

18 August 2017



Ithink Design Studio
8/193 Prospect Road
Prospect SA 5082

Dear Sir / Madam,

**RE: Four Storey Residential Flat Building (Comprising 11 Dwellings)
at 419 Regency Road PROSPECT (DA 050/335/2016)**

Please find attached the decision notification and authorised plan(s) in respect of the development application as described above.

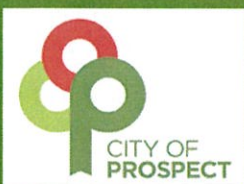
The decision notification includes any conditions that have been imposed on the relevant authorisation(s). Please also refer to the advisory notes contained therein, as these are likely to be relevant to your development.

Should you have any queries concerning the decision(s) detailed on the decision notification, please contact Council on 8269 5355 or via email admin@prospect.sa.gov.au.

Regards,

Susan Giles
Development Officer, Planning

cc: adam@ithinkdesignstudio.com.au
tony@essentialbeauty.com.au;
bengreen@bengreen.com.au
tomgregory@bengreen.com.au



CITY OF PROSPECT

128 Prospect Road, Prospect SA 5082

Telephone (08) 8269 5355 Facsimile (08) 8269 5834

To: Ithink Design Studio
8/193 Prospect Road
Prospect SA 5082

DECISION NOTIFICATION

Development Application: **050/335/2016**

Dated: 01/09/2016

Registered: 01/09/2016

Location: 419 Regency Road PROSPECT

Description: Four Storey Residential Flat Building (Comprising 11 Dwellings)

The following decisions have been made in respect of the development application:

NATURE OF DECISION	DETERMINATION	NO. OF CONDITIONS	DATE OF DECISION
Development Plan Consent	Granted	15	14/08/2017
Reserve Matter	Required	1	
Building Rules Consent	Required		
Development Approval	Required		

- Any conditions that have been imposed against the authorisation(s) granted herein and advisory notes that may be relevant to the development are detailed on the following page(s).
- The application was determined to be a **Category 2** application for the purpose of public notification. 2 representation(s) were received from third parties.
- The building classification assigned to the development under the Building Code is: TBA
- The development authorisation (consent or approval) granted herein remains operative for a period of 12 months from the date of the decision.

Signed: PPG 162

☐ Chief Executive Officer

☒ Delegate

Date: 18/8/2017

Conditions and notes that apply to this authorisation

Where relevant to the ongoing maintenance or operation of the development to which this authorisation applies, the condition(s) identified herein will continue to apply unless or until varied or revoked by the relevant authority.

Any conditions detailed herein are binding on and enforceable against:

- the person by whom the development is undertaken;
- any person who acquires the benefit of the decision or the development; and
- the owners and occupiers of the land on which the development is undertaken.

Conditions of Development Plan Consent

The following conditions apply to the Development Plan Consent. These conditions have been imposed in accordance with the *Development Act 1993* to ensure the development complies with the provisions of Council's Development Plan and relevant legislation:

1. The development shall take place in accordance with the amended plans prepared by Ithink Design Studio, dated 26/06/17, as stamped by Council relating to Development Application Number 050/355/2016, except as modified by any conditions detailed herein. All works detailed in the approved plans and required by conditions are to be completed prior to the occupation of the approved development.
2. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving and maintained to the reasonable satisfaction of Council. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of materials or goods including waste products and refuse. The obsolete crossover and/or any portion of crossover that is not required for the subject development shall be reinstated to Council standard kerb and gutter at the applicant's cost prior to occupation of the completed development.
3. The west and south facing upper level windows shall have:
 - a) Minimum window sill heights of 1.7m above finished floor level; or
 - b) Fixed and obscured glass to a minimum height of 1.7m above floor level; or
 - c) An awning window with obscured glass to a minimum height of 1.7m above floor level, with an opening restricted to no more than 150mm; or
 - d) Permanently fixed external screens that provide an effective screening height of 1.7m above the upper floor level and complement the external appearance of the dwelling.The screening solution(s) shall be established prior to occupation of the dwellings and maintained to the reasonable satisfaction of Council at all times thereafter.
4. All balconies facing west shall be provided with screening that prevents views into neighbouring properties to a minimum height of 1.5m above the finished floor level of the balcony. The materials and finishes used on the screens shall complement those of the dwelling.
5. Air-conditioning units and solar hot water heaters shall be provided with screening devices designed to complement the colours, materials and finishes of the building approved herein, and shall be sited to adequately screen the units from view from neighbouring properties and public land (roadways) to the reasonable satisfaction of Council.

6. The Community Corporation shall ensure that the waste storage area is cleaned and maintained to the satisfaction of Council. General, recyclable and green organic wastes shall be co-mingled, with the Community Corporation maintaining responsibility for ensuring that bins are transported between the collection point and the storage area in a timely fashion to the satisfaction of Council.
7. Any difference in finished ground levels between the subject site and adjoining sites at the boundary shall be retained by an appropriate wall or plinth of masonry, concrete or similar construction. Retaining walls must be designed to accepted engineering standards and will not be of timber construction if retaining a difference in ground levels exceeding 200 mm.
8. The landscaping shall be planted in accordance with the approved plans, with the exception of the proposed tree plantings which shall comprise evergreen species that provide reasonable visual softening and screening, to the satisfaction of Council. The proposed trees shall have a minimum mature height of 6 metres and canopy spread of 4 metres. All planting must be of species which will not grow to cause damage to paved or sealed areas, building foundations or underground services.
9. The landscaping shall be planted prior to occupancy of the development, and maintained at all times to the reasonable satisfaction of Council and to ensure appropriate lines of sight for vehicles and pedestrians. An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.
10. During construction of the development approved herein, measures will be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures shall include as necessary:
 - a) A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
 - b) Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
 - c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
 - d) The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
 - e) All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.
11. Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths traversed by vehicles using the site are to be maintained in a reasonable condition for the duration of the works, and are to be reinstated to the satisfaction of Council on completion of the works.

All works on Council land shall be conducted to Council's specification, with all works to be bunted off safely and pedestrian safety to be maintained throughout the construction period. Plantings will also need to be undertaken in line with council specifications in terms of sight distance interference and safety to the community (thorns/poisonous plantings). Plans displaying all relevant details of the Road/Kerbing/Footpath Works shall be submitted to the Assets and Infrastructure Officer for approval prior to the commencement of any such works.

