

## **Caca Nominees Pty Ltd & ALDI Stores C/- Buildtec Group**

Staged mixed-use development comprising an ALDI supermarket and shops, a 7 (seven) storey residential flat building comprising 5 tower elements, 33 (thirty-three) townhouses of both a detached and group dwelling nature, and associated signage, car parking, fencing, retaining walls, earthworks and landscaping including removal of a regulated tree

### **76 Magill Road, Norwood**

155/M009/18

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## **OVERVIEW**

<b>Application No</b>	155/M009/18
<b>Unique ID/KNET ID</b>	2018/18950/01
<b>Applicant</b>	Caca Nominees Pty Ltd & ALDI Stores C/- Buildtec Group
<b>Proposal</b>	Staged mixed-use development comprising an ALDI supermarket and shops, a 7 (seven) storey residential flat building comprising 5 tower elements, 33 (thirty-three) townhouses of both a detached and group dwelling nature, and associated signage, car parking, fencing, retaining walls, earthworks and landscaping including removal of a regulated tree
<b>Subject Land</b>	76 Magill Road, Norwood
<b>Zone/Policy Area</b>	Urban Corridor – High Street Policy Area
<b>Relevant Authority</b>	State Commission Assessment Panel (Schedule 10, 4C)
<b>Lodgement Date</b>	27 August 2018
<b>Council</b>	City of Norwood, Payneham & St Peters
<b>Type of Development</b>	Merit
<b>Report Author</b>	Brett Miller
<b>RECOMMENDATION</b>	Development Plan Consent subject to conditions

## **EXECUTIVE SUMMARY**

The SCAP considered the proposed development of a mixed use development at 76 Magill Road, Norwood at its meeting on 22 November 2018 and determined to defer consideration of the matter pending a number of amendments and further information in relation to the proposal.

The applicant has provided a response to all of the reasons for deferral along with amendments to the plans that include the following:

- ☐ Introduction of additional trees within the Aldi car parking area
- ☐ Additional clear glazing to the front of the Aldi building
- ☐ Extension of the canopy to the northern elevation of the Aldi and the inclusion of some formalised seating on the Magill Road frontage
- ☐ Alterations to the pedestrian entry point to the Urban Promenade to improve its prominence on Magill Road
- ☐ Further clarification around the waste collection practices in Stephen Street
- ☐ Clearer definition to the walkway link between the apartment building and the Aldi store
- ☐ Improved amenity, through the introduction of planter beds, adjacent the Piazza and the Aldi carpark.

The application was referred for informal comment to the Government Architect (GA) in relation to the Magill road amendments to the proposal (entrance to the Urban Promenade and Aldi frontage). The GA has provided support for the revised proposal to strengthen the corner built form of the masonry colonnade and extend the urban promenade arbour structure towards Magill Road. The GA has concluded that the amendments provide a greater sense of address for the public, a more contiguous built form presentation to the street and is considered to address the reason for deferral around the pedestrian entrance to the Urban Promenade.

The application has not been further referred to Council for comment as the proposed changes do not affect Councils previous technical comments. It is however noted that the

proposed canopies extending into the public realm will require a separate approval through Council under Section 221 of the Local Government Act, with the applicant to progress this matter should the application be granted Development Plan Consent.

The amendments made are considered a positive outcome and produce a proposed development that is more aligned with the with the Development Plan policies. Therefore the amended proposal is considered to warrant the granting of Development Plan Consent, subject to conditions.

## **ASSESSMENT REPORT**

### **1. BACKGROUND**

The application was considered at the SCAP meeting held 22 November 2018 at which the following was resolved by the SCAP:

1. □ That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. □ To defer consideration of the proposal by CACA Nominees Pty Ltd & Aldi Stores C\ - Buildtec Group for a staged mixed-use development comprising an ALDI supermarket and shops, a 7 (seven) storey residential flat building comprising 5 tower elements, 33 (thirty-three) townhouses of both a detached and group dwelling nature, and associated signage, car parking, fencing, retaining walls, earthworks and landscaping including removal of a regulated tree at 76 Magill Road, Norwood for the applicant to address the following matters:
  1. □ Improve the amenity and appearance of the ALDI carpark through the introduction of additional shade trees;
  2. □ Address the scale and design of the proposed arbour over the Urban Promenade to emphasise its public function and to present more prominently to Magill Road;
  3. □ Better definition of the western edge interface of the public realm (The Promenade and the Town Piazza) and the ALDI carpark;
  4. □ Increase the activation of the northern façade of the ALDI by significantly increasing transparency into the building and provision of an awning that provides pedestrian protection along Magill Road;
  5. □ Improve the definition and amenity of the link between the Town Piazza and the ALDI entrance; and
  6. □ Seek further information from council in relation to waste management practices currently in Stephen Street and that proposed by the development.

This report is addressing the deferral points with the previous SCAP report presented found in the ATTACHMENTS for reference to the earlier assessment of the application.

### **2. PLANNING ASSESSMENT**

Application details are contained in the ATTACHMENTS.

The applicant has reviewed the SCAP resolution with the following being an overview of the amendments made to the proposal, along with an assessment of the changes proposed:



**2.1 Improve the amenity and appearance of the ALDI carpark through the introduction of additional shade trees**

The applicant has addressed this deferral point by including an additional 6 trees within the Aldi car parking area. The original proposal included 9 trees within the car parking area, which is now increased to 15. The trees are proposed in the southern portion of the car parking area between the Aldi and the townhouses fronting Stephen Street.

The location of the trees reduces the visual impact of the larger area of unobstructed carpark and is considered to adequately soften the expanse of paved parking areas when viewed from the townhouses and when within the rear car park. Whilst there could be additional trees proposed in the area to the east of the Aldi the effect of the proposed arbour adjacent the apartment building provides the softening effect.

**2.2 Address the scale and design of the proposed arbour over the Urban Promenade to emphasise its public function and to present more prominently to Magill Road**

IN direct response to the above deferral reason the applicant has extended the arbour structure such that it now overhangs the Magill Road footpath. The projecting arbour is situated between two existing street trees and projects through the red brick podium that extends west to envelop and screen the transformer. The proposed arbour is to match the proposed canopies on the apartment building.

The applicant has also proposed a change in the footpath treatment adjacent the Urban Promenade which will also act as an identifying factor to draw pedestrians to this point in the site.

The extension of the arbour and the inclusion of strengthened redbrick corner is considered to suitably emphasise the pedestrian entrance to the Urban Promenade.

**2.3 Better definition of the western edge interface of the public realm (The Promenade and the Town Piazza) and the ALDI carpark**

The applicant has proposed to provide additional garden beds at the interface between the Aldi car park and the Town Piazza. These garden beds are intended to soften the interface and with the plantings proposed provide additional shading to the area.

The applicant has amended the site levels to provide a seamless link between the Piazza and the car parking area, between the parked vehicles.

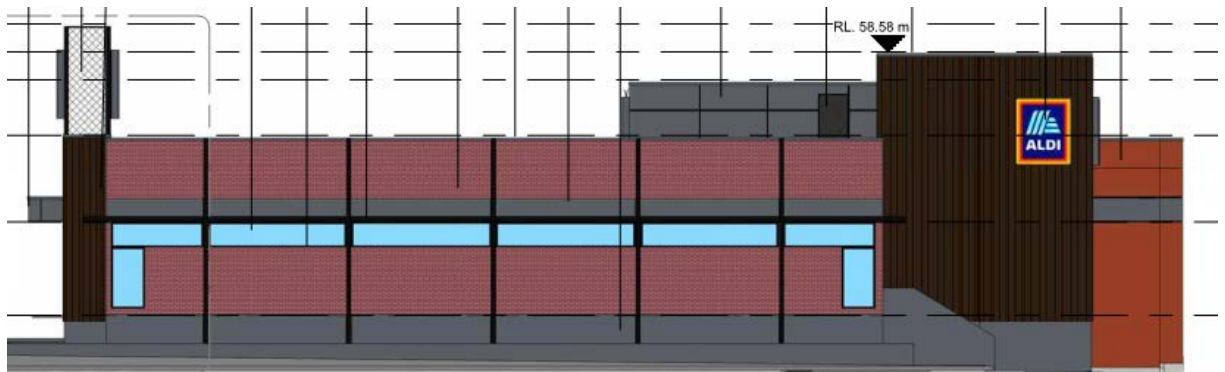
The addition of the garden beds whilst better defining the Piazza and car park areas is suitably broken up to enable informal pedestrian movements between the areas.

The applicant's response to this deferral reason is considered suitable and provides an outcome that provides definition to the edge, whilst maintaining the ability to draw people through the carpark into the Piazza.

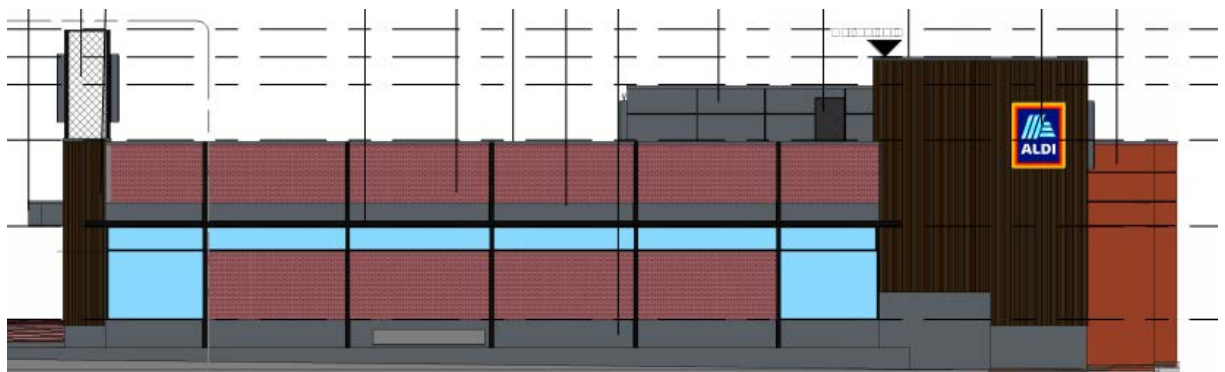
**2.4 Increase the activation of the northern façade of the ALDI by significantly increasing transparency into the building and provision of an awning that provides pedestrian protection along Magill Road**

The applicant has varied the proposed northern elevation of the Aldi supermarket with the provision of an awning that protrudes over the footpath by 600mm. Along with the awning the applicant has included timber cladding to the low level planter to provide some more formalised seating in the vicinity of the adjacent bus stop. This more formalised seating arrangement will provide a mixture of seating facilities in this area.

The applicant has increased the glazed portion of this frontage of the Aldi to fully glaze the corner portions of the building to provide views into the building. The applicant has stated that the glazed area equates to 45% of the frontage of the building. It appears that this calculation is based on the area below the canopy and limited to the wall closest to Magill Road, which is a reasonable way to interpret the Principle of Development Control that recommends 50% of the ground floor primary frontage to be visually permeable to promote active street frontages. The alignment of the windows provide views along the two end aisles of the store. The below images provide a comparison between the original and proposed frontages.



Original northern elevation of the Aldi



Proposed northern elevation of the Aldi

The applicant maintains that the eastern and western elevations have oblique frontages to Magill Road and should be included in any calculation of glazed frontage, and whilst this is argument is appreciated, it is not considered to supportable in this case. However, the proposed changes are considered, on balance, to be providing an improved level of activation to this frontage of the Aldi and whilst not expressly meeting the 50% recommendation it is not believed the 5% shortfall is detrimental to the overall development of the site. It is noted that there is a condition attached to the recommendation of this report to ensure that these windows are kept clear of stock and signage to maintain their intent to provide a visual link between Magill Road and the Aldi store.

## **2.5 Improve the definition and amenity of the link between the Town Piazza and the ALDI entrance**



The applicant has provided further detailing as to the connection between the Town Piazza and the Aldi store entrance. This detailing includes a change in paving treatment to signify the link from the Apartment buildings and the Aldi. The link has also been further strengthened by the increased length of adjacent garden beds to emphasis this pedestrian link.

The applicant's response is considered to address the SCAP's reason for deferral.

## **2.6 Seek further information from council in relation to waste management practices currently in Stephen Street and that proposed by the development**

The applicant has sought further comment from Council in relation to the proposed waste management practices along Stephen Street and supplied a letter from Council dated 27 November. The letter indicates Councils support for the proposed waste management practice proposed for the site due to the relatively unique circumstances regarding the site, including the one-way nature of Stephen Street, the waste collection vehicles only being able to collect from one side of the truck, the site constraints in relation to a communal waste storage area and the proposed tenure of the western groups of townhouses. Council also noted that the proposed waste collection through East Waste would be for 17 dwellings of the proposed 231, and therefore this is not considered detrimental to the locality.

The applicant has provided details of the bin collection points on the opposite side of Stephen Street that is already utilised by the units located on the northern side of Stephen Street.

## **3. CONCLUSION**

The applicant has provided responses to all of the reasons for deferral and made amendments to the overall design of the development. The amendments made include additional landscaping areas, improved interface treatments between the carpark and the Town Piazza, the improved definition of the pedestrian connection into the site from Magill Road and the additional canopies along Magill Road. These proposed amendments are all considered to be positive amendments to the development and provide a more cohesive and integrated development of the site.

The amendments to the northern façade of the Aldi whilst limited in nature are considered to suitably improve the activation of this frontage of the development site.

The proposed amendments are considered to satisfactorily address the reasons for deferral, therefore the proposed development is recommended to be granted Development Plan Consent, subject to relevant conditions.

## **4. RECOMMENDATION**

It is recommended that the State Commission Assessment Panel:

- 1) ☐ RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Norwood, Payneham & St Peters Development Plan.
- 2) ☐ RESOLVE to grant Development Plan Consent to the proposal by CACA Nominees Pty Ltd & Aldi Stores C\ - Buildtec Group for a staged mixed-use development

comprising an ALDI supermarket and shops, a 7 (seven) storey residential flat building comprising 5 tower elements, 33 (thirty-three) townhouses of both a detached and group dwelling nature, and associated signage, car parking, fencing, retaining walls, earthworks and landscaping including removal of a regulated tree at 76 Magill Road, Norwood subject to the following reserved matters and conditions of consent.

## **PLANNING CONDITIONS**

1. ☐ That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 155/M009/18.

Plans drawn by TECTVS with project number 28055

<b>Title</b>	<b>Drawing No.</b>	<b>Dated</b>	<b>Rev</b>
Ground Floor Plan	PO1	4/12/18	1.2
Basement Floor Plan	PO2	23/8/18	1.0
First Floor Plan	PO3	6/11/18	1.1
Second Floor Plan	PO4	6/11/18	1.1
Third Floor Plan	PO5	6/11/18	1.1
Fourth Floor Plan	PO6	6/11/18	1.1
Fifth Floor Plan	PO7	6/11/18	1.1
Sixth Floor Plan	PO8	6/11/18	1.1
Roof Plan	PO9	6/11/18	1.1
Sections (A)	P10	23/8/18	1.0
Sections (B, C, D)	P11	6/11/18	1.1
Sections (Elevations)	P12	4/12/18	1.2
Ground Floor Plan Apartments	P13	4/12/18	1.2
Basement Apartments	P14	23/8/18	1.0
First Floor Plan Apartments	P15	4/12/18	1.2
Second Floor Plan Apartments	P16	4/12/18	1.2
Third Floor Plan Apartments	P17	6/11/18	1.1
Fourth Floor Plan Apartments	P18	6/11/18	1.1
Fifth Floor Plan Apartments	P19	6/11/18	1.1
Sixth Floor Plan Apartments	P20	6/11/18	1.1
Roof Plan Apartments	P21	6/11/18	1.1
Elevations Apartments (North & South)	P22	4/12/18	1.2
Apartment Elevations (North & South Internals)	P23	6/11/18	1.1
Elevations Apartments (East & West)	P24	4/12/18	1.2
Type A Townhouses	P25	6/11/18	1.1
Type B Townhouses	P26	23/8/18	1.0
Type C Townhouses	P27	6/11/18	1.1
Type D Townhouses	P28	6/11/18	1.1
Aldi - Location Plan	P29	29/11/18	2.0
Aldi Site Plan	P30	29/11/18	2.0
Aldi Floor Plans	P31	29/11/18	2.0
Aldi – Elevations	P32	29/11/18	2.0
Signage Details	P33	29/11/18	2.0
Perspective	P34	29/11/18	2.0

2. ☐ Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes, developed in consultation with the Government Architect, to the reasonable satisfaction of the State Commission Assessment Panel.



3. ☐ Prior to development approval being granted for any stage the applicant shall submit a final stormwater management plan, developed in consultation with the City of Norwood Payneham & St Peters, to the reasonable satisfaction of the State Commission Assessment Panel.
4. ☐ The acoustic attenuation measures recommended in the Resonate Report (A180159RP1 Revision F Dated 31 July 2018), shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.
5. ☐ Prior to Development Approval being granted for stages including public open space or public realm works, the applicant shall submit a final landscaping plan and schedule, developed in consultation with Norwood Payneham and St Peters Council, to the satisfaction of the SCAP. Such a plan shall be cognisant of the Landscape Master Plan prepared by Hassell.
6. ☐ Prior to Development Approval being granted for stages that include communal open space, the applicant shall submit a final landscaping plan and schedule to the reasonable satisfaction of the State Commission Assessment Panel. Such a plan shall be cognisant of the Landscape Master Plan prepared by Hassell.
7. ☐ Landscaping shown on the approved plans shall be established prior to the operation of the relevant stages of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
8. ☐ A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.
9. ☐ The recommendations detailed in the Sustainability Strategy Report, dated 31/07/2018 by D Squared Consulting Pty Ltd, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel. Such measures shall be made operational prior to the occupation or use of the development.
10. ☐ The glazed areas to the northern frontage of the supermarket shall be kept clear of stock and advertising signage at all times.
11. ☐ Directional signage for the central communal carpark shall be installed to reinforce and advise commercial customers of the entry from Magill Road.
12. ☐ All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the SCAP prior to the occupation or use of the development.
13. ☐ All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
14. ☐ All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
15. ☐ An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (as described in the "Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government") shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and

from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc.) while minimising disposal into the environment.

16. □ The operating hours of the compactor associated with the supermarket shall be limited to between 7am and 10pm daily.
17. □ Waste collection vehicles shall be limited to collection between 7am and 7pm Monday to Saturday and 9am to 7pm on Sundays and public holidays.
18. □ The Sydenham Road exit shall only be used for truck traffic between the hours of 7am and 10pm. Any trucks utilising the site outside of these hours shall enter and exit directly to and from Magill Road.
19. □ The building Finished Floor Levels shall be in accord with submitted civil concept plan within the Stormwater Management Plan, unless varied by the final stormwater management plan.
20. □ A dilapidation survey including written, photographic and/or video filming of the interior and exterior of affected properties located adjacent the site to the east and west shall be prepared by a qualified structural engineer and a copy provided to Council prior to the issuing of Development Approval. A copy of the survey shall be made available to the owners of the relevant properties.

#### ADVISORY NOTES

- a. □ This Development Plan Consent will expire after 5 years from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. □ The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. □ The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- d. □ The development is proposed over multiple stages:
  - □ **Stage 1** – Proposed ALDI Supermarket and the rear Torrens Title townhouses:
    - □ Stage 1A – ALDI Supermarket;
    - □ Stage 1B – Type A Townhouses;
    - □ Stage 1C – Type B Townhouses;
  - □ **Stage 2** – Type C Townhouses, the western half of the mixed-use residential/commercial development plus public open space reserve;
  - □ **Stage 3** – Eastern half of the Mixed-Use Residential/Commercial development plus Community Title Townhouse development (Type D).
- e. □ All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council,



utility or state agency specifications. All costs associated with these works shall be met by the proponent

- f. ☐ As work is being undertaken 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.
- g. ☐ A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Norwood, Payneham & St Peters (Council) and implemented throughout construction in accordance with current industry standards including the Local Nuisance and Litter Control Act 2016, the EPA publications "Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition" and, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction. The management plan should incorporate, without being limited to, the following matters:
  - ☐ timing, staging and methodology of the construction process and working hours;
  - ☐ traffic management strategies;
  - ☐ control and management of construction noise, vibration, dust and mud;
  - ☐ management of infrastructure services during construction and re-establishment of local amenity and landscaping;
  - ☐ stormwater and groundwater management during construction;
  - ☐ site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
  - ☐ disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
  - ☐ protection and cleaning of roads and pathways; and
  - ☐ overall site clean-up.
- h. ☐ The applicant should 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.
- i. ☐ The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993 to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.



Brett Miller

**TEAM LEADER – INNER METRO DEVELOPMENT ASSESSMENT  
DEVELOPMENT DIVISION  
DEPARTMENT OF PLANNING, TRANSPORT and INFRASTRUCTURE**

30 November 2018

REF No.: 00595-017

Department of Planning, Transport & Infrastructure  
77 Grenfell Street  
ADELAIDE SA 5000

**Attention:** Brett Miller

Dear Brett,

**RE: AMENDMENTS AND PROVISION OF ADDITIONAL INFORMATION IN SUPPORT OF  
THE PROPOSED NORWOOD GREEN DEVELOPMENT APPLICATION (DA155/M009/18)  
AT 76 MAGILL ROAD, NORWOOD**

We refer to Development Application (155/M009/18) lodged in August 2018 which seeks Development Plan Consent for an integrated mixed-use development at 76 Magill Road, Norwood. This correspondence serves to amend and provide additional information in support of the proposed development following the deferral of the application by the State Commission Assessment Panel (SCAP) at a recent meeting held on 22 November 2018.

The additional information and variation to the application is proposed to directly address and respond to the following matters raised by the SCAP as set out in the minutes of the SCAP meeting held on 22 November 2018:

1. *Improve the amenity and appearance of the ALDI carpark through the introduction of additional shade trees;*
2. *Address the scale and design of the proposed arbour over the urban promenade to emphasise its public function and to present more prominently to Magill Road;*
3. *Better definition of the western edge interface of the public realm (The Promenade and the Town Piazza) and the ALDI car park;*
4. *Increase the activation of the northern façade of the ALDI by significantly increasing transparency into the building and provision of an awning that provides pedestrian protection along Magill Road;*
5. *Improve the definition and amenity of the link between the Town Piazza and the ALDI entrance; and*
6. *Seek further information from Council in relation to waste management practices currently in Stephen Street and that proposed by the development.*

The proposed variations to the development application are made pursuant to Section 39(4) of the *Development Act 1993* and we note that the proposed variations are minor and not substantial and do not change the essential nature of the proposed development.

Each matter raised by the SCAP are addressed respectively below.

## 1.0 Shade Trees in ALDI Carpark

The SCAP has sought an improvement to the amenity and appearance of the ALDI carpark through the introduction of additional shade trees.

A total of ten (10) shade trees were originally proposed within the ALDI supermarket site with nine (9) of these trees located within the rear car park. The original ALDI also incorporated a total of 89 car parking spaces.

In direct response to the comments and feedback provided at the SCAP meeting the applicant proposes to provide a total of sixteen (16) shade trees across the ALDI supermarket site with fifteen (15) of these trees located within or adjacent the rear car park. This represents an increase in six (6) trees beyond the original concept.

This will result in the loss of a single car park from the rear ALDI car park. This will result in a total provision of 455 spaces across the entire site with a total of 133 car parks still theoretically available to support retail land uses. With a proposed total retail floor space of 2,957m<sup>2</sup> the provision of 133 car parking spaces is still within the minimum car parking requirement of 89 spaces (3/100m<sup>2</sup>) and maximum requirement of 148 spaces (5/100m<sup>2</sup>) of the Norwood Payneham and St Peters Development Plan.

The proposed six additional clean trunk Chinee Elm trees in the rear car park will provide additional shade for vehicles and pedestrians and improve and soften the visual amenity of the carpark including the outlook from the rear of the proposed adjoining townhouses to the south.

A revised site plan showing the additional shade trees in the rear ALDI car park is attached in **Appendix 1**.

## 2.0 Scale and Design of Proposed Arbour

The SCAP has sought a review of the scale and design of the proposed arbour over the urban promenade to emphasise its public function and to present more prominently to Magill Road.

In direct response to the comments and feedback provided at the SCAP meeting the applicant proposes to extend the urban promenade arbour structure to the north to meet the red brick podium colonnade and to project out and encroach over the Magill Road footpath. The arbour has been designed to also match the awning provided to the retail / commercial frontage of the podium.

The proposed verdant arbour projecting to Magill Road will be sited between two existing street trees, creating an inviting green entry to the urban promenade. A proposed change to the footpath materiality will also draw the urban promenade ground plane treatment out to the back of kerb on Magill Rd to create a threshold entry to the development and provide additional definition to the urban promenade connection to Magill Road.

In response to the written comments provided by the Office of Design + Architecture on 15 November 2018, the red brick masonry Colonnade is now also proposed to return around and 'book end' the transformer. This is to strengthen the corner built form at the ALDI entrance into the site from Magill Road.

Amended plans of the revised arbour and colonnade structure are provided in **Appendix 2** with a revised perspective provided in **Figure 2.1** below.



**Figure 2.1** Perspective -Proposed Colonnade and Arbour fronting Magill Road



It is recognised that a separate approval from the Norwood Payneham and St Peters Council will be required for the proposed arbour encroachment over the Magill Road footpath pursuant to Section 221 of the *Local Government Act, 1999* and note that in correspondence dated 19 October 2018 the Norwood Payneham and St Peters Council confirmed that:

*It appears that minor encroachments are proposed for canopies over the Magill Road footpath, which will require authorisation from the Council pursuant to the Local Government Act. Subject to final design, approval can be anticipated.*

### 3.0 Public Realm Interface with ALDI Carpark

The SCAP has sought better definition of the western edge interface of the public realm (The Promenade and the Town Piazza) and the ALDI car park.

In direct response to the comments and feedback provided at the SCAP meeting the applicant proposes to provide an additional garden bed at the interface between the ALDI carpark & Town Piazza. This will assist to soften and provide further shade at the eastern edge of the proposed ALDI car park

Along the eastern edge of the ALDI carpark levels have also been adjusted to create a seamless and flush interface between the carpark & Town Piazza. The garden bed edge features integrated wheel-stops and breaks in the garden bed to facilitate and create more legible pedestrian movement between the carpark and Town Piazza. The image in **Figure 3.1** below provides an example of the intent of the garden bed which would separate the proposed ALDI car park from the Town Piazza.

**Figure 3.1** Precedent Image – Car parking treatment at interface between Town Piazza and ALDI Car park



The garden bed and tree plantings act as a continuation of the vertical green and ground level plantings of the arbour along the urban promenade, with the break between these two elements defining the pedestrian connection to the ALDI supermarket.

A revised concept plan for the western edge interface of the public realm (The Promenade and the Town Piazza) and the ALDI car park has been prepared by Hassell and is attached in **Appendix 2**.

Perspectives of the proposed landscape treatment at the interface between the proposed ALDI supermarket and Town Piazza are also provided in **Figure 3.2** and **Figure 3.3** below.



Figure 3.2 Perspective 1 – Interface treatment between ALDI Car Park and Town Piazza



Figure 3.3 Perspective 2 – Interface treatment between ALDI Car Park and Town Piazza



## 4.0 Activation of ALDI Northern Facade

The SCAP have sought an increase in the activation of the northern façade of the ALDI by significantly increasing transparency into the building and the provision of an awning that provides pedestrian protection along Magill Road.

In direct response to the comments and feedback provided at the SCAP meeting the applicant proposes to incorporate additional fenestration to the northern façade of the proposed ALDI supermarket to increase levels of activation to Magill Road. The northern façade of the ALDI supermarket now incorporates a total glazed area of 45% to the primary frontage (which is only marginally below the 50% recommended in the High Street Policy Area PDC 8). When the glazed side return walls of the proposed ALDI supermarket are included in the calculation (between the primary and secondary tower elements), the total percentage of glazed area is 53% which exceeds the 50% recommended in the High Street Policy Area PDC 8. These side return walls have an oblique frontage to Magill Road (particularly at the interface with the ALDI entrance into the site) and also assist to provide an active edge and frontage to this building.

In addition, it is proposed to project the awning of the proposed ALDI supermarket 600mm out over the Magill Road footpath. Once again, it is recognised that a separate approval from the Norwood Payneham and St Peters Council will be required for the proposed awning encroachment over the Magill Road footpath pursuant to Section 221 of the *Local Government Act, 1999*. The proposed awning has also been designed to provide adequate clearance to an existing stobie pole and high voltage powerlines on Magill Road. Given the proximity of the proposed awning to this infrastructure, a new 'Powerline Declaration' has been signed and provided in accordance with Clause 2A(1) of Schedule 5 of the *Development Regulations 2008* (refer to **Appendix 3**).

A low planter wall with timber cladding will also provide informal seating to the front of the ALDI supermarket in proximity to the existing bus stop on Magill Road. This will ensure a mix of formal and informal seating opportunities are provided. This seating will provide facilities that encourage and promote the use of public transport.

A revised site plan and elevations of the proposed ALDI supermarket are attached in **Appendix 1**.

## 5.0 Improved Linkage Between Town Piazza & ALDI

The SCAP have sought to improve the definition and amenity of the link between the Town Piazza and the ALDI entrance.

As discussed in Section 3.0 above, the proposed new landscaping incorporated at the western edge of the Town Piazza acts as a continuation of the vertical green and ground level plantings of the harbour along the urban promenade, with the break between these two elements defining the pedestrian connection to the ALDI supermarket.

The ALDI pedestrian crossing, DDA compliant parking bays and the carparks interfacing with the Town Piazza are now proposed to carry the Town Piazza paving treatment across the carpark, contrasting with the main carpark treatment, providing further definition in the connection to the ALDI supermarket and unifying the carpark and Town Piazza spaces.



The change in materiality to designated car parking bays (anchoring them to the materiality of the Town Piazza) and the removal of the kerb to provide a flush interface at the interface between the Town Piazza and ALDI car park will also provide the opportunity to utilise these bays for community events (in the form of markets or food truck parking etc.) outside of peak ALDI operating periods.

Perspectives of the proposed interface and connection between the proposed ALDI supermarket and Town Piazza are provided in **Figure 3.2** and **Figure 3.3** above.

## 6.0 Existing Waste Management on Stephen Street

The SCAP have sought further information from Council in relation to waste management practices currently in Stephen Street and that proposed by the development.

A detailed Waste Management Plan has been prepared by Colby Industries and forms part of the development application. As confirmed in the Waste Management Plan the applicant engaged with Council regarding kerbside service for the proposed Torrens-titled townhouses (Types A-C) on Stephen St and in particular, whether kerbside bins could be presented on the opposite of Stephen St given this road was one way and side-lifting trucks could not lift bins from the north side of this street.

Council indicated that it was open to presentation of bins on the opposite side of Stephen St and confirmed that this approach already occurred elsewhere in the Council area. Council were willing to consider kerbside collection as long as it did not impede access to other properties and was performed in an organised and controlled manner acceptable to East Waste (Council's waste contractor).

Further, Colby Industries consulted with East Waste on proposed waste management arrangements and received the following advice:

- *Kerbside collection services to (Type A-C) Torrens-titled townhouses:*
  - » *These could be (and are already) provided along Sydenham Rd and Stephen St.*
  - » *Kerbside presentation on the opposite side of Stephen St was not considered an issue so long as Council was willing to approve it, but would require:*
    - *Adequate road verge or pedestrian path width for bin presentation (e.g. at least 1.5m);*
    - *Parking controls on collection days to ensure collection truck access to kerbside to lift bins; and*
    - *Bin presentation positions to be marked to ensure bins are presented in a controlled and organised manner.*

On this basis, it is proposed that Type B and C Townhouses would store their 3-bin set (140/240/240L MGBs) in their garages and on Council designated kerbside collection days, these residents would transfer these bins to a kerbside collection point on the opposite side of Stephen Street.

This remains the preferred approach for waste management and collection given:

- This is consistent with current kerbside collection arrangements in the locality including the existing dwellings to the immediate east of the site at Units 1-8, 17 Stephens Street (refer to images provided in **Figure 6.1**);

**Figure 6.1** Images of existing Waste Collection for Units 1-8, 17 Stephen Street  
(Note: Presentation of bins on southern side of Stephen Street)



- The Type B & C townhouses are 'detached dwellings' on individual Torrens-titled allotments that are eligible for Council kerb-side collection;
- The provision of communal bin waste management and collection for the proposed townhouses would not be a practical solution given the proposed land tenure arrangements and the substantial distance that occupants of the Type B & C townhouses would have to walk to dispose their waste in communal bins;
- Kerb waste collection from Stephen Street will only be required for 17 of the proposed 231 dwellings, which represents only 13% of the new dwellings proposed on site; and
- The proposed provision of a full width footpath on the northern side of Stephen Street (for the width of the site) as part of the development means that when the footpath on the southern side of Stephen Street is being used for bin presentations for kerbside collection, pedestrians will be able to use the new footpath to be constructed on the northern side of Stephen Street.

