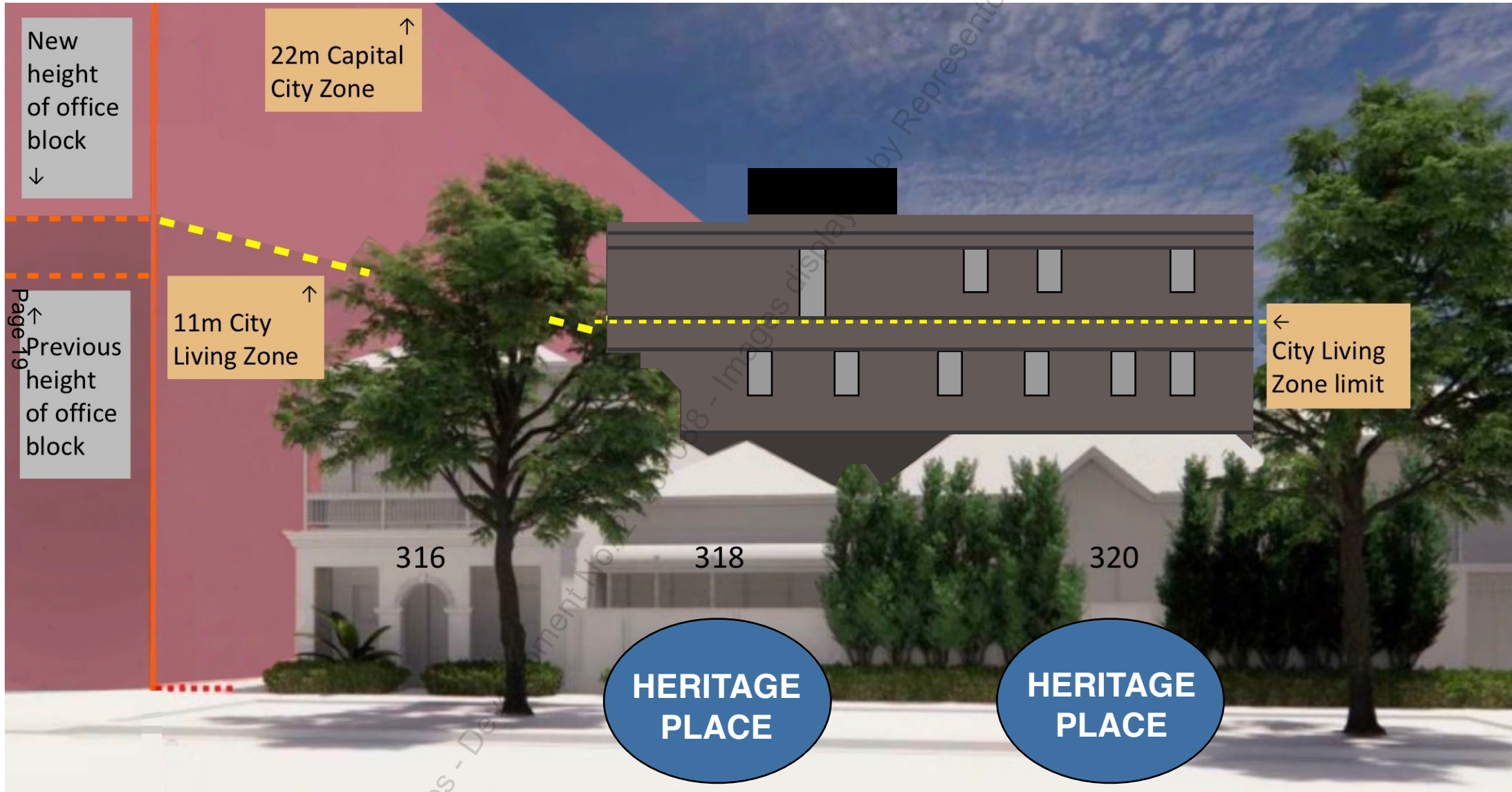
Documents Attached:

Item 4.2 - Development No. 21037088 – Images displayed by Representor – Clive Huggan
Item 4.2 – Development No. 21037088 – Images displayed by Representor – John Gamble
Item 4.3 – Development No. 21041709 - Representor correspondence [distributed separately to Panel Members]

EXAGGERATED PERSPECTIVE (= 18 or 22mm LENS?)