Conditions of a Prescribed Body

The following conditions apply to the Development Plan Consent and have been imposed in accordance with the direction of the **Department of Planning, Transport and Infrastructure** in accordance with Section 37(7) of the Development Act 1993:

12. No structural element, service infrastructure (such as utility metres), or overhangs (including balconies) shall encroach within the road widening requirements identified in the Metropolitan Adelaide Road Widening Plan.

Subsequently, all of the above elements of the development shall be setback a minimum of 4.5 metres from the Regency Road property boundary and clear of a 4.5m x 4.5m cut-off across the regency Road / Airlie Avenue corner, measured from the 4.5 metre setback line.

13. Vehicular access to serve the site shall be via Airlie Avenue, located adjacent the southern property boundary. No vehicular access to/from Regency Road shall be permitted.
14. Bin collection shall be undertaken via Airlie Avenue only to avoid disruption to the free flow of traffic on Regency Road.
15. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Regency Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Reserved Matters Requiring Further Assessment

The following detailed information shall be submitted for further assessment and approval by Council as Reserved Matters pursuant to Section 33(3) of the *Development Act 1993*:

1. A detailed stormwater management plan shall be provided that, to the satisfaction of Council, provides evidence that all dwellings are suitably protected from 1 in 100 year ARI storm events and that post-development outflow rates from the site will match pre-development rates in 1 in 20 ARI storm events. The location and capacity of any on-site detention tanks shall be clearly described.

Pursuant to Section 33(1) of the Development Act 1993, Council reserves its decision on the form and substance of any further conditions of development plan consent that it considers appropriate to impose in respect of the reserved matters set out above.

Advisory Notes

The following advisory notes are provided for your information:

- (1) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either 1) a refusal of consent or 2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).

- (2) The development plan consent granted herein is effective for a period of twelve (12) months from the date of the decision. Unless Council extends this period, building rules consent is required within this time or the consent will lapse.

Any request for an extension of the operative period of the consent must be submitted to Council in writing, accompanied by the applicable fee.

- (3) Further application pursuant to the Local Government Act shall be made to the Infrastructure Assets and Environment Department for the proposed crossover prior to construction activities occurring.

Road/Kerbing/Footpath Works will need to be inspected by an Assets and Infrastructure Officer to determine they have met all relevant requirements. All work including line marking will be the responsibility of the applicant as will the reinstatement of any damaged Infrastructure / Services related to these works. All works will be carried out at the cost to the applicant.

- (4) Prior to the commencement of construction of the development herein approved, it is strongly recommended that you employ the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

Failure to correctly site the development on the land in accordance with the plans approved herein would constitute a breach of the *Development Act 1993*. Any amendments required to the approved plans as a result of the survey are to be submitted to Council for approval prior to works commencing.

- (5) You are encouraged to consult with adjoining property owners before commencing any work, to assist in minimising nuisance or inconvenience caused during construction.
- (6) You are required to give formal notification to, and consult with, the adjoining property owner if you are removing, replacing or altering an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence (Section 5 of the *Fences Act 1975*).
- (7) During construction of the development approved herein, measures will be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures shall include as necessary:
- A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
 - Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
 - Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
 - The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
 - All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.
- (8) To ensure compliance with applicable standards as described in the Environment Protection (Noise) Policy established under the Environment Protection Act, construction

activities should only take place between the hours of 7:00am and 7:00pm, Monday to Saturday inclusive, and not on Sundays or public holidays.

- (9) The construction of the building shall be undertaken in accordance with the Ministers Specification SA78B – Construction requirements for the control of external sound. Compliance with the Minister's Specification would be required as part of the Building Code of Australia (BCA).
- (10) National Broadband Network (NBN): The National Broadband Network is being rolled out across the City of Prospect. It is recommended that you consider your future connection to the optical fibre network prior to commencing works. Please visit www.nbnco.com.au for further details on how to get connected.
- (11) The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Regency Road frontage of this site, together with a 4.5 x 4.5 metre cut-off at the Regency Road / Airlie Avenue corner, for future upgrading of the Regency Road / Prospect Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

The Commissioner will not consent to any encroachment within the road widening requirements. Accordingly, all development must be clear of the above requirements. As the development encroaches in these areas, the required consent form shall be completed and forwarded to DPTI with three copies of the approved site plan for consent purposes.

METROPOLITAN ADELAIDE ROAD WIDENING PLAN ACT, 1972



Government of South Australia

Department of Planning,
Transport and Infrastructure

APPLICATION FOR CONSENT OF THE COMMISSIONER OF HIGHWAYS FOR BUILDING WORK

Owner's Name _____

Applicant's Name _____
(If not owner)

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

Postal Address _____

Postcode _____

Location of Proposed Building Works (Full Details Required):

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

Hundred: _____ House No.: _____

Street Name _____ Suburb: _____

Certificate of Title _____

Volume _____ Folio _____

Nature of Proposed Building Work _____

Proposed Location of Building Work on Land:

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

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

Total estimated cost of proposed building work \$ _____

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

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

Notes:

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

PLEASE RETURN TO: COMMISSIONER OF HIGHWAYS
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE
GPO BOX 1533
ADELAIDE SA 5001

For further information regarding the Metropolitan Adelaide Road Widening Plan Act,
please contact DPTI on (08) 8226 8384.

AIRLIE APARTMENTS



PRELIMINARY

DATED 29/08/16

REVISIONS

DATE	REV	DESCRIPTION	BY
20/12/16	A	COUNCIL RFI	AC
09/03/17	B	DRIVE/LEVEL	AC
26/06/17	C	DAP FEEDBACK	AC

iTHINK
DESIGN STUDIO

DESIGN OUTSIDE THE SQUARE
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SA, 5082
P. 08 7320 3945
M. +61 0403 537 500
E. adam@ithinkdesignstudio.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT

CLIENT NAME:
NIATRON 10 PTY LTD

ADDRESS:
419 REGENCY ROAD

SUBURB:
PROSPECT

COUNCIL ZONE:
CITY OF PROSPECT

DATE:
28/04/15

SHEET NO:
PA01 OF 13

PROJECT:
39.2016

TYPE:
RESIDENTIAL

PAGE SIZE:
A3

SCALE:
1:200

DESIGNED BY:
ADAM
CAVUTO

DRAWN:
AC

-ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO
COMMENCING ANY WORK.

- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED
DIMENSIONS

-DISCREPANCY SHALL BE REPORTED TO iTHINK DS IMMEDIATELY.