On this basis, the applicant proposes kerbside collection for Type B and C Townhouses as identified in **Figure 6.2** and **Figure 6.3** below.

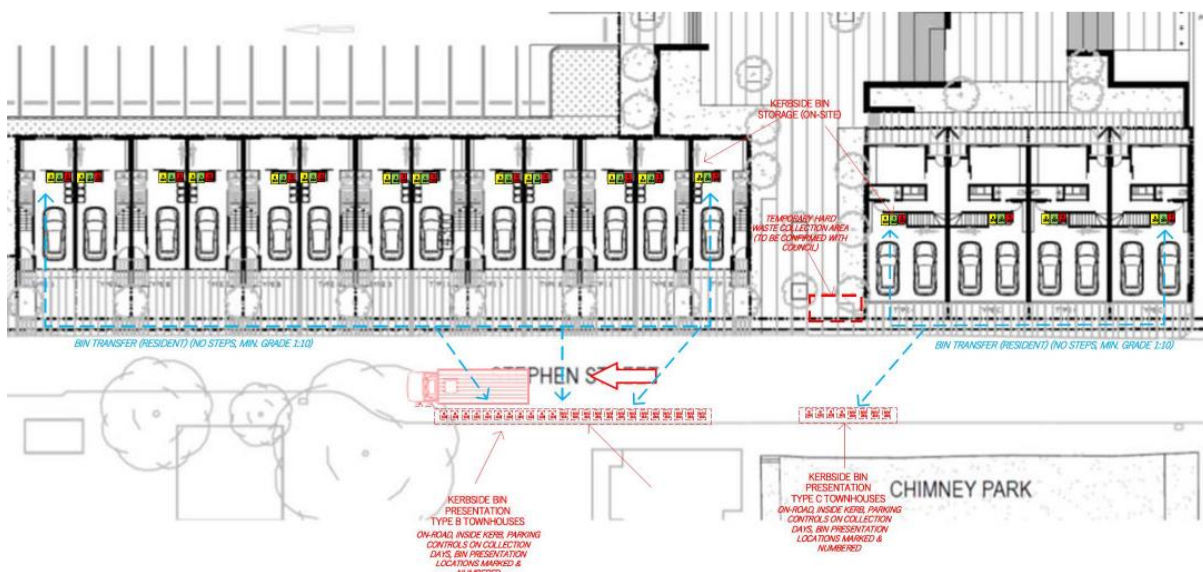


The General Manager – Urban Planning & Environment of the City of Norwood Payneham and St Peters has provided written confirmation on 27 November 2018 that Council supports the overall waste management plan, including the presentation of bins on the southern side of Stephen Street, given the relatively unique circumstances regarding the Caroma Development site and its context (refer to correspondence attached in **Appendix 4**).

**Figure 6.2** Proposed Bin Presentation Area for Type B & C Townhouses on south side of Stephen Street  
(Note: Bins will not impede access to other properties)



**Figure 6.3** Proposed Waste Storage Areas for Type B & C Townhouses



## Summary of Proposed Amendments

In conclusion, a summary of the proposed minor variations to the development application include:

- Provision of a total of sixteen (16) shade trees across the ALDI supermarket site representing an **increase in six (6) shade trees** beyond the original concept and resulting in the **loss of a single car park** from the rear ALDI car park;
- Extension of the **ALDI supermarket awning 600mm out over the Magill Road footpath**;
- Incorporation of timber cladding on the low planter box wall of the northern façade of the ALDI supermarket to provide **informal seating to the front of the ALDI supermarket** in proximity to the existing bus stop on Magill Road;
- **Alteration to the proposed red brick masonry Colonnade** fronting Magill Road which is now proposed to return around and 'book end' the transformer;
- **Extension of the proposed urban promenade arbour structure** to the north to meet the red brick podium colonnade and to project out and encroach over the Magill Road footpath;
- A proposed **change to the footpath materiality of Magill Road** to draw the urban promenade ground plane treatment out to the back of kerb on Magill Rd which will create a threshold entry into the development and provide additional definition to the urban promenade connection to Magill Road;
- Provision of an **additional garden bed and landscaping at the interface between the ALDI carpark & Town Piazza** that will:
  - » Act as a continuation of the vertical green and ground level plantings of the arbour along the urban promenade; and
  - » Incorporate a break in the landscaped garden bed to define and create a legible pedestrian connection between the Town Piazza and ALDI supermarket;
- Adjustment to the car park levels to create a seamless and **flush interface between the ALDI carpark & Town Piazza**;
- Incorporation of **integrated wheel-stops and breaks in the proposed new garden bed at the western edge of the Town Piazza** to facilitate and create more legible pedestrian movement between the ALDI carpark and Town Piazza;
- The pedestrian crossing, DDA compliant parking bays and the carparks interfacing with the Town Piazza have been amended to incorporate the Town Piazza **paving treatment across the ALDI carpark** to:
  - » Contrast with the main carpark treatment and provide further definition in the connection between the Town Piazza and ALDI supermarket; and
  - » Unify the ALDI carpark and Town Piazza spaces.



We thank you for the opportunity to respond to these matters and we trust this submission offers a constructive response to the issues raised at the recent SCAP meeting held on 22 November 2018.

We confirm our desire to be heard and/or answer any questions that may be raised at the next **State Commission Assessment Panel meeting** to be held on **Thursday 13 December 2018**.

Please do not hesitate to contact the undersigned should you require any additional information in support of this development application.

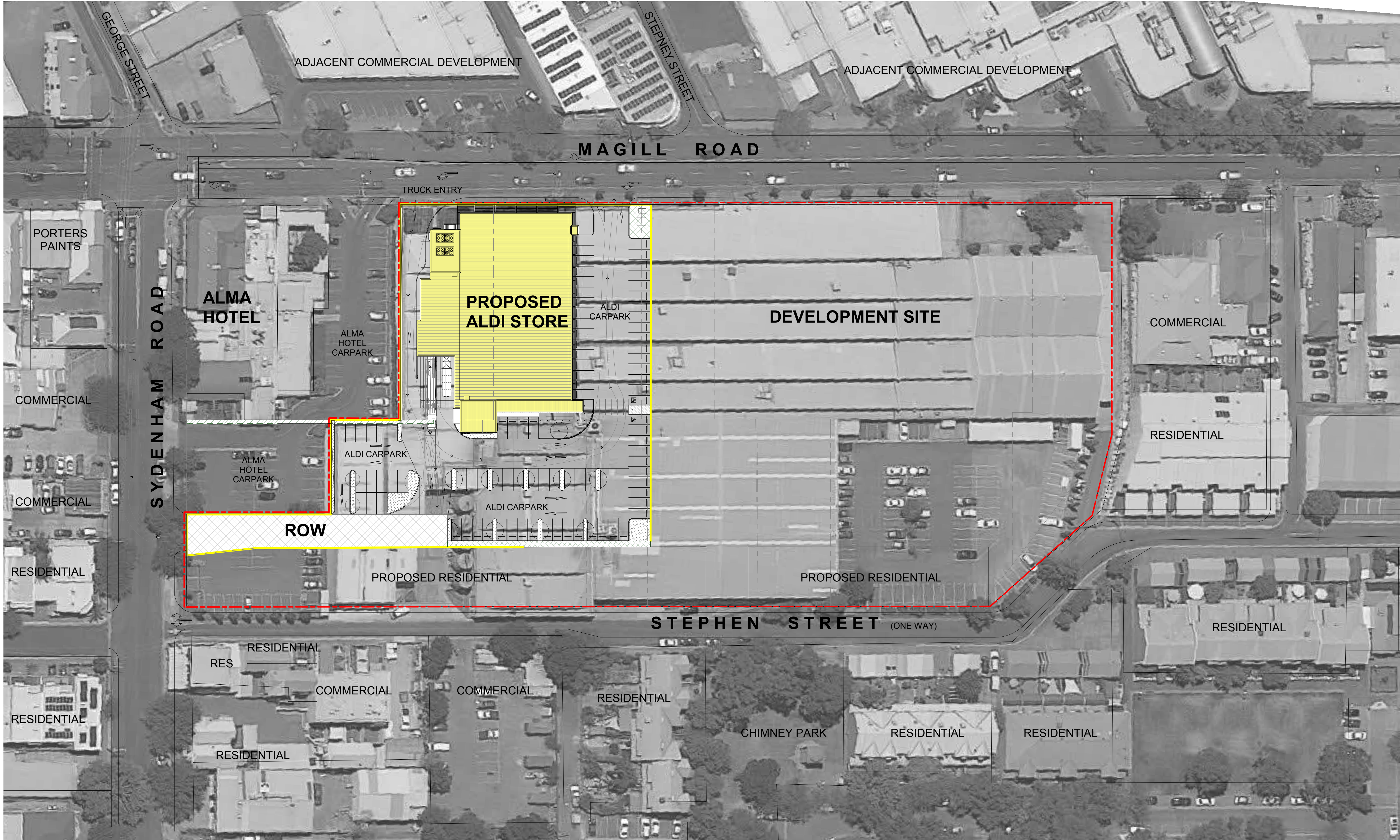
Yours Sincerely

A handwritten signature in black ink, appearing to read 'Richard Dwyer'.

**Richard Dwyer**  
Managing Director

**Appendix 1.** □ Revised / Amended Plans  
(proposed ALDI Supermarket)

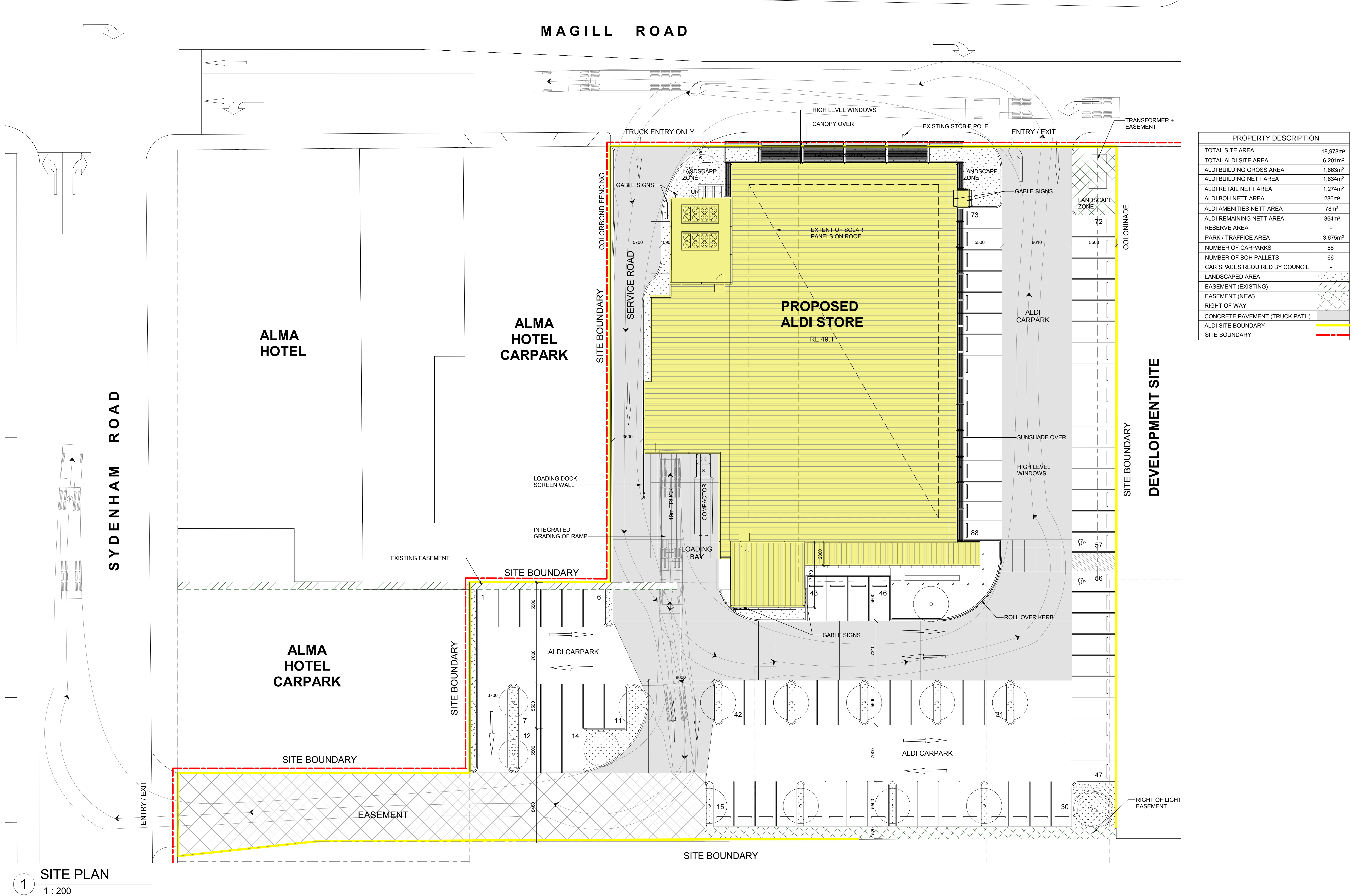




PROPERTY DESCRIPTION	
TOTAL SITE AREA	18,978m <sup>2</sup>
TOTAL ALDI SITE AREA	6,201m <sup>2</sup>
ALDI BUILDING GROSS AREA	1,663m <sup>2</sup>
ALDI BUILDING NETT AREA	1,634m <sup>2</sup>
ALDI RETAIL NETT AREA	1,274m <sup>2</sup>
ALDI BOH NETT AREA	286m <sup>2</sup>
ALDI AMENITIES NETT AREA	78m <sup>2</sup>
ALDI REMAINING NETT AREA	364m <sup>2</sup>
RESERVE AREA	-
PARK / TRAFFICE AREA	3,675m <sup>2</sup>
NUMBER OF CARPARKS	88
NUMBER OF BOH PALLETS	66
CAR SPACES REQUIRED BY COUNCIL	-
LANDSCAPED AREA	
EASEMENT (EXISTING)	
EASEMENT (NEW)	
RIGHT OF WAY	
CONCRETE PAVEMENT (TRUCK PATH)	
ALDI SITE BOUNDARY	
SITE BOUNDARY	

1 LOCATION PLAN  
1 : 500

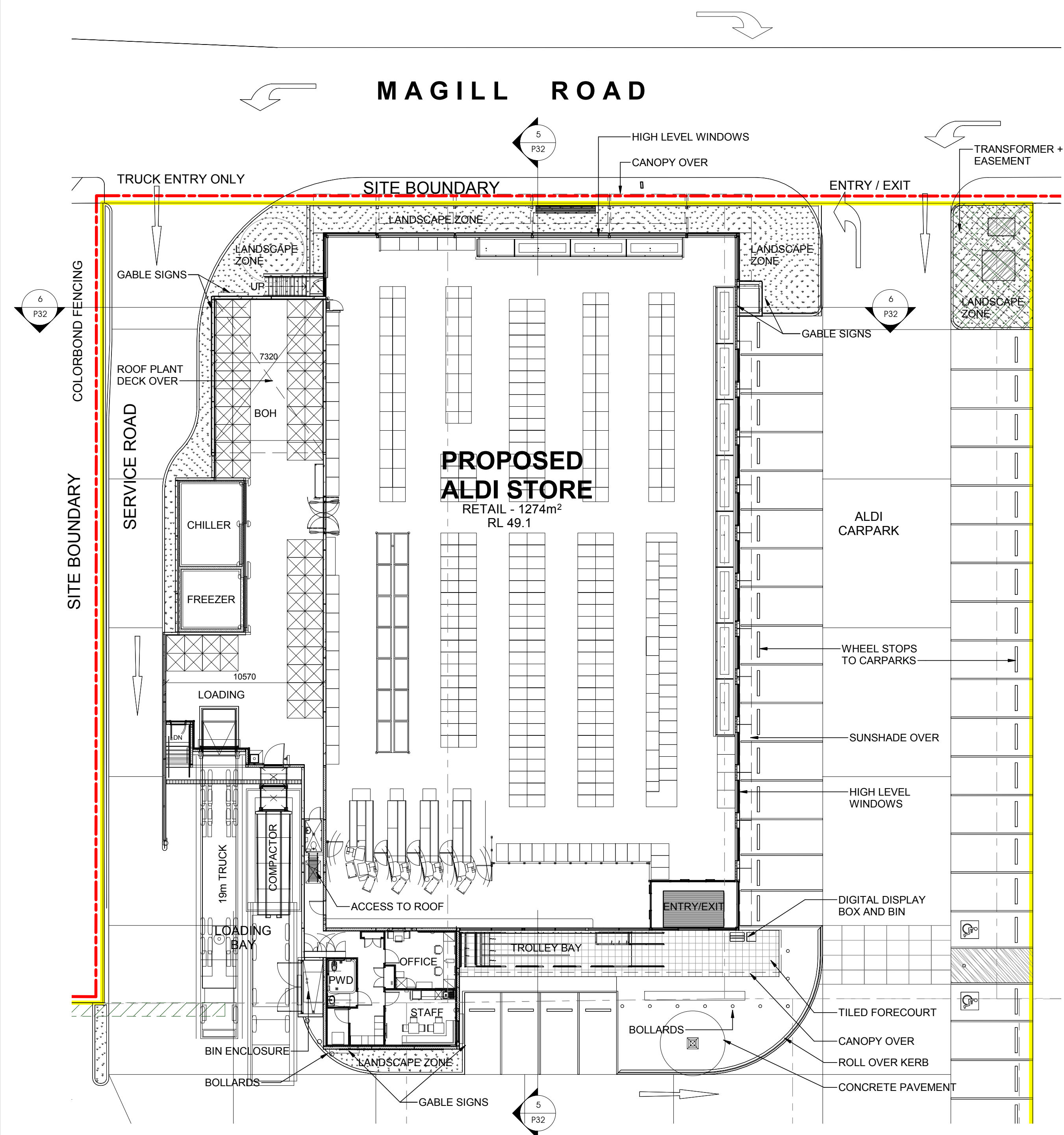




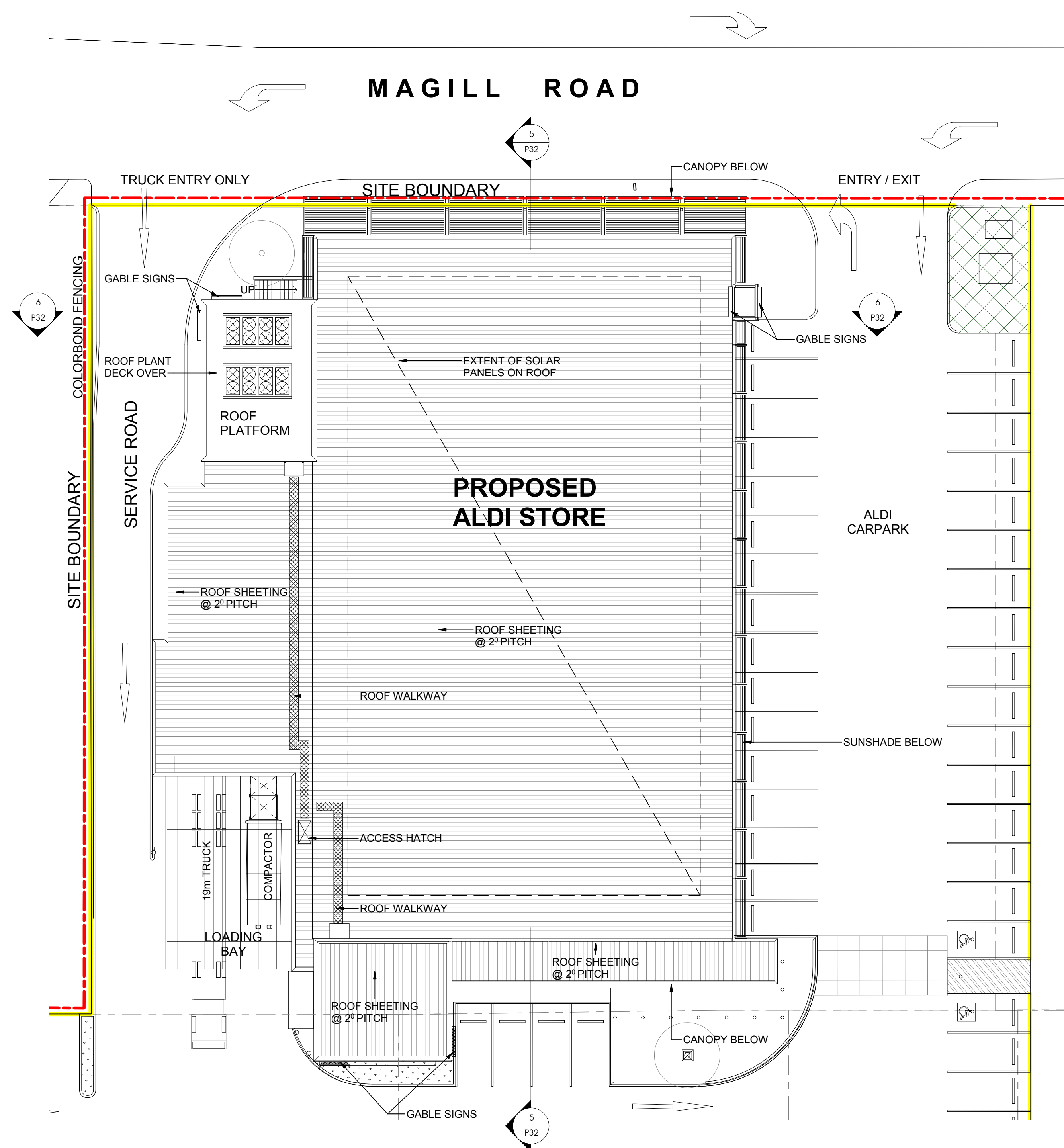
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TOTAL ALDI SITE AREA	6,201m <sup>2</sup>
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CAR SPACES REQUIRED BY COUNCIL	-
LANDSCAPED AREA	-
EASEMENT (EXISTING)	-
EASEMENT (NEW)	-
RIGHT OF WAY	-
CONCRETE PAVEMENT (TRUCK PATH)	-
ALDI SITE BOUNDARY	-
SITE BOUNDARY	-

1 SITE PLAN  
1 : 200



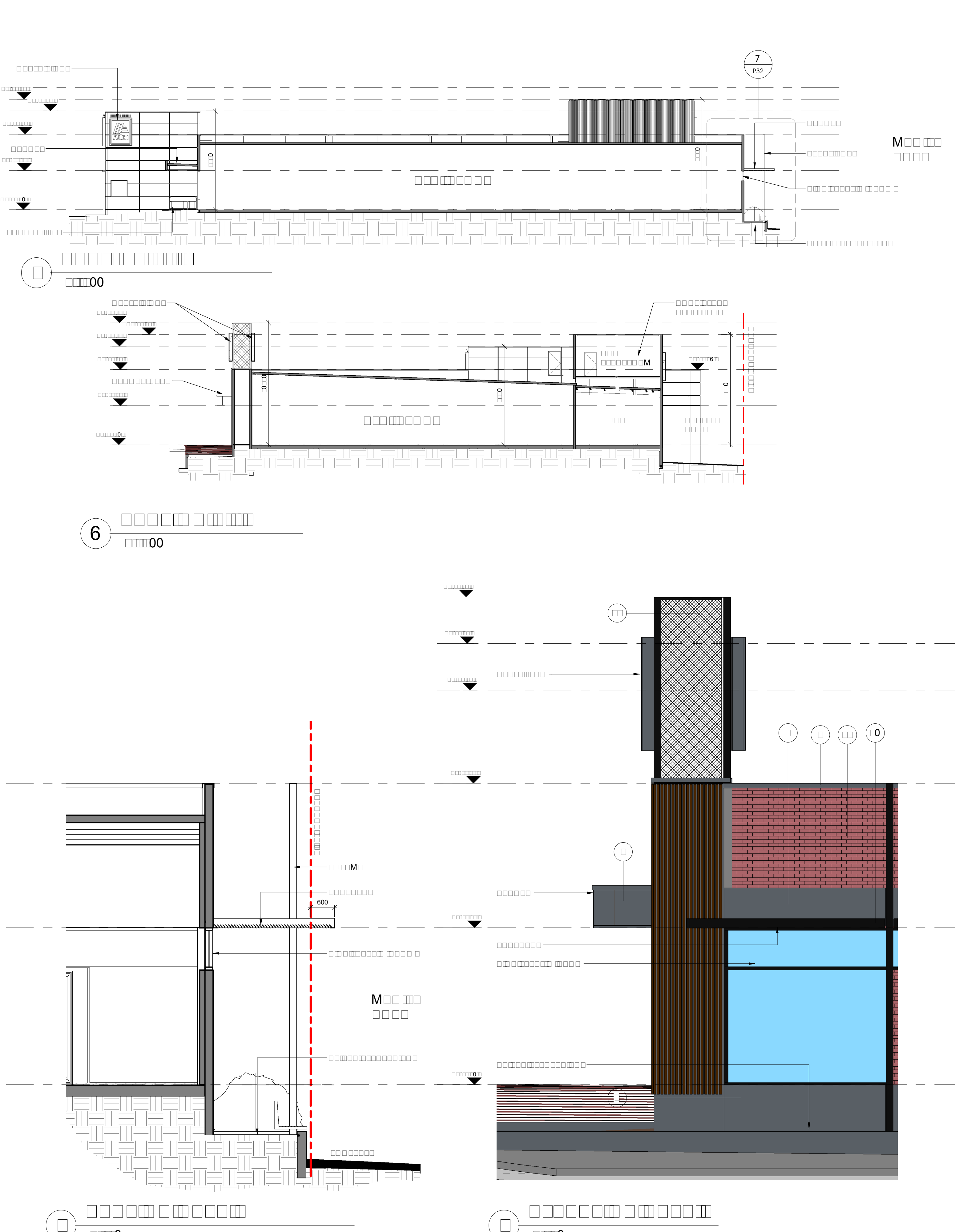


1 GROUND FLOOR PLAN  
1 : 200

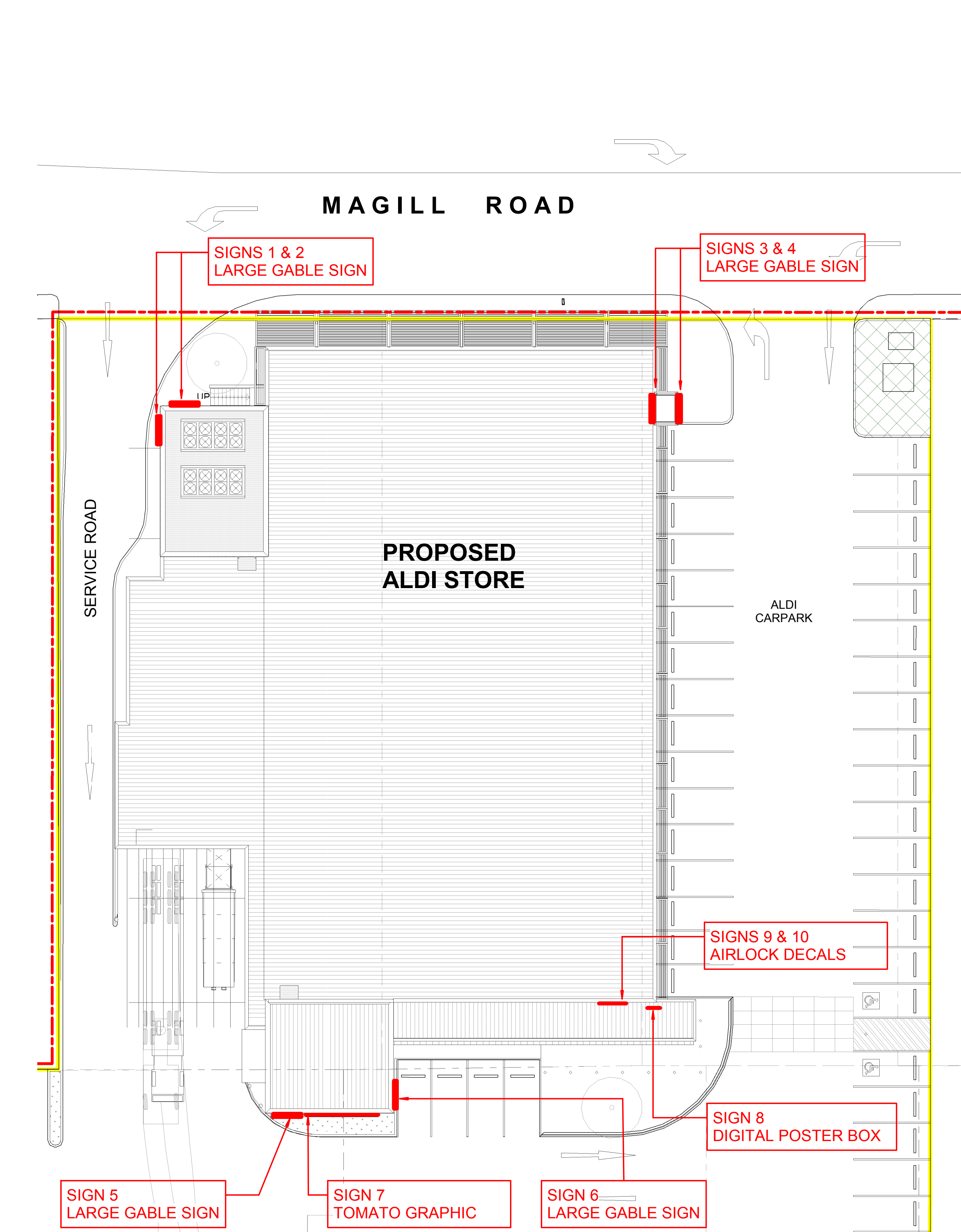


2 ROOF PLAN  
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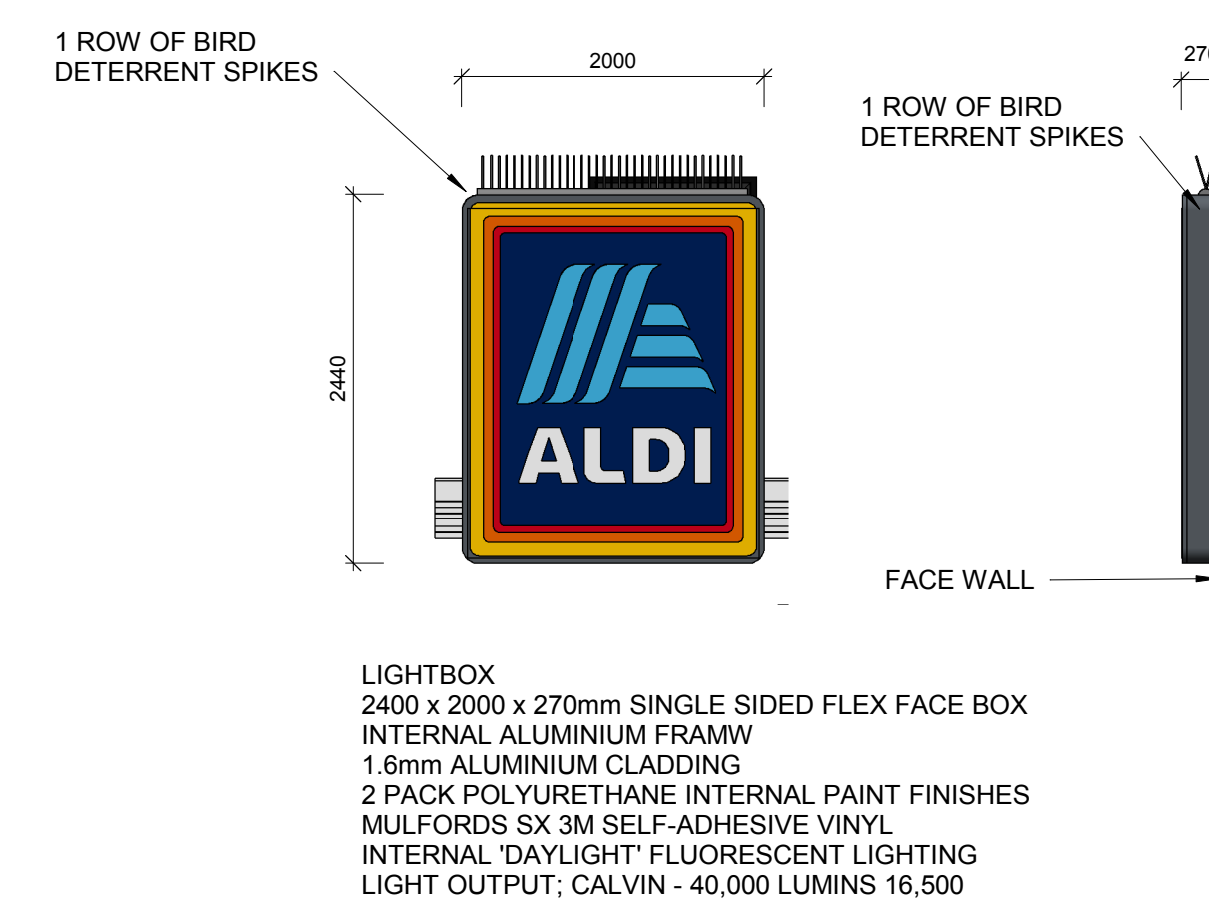
PROPERTY DESCRIPTION	
TOTAL SITE AREA	18,978m <sup>2</sup>
TOTAL ALDI SITE AREA	6,201m <sup>2</sup>
ALDI BUILDING GROSS AREA	1,663m <sup>2</sup>
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NUMBER OF BOH PALLETS	66
CAR SPACES REQUIRED BY COUNCIL	-
LANDSCAPED AREA	
EASEMENT (EXISTING)	
EASEMENT (NEW)	
RIGHT OF WAY	
CONCRETE PAVEMENT (TRUCK PATH)	
ALDI SITE BOUNDARY	
SITE BOUNDARY	