HUMAN PERCEPTION (= 50mm LENS)

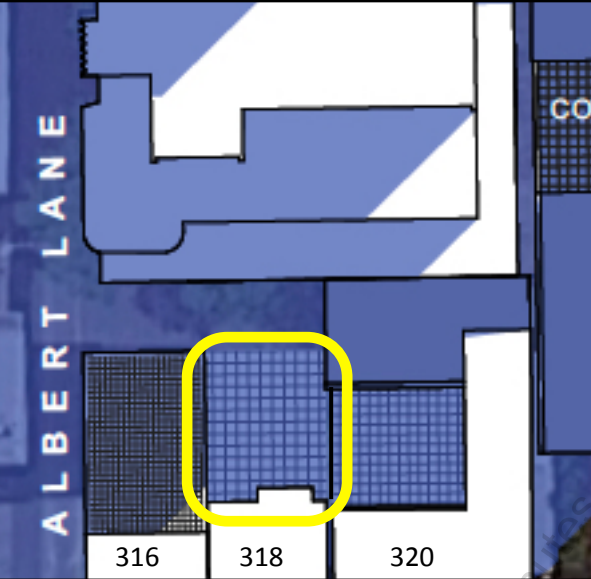
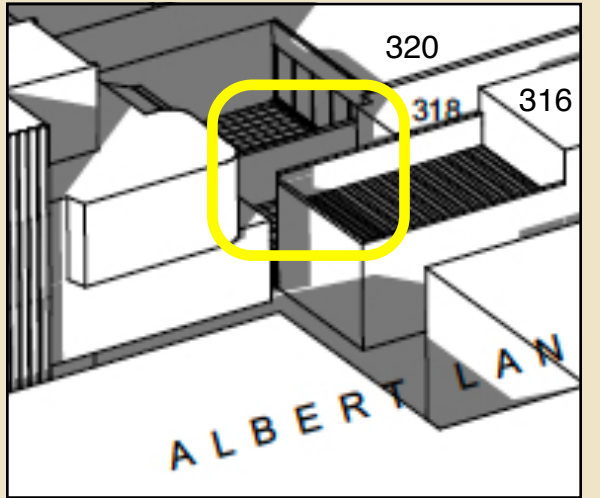
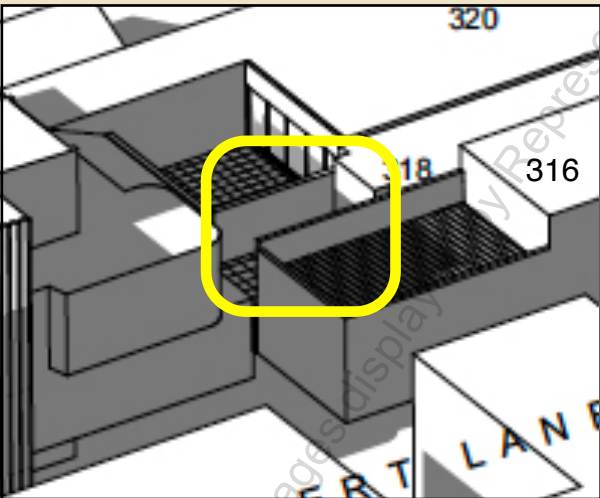
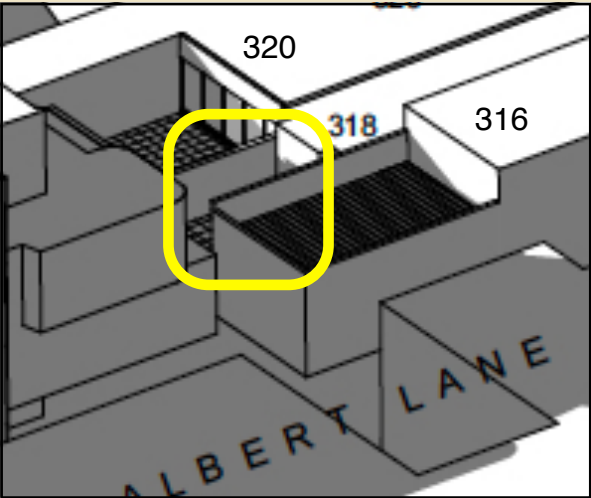