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CITY OF PROSPECT
DEVELOPMENT PLAN CONSENT

14 AUG 2017

DEVELOPMENT ACT 1993
APPROVED DOCUMENTS
Subject to Conditions

FOR PLANNING APPROVAL ONLY

GENERAL NOTES:

1) FIXTURE LOCATION SHOWN INDICATIVE ONLY. EXACT POSITION TO BE CONFIRMED ON SITE AND CO-ORDINATED WITH NOMINATED FIXTURE SPECIFICATIONS.

2) THIS PLAN TO BE READ AND CO-ORDINATED WITH THE ENGINEER'S FOOTING AND SLAB LAYOUTS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

PLEASE NOTE: ALL KITCHEN & WET AREA LAYOUTS SHOWN ON THESE PLANS ARE INDICATIVE ONLY. REFER TO SELECTED JOINERY MANUFACTURER'S PLANS FOR CORRECT LAYOUTS AND PLUMBING POSITIONS AND CO-ORDINATE ACCORDINGLY.

* REMOVABLE DOOR HINGES FITTED IN ACCORDANCE WITH S.A. HOUSING CODE APPENDIX D10.1

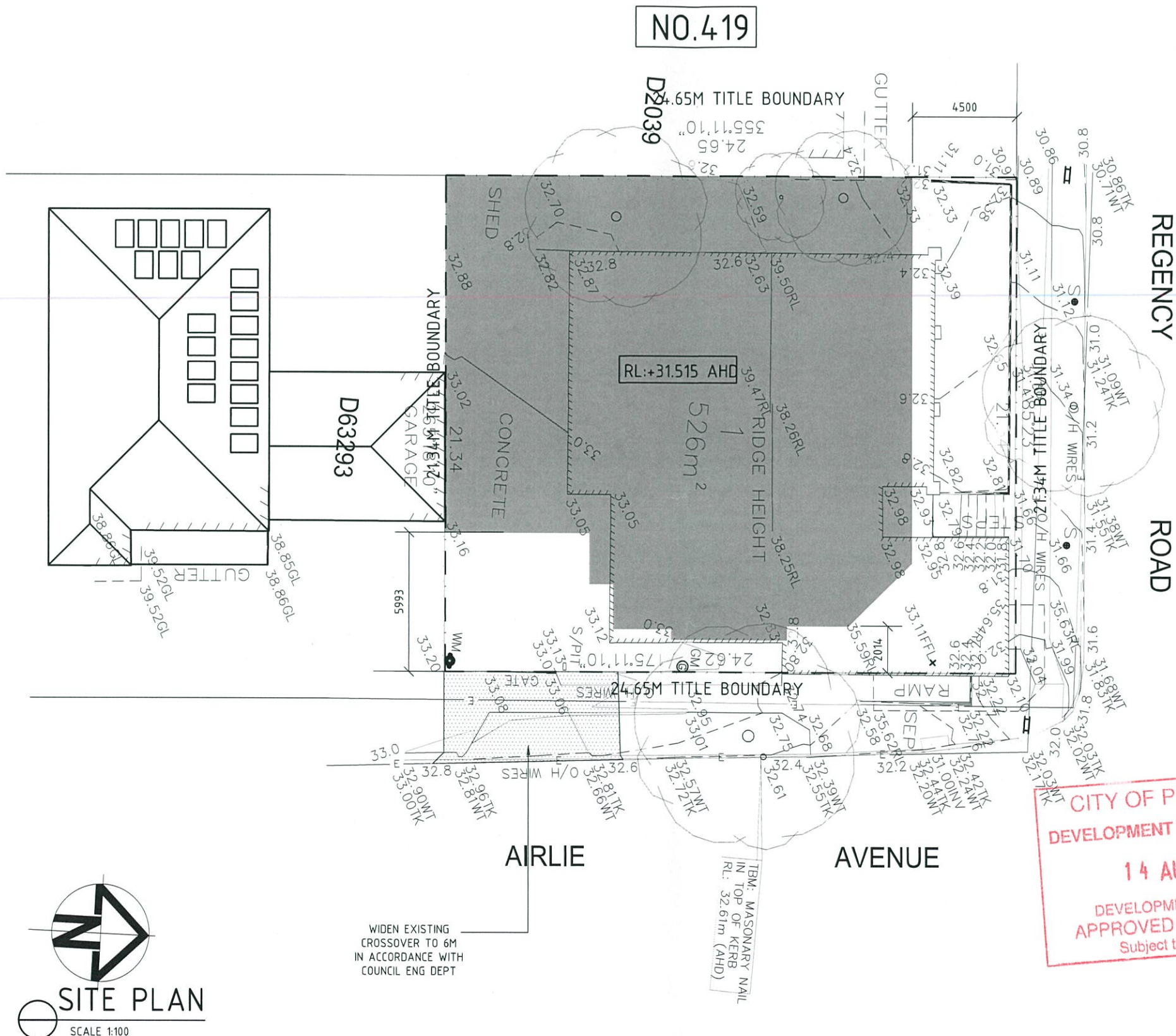
SC. STEEL COLUMN.
REFER TO ENGINEER'S DRAWINGS FOR SIZE
P. SELECTED CISTERN
B. SELECTED BIDET
V. SELECTED VANITY BOWL
OHC. OVERHEAD CUPBOARDS
TR. SELECTED LAUNDRY TROUGH
WM. WASHING MACHINE PROVISION
UBO. UNDER BENCH OVEN
DWP. DISHWASHER PROVISION
FR/FZ. FRIDGE/FREEZER
RHO. SELECTED RANGEHOOD OVER

CONSTRUCTION MATERIALS

-PRECAST CONCRETE
-COMMERCIAL ALUMINIUM WINDOWS & DOORS THROUGHOUT
-JAMES HARDIE EXOTEC CLADDING
-COLORBOND CUSTOM ORB DECKING @ 5°
-MODWOOD COMPOSITE CLADDING WHERE SHOWN

RAIN WATER TANK

THE REQUIRED RAINWATER TANK (MIN 1000 LITRES) COLLECTING A MINIMUM OF 50 M2 OF ROOF CATCHMENT AREA AND PLUMBED TO A WATER CLOSET, WATER HEATER OR LAUNDRY COLD WATER OUTLETS. THE TANK MUST ALSO BE FITTED WITH MOSQUITO PROOF, NON DE-GRADABLE SCREENS, FORMED FORM NOT LESS THAN .315MM DIAMETER MATERIAL AND HAVE A MINIMUM OF 6 X 7 OPENINGS PER CM2. IN THE EVENT THAT THE TANK IS TO BE SUPPORTED ON A STAND THE STAND SHALL BE DESIGNED TO BE ABLE TO ACCOMMODATE THE IMPOSED DEAD LOADS, WIND LOADS AND WHERE APPLICABLE THE EARTHQUAKE LOADS AS REQUIRED BY CLAUSE 3.11.2 OF THE NCC (APPLICABLE AS OF JULY 1ST 2006 NCC-SA 2.1