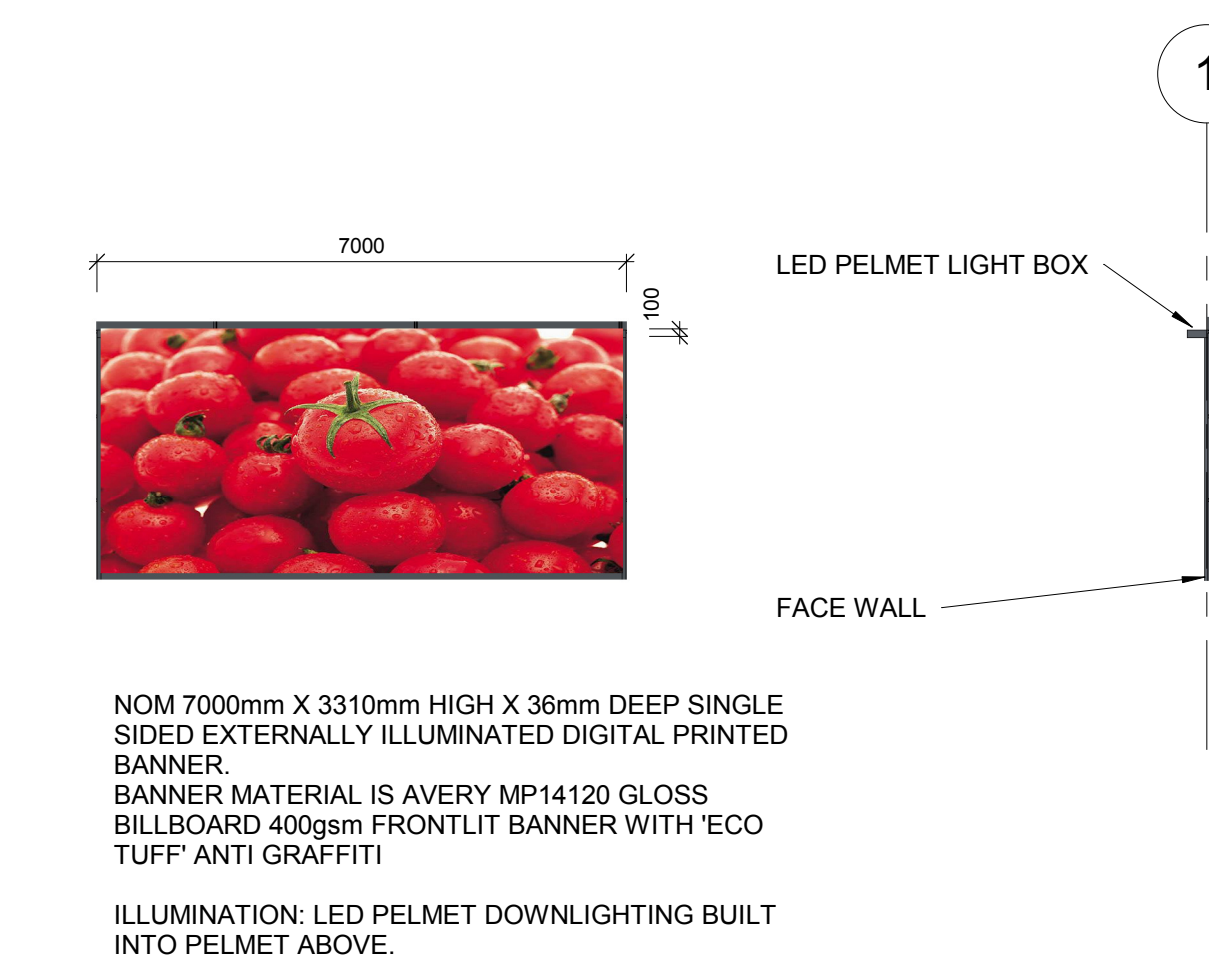




1 SIGNAGE PLAN  
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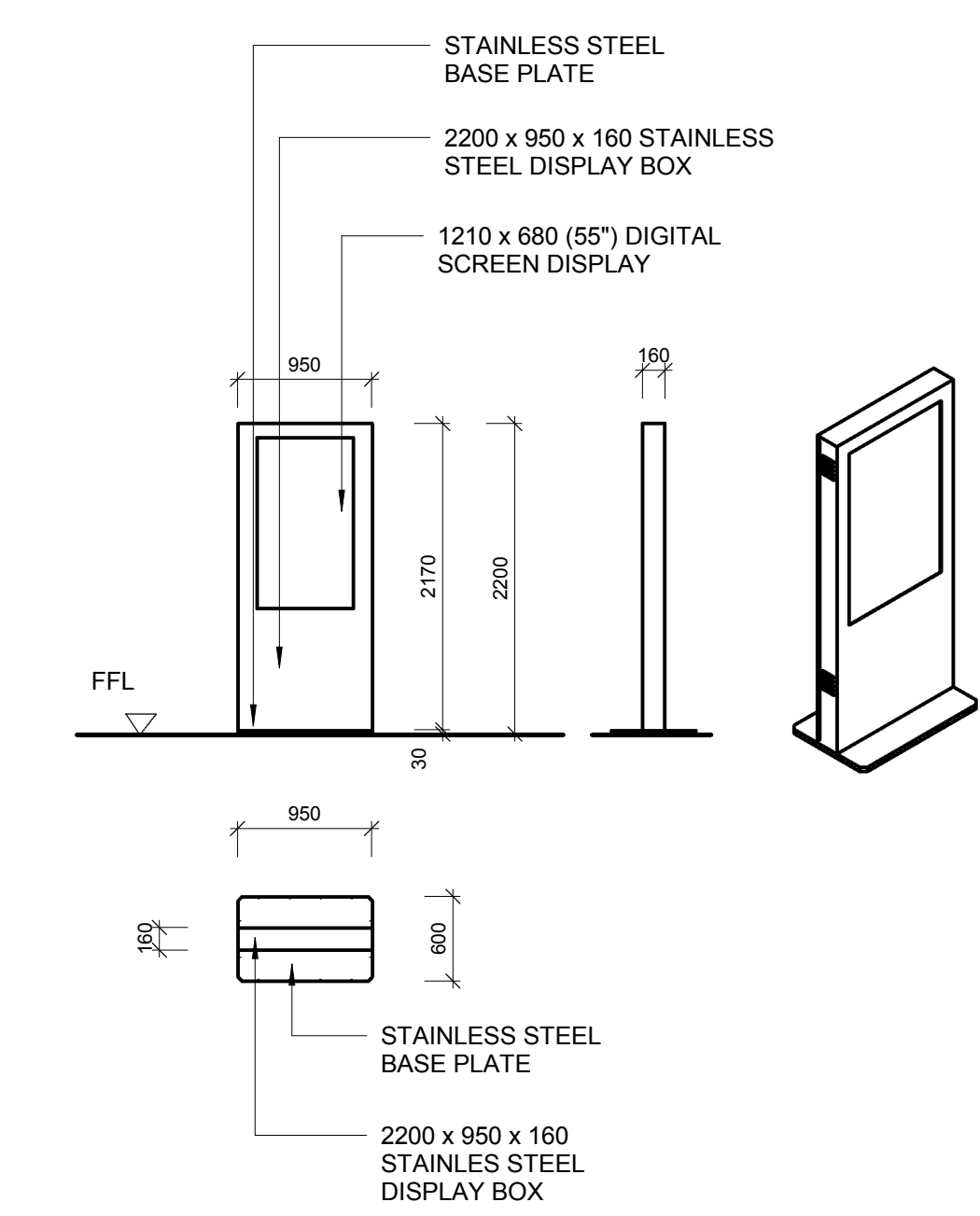
2 LARGE GABLE SIGN (SIGNS 1, 2, 3, 4, 5 & 6)  
1 : 50



3 WALL MOUNTED SIGN (SIGN 7)  
1 : 100



5 AIRLOCK DECAL SIGN (SIGN 9 & 10)  
1 : 20



4 DIGITAL POSTER BOX (SIGN 8)  
1 : 50





1 PERSPECTIVE 1  
1 : 50



3 PERSPECTIVE 3  
1 : 50

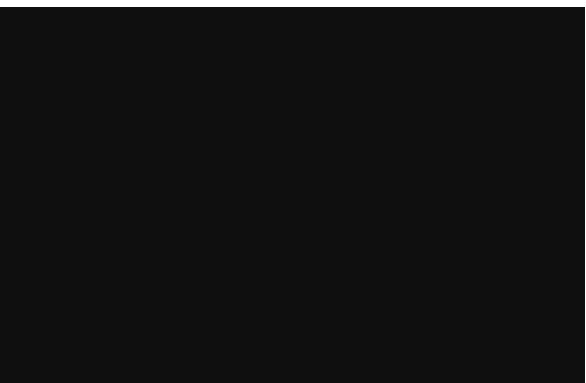
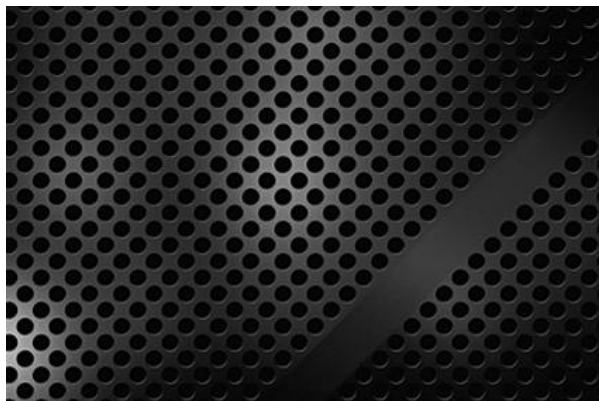


2 PERSPECTIVE 2  
1 : 50



4 PERSPECTIVE 4  
1 : 50

MATERIAL SCHEDULE			
1	CAPPING - COLORBOND 'BASALT'	11	DOOR & FRAME - 'BASALT'
2	PRECAST CONCRETE PANEL 'FLUORESCENT FIRE'	12	DOOR & FRAME - 'FLUORESCENT FIRE'
3	PRECAST CONCRETE PANEL 'DRIVE TIME'	13	ROOF - ZINCALUME SHEETING 'SURFMIST'
4	FIBRE CEMENT PANEL WITH EXPRESS JOINTS 'FLUORESCENT FIRE'	14	PANEL LIFT DOOR - COLORBOND 'BASALT'
5	FIBRE CEMENT PANEL WITH EXPRESS JOINTS 'DRIVE TIME'	15	ALDI ILLUMINATED SIGN
6	DOWNPIPE - COLORBOND 'BASALT'	16	GRAPHIC IMAGE
7	GUTTER - COLORBOND 'BASALT'	17	TIMBER BATTENS
8	WINDOWS - COLORBOND 'NIGHT SKY'	18	FACE BRICK - SELECTED RED BRICK
9	SHOPFRONT - COLORBOND 'NIGHT SKY'	19	MESH SCREEN - COLORBOND 'NIGHT SKY'
10	CLEAR GLAZING	20	METAL WORK - COLORBOND 'NIGHT SKY'





**Appendix 2.** □ Revised / Amended Plans  
(Including Town Piazza, Promenade, Arbour & Colonnade)



Architecture  
Interior Design  
Landscape Architecture  
Planning  
Urban Design

Australia  
China  
Hong Kong  
Singapore  
United Kingdom  
United States of America

# CAROMA DEVELOPMENT 76 MAGILL ROAD NORWOOD

Landscape Architecture Master Plan  
SCAP deferral updates

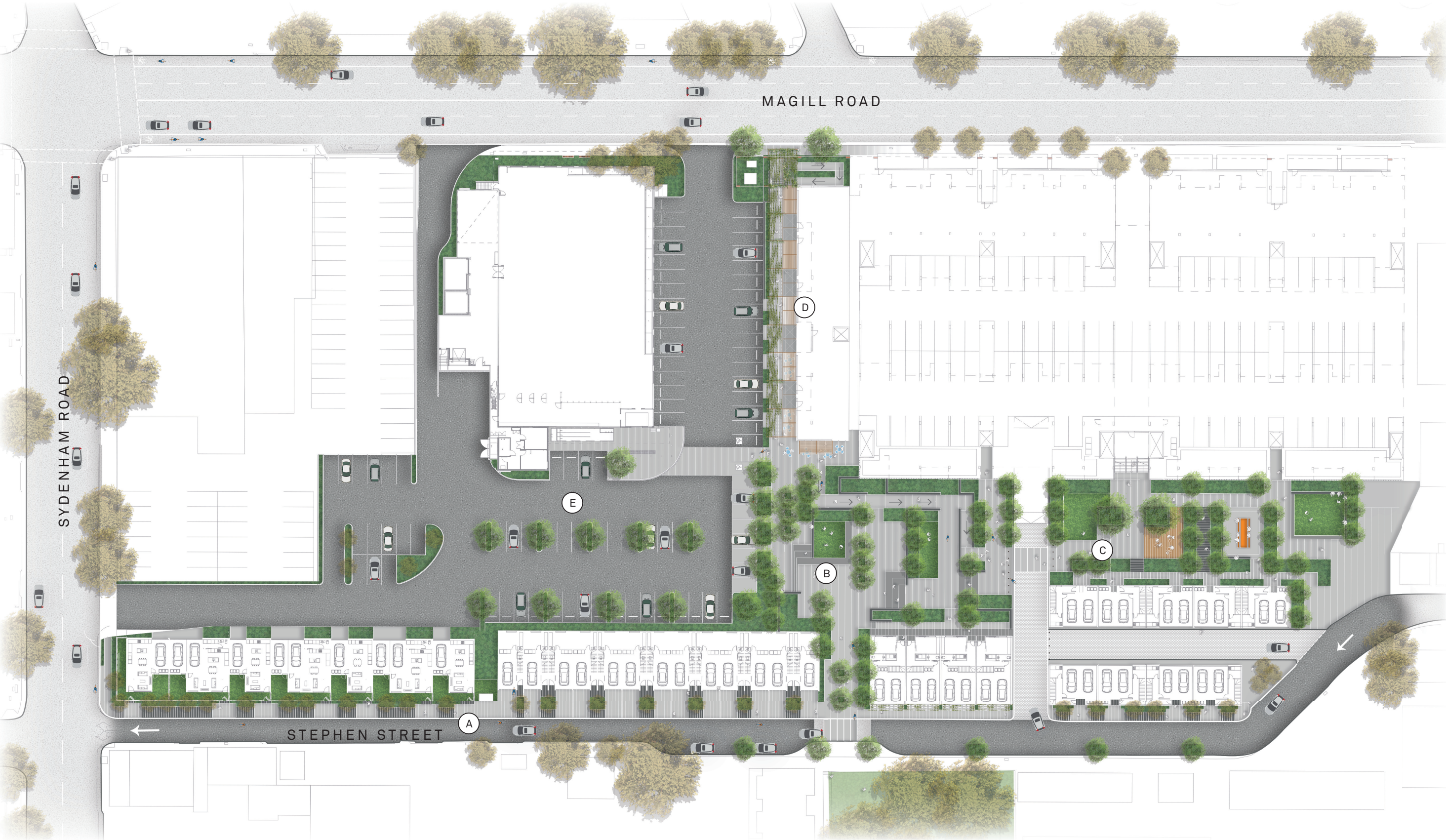
Prepared for CA CA Nominees / ALDI  
30.11.18

HASSELL



Landscape Master Plan  
Ground Level

- LEGEND
- (A) STEPHEN STREET STREETSCAPE
  - (B) TOWN PIAZZA
  - (C) COMMUNAL OPEN SPACE
  - (D) URBAN PROMENADE
  - (E) ALDI CARPARK





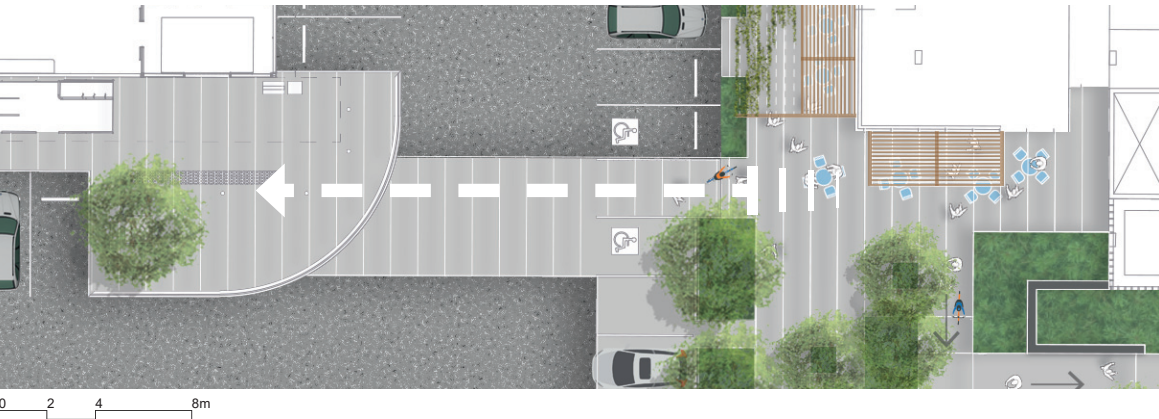
Landscape Plan  
Key area changes





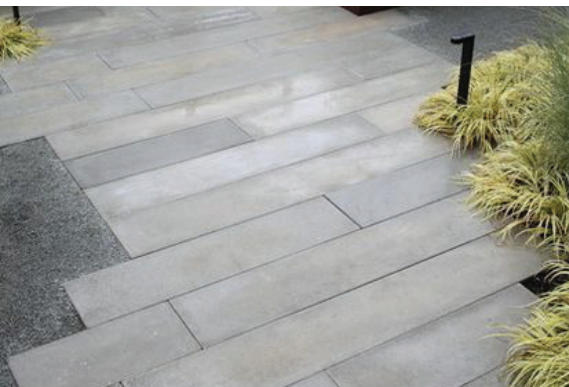
Landscape Plan

ALDI car park & piazza key changes & materiality



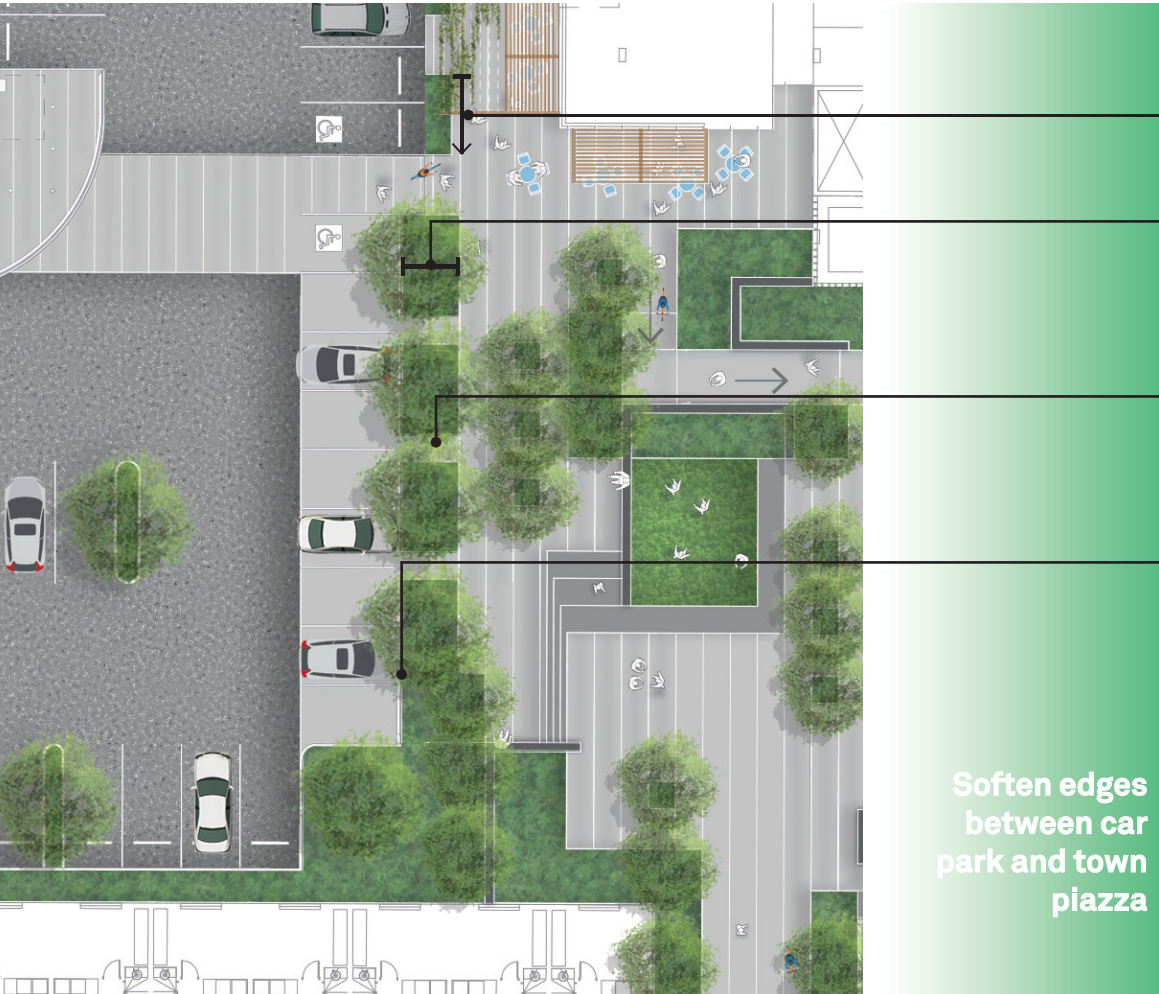
Urban paving materiality brought through from the town piazza to the ALDI entrance.

Strengthens visual connection and provides differentiation required for pedestrian crossover.



Materiality

ALDI car park and urban promenade entry



Garden bed extended to align with crossover

Planting beds and extra trees added to soften the transition between car park and town piazza

Sections of paving brought through the planted area to allow pedestrians to filter through from the car park

Planting bed to sit flush with existing wheel stop alignment. Wheel stop to be integrated into garden bed edge

Soften edges between car park and town piazza



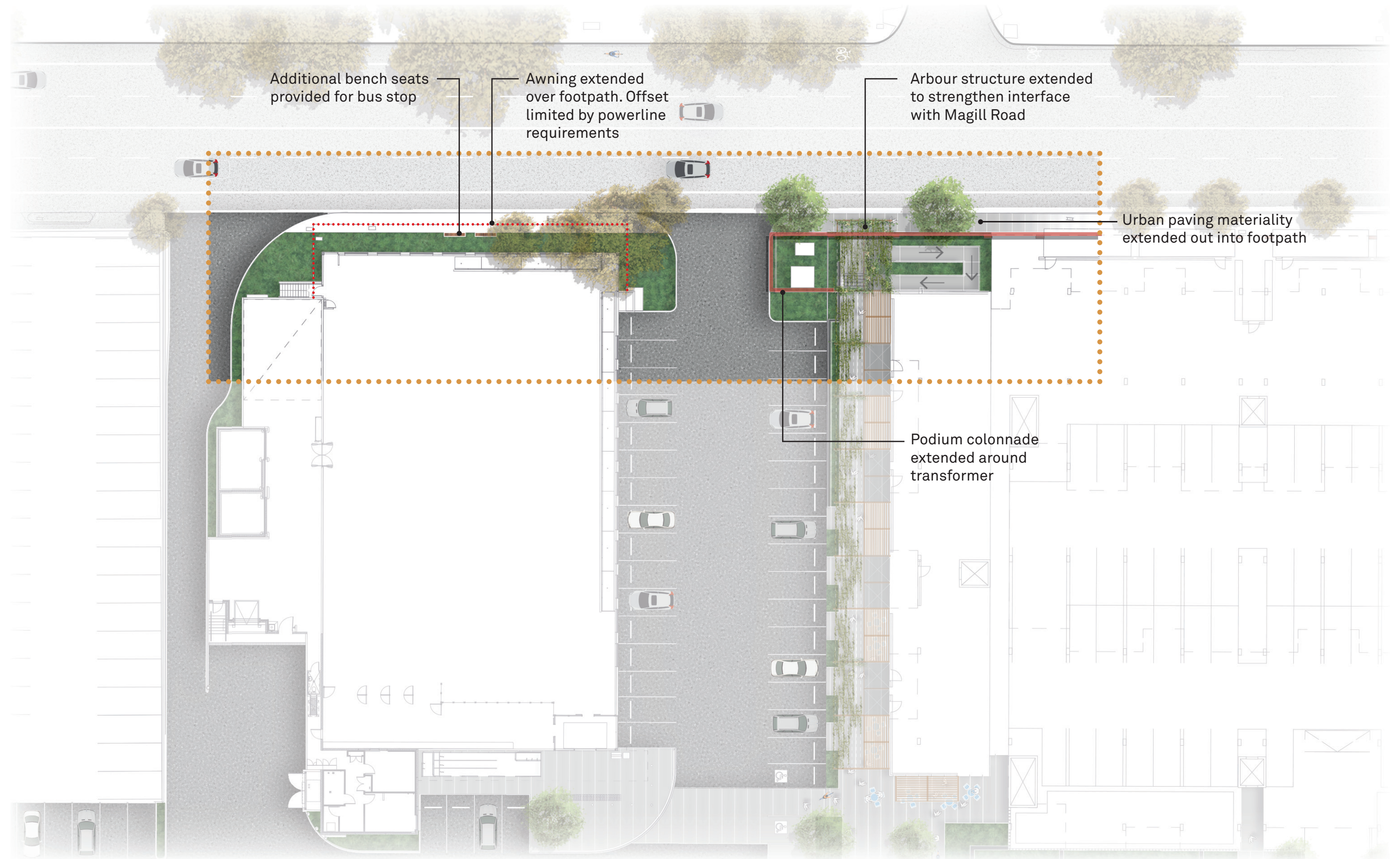
Example of an integrated wheel stop & garden bed





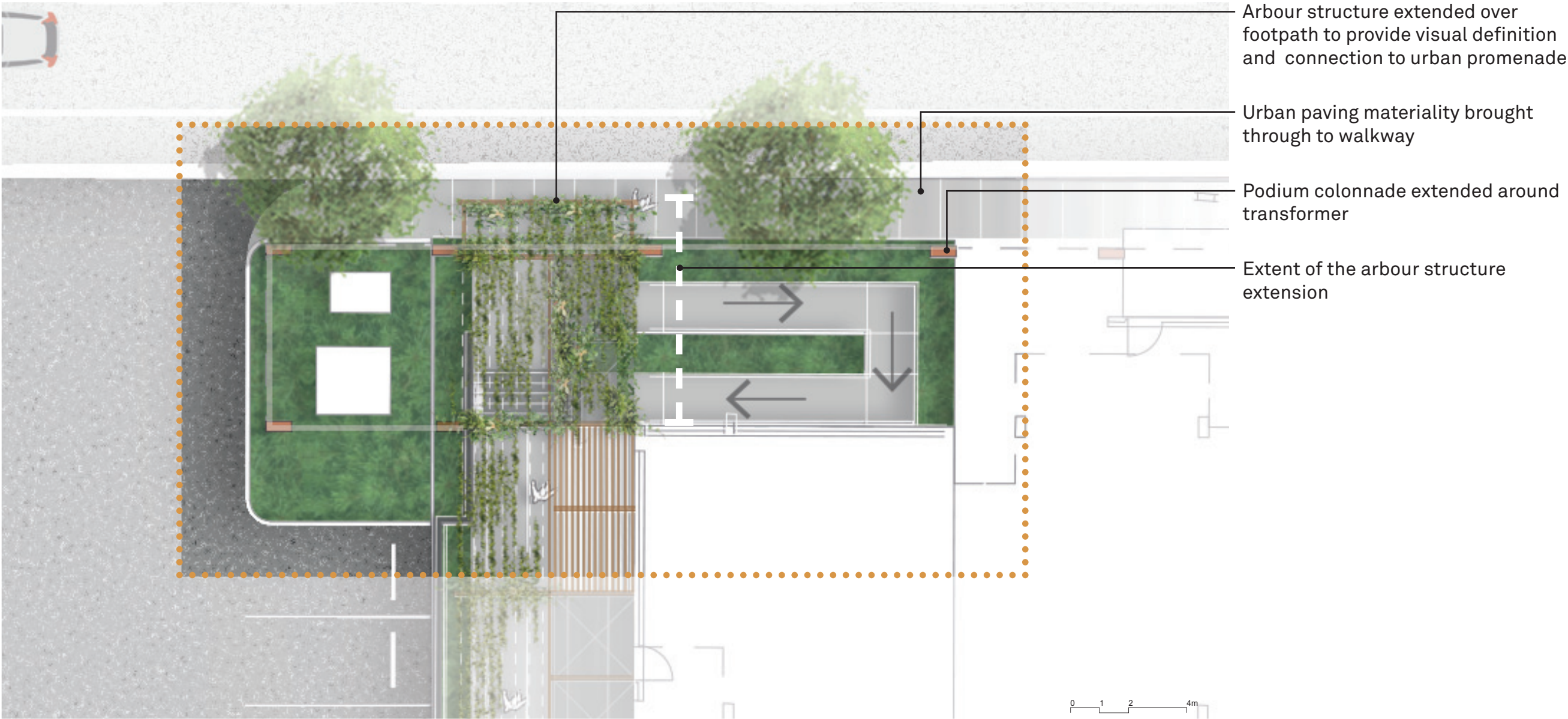
# 04 Landscape Master Plan

Carpark, ALDI entrance and piazza





**Landscape Master Plan**  
 Key changes  
 -Materiality & Precedents



**Materiality**  
 Urban promenade entry





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## Appendix 3. Powerline Declaration



DEVELOPMENT REGULATIONS 2008  
Form of Declaration (Schedule 5 clause 2A)



Government  
of South Australia

**To:** Department of Planning Transport and Infrastructure

**From:** Pat Callisto - Lucid Consulting Engineers

**Date of Application:** 24 / 08 / 2018

**Location of Proposed Development:** 76 Magill Rd, Norwood SA 5067

House No: 76 Lot No:        Street: Magill Rd

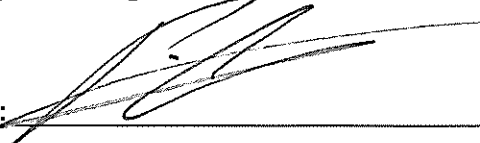
Town/Suburb: Norwood

Section No (full/part):            Hundred:       

Volume:        Folio:       

**Nature of Proposed Development:**

I PAT CALLISTO OF LUCID CONSULTING ENGINEERS being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: 

Date: 30 / 11 / 2018

**Appendix 4.** Letter NPSP Council  
(Dated 27 November 2018)



**City of  
Norwood  
Payneham  
& St Peters**

27 November 2018

Mr Daniel De Conno  
Development Manager  
Buildtec  
99 King William Street  
KENT TOWN SA 5067

(sent by email: [dd@buildtec.com.au](mailto:dd@buildtec.com.au))

Dear Daniel

I refer to Development Application No. 155/706/18 (SCAP reference DA 155/M009/18) and specifically the SCAP's reasons for deferral of the Application, as set out in the minutes of the SCAP meeting held on 22 November 2018.