Overshadowing through the day on 21 June – 318 Angas Street

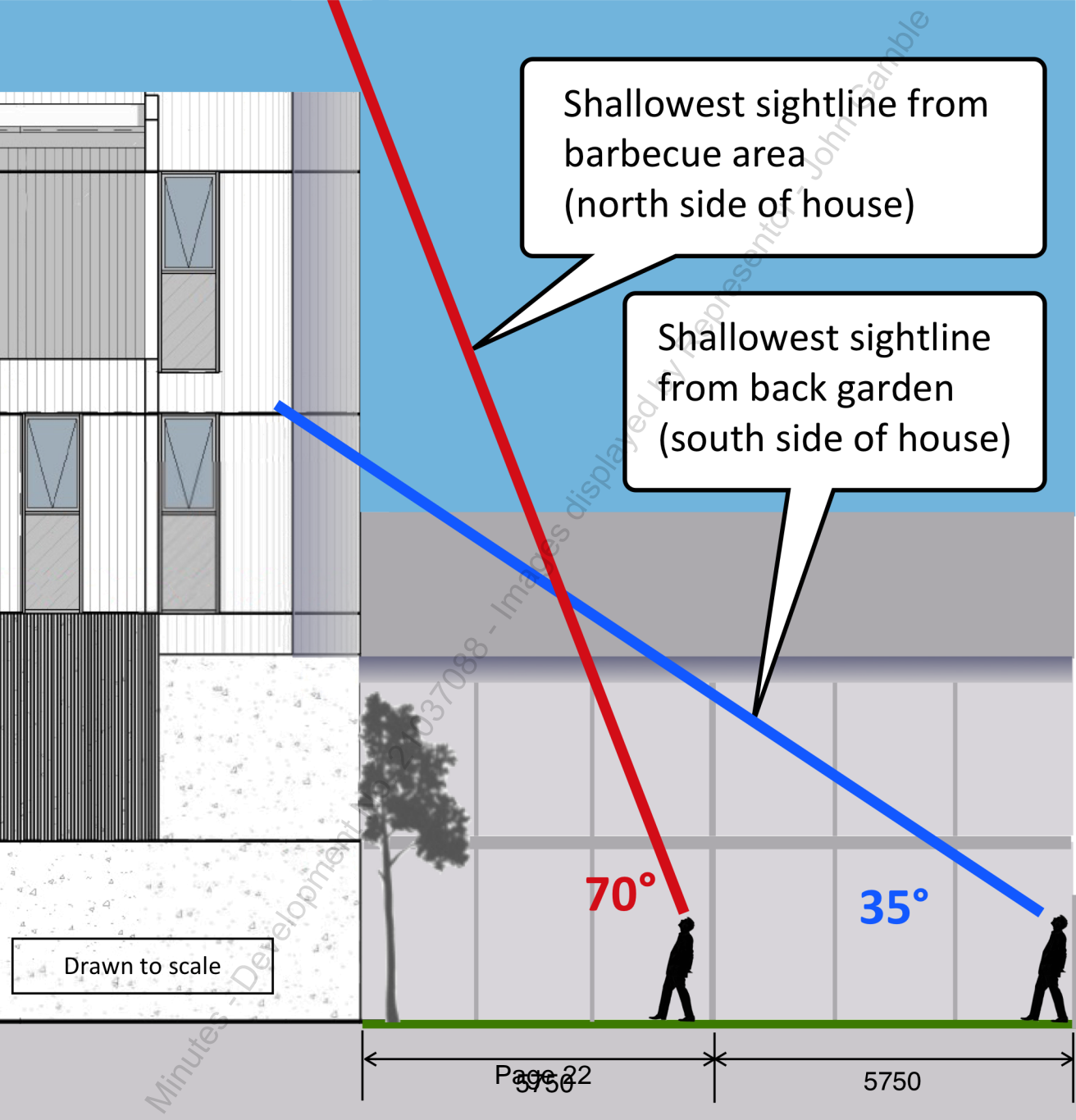
9 am

Noon

3 pm







GREENWAY ARCHITECTS SA PTY LTD
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ABN 89 081 130 985

29th April 2022

RE: THE VALERIE
193 ANGAS STREET, ADELAIDE

APPLICATION ID: 21041709

Whilst generally supportive of development, there are some concerns.

Carparking – It is not believed that 28 parking spaces will be suitable for 36 apartments. Whilst at the surface it would appear to be, there are 57 bedrooms in the proposal, and 15 other unlabelled rooms deceptively purporting to be second living areas or home offices. It is unlikely that a 1 bed apt. will have 2 living areas, and these will likely be used as 2 bed apts. Notionally there are up to 72 bedrooms, making parking numbers limited. Street parking in Regent St. North is already limited and under pressure, and the lack of parking for the 200m² offices will impact this. There are concerns also on the operation of the carpark stacker and the impact on the bike lane at peak times, despite the application stating a 60 second operation, cars will line up across the bike lane to access the site. Any Planning Approval should ensure that there will be no future provision for occupant granted Street Parking Permits for the duration of the life of the building.

Office amenities - There are no amenities (toilets, kitchens) shown for the 200m² of office. The proposal suggests that office users will access these facilities within the tenancies. These should be shown and included at the time of Planning Approval. It is not suitable for office users to use the 1x toilet in the cleaner's room on the 1st floor. (this would not meet the requirements of NCC tables D.1.13 nor F2.3)

Balconies - The floor plans do not show balconies for the southern apts on L2-5 (but are visible from the elevations). They are limited in size, and with proposed grey toned glass balustrades will not shield ac units from view. Care should also be taken with overlooking to the existing row cottage garden south of the site.