NO.419

4.65M TITLE BOUNDARY

D2039

24.65

355.11'10"

32.10

32.8

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DATED 29/08/16

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ADDRESS:

419 REGENCY ROAD

SUBURB:

PROSPECT

COUNCIL ZONE:

CITY OF PROSPECT

DATE:

28/04/15

SHEET NO:

PA02 OF 13

PROJECT:

39.2016

TYPE:

RESIDENTIAL

PAGE SIZE:

A3

SCALE:

1:200

DESIGNED BY:

ADAM
CAVUTO

DRAWN:

AC

-ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO COMMENCING ANY WORK.

-FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS

-DISCREPANCY SHALL BE REPORTED TO iTHINK DS IMMEDIATELY.

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CITY OF PROSPECT
DEVELOPMENT PLAN CONSENT
14 AUG 2017
DEVELOPMENT ACT 1993
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AIRLIE

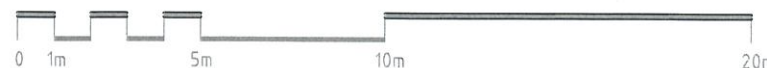
AVENUE

WIDEN EXISTING
CROSSOVER TO 6M
IN ACCORDANCE WITH
COUNCIL ENG DEPT



Plotted: -

File: W:\PRIVATE-2016\39.2016_MAIELLO-PROSPECT\PA\39.2016_MAIELLO-PROSPECT-REV C-PA





INDICATIVE LANDSCAPING SCHEDULE

TREES	COMMON NAMES	HEIGHT
PYRUS CALLERYANA 'CHANDICLEER'	ORNAMENTAL PEAR	5.0 - 6.0m
SHRUBS		
CROWEA EXCELATA	PINK CROWEA	1.0m
ABELIA GRANDIFLORA	GLOSSY ABELIA	1.8 - 2.0m
CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	0.8 - 1.0m
BUXUS JAPONICA	JAPANESE BOXED HEDGE	0.4 - 1.5m
STRAP LEAF PLANTS		
PHORMIUM RUBRA	DWARF PURPLE NZ FLAZ	0.5 - 0.8m
DIANELLA TASMANICA	FLAX LILYDIANELLA TASMANICA	0.5 - 0.8m
LIRIOPE MUSCARI	MAUVE LIRIOPE	
GROUND COVERS AND GRASSES		
SCAEVOLA 'MAUVE'	MAUVE FAN FLOWER	
VIOLA HEDERACEA	NATIVE VIOLET	
LIRIOPE MUSCARI	STAR JASMINE	

- ARTIFICIAL GRASS AREA
- INDICATIVE PAVED AREA
- JEFFERIES MULCHED AREA

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DESIGNED BY:
ADAM CAVUOTO

DRAWN:
AC

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14 AUG 2017
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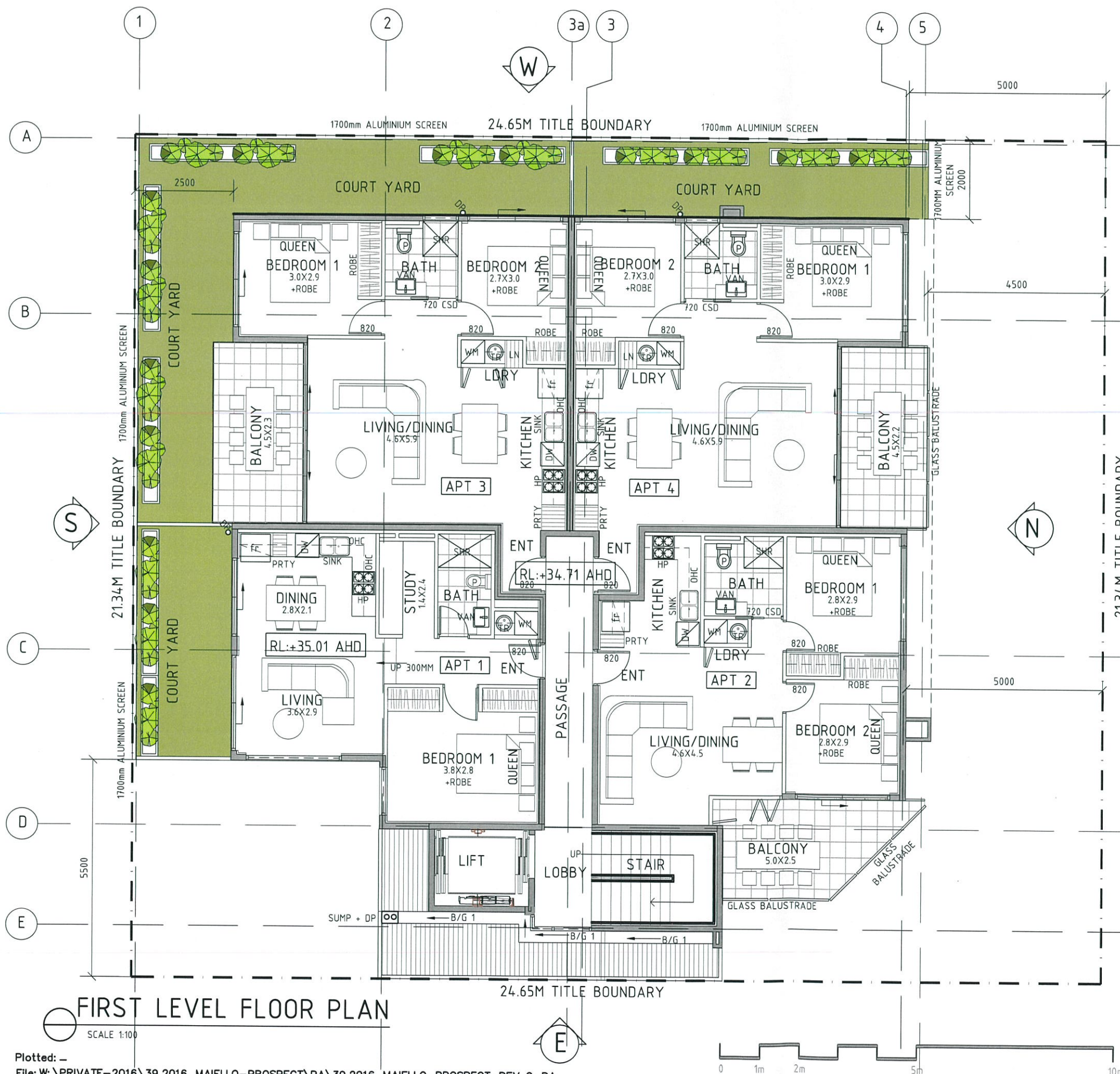
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AREAS:	
GROUND LEVEL	
CARPARK	345.0
LIFT /LOBBY /STAIR	18.00
SUB TOTAL (M2)	363.0
FIRST LEVEL	
APARTMENT 1	52.43
APARTMENT 1 YARD	15.00
APARTMENT 2	64.5
APARTMENT 3	71.6
APARTMENT 3 YARD	39.3
APARTMENT 4	72.1
APARTMENT 4 YARD	17.1
LIFT /LOBBY /STAIR	27.1
SUB TOTAL(M2)	359.13
SECOND-LEVEL	
APARTMENT 5	68.2
APARTMENT 6	64.5
APARTMENT 7	71.6
APARTMENT 8	72.1
LIFT /LOBBY /STAIR	27.1
SUB TOTAL(M2)	303.5
THIRD LEVEL	
APARTMENT 9	87.4
APARTMENT 10	64.5
APARTMENT 11	86.7
LIFT /LOBBY /STAIR	27.1
SUB TOTAL(M2)	265.7
TOTAL	1291.33 SQ.M.
BLOCK:	526.03 SQ.M.