I note that reason number 6 of the SCAP's deferral, requires you to seek further information from the Council in relation to waste management practices currently in Stephen Street and that proposed by the development.

In this regard, I advise that the Council supports the overall waste management plan submitted in respect to Development Application No. 155/706/18, given the relatively unique circumstances regarding the Caroma development site and its context.

The one way nature of Stephen Street (from east to west) combined with East Waste trucks only being able to collect bins from the left side of the truck makes it necessary to collect bins from the southern side of Stephen Street, unless the waste collection for the proposed townhouses (designated as types B & C in Development Application No. 155/706/2018) is undertaken via communal bins. However, the provision of communal bin waste management and collection for the proposed townhouses would not be a practical solution, given the limitations of the land tenure arrangements between the project partners CACA Nominees and Aldi Stores and the substantial distance occupants of type B and C townhouses would have to walk to dispose their waste in communal bins.

The Council is also satisfied with the proposed waste management plan on the basis that kerb waste collection from Stephen Street will only be required for 17 of the 231 apartments proposed, which represents only 13% of the new dwellings proposed in the development. In addition, the provision of a full width footpath on the northern side of Stephen Street (for the width of the Caroma site) as part of the development means that when the footpath on the southern side of Stephen Street is being used for bin presentations for kerbside collection, pedestrians will be able to use the (to be constructed) footpath on the northern side of Stephen Street.

The waste collection arrangements for the Caroma development will require the implementation of parking controls on bin collection days for a small section of Stephen Street adjacent to Chimney Park and the area immediate west of the park, which will enable the waste collection truck to collect the bins whilst staying on the left side of the carriageway. In turn, this will allow other vehicles to drive past the waste collection vehicle during the collection process. The final details of the parking controls required can be determined once the Council is advised of the SCAP's final determination on the Development Application.

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Norwood SA 5067

PO Box 204  
Kent Town SA 5071

Telephone  
8366 4555

Facsimile  
8332 6338

Email  
[townhall@npsp.sa.gov.au](mailto:townhall@npsp.sa.gov.au)

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



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Social Equity  
Cultural Vitality  
Economic Prosperity  
Environmental  
Sustainability



I understand that bins associated with the townhouses in the Caroma development, designated as type A dwellings, will present their bins to Sydenham Road for collection and that occupants of the townhouses in the Caroma development, designated as type D dwellings and occupants of the proposed apartments will dispose of their waste in communal bins, which will be collected by a private contractor. These arrangements are considered satisfactory to the Council and its waste collection subsidiary, East Waste.

I trust this information clarifies the Council's position. Please contact me if you have any questions regarding this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Carlos Buzzetti', with a long horizontal stroke extending to the right.