Acoustics – Any Approval shall ensure that no limitation is put on the existing licensing and operations of the Seven Stars hotel. Unfortunately, the west facing apartments living quarters will require their opening windows to break the acoustic seal that the recommended higher performance glass provides, but this is what comes with living with in the CBD.

Existing façade – The Application notes that it will retain the existing Valerie Travers building. It is however unlikely that any of the existing façade will be retained during the development due to the changes proposed and required, and whilst the overall presentation of the scheme is sympathetic to the existing fabric, it pays limited homage to it and the unique detailing of the fenestration, and the steel framed windows within it are being replaced with cheaper detailing and simple aluminium framing. It will not have

the 'factory' feel to it, despite what the application states. It is not believed that it will retain the historic contribution that the building currently makes. The Application states a 75% activation of the ground floor by its materials and form – this is not achieved with the current planning and the majority of glazing above head height.

Materiality and Form – The proposal notes the use of 'high quality materials', however they are really only 'medium' quality. The proposal is very similar in form, colour and detailing to the Applicant's 6x other developments in nearby Hurtle Sq. Repetitious development, whilst financially beneficial, is limiting to the overall fabric of the community. Whilst not objectionable in its overall appearance, it could be better. The eastern façade provides particularly for a single flat plane of cladding, with very minor recess detailing, punctuated by small slotted or square windows with no shade devices for thermal efficiency and overall articulation.

Overall, the proposal is not objectionable, but could be better, especially with regards to the intended retention of the existing building fabric, especially the unique detailing of the windows, their surrounds and their brick columns incorporated within, and the overall materiality, form and detailing of the proposal.

Regards,

A handwritten signature in black ink, appearing to read 'Simon Frost', is written over a light grey rectangular background.

Simon Frost
Director