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Plotted: -
File: W: \PRIVATE-2016\39.2016_MAIELLO-PROSPECT\PA\39.2016_MAIELLO-PROSPECT-REV C-PA

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COUNCIL ZONE:
CITY OF PROSPECT

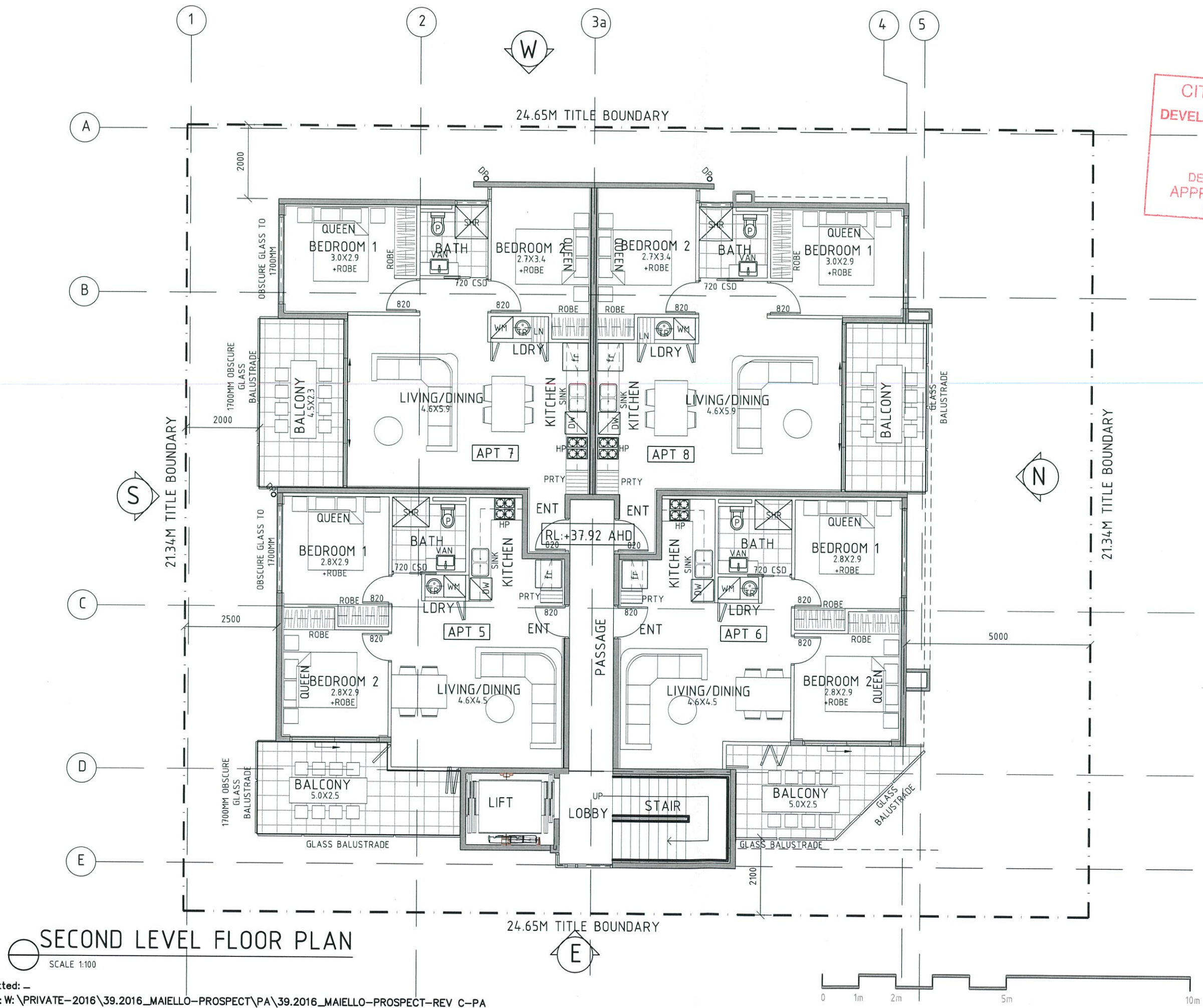
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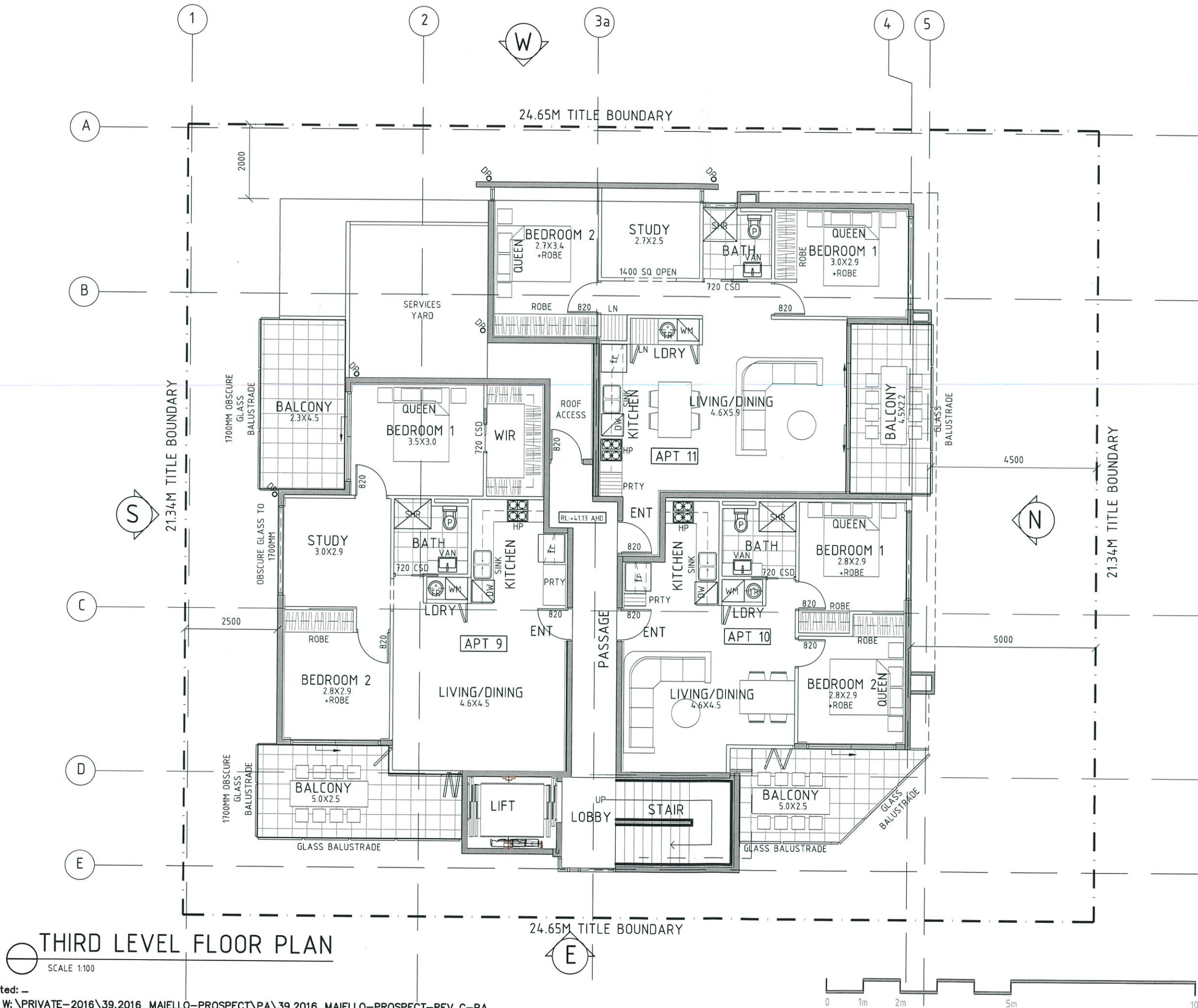
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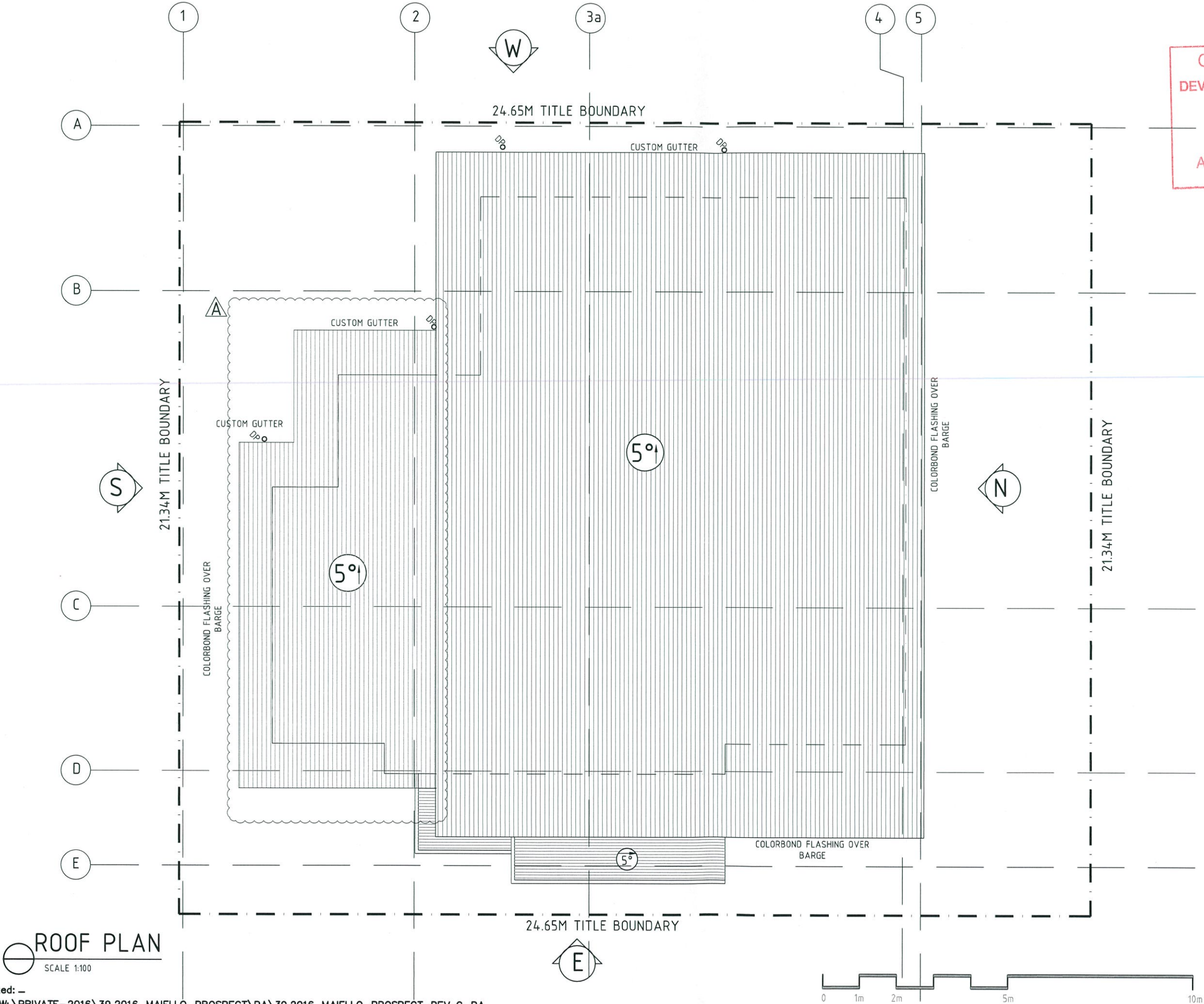
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RAINHEAD	COLORBOND	MONUMENT
ROOF SHEET	COLORBOND - TRIMDEK	SURFMIST
WALL FINISH	PRECAST - PAINTED	SURF MIST
WINDOWS	POWDERCOATED ALUMINIUM	NIGHT SKY
DOORS	POWDERCOATED ALUMINIUM	NIGHT SKY
DOWNPIPES	PAINTED PVC	MONUMENT
PAVING	EXPOSED AGGREGATE - WASHED	CARBON
FENCING	LOUVER TEC	NATURAL ANNO
CLADDING 1	MODWOOD TIMBER	SAHARA SMOOTH
CLADDING 2	JAMES HARDIE - EXO TEC - PAINT FIN	SHALE GREY
CLADDING 3	JAMES HARDIE - EXO TEC - PAINT FIN	WALLABY
CLADDING 4	MAXLINE 340 WALL CLADDING	MONUMENT