Carlos Buzzetti  
**GENERAL MANAGER**  
**URBAN PLANNING & ENVIRONMENT**





PERSPECTIVE - MAGILL ROAD

TREEHOUSE3D

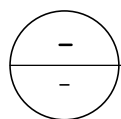




PERSPECTIVE - ALDI CARPARK

 TREEHOUSE3D



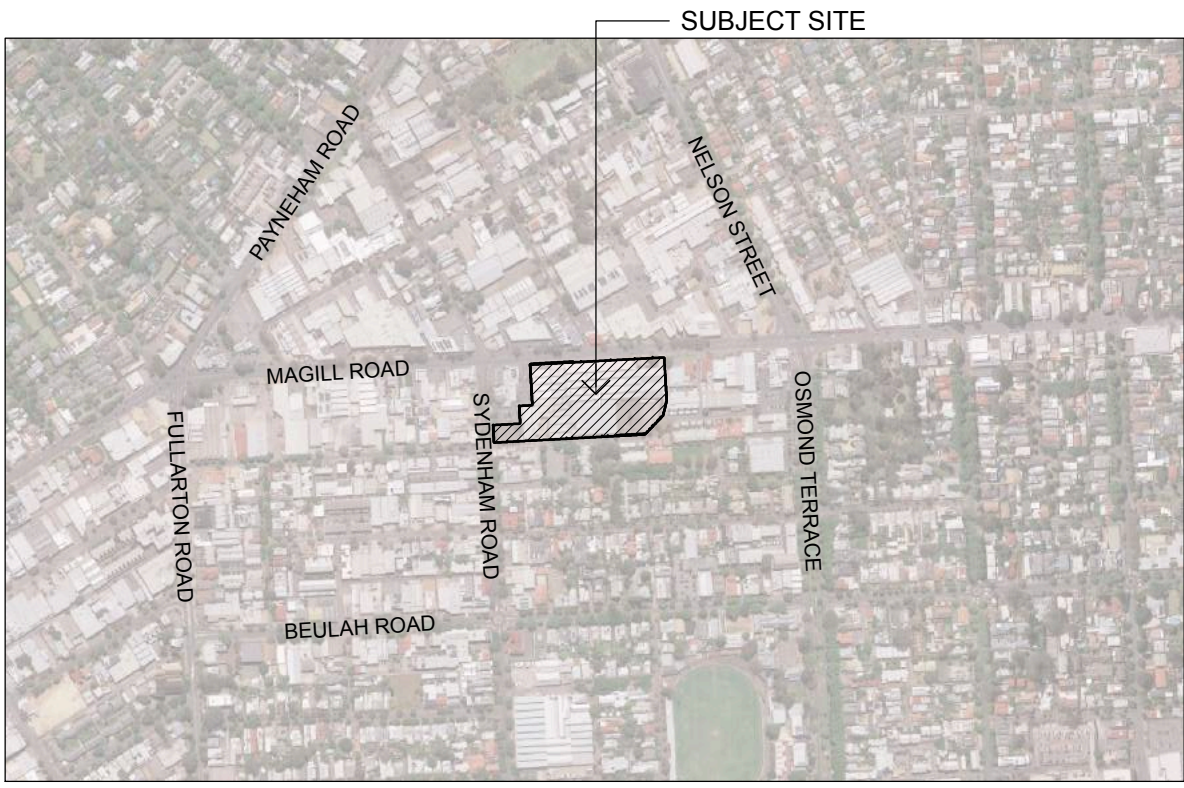


PERSPECTIVE - AERIAL



TREEHOUSE3D

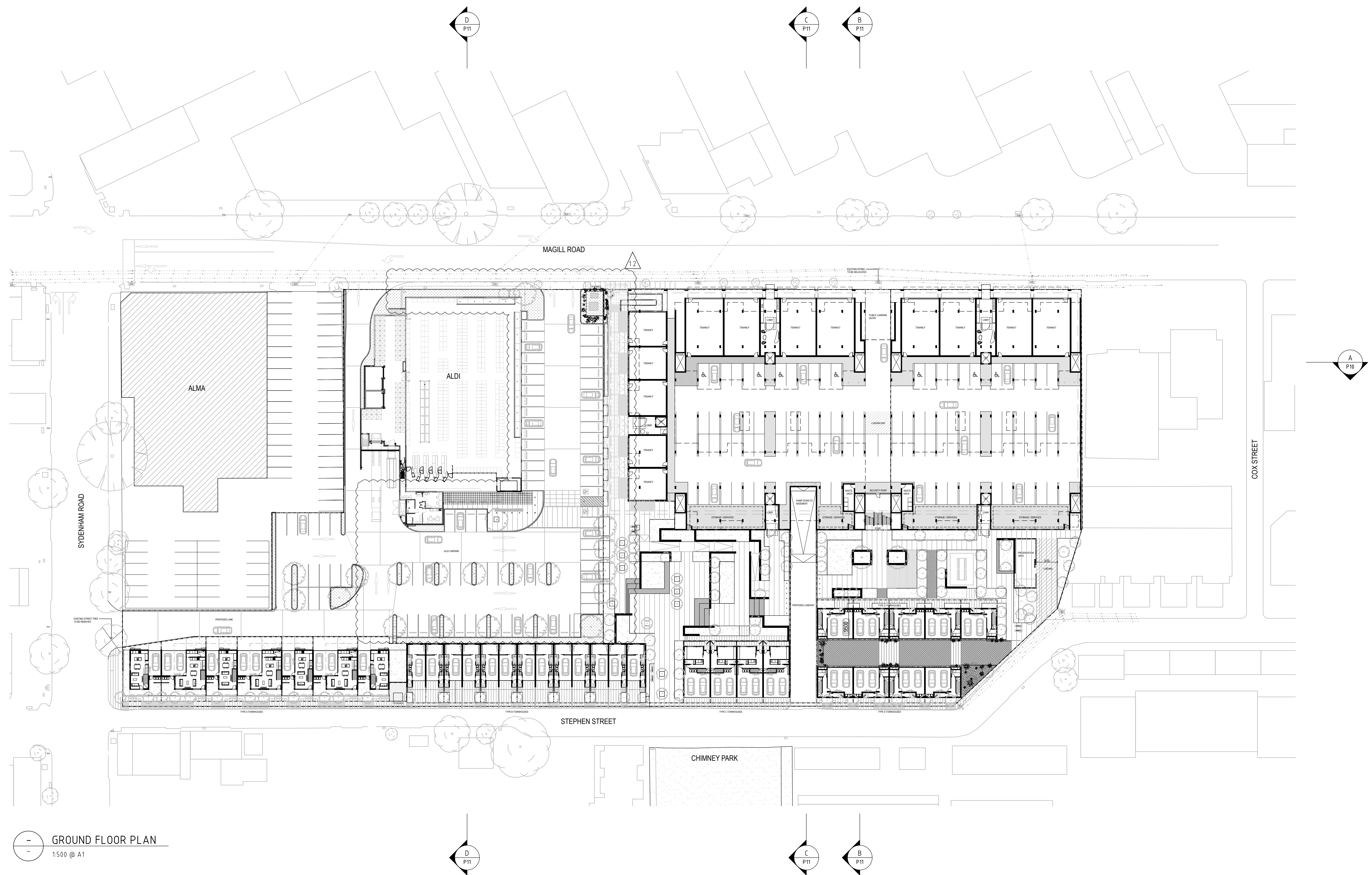




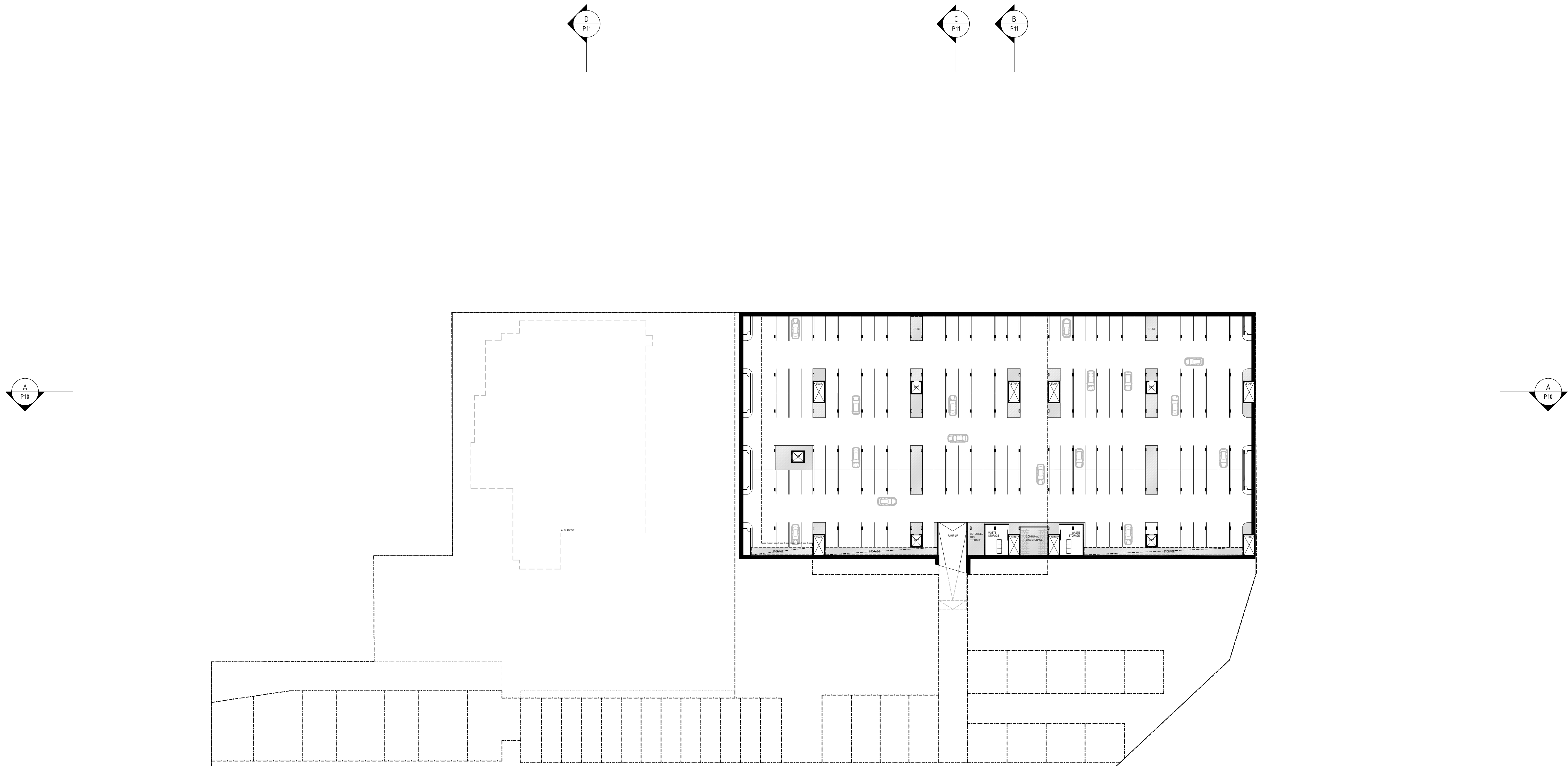
 LOCALITY PLAN  
1:10000 @ A1

NORWOOD GREEN  
76 MAGILL ROAD NORWOOD  
28055 NOVEMBER 2018  
DPC ISSUE v1.1



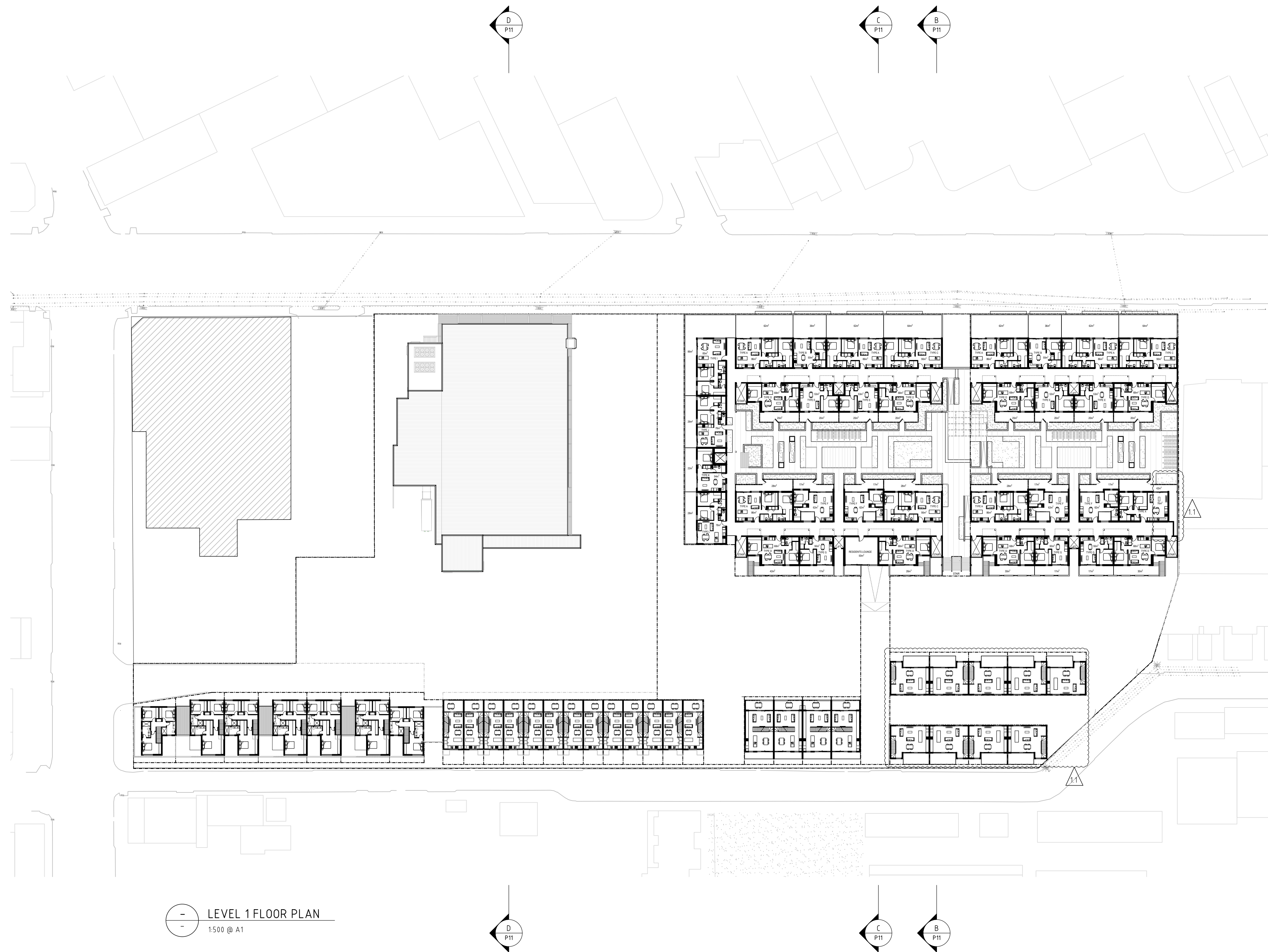






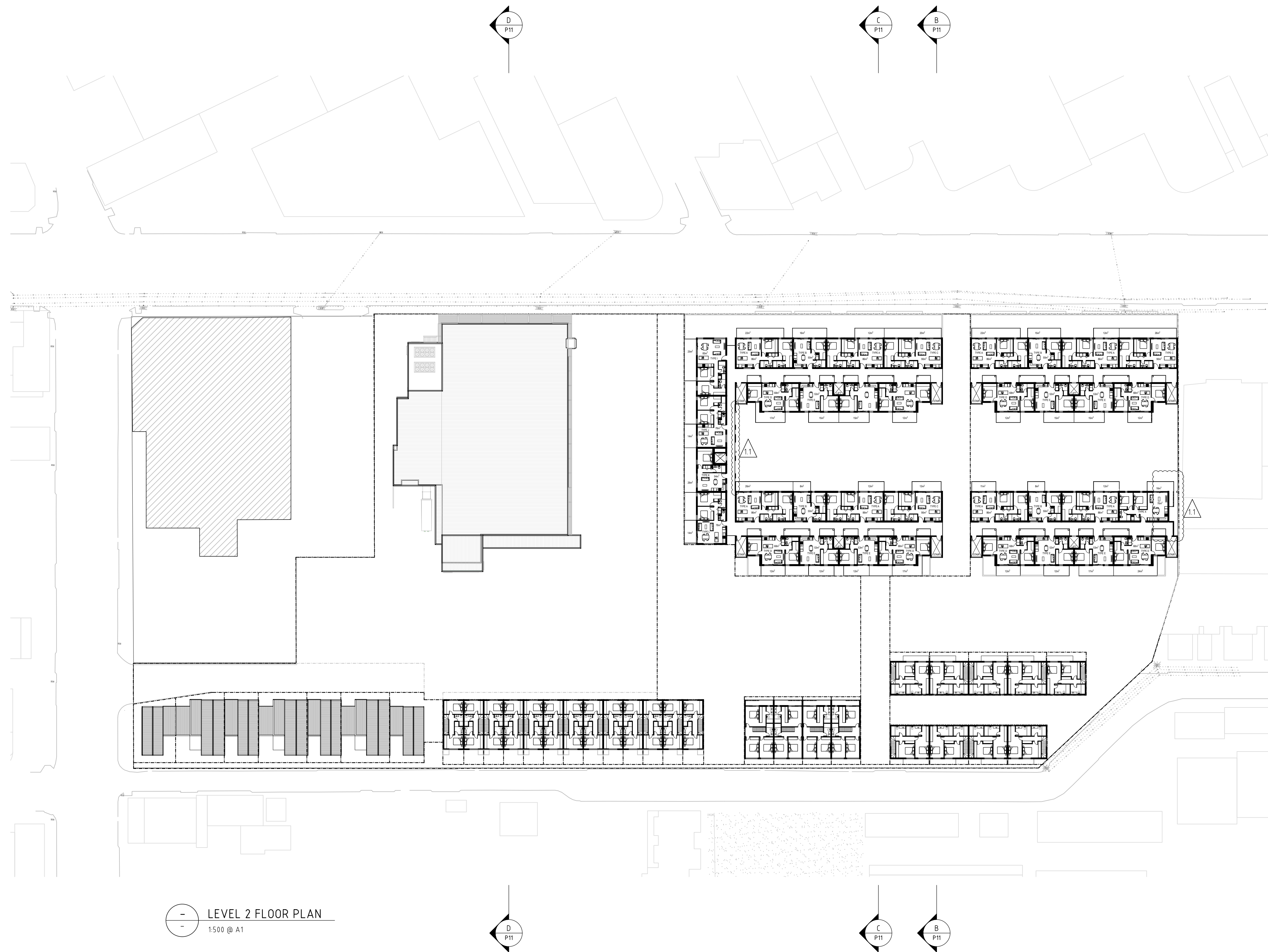
BASEMENT FLOOR  
1500 @ A1





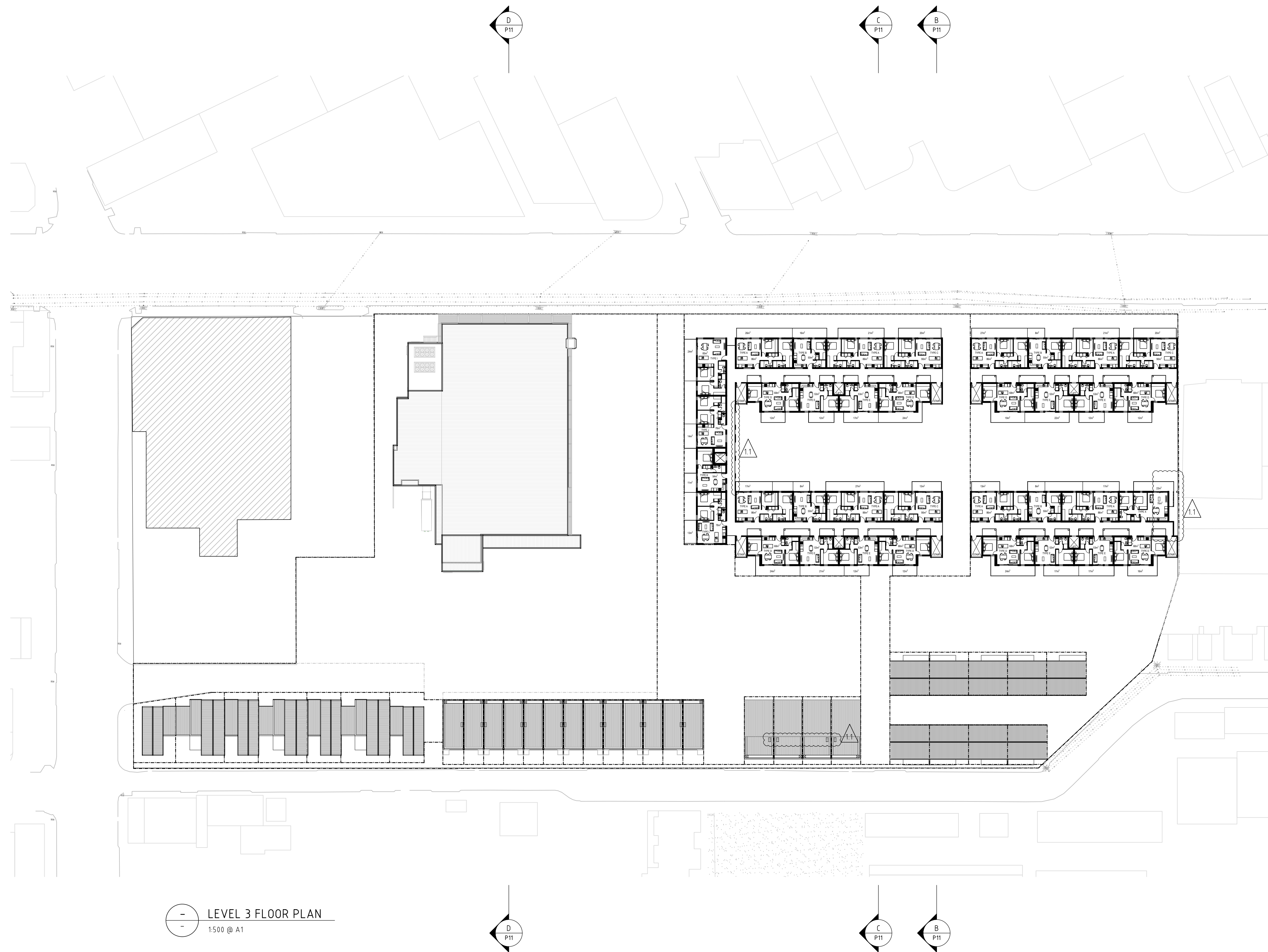
LEVEL 1 FLOOR PLAN  
1:500 @ A1



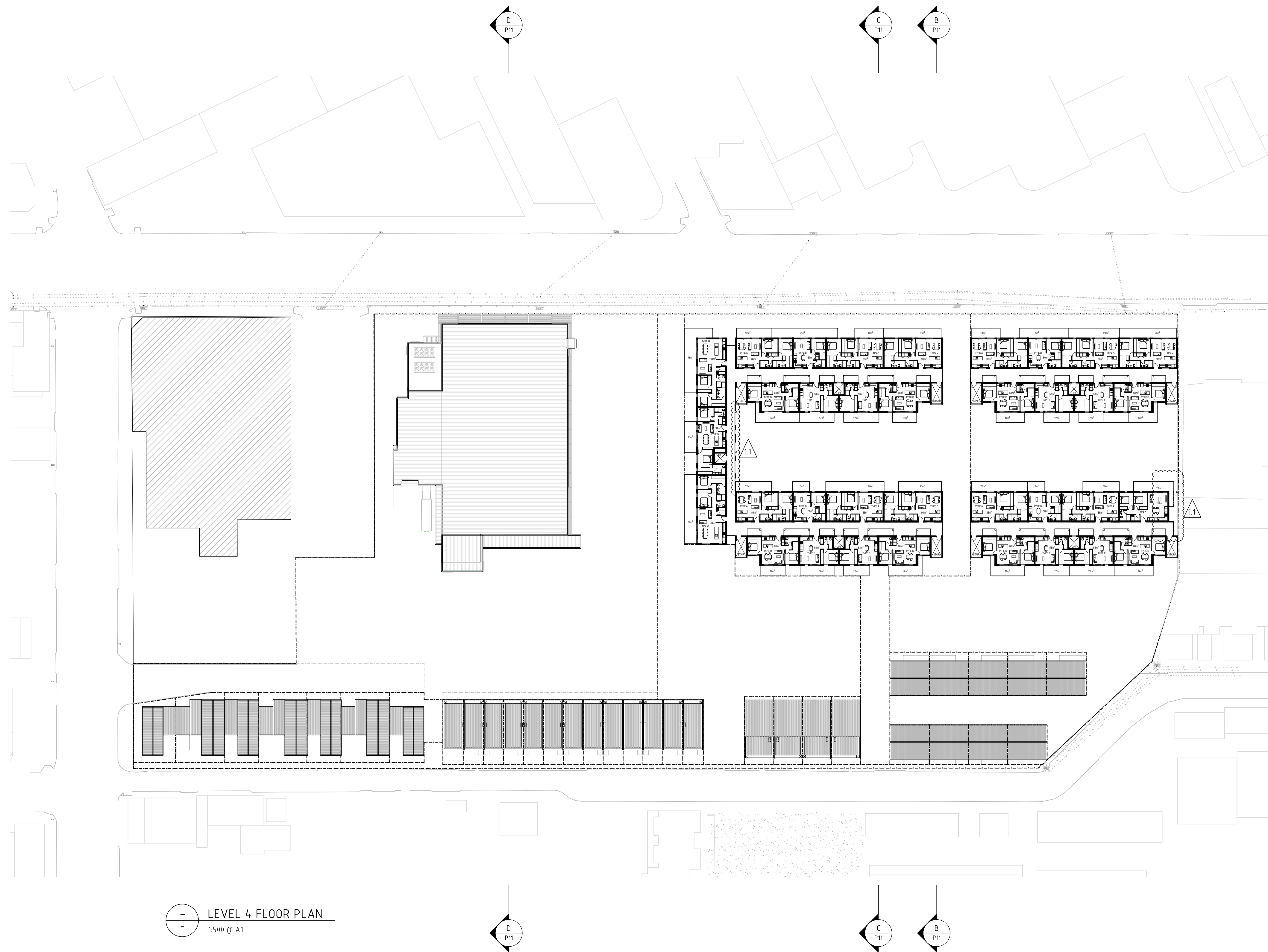


LEVEL 2 FLOOR PLAN  
1:500 @ A1



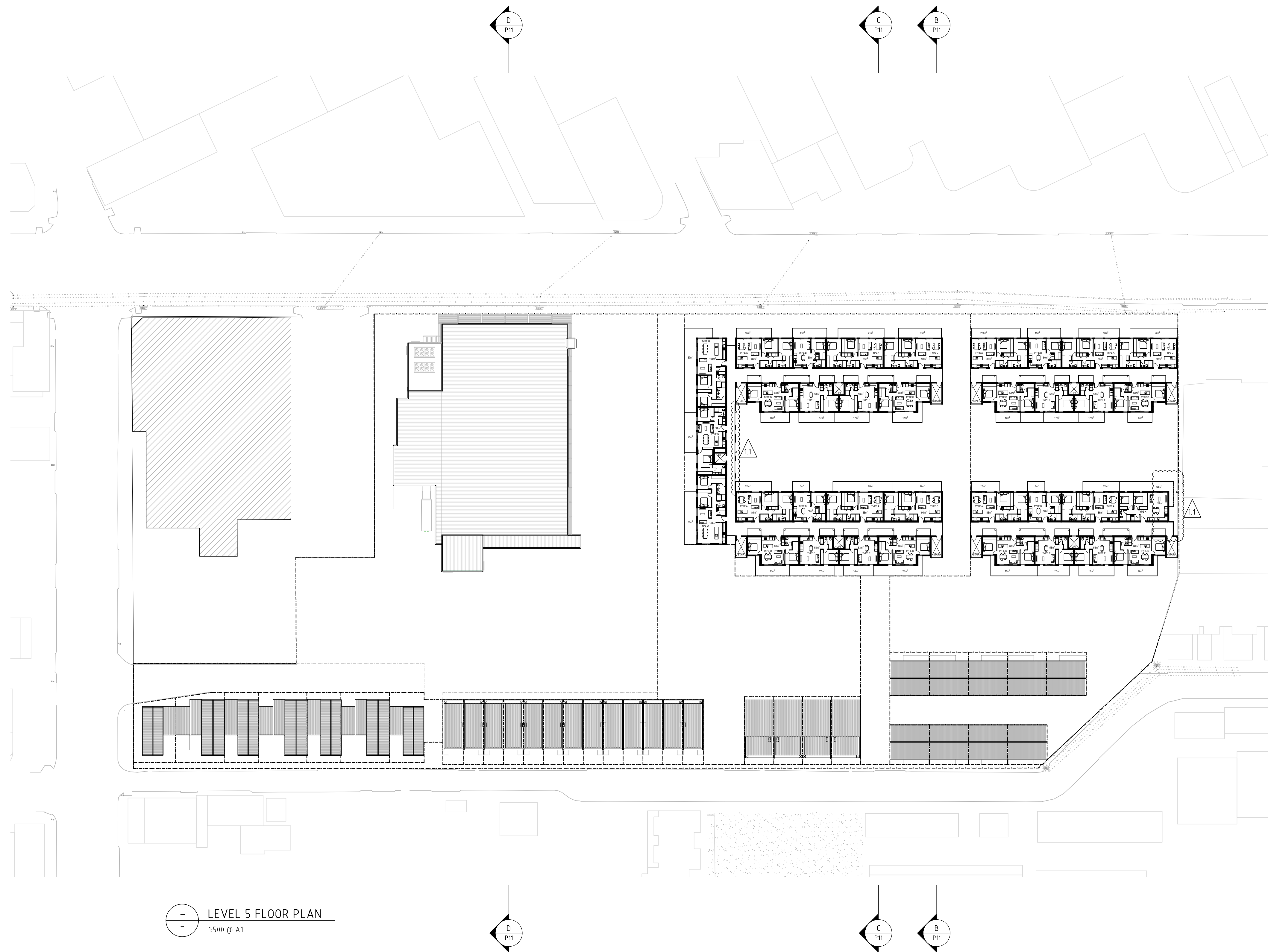






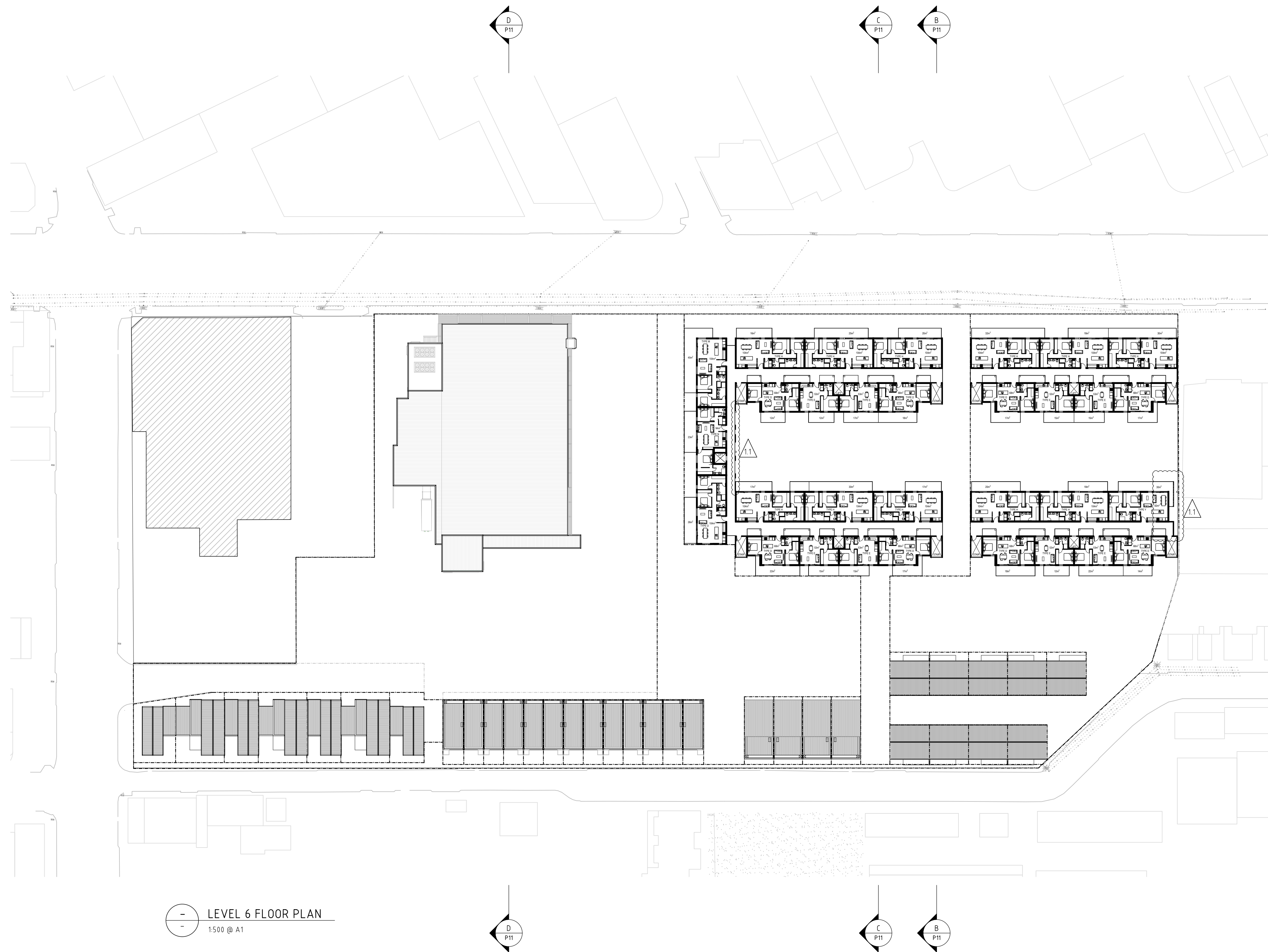
LEVEL 4 FLOOR PLAN  
1:500 @ A1





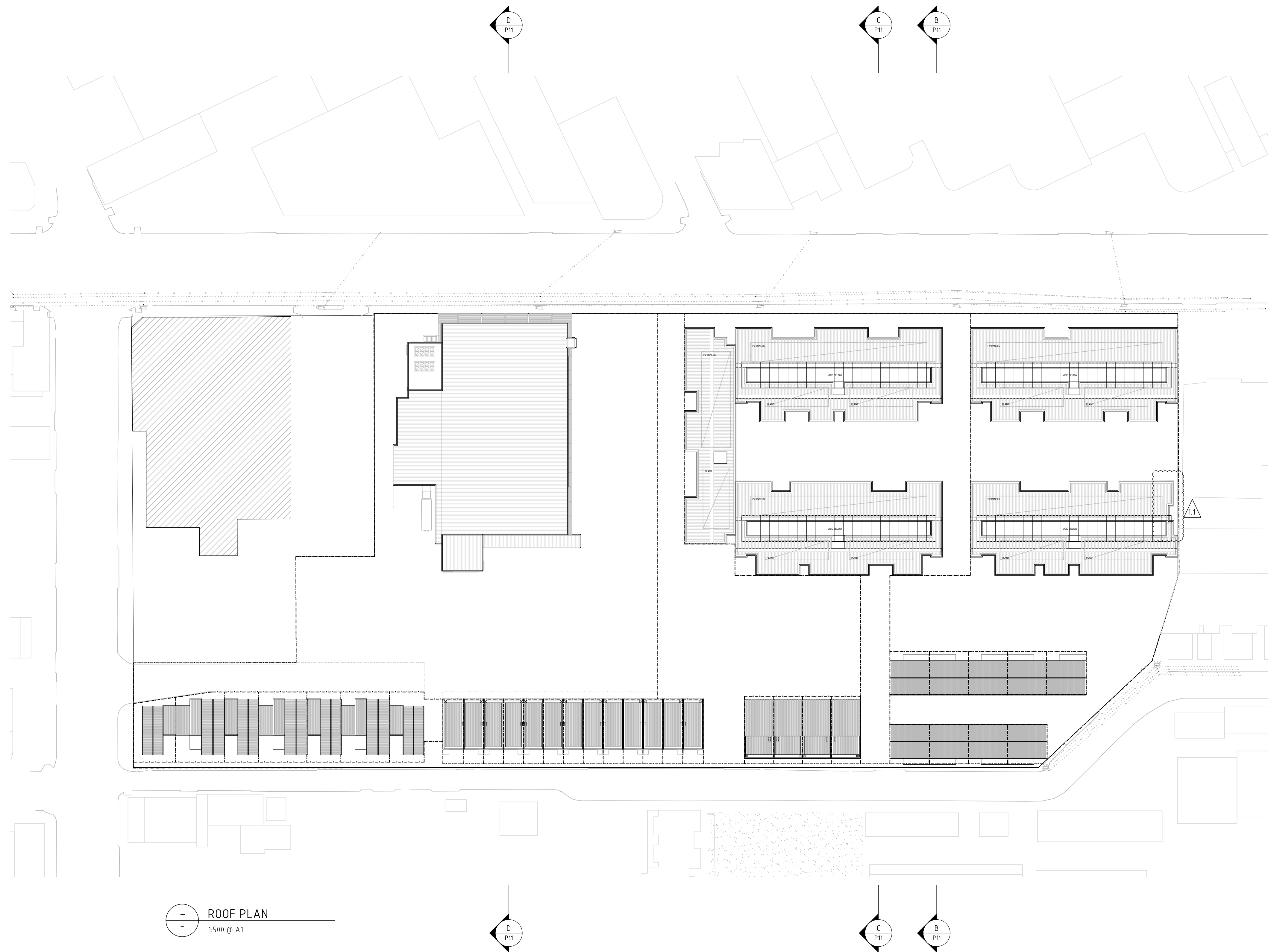
LEVEL 5 FLOOR PLAN  
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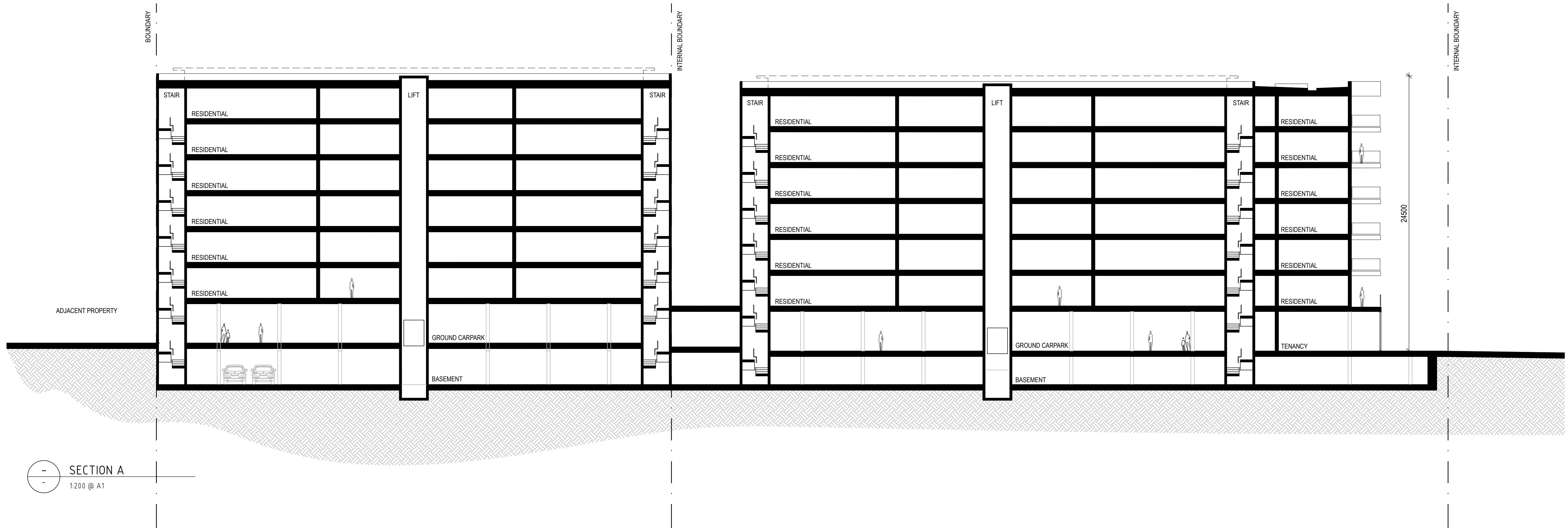
LEVEL 6 FLOOR PLAN  
1:500 @ A1



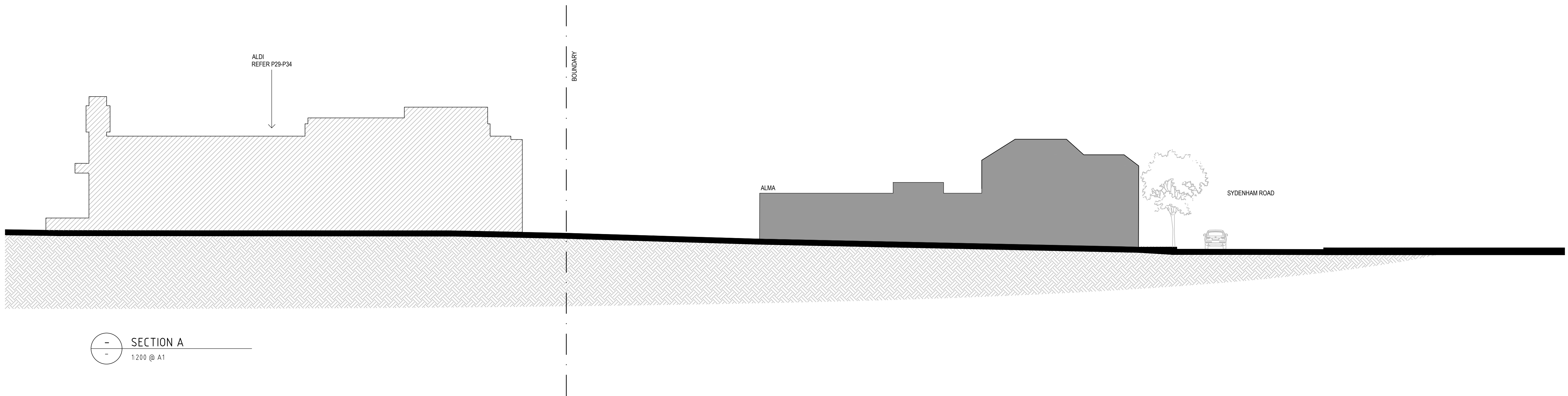


ROOF PLAN  
1:500 @ A1





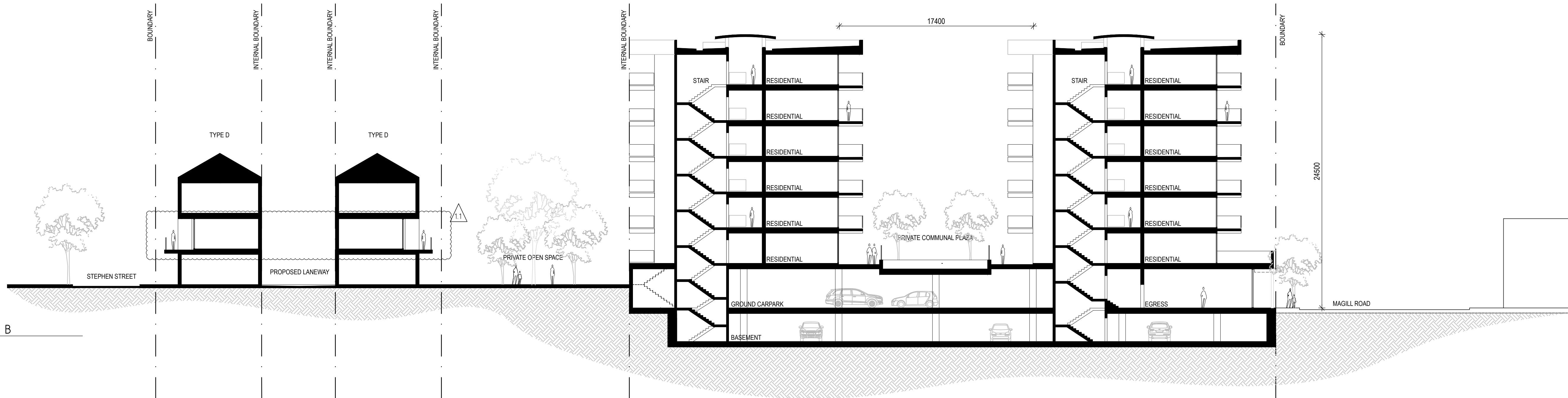
SECTION A  
1:200 @ A1



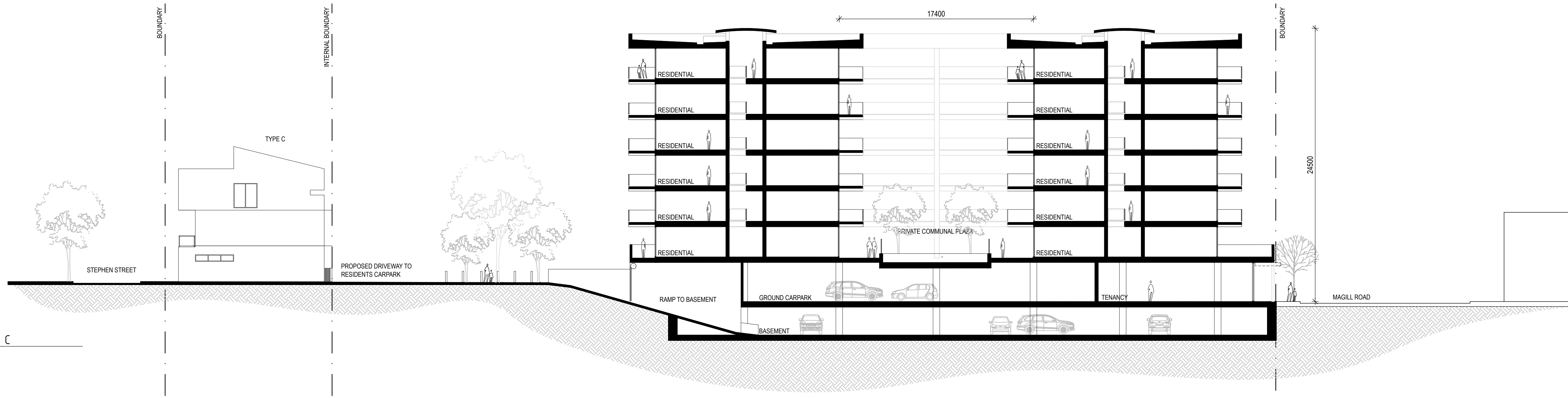
SECTION A  
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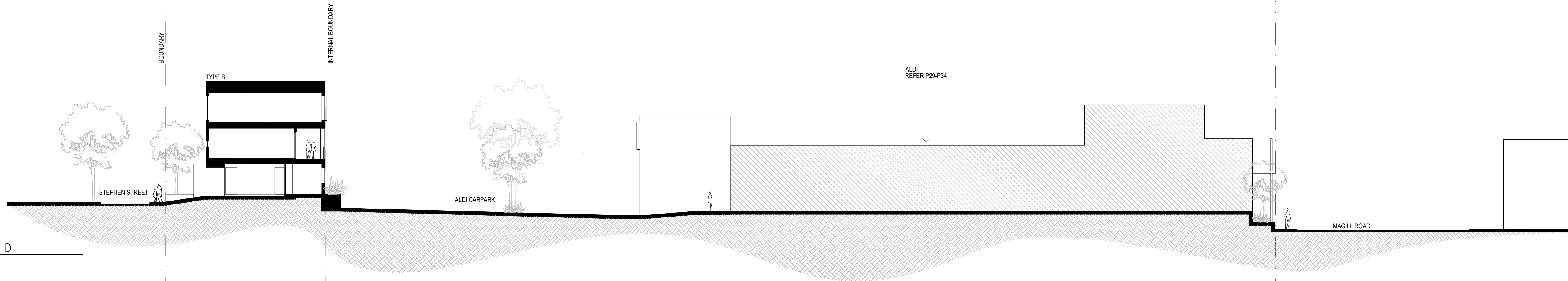
SECTION B  
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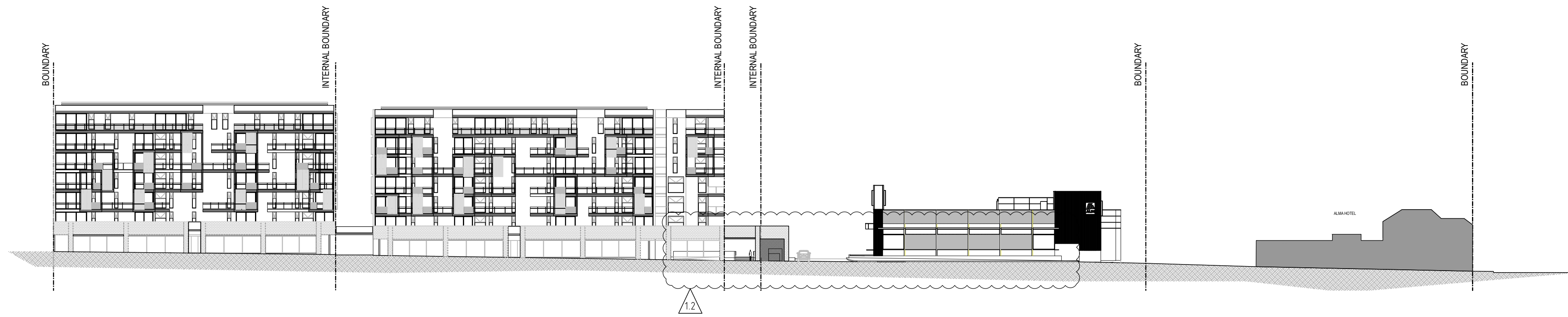
SECTION C  
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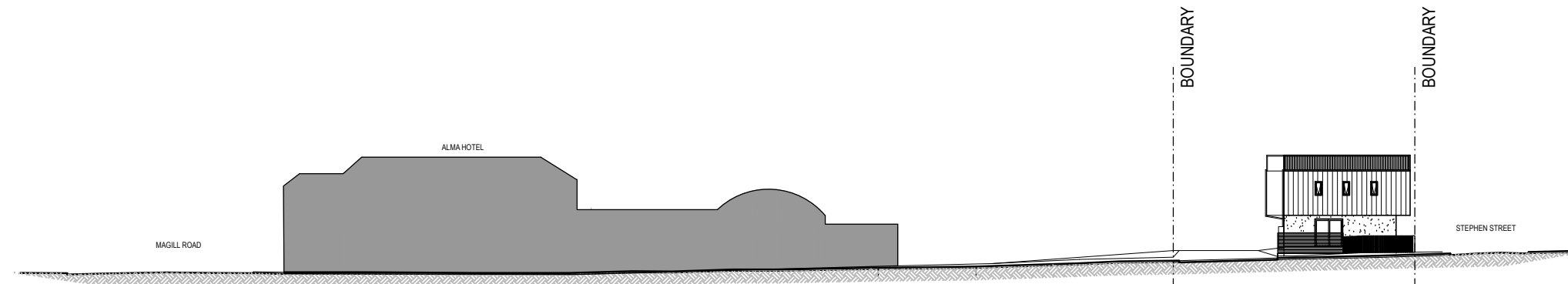
SECTION D  
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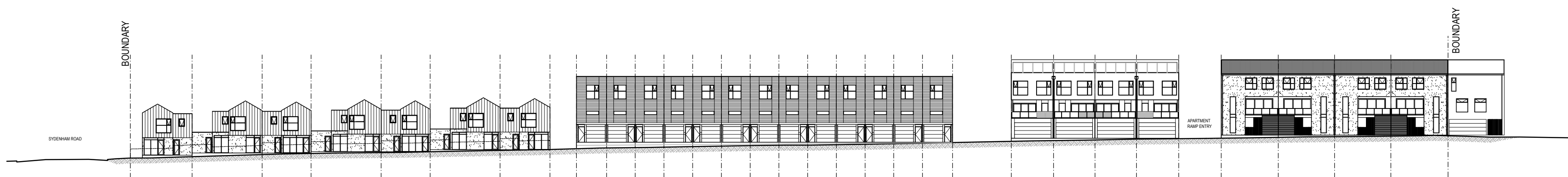




MAGILL ROAD ELEVATION (NORTH)  
1:500 @ A1

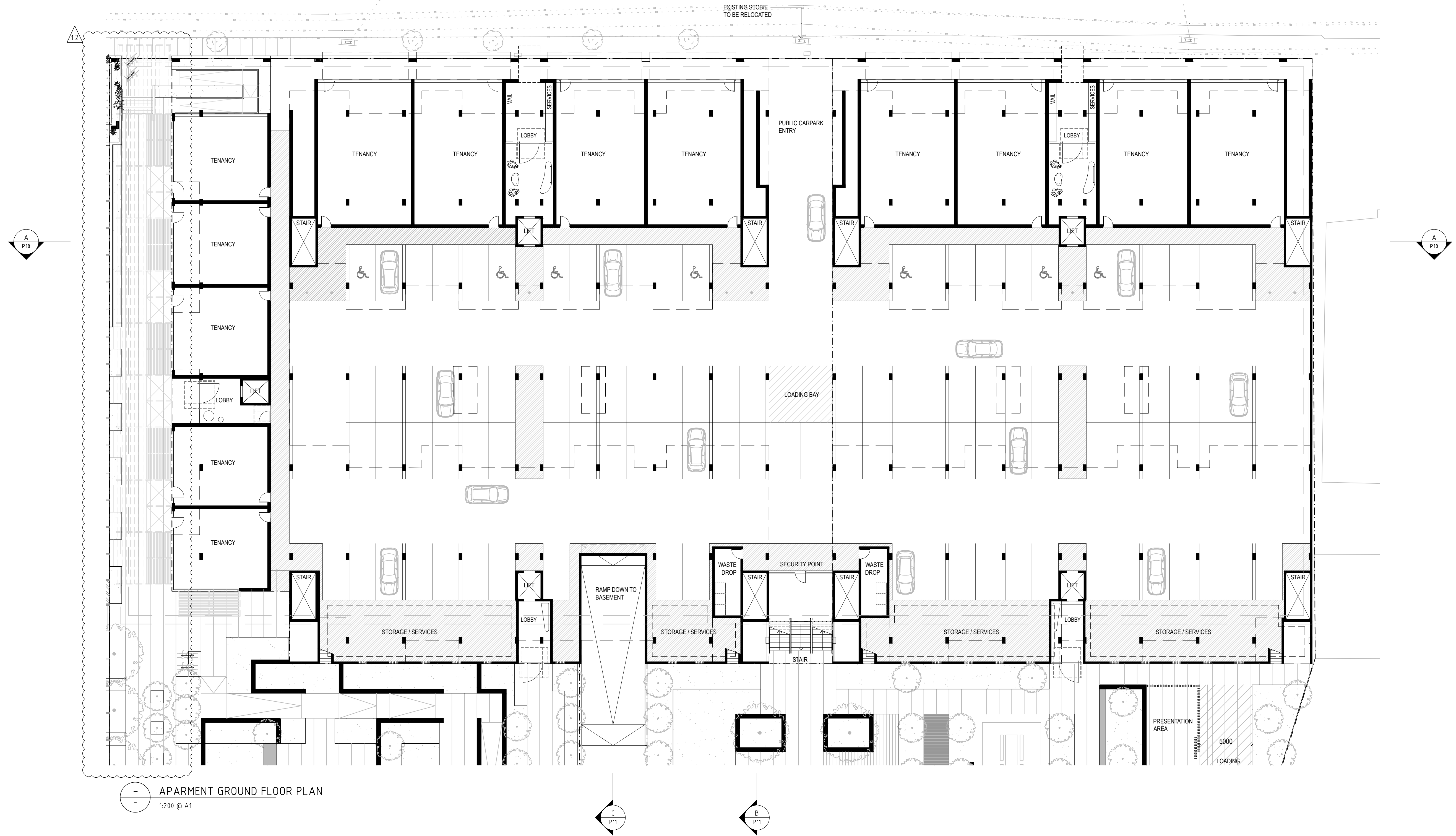
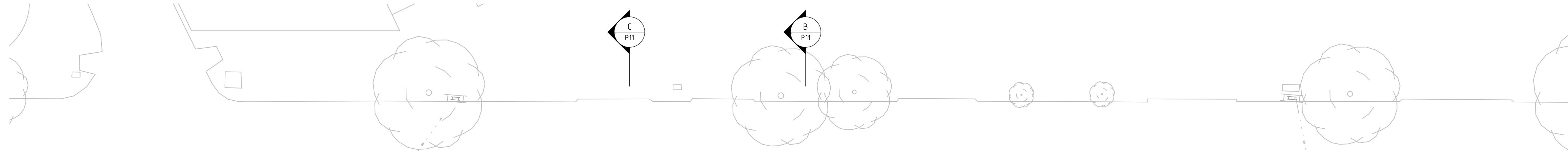


SYDENHAM STREET ELEVATION (WEST)  
1:500 @ A1



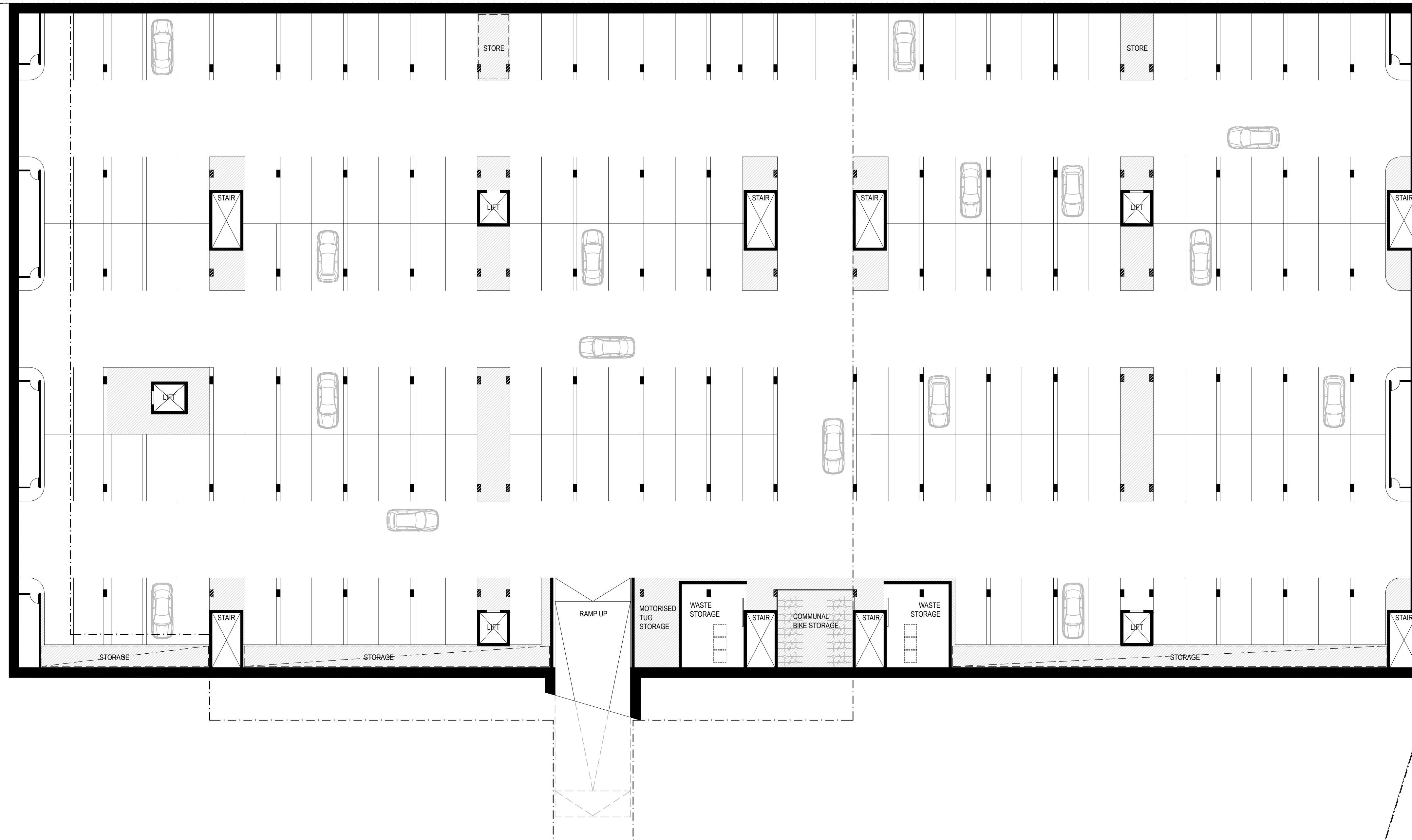
STEPHEN STREET ELEVATION (SOUTH)  
1:500 @ A1





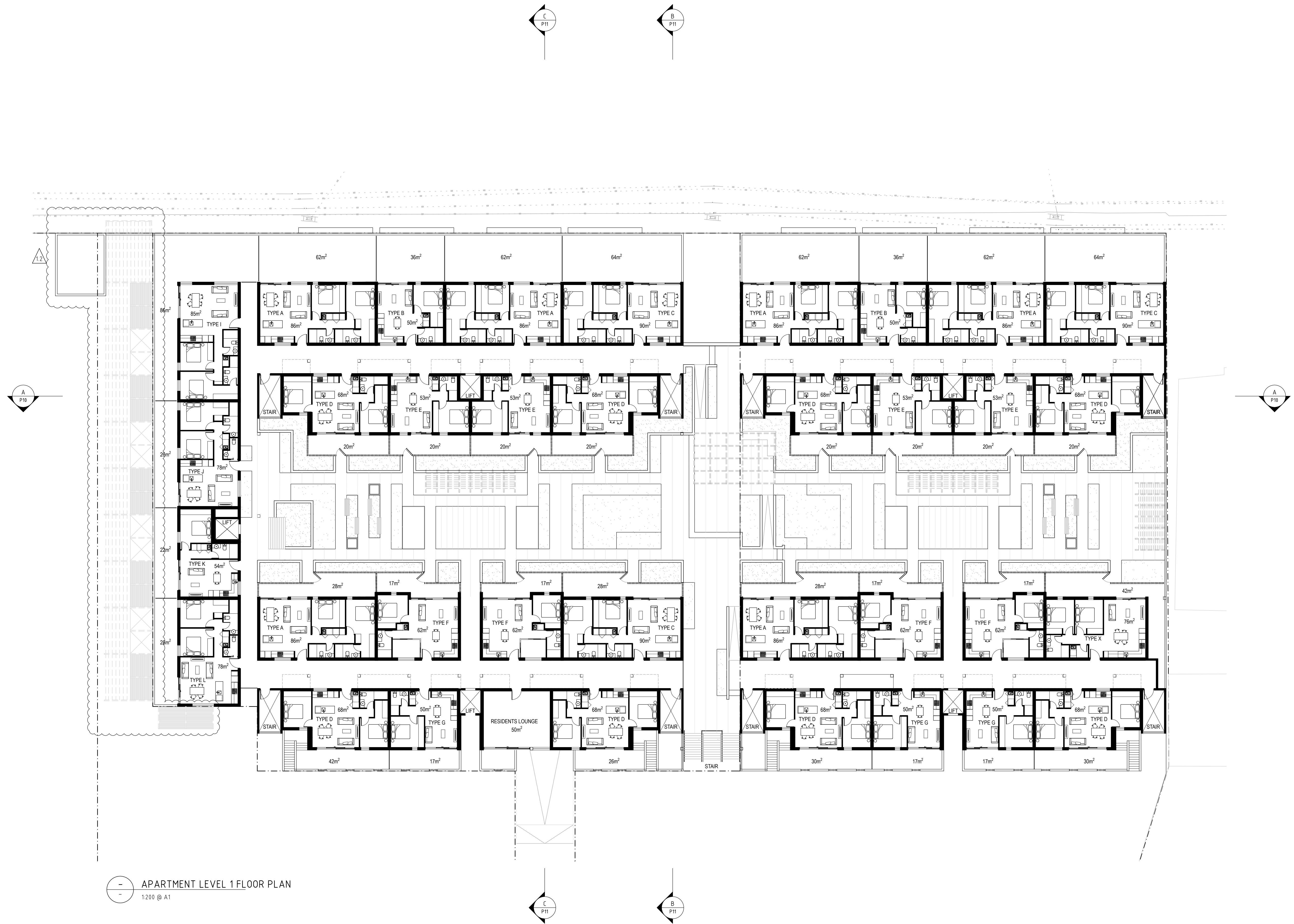
APARMENT GROUND FLOOR PLAN  
1:200 @ A1



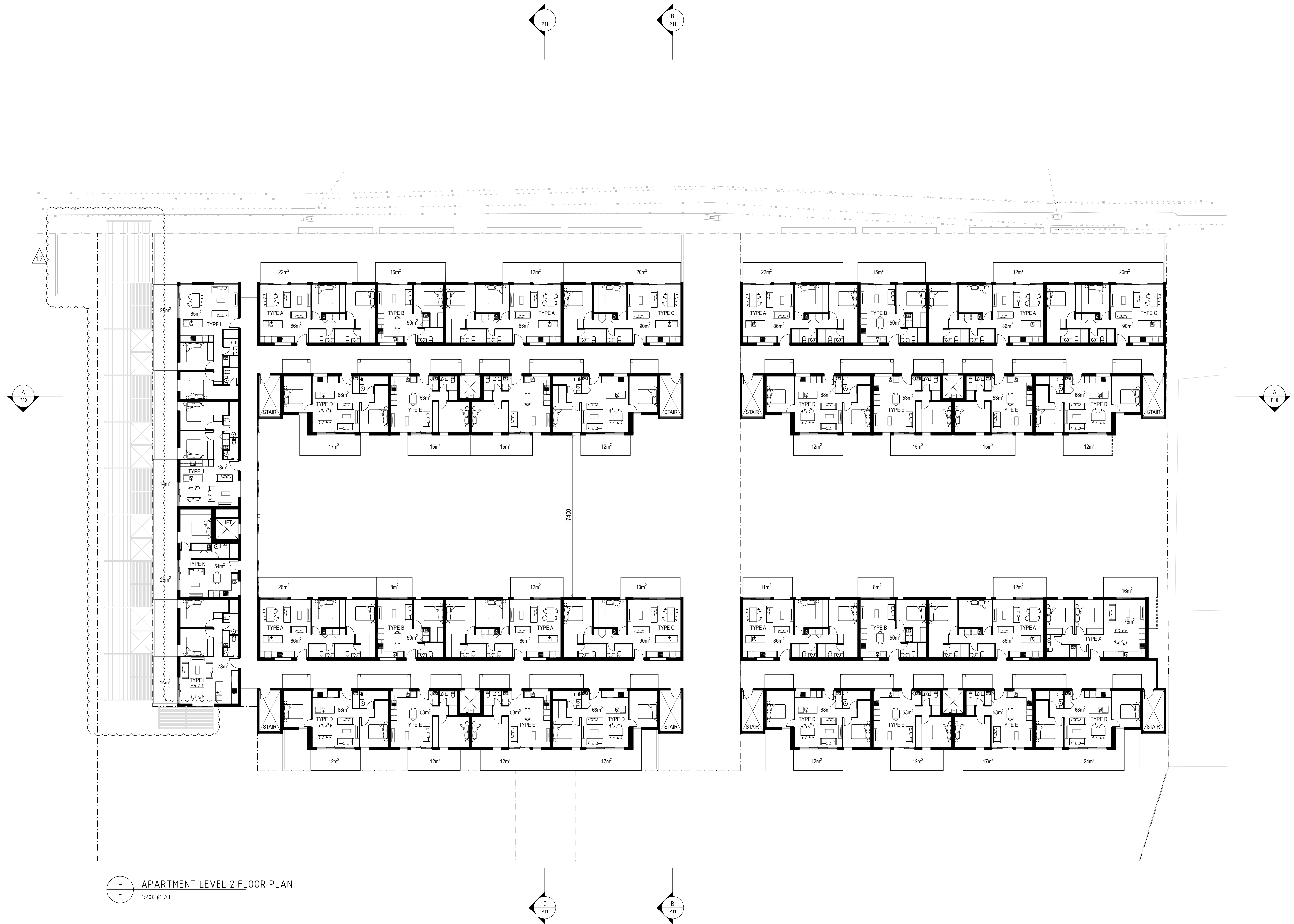


APARTMENT BASEMENT FLOOR PLAN  
1:200 @ A1







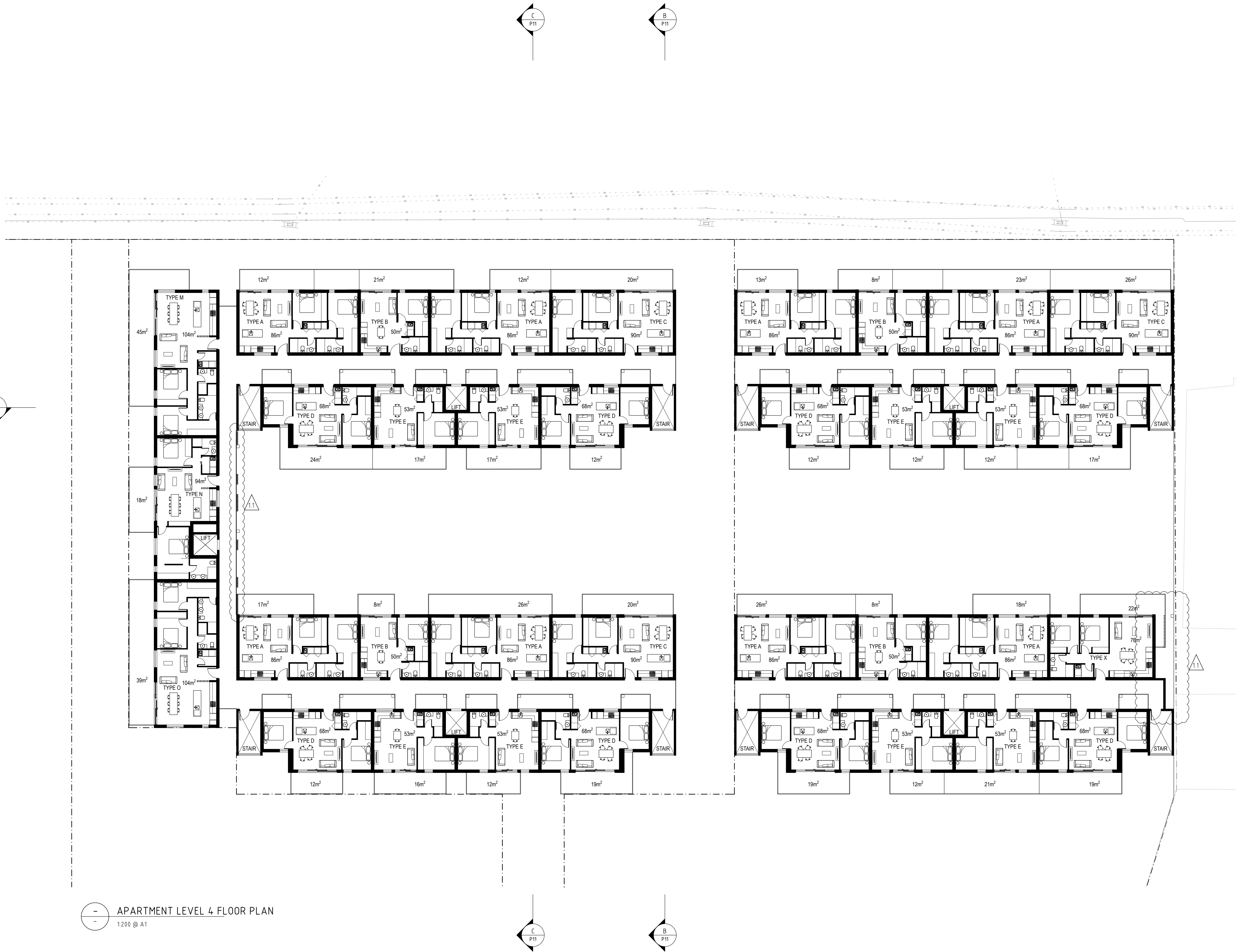


APARTMENT LEVEL 2 FLOOR PLAN  
1:200 @ A1









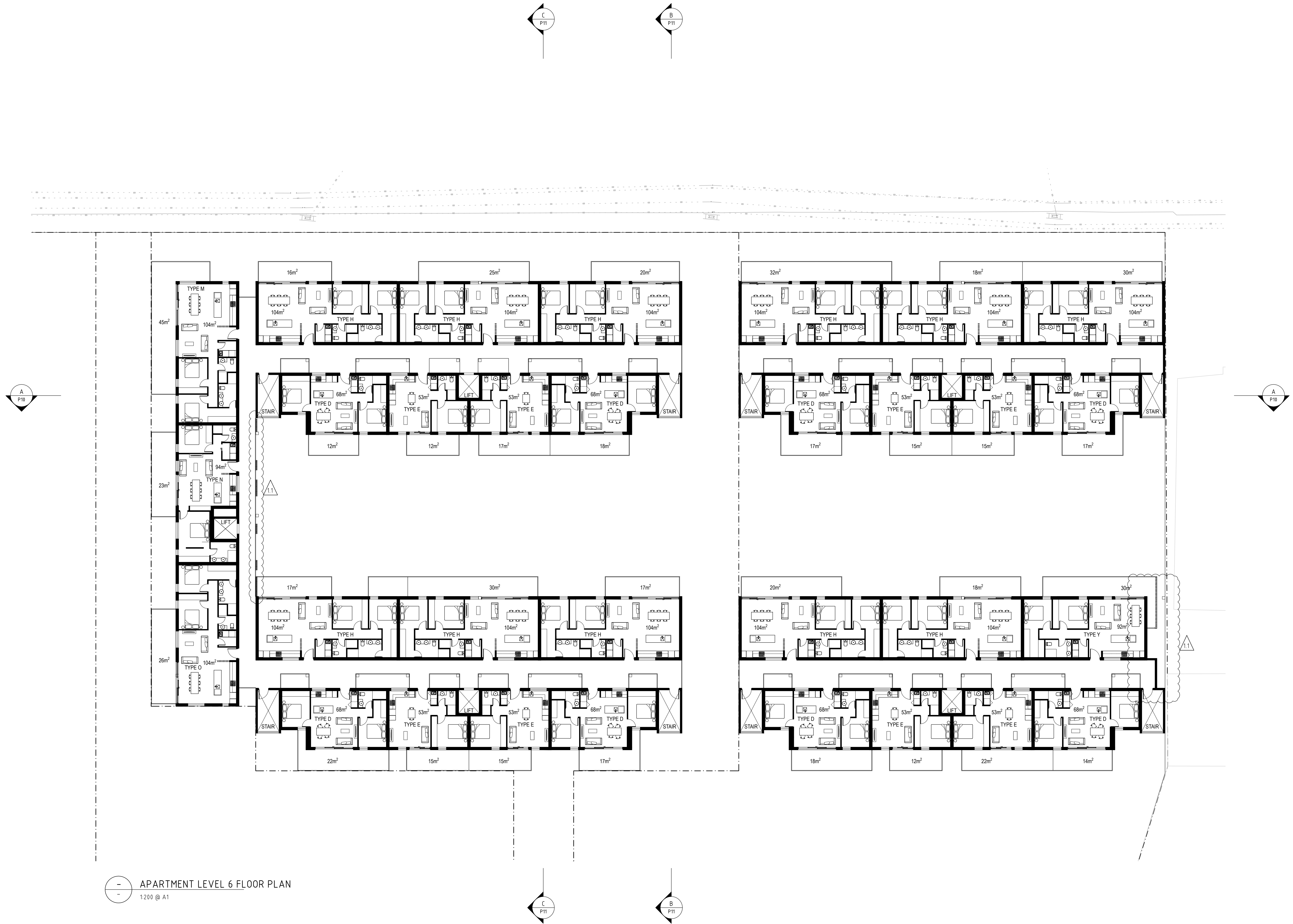
APARTMENT LEVEL 4 FLOOR PLAN  
1:200 @ A1





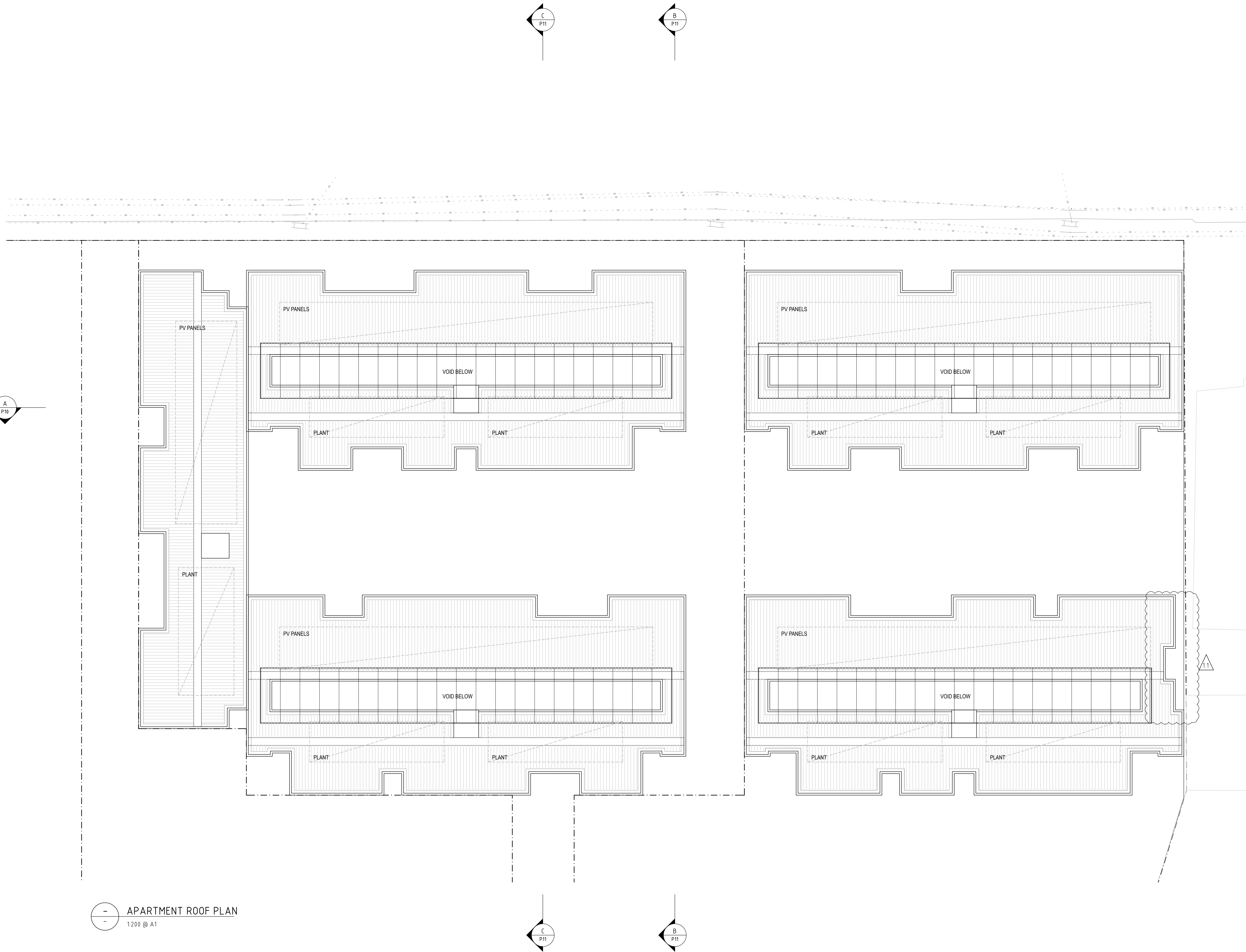
APARTMENT LEVEL 5 FLOOR PLAN  
1:200 @ A1





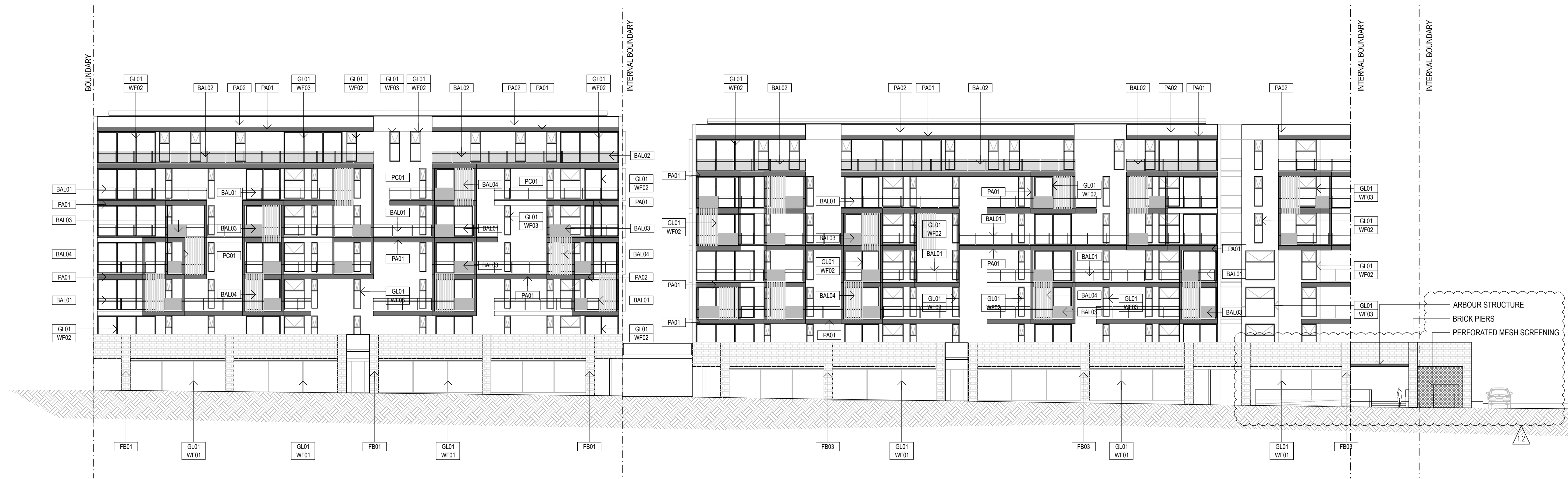
APARTMENT LEVEL 6 FLOOR PLAN  
1:200 @ A1





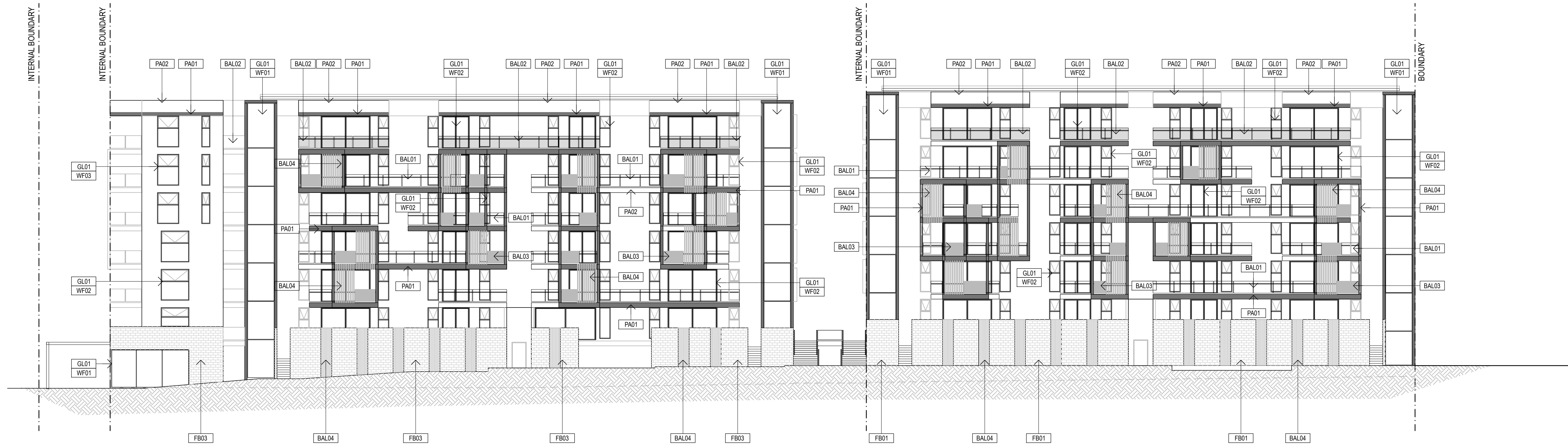
APARTMENT ROOF PLAN  
1:200 @ A1





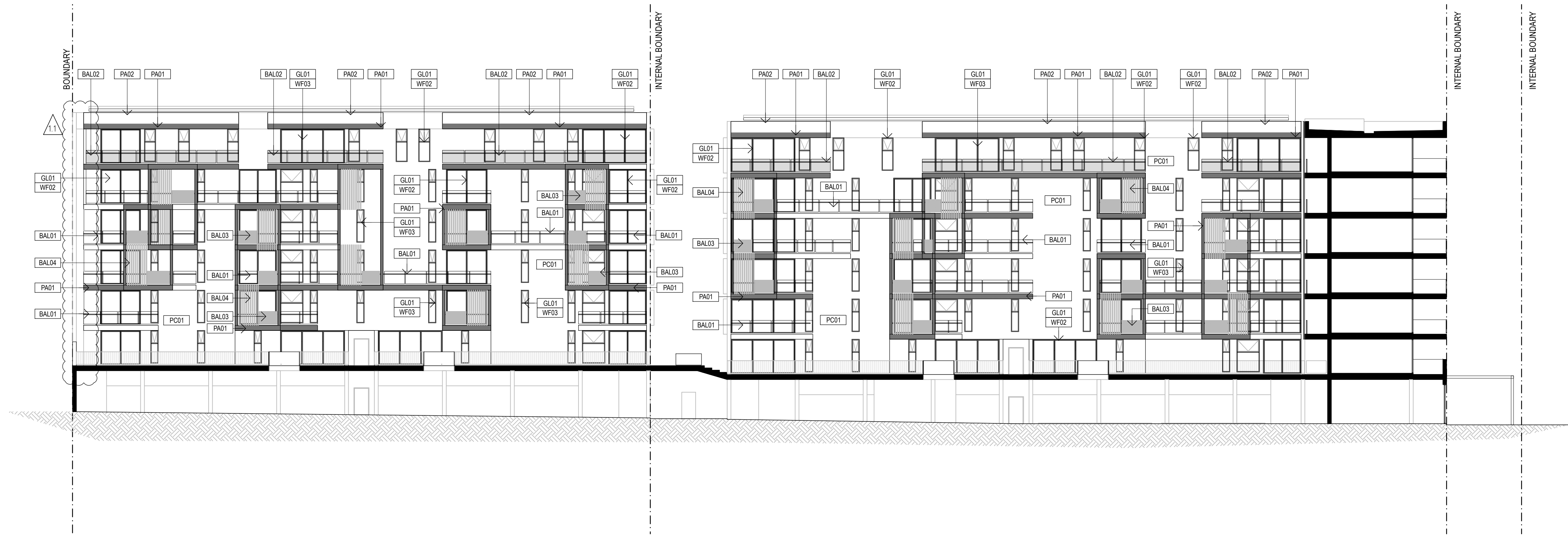
NORTH ELEVATION (MAGILL)  
1:200 @ A1

ELEVATIONS LEGEND	
PC01	TREATED PRECAST (OFF WHITE)
PA01	PAINT FINISH TYPE 1 (BLACK MAGIC)
PA02	PAINT FINISH TYPE 2 (CHINA WHITE)
PA03	PAINT FINISH TYPE 3 (QUAGMIRE)
PA04	PAINT FINISH TYPE 4 (BURNISHED RUSSET)
PA05	PAINT FINISH TYPE 5 (ARID LAND)
FB01	FACE BRICK TYPE 1 (CHARCOAL)
FB02	FACE BRICK TYPE 2 (WHITE)
FB03	FACE BRICK TYPE 3 (RED)
FB04	FACE BLOCK TYPE 4 (GREY)
GL01	GLASS TYPE 1 (CLEAR)
GL02	GLASS TYPE 2 (GREY)
GL03	GLASS TYPE 3 (TRANSLUCENT)
WF01	WINDOW FRAME 1 (ANODOISED)
WF02	WINDOW FRAME 2 (BLACK)
WF03	WINDOW FRAME 3 (WHITE)
BAL01	BALUSTRADE 1 (CLEAR GLASS)
BAL02	BALUSTRADE 2 (GREY GLASS)
BAL03	BALUSTRADE 3 (OPAQUE PANEL)
BAL04	BALUSTRADE 4 (METAL SCREEN)
MC01	METAL CLADDING 1 (MONUMENT)
MC02	METAL CLADDING 2 (SURFMIST)
MC03	METAL CLADDING 2 (HERITAGE GALV)
MC04	METAL CLADDING 3 (ZINCALUME)
GA01	GARAGE DOOR 1 (MONUMENT)
GA02	GARAGE DOOR 2 (SURFMIST)
GA03	GARAGE DOOR 3 (POLYCARBONATE)
GA04	GARAGE DOOR 4 (TIMBER)
TI01	TIMBER 1 (SPOTTED GUM)
TI02	TIMBER 2 (PAINTED)