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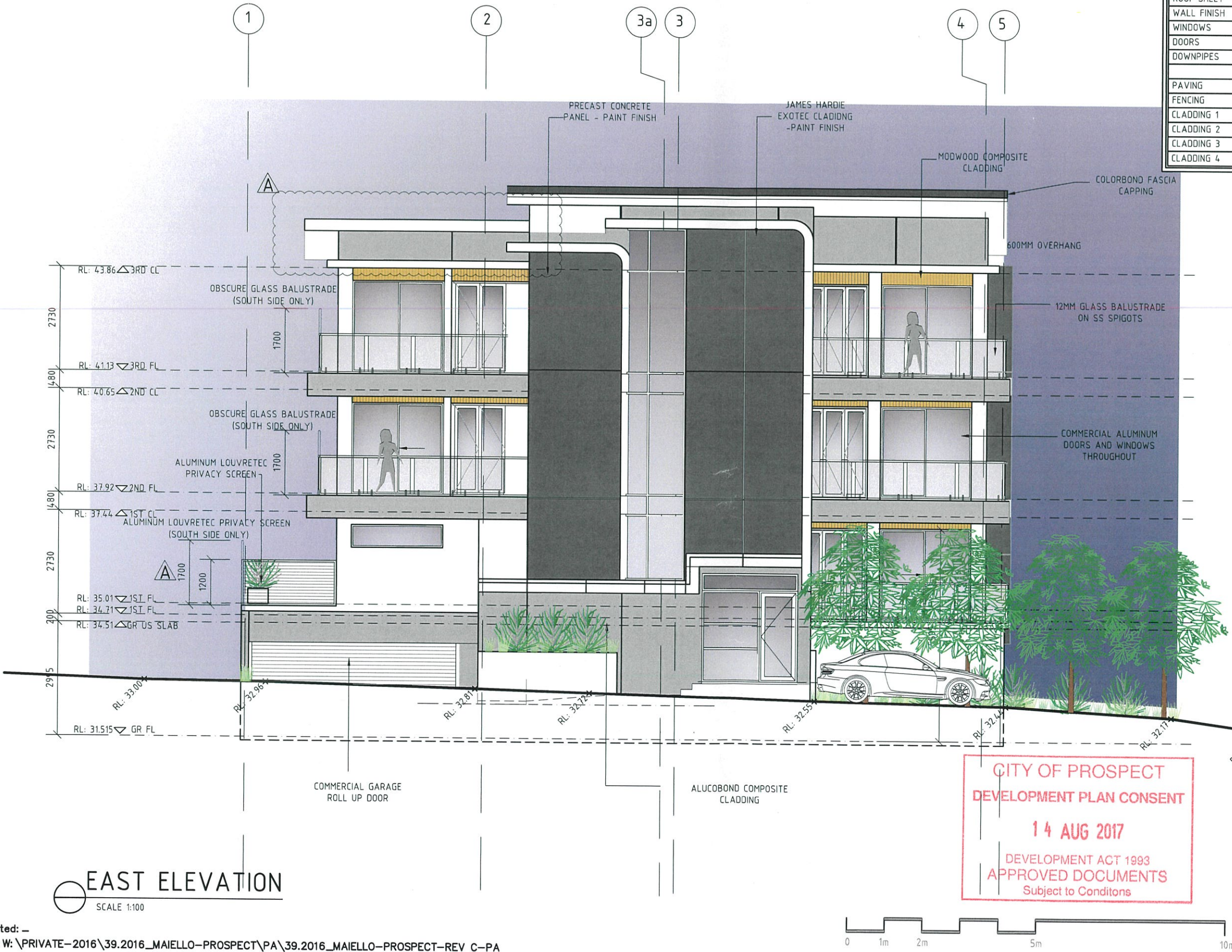
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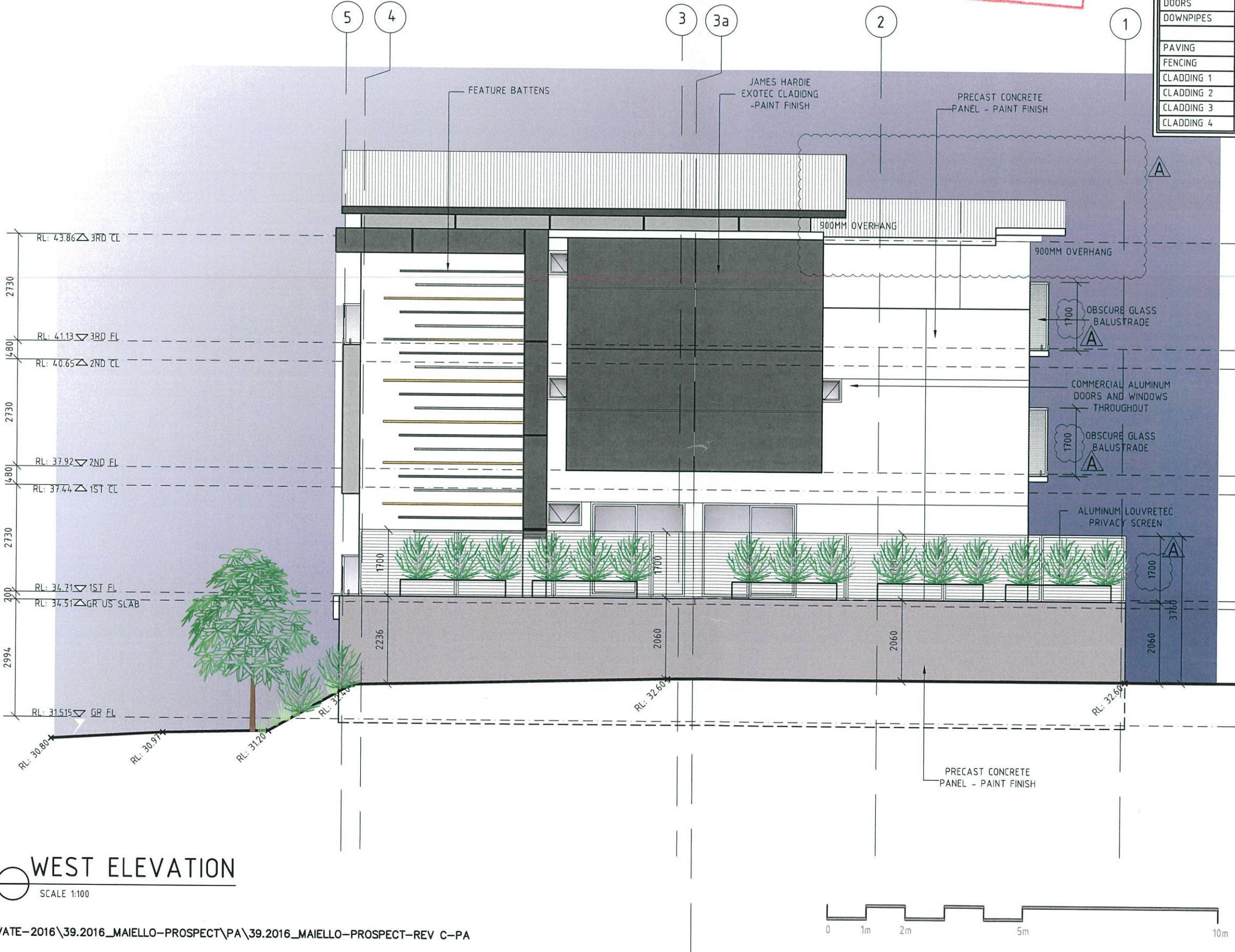
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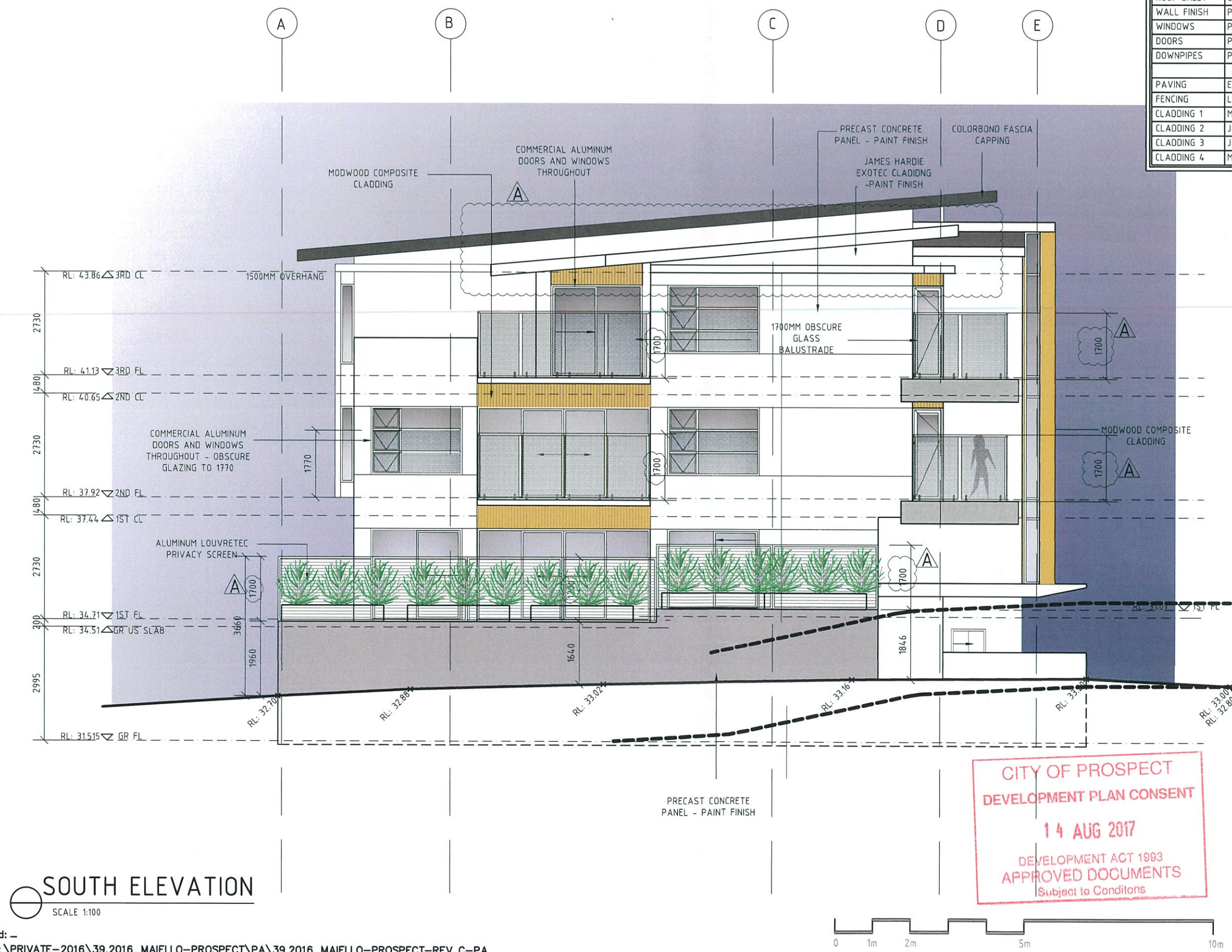
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