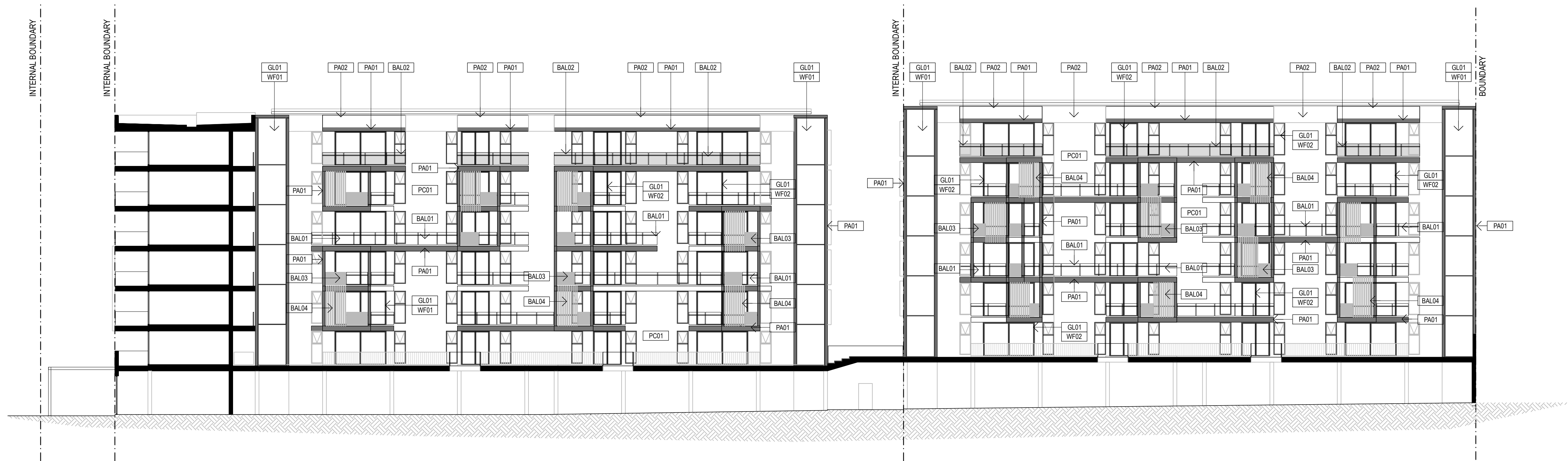
SOUTH ELEVATION  
1:200 @ A1



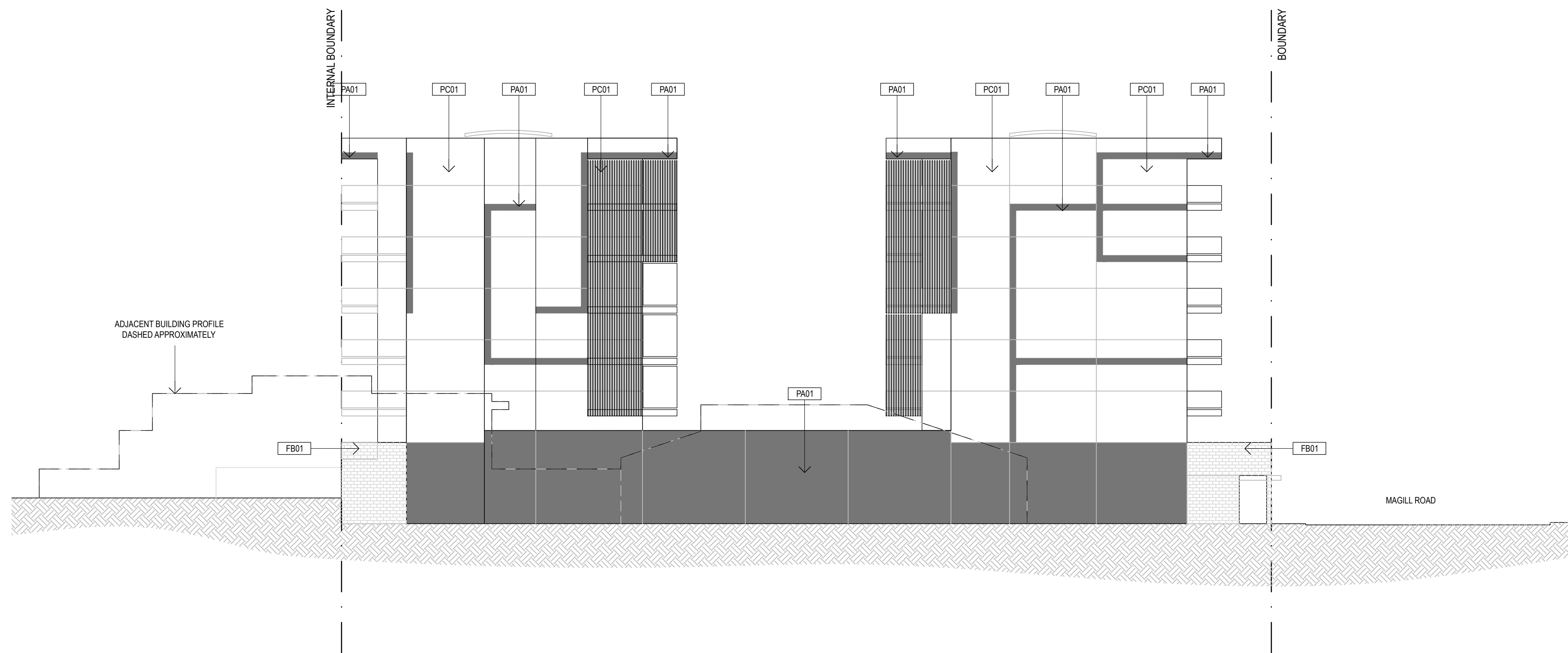


NORTH ELEVATION (INTERNAL)  
1:200 @ A1

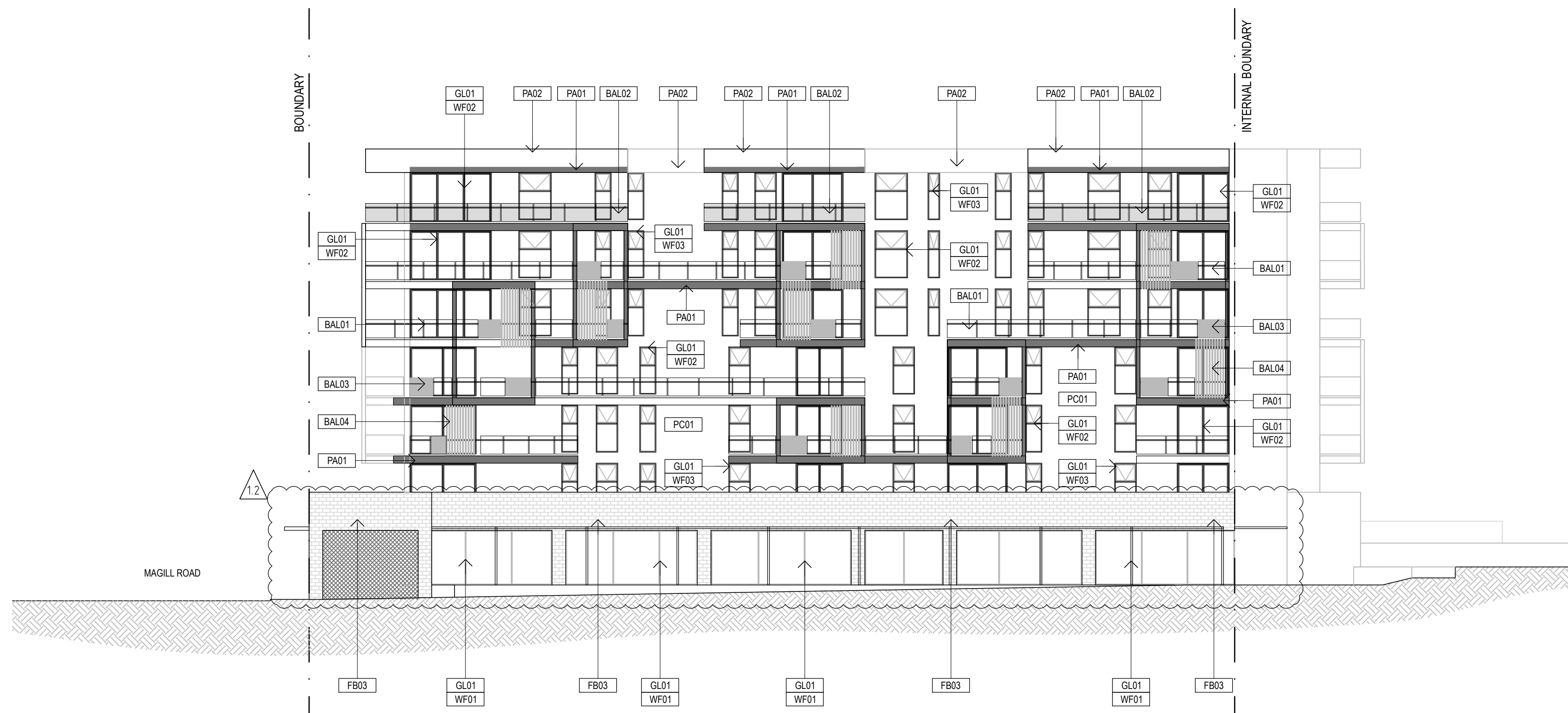
ELEVATIONS LEGEND	
PC01	TREATED PRECAST (OFF WHITE)
PA01	PAINT FINISH TYPE 1 (BLACK MAGIC)
PA02	PAINT FINISH TYPE 2 (CHINA WHITE)
PA03	PAINT FINISH TYPE 3 (QUAGMIRE)
PA04	PAINT FINISH TYPE 4 (BURNISHED RUSSET)
PA05	PAINT FINISH TYPE 5 (ARID LAND)
FB01	FACE BRICK TYPE 1 (CHARCOAL)
FB02	FACE BRICK TYPE 2 (WHITE)
FB03	FACE BRICK TYPE 3 (RED)
FB04	FACE BRICK TYPE 4 (GREY)
GL01	GLASS TYPE 1 (CLEAR)
GL02	GLASS TYPE 2 (GREY)
GL03	GLASS TYPE 3 (TRANSLUCENT)
WF01	WINDOW FRAME 1 (ANODISED)
WF02	WINDOW FRAME 2 (BLACK)
WF03	WINDOW FRAME 3 (WHITE)
BAL01	BALUSTRADE 1 (CLEAR GLASS)
BAL02	BALUSTRADE 2 (GREY GLASS)
BAL03	BALUSTRADE 3 (OPAQUE PANEL)
BAL04	BALUSTRADE 4 (METAL SCREEN)
MC01	METAL CLADDING 1 (MONUMENT)
MC02	METAL CLADDING 2 (SURFMIST)
MC03	METAL CLADDING 2 (HERITAGE GALV)
MC04	METAL CLADDING 3 (ZINCALUME)
GA01	GARAGE DOOR 1 (MONUMENT)
GA02	GARAGE DOOR 2 (SURFMIST)
GA03	GARAGE DOOR 3 (POLYCARBONATE)
GA04	GARAGE DOOR 4 (TIMBER)
T101	TIMBER 1 (SPOTTED GUM)
T102	TIMBER 2 (PAINTED)



SOUTH ELEVATION (INTERNAL)  
1:200 @ A1



EAST ELEVATION  
1:200 @ A1

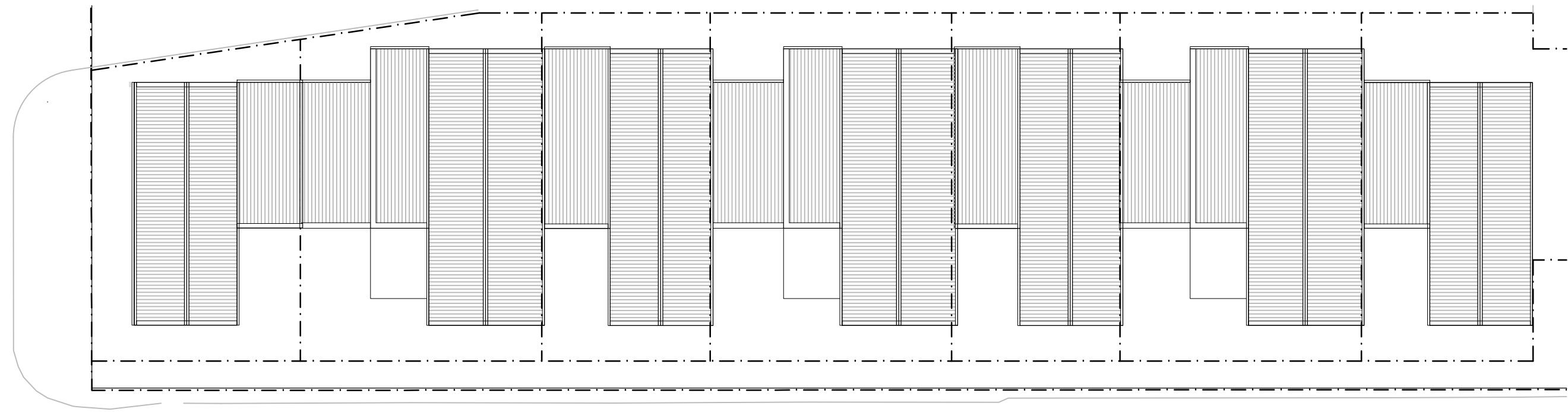


WEST ELEVATION  
1:200 @ A1

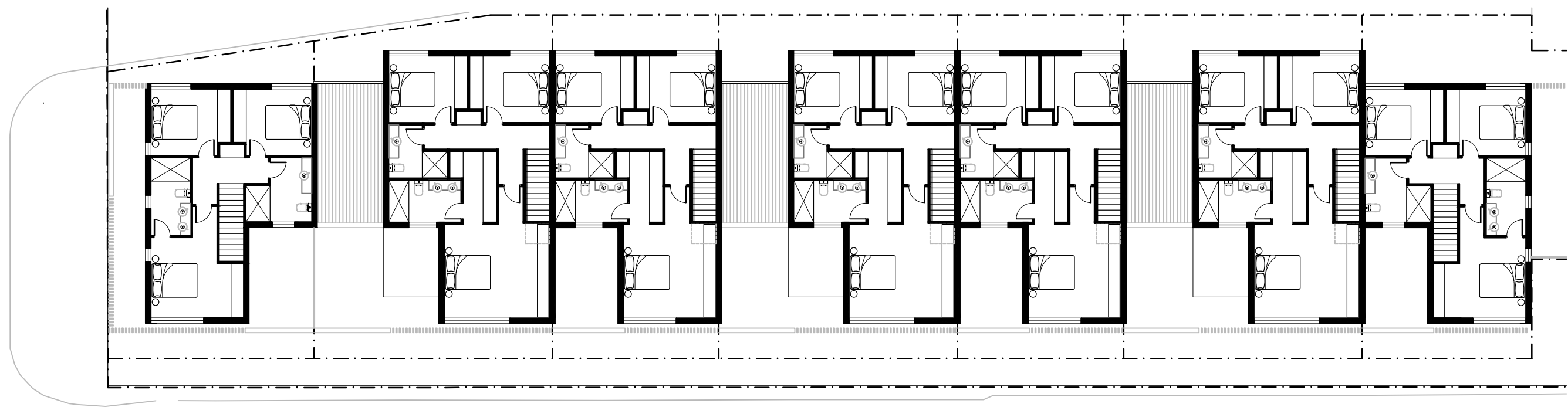
#### ELEVATIONS LEGEND

PC01	TREATED PRECAST (OFF WHITE)
PA01	PAINT FINISH TYPE 1 (BLACK MAGIC)
PA02	PAINT FINISH TYPE 2 (CHINA WHITE)
PA03	PAINT FINISH TYPE 3 (QUAGMIRE)
PA04	PAINT FINISH TYPE 4 (BURNISHED RUSSET)
PA05	PAINT FINISH TYPE 5 (ARID LAND)
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FB04	FACE BLOCK TYPE 4 (GREY)
GL01	GLASS TYPE 1 (CLEAR)
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GL03	GLASS TYPE 3 (TRANSLUCENT)
WF01	WINDOW FRAME 1 (ANODISED)
WF02	WINDOW FRAME 2 (BLACK)
WF03	WINDOW FRAME 3 (WHITE)
BAL01	BALUSTRADE 1 (CLEAR GLASS)
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BAL04	BALUSTRADE 4 (METAL SCREEN)
MC01	METAL CLADDING 1 (MONUMENT)
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MC04	METAL CLADDING 3 (ZINCALUME)
GA01	GARAGE DOOR 1 (MONUMENT)
GA02	GARAGE DOOR 2 (SURFMIST)
GA03	GARAGE DOOR 3 (POLYCARBONATE)
GA04	GARAGE DOOR 4 (TIMBER)
T101	TIMBER 1 (SPOTTED GUM)
T102	TIMBER 2 (PAINTED)

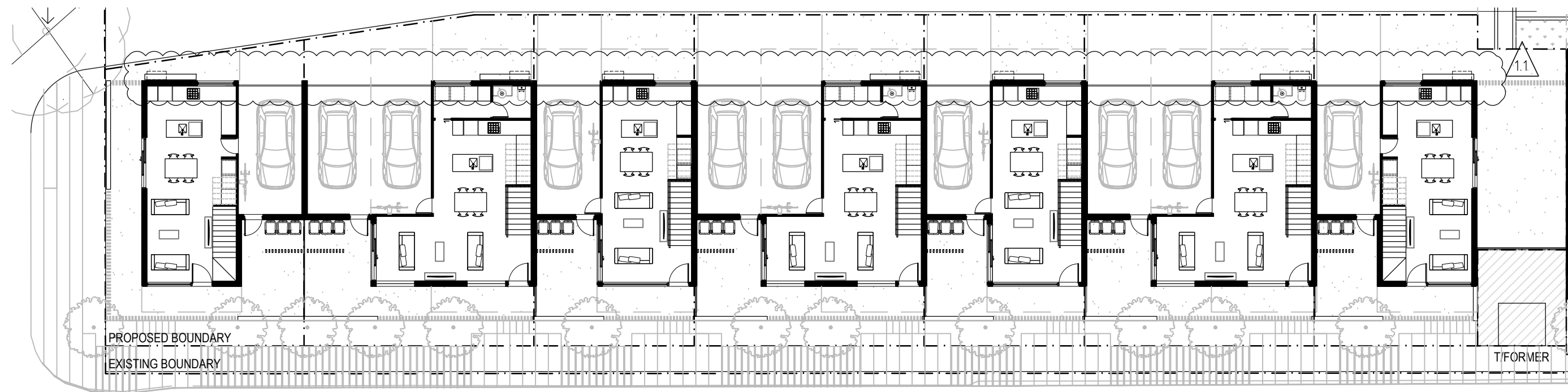




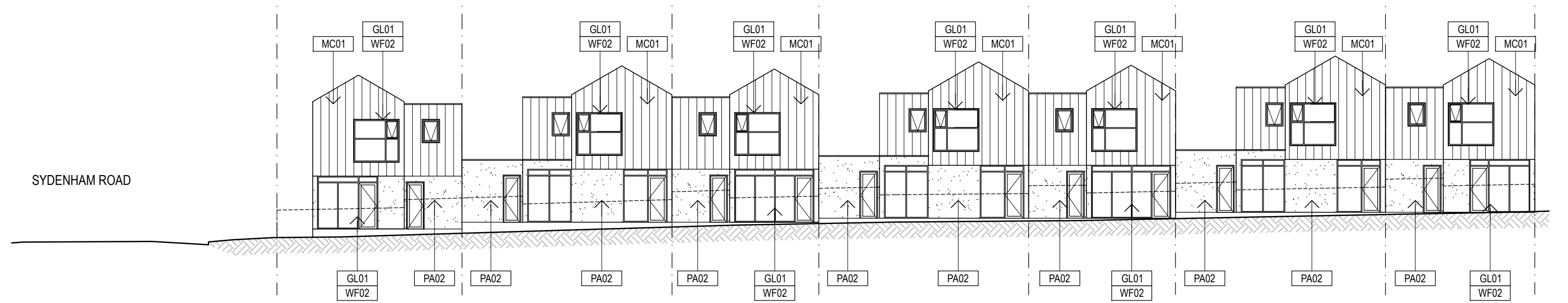
ROOF PLAN  
1:200 @ A1



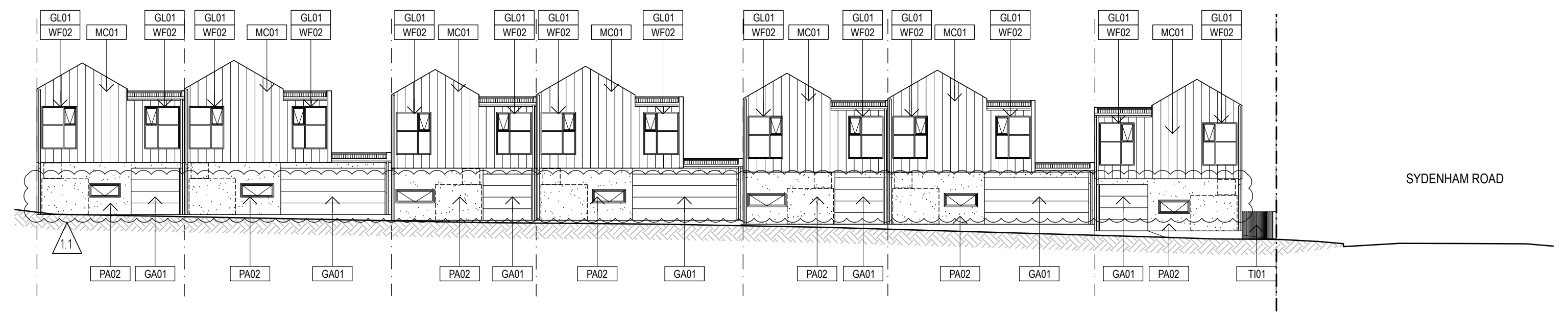
LEVEL 1 FLOOR PLAN  
1:200 @ A1



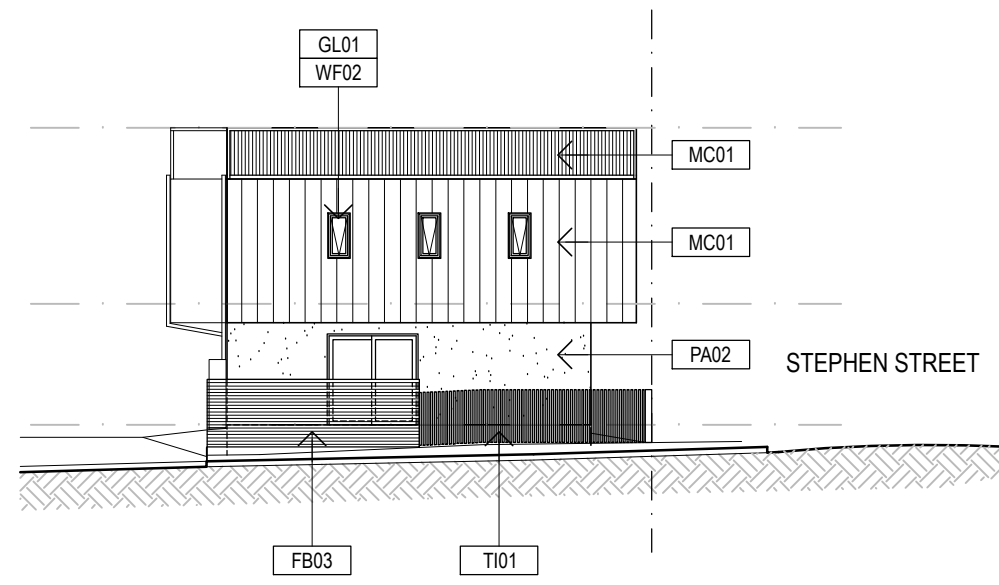
GROUND FLOOR PLAN  
1:200 @ A1



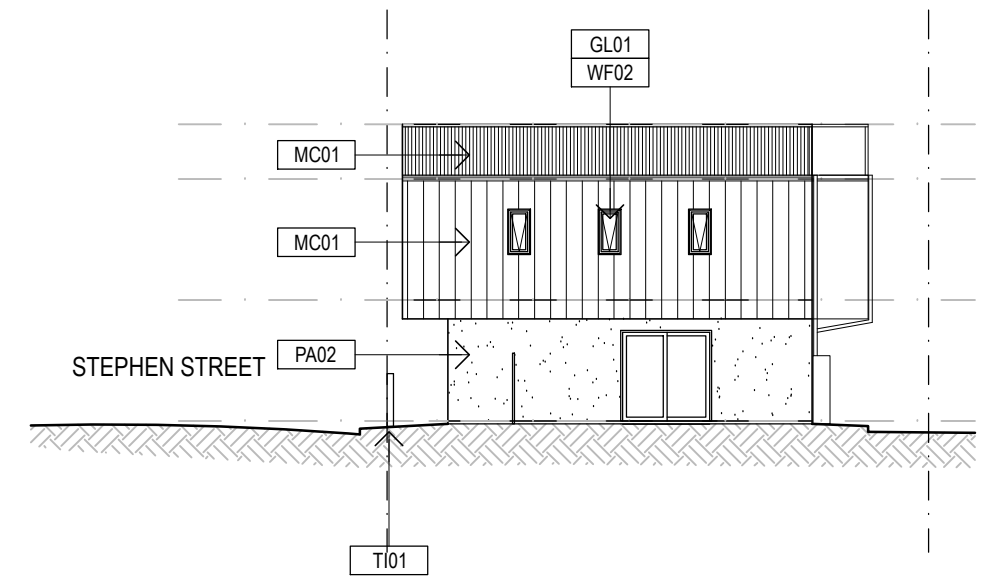
SOUTH ELEVATION (STEPHEN STREET)  
1:200 @ A1



NORTH ELEVATION  
1:200 @ A1



WEST ELEVATION (SYDENHAM ROAD)  
1:200 @ A1

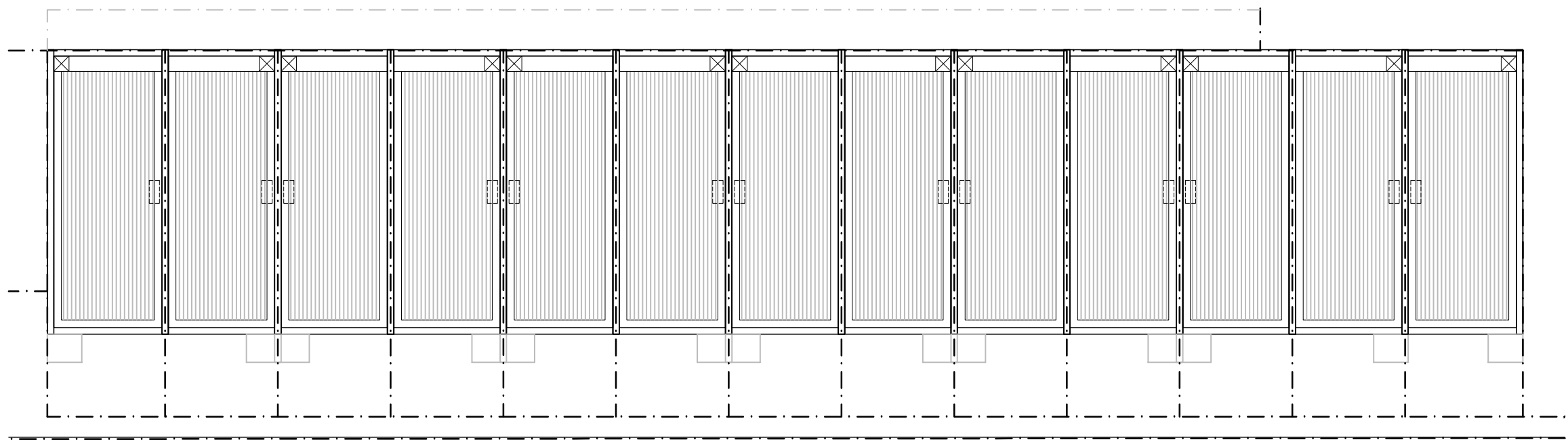


EAST ELEVATION  
1:200 @ A1

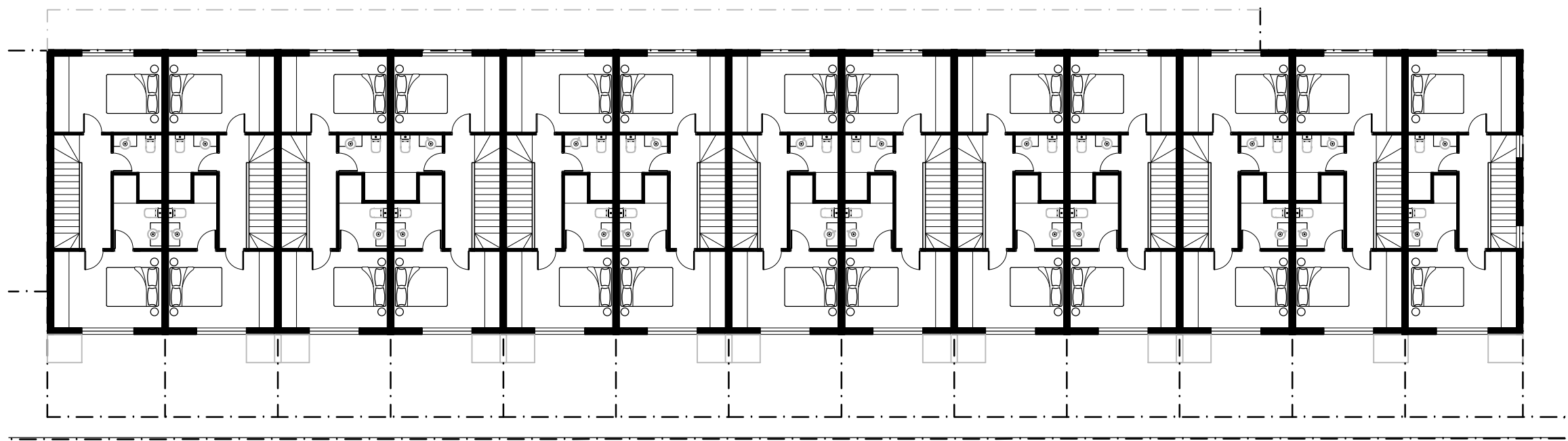
#### ELEVATIONS LEGEND

PC01	TREATED PRECAST (OFF WHITE)
PA01	PAINT FINISH TYPE 1 (BLACK MAGIC)
PA02	PAINT FINISH TYPE 2 (CHINA WHITE)
PA03	PAINT FINISH TYPE 3 (QUAGMIRE)
PA04	PAINT FINISH TYPE 4 (BURNISHED RUSSET)
PA05	PAINT FINISH TYPE 5 (ARID LAND)
FB01	FACE BRICK TYPE 1 (CHARCOAL)
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FB04	FACE BLOCK TYPE 4 (GREY)
GL01	GLASS TYPE 1 (CLEAR)
GL02	GLASS TYPE 2 (GREY)
GL03	GLASS TYPE 3 (TRANSLUCENT)
WF01	WINDOW FRAME 1 (ANODISED)
WF02	WINDOW FRAME 2 (BLACK)
WF03	WINDOW FRAME 3 (WHITE)
BAL01	BALUSTRADE 1 (CLEAR GLASS)
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MC01	METAL CLADDING 1 (MONUMENT)
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MC03	METAL CLADDING 2 (HERITAGE GALV)
MC04	METAL CLADDING 3 (ZINCALUME)
GA01	GARAGE DOOR 1 (MONUMENT)
GA02	GARAGE DOOR 2 (SURFMIST)
GA03	GARAGE DOOR 3 (POLYCARBONATE)
GA04	GARAGE DOOR 4 (TIMBER)
TI01	TIMBER 1 (SPOTTED GUM)
TI02	TIMBER 2 (PAINTED)

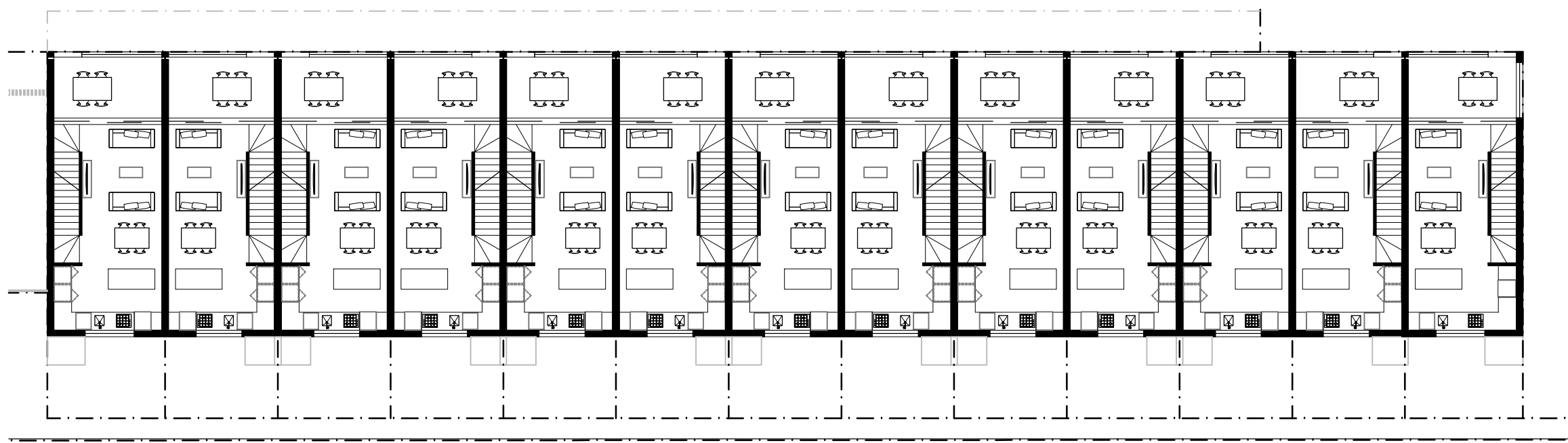




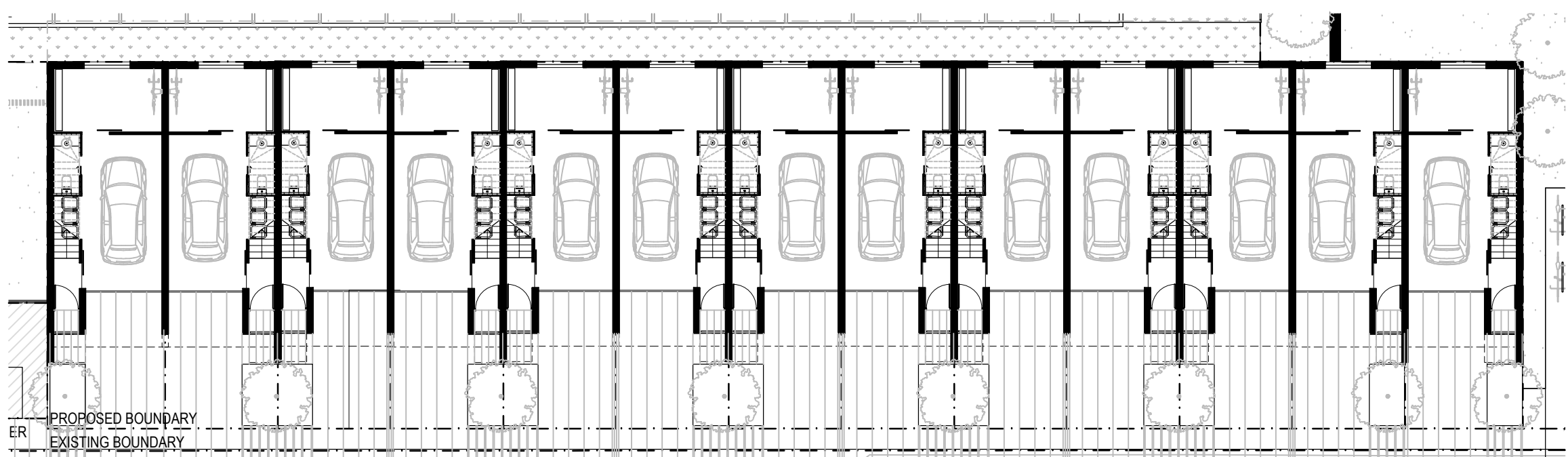
ROOF PLAN  
1:200 @ A1



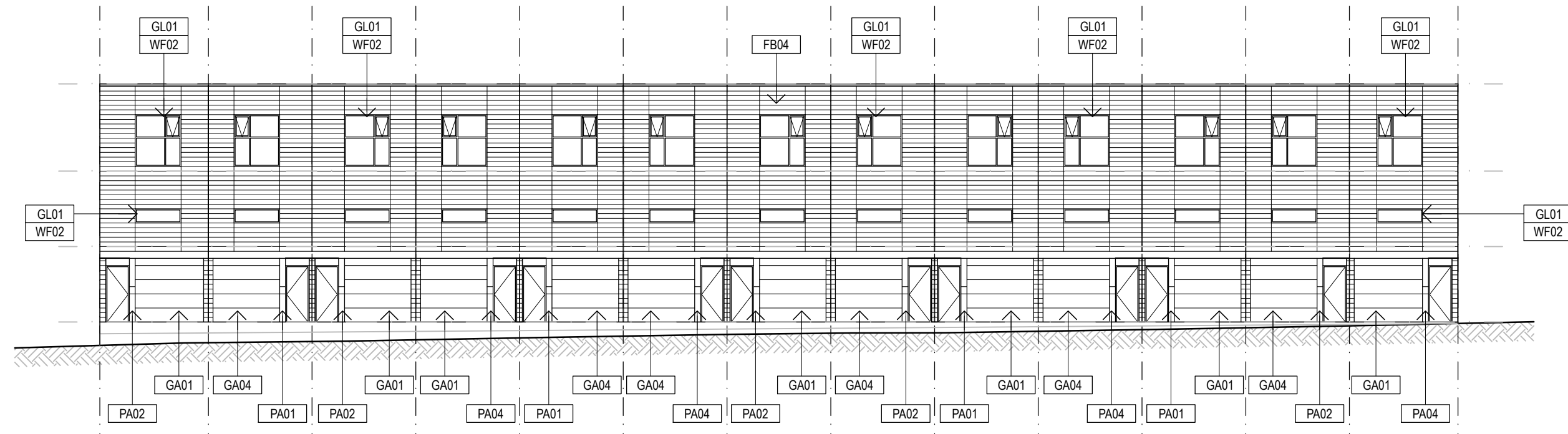
LEVEL 2 FLOOR PLAN  
1:200 @ A1



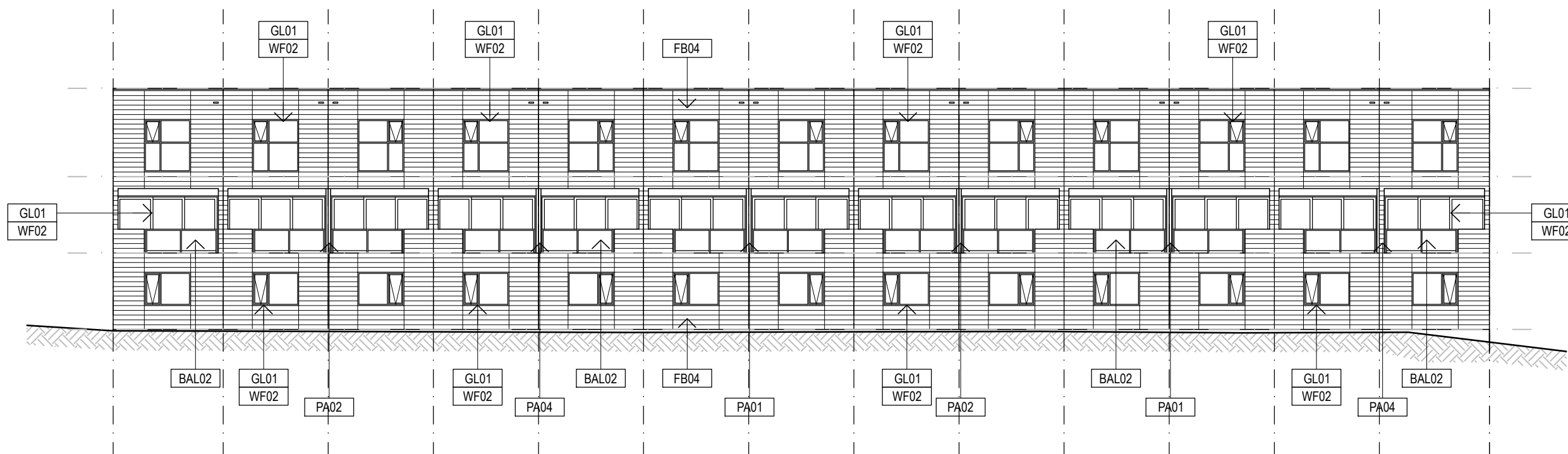
LEVEL 1 FLOOR PLAN  
1:200 @ A1



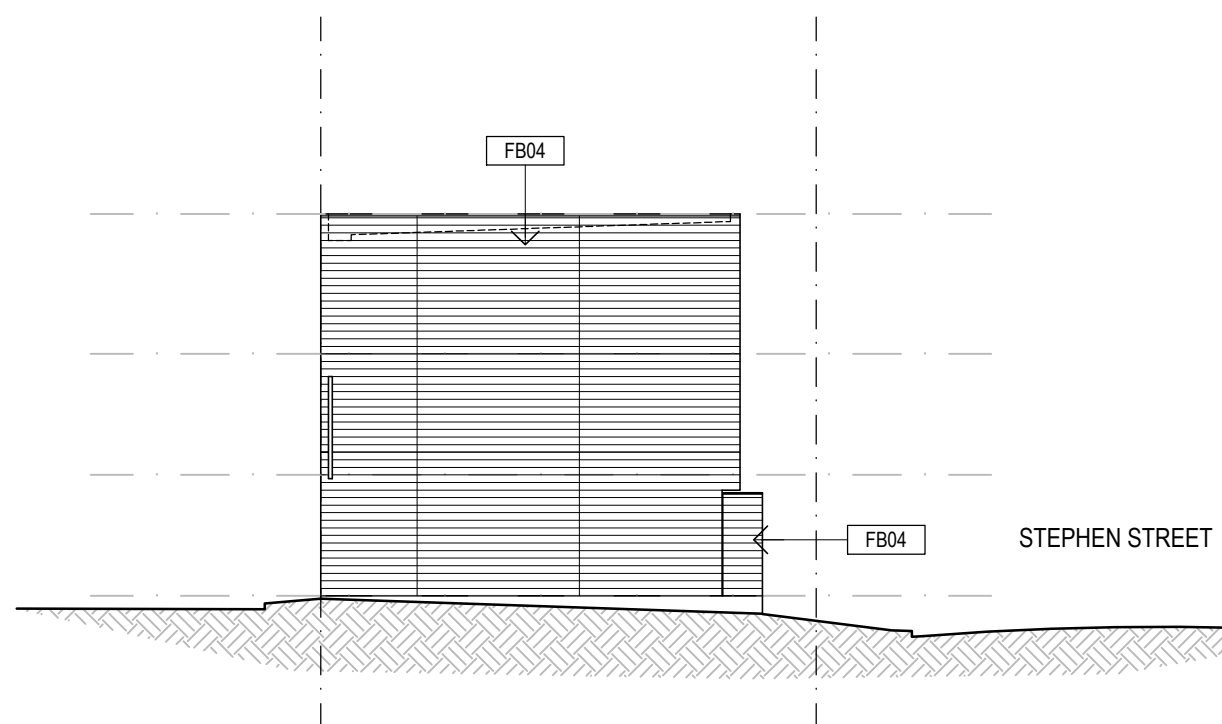
GROUND FLOOR PLAN  
1:200 @ A1



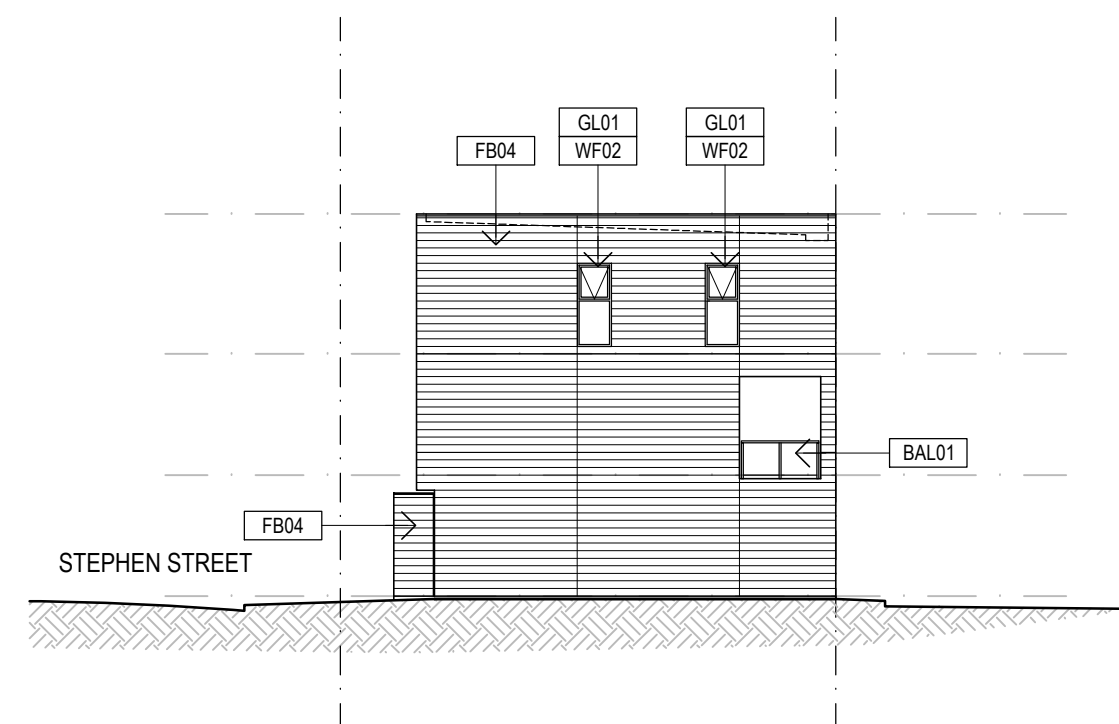
SOUTH ELEVATION (STEPHEN STREET)  
1:200 @ A1



NORTH ELEVATION  
1:200 @ A1



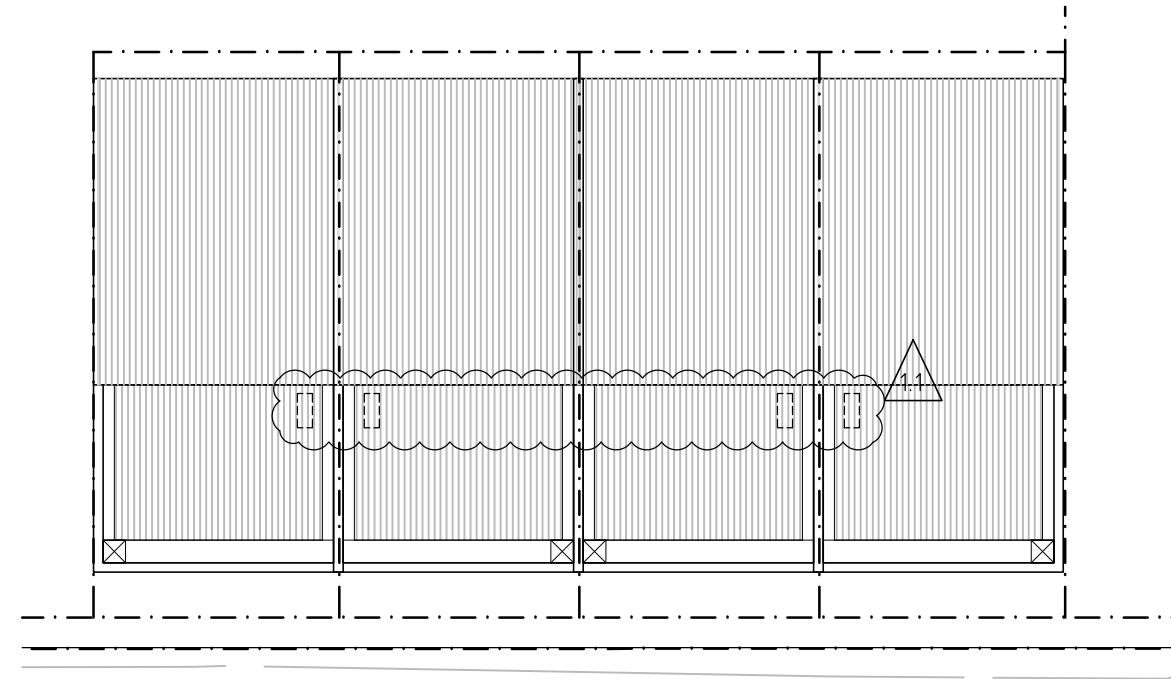
WEST ELEVATION  
1:200 @ A1



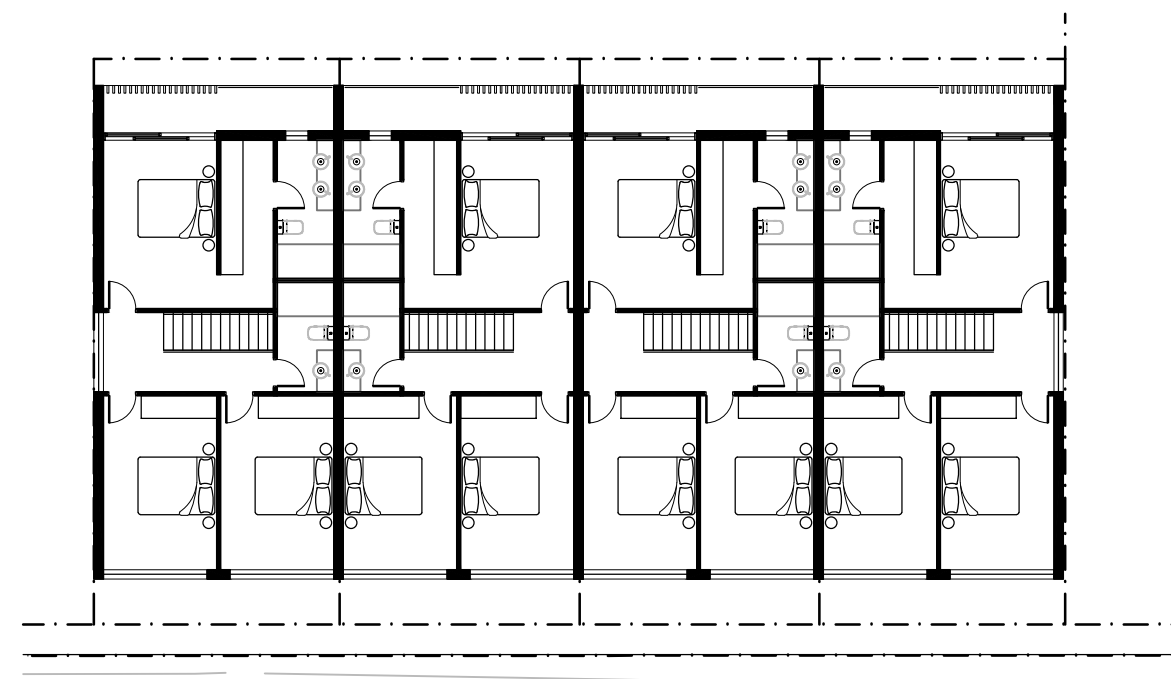
EAST ELEVATION  
1:200 @ A1

ELEVATIONS LEGEND	
PC01	TREATED PRECAST (OFF WHITE)
PA01	PAINT FINISH TYPE 1 (BLACK MAGIC)
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MC04	METAL CLADDING 4 (ZINCALUME)
GA01	GARAGE DOOR 1 (MONUMENT)
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GA03	GARAGE DOOR 3 (POLYCARBONATE)
GA04	GARAGE DOOR 4 (TIMBER)
TI01	TIMBER 1 (SPOTTED GUM)
TI02	TIMBER 2 (PAINTED)

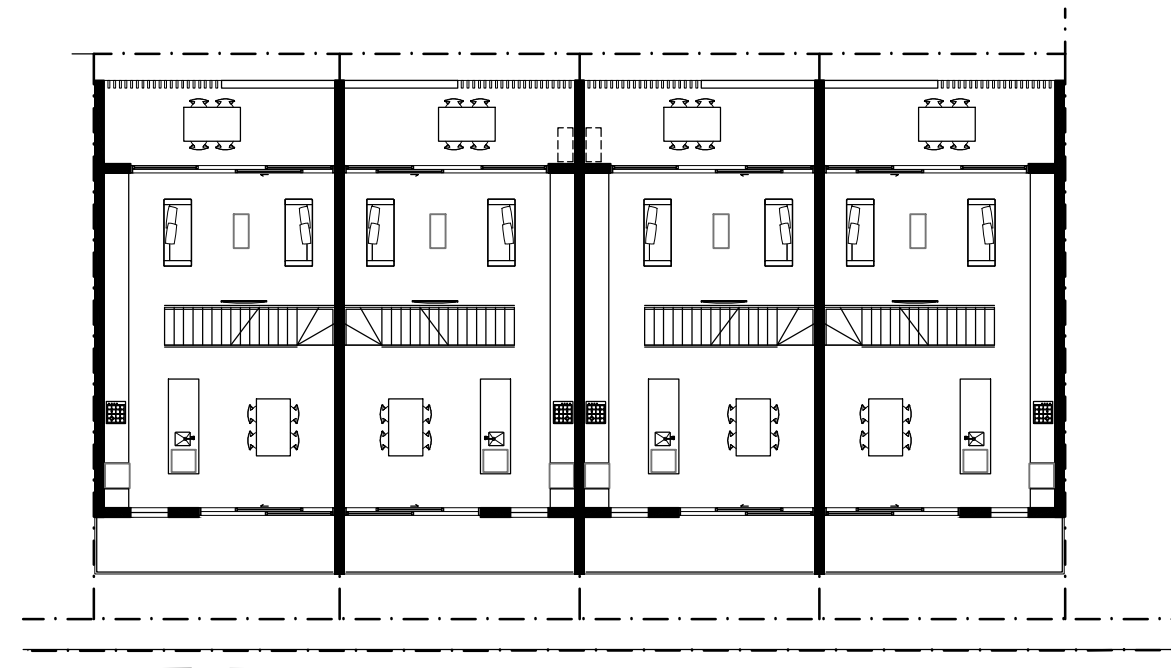




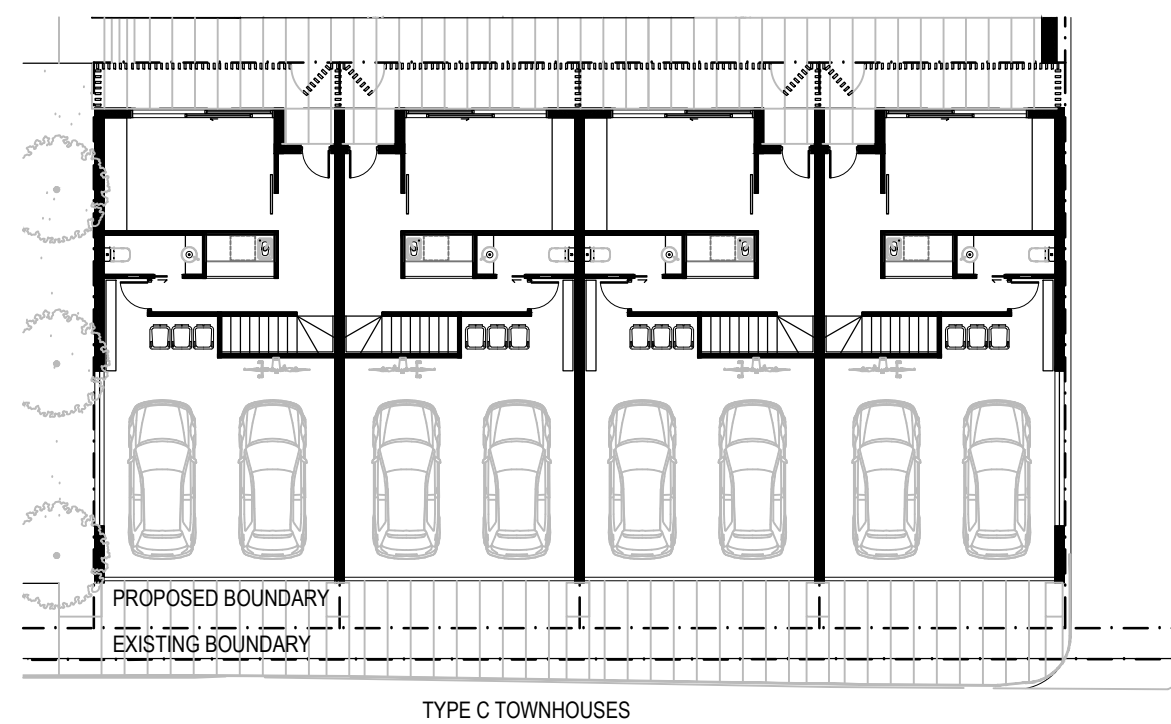
ROOF FLOOR PLAN  
1:200 @ A1



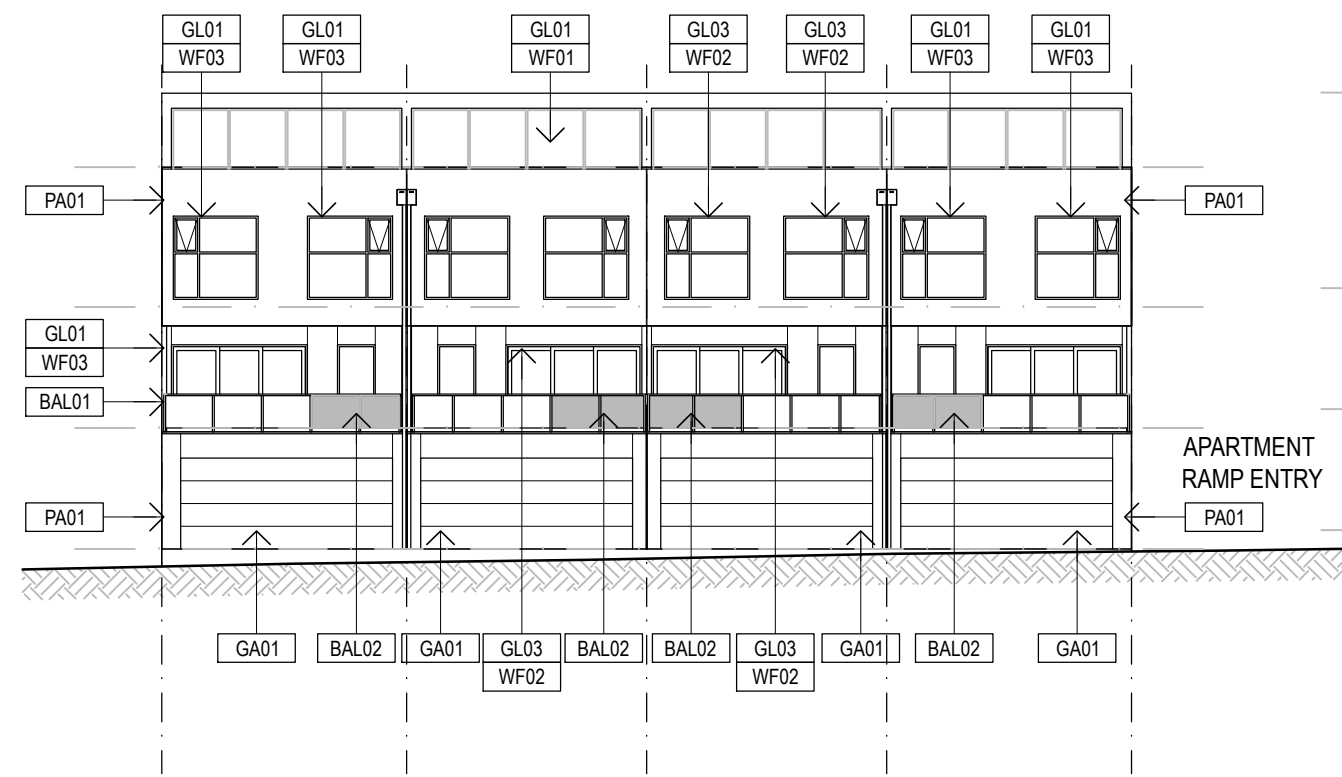
LEVEL 2 FLOOR PLAN  
1:200 @ A1



LEVEL 1 FLOOR PLAN  
1:200 @ A1



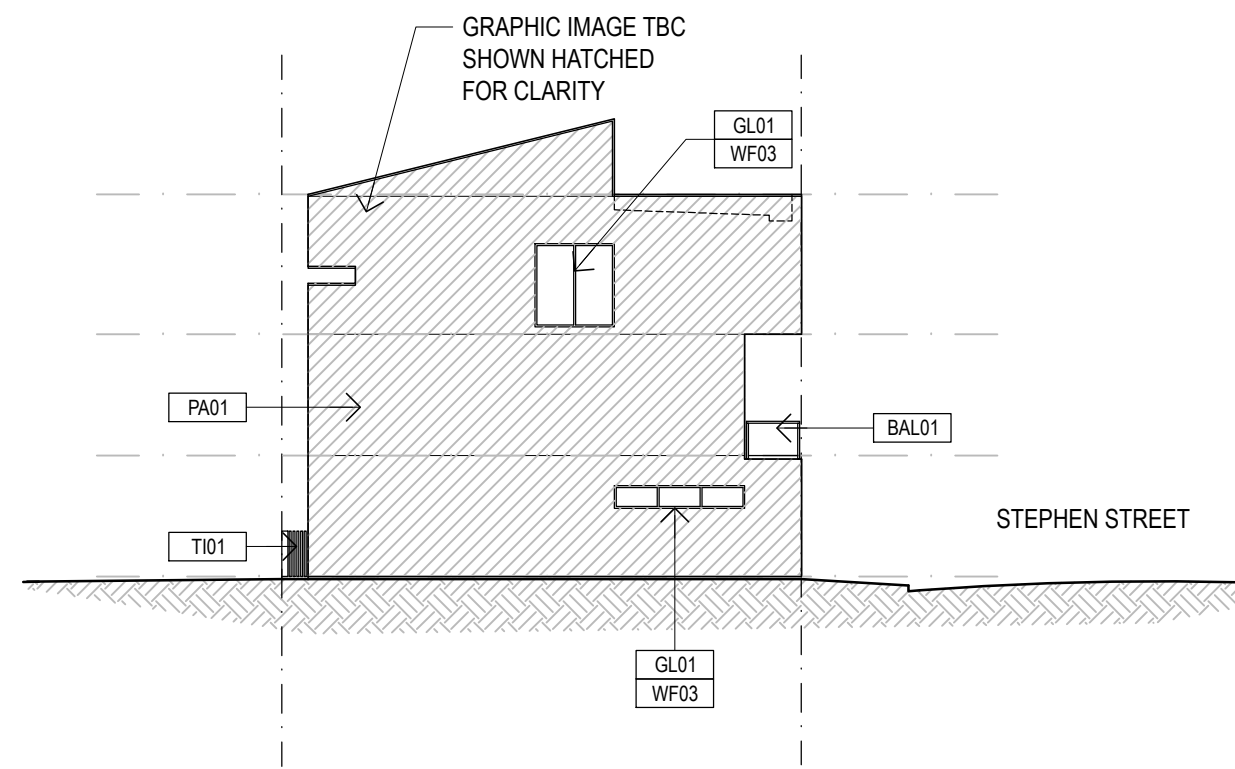
GROUND FLOOR PLAN  
1:200 @ A1



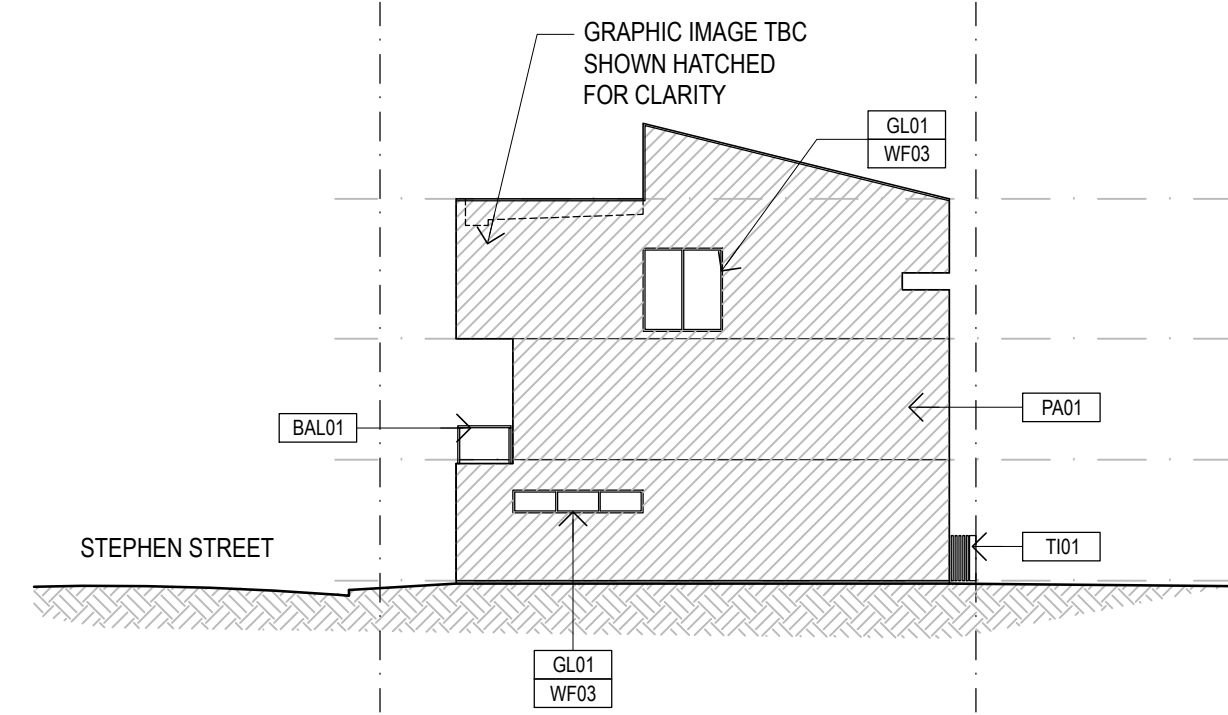
SOUTH ELEVATION (STEPHEN STREET)  
1:200 @ A1



NORTH ELEVATION  
1:200 @ A1



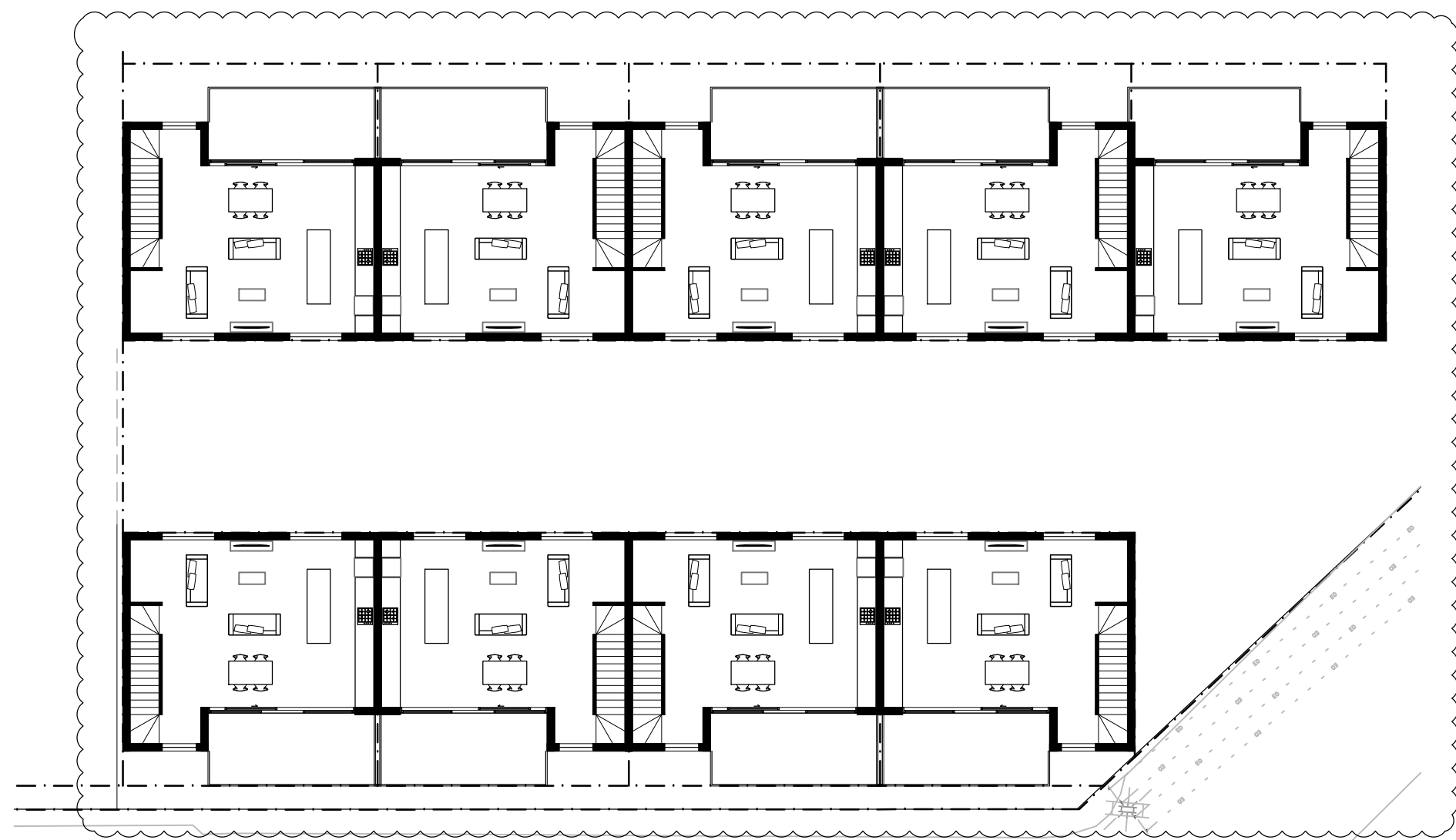
WEST ELEVATION  
1:200 @ A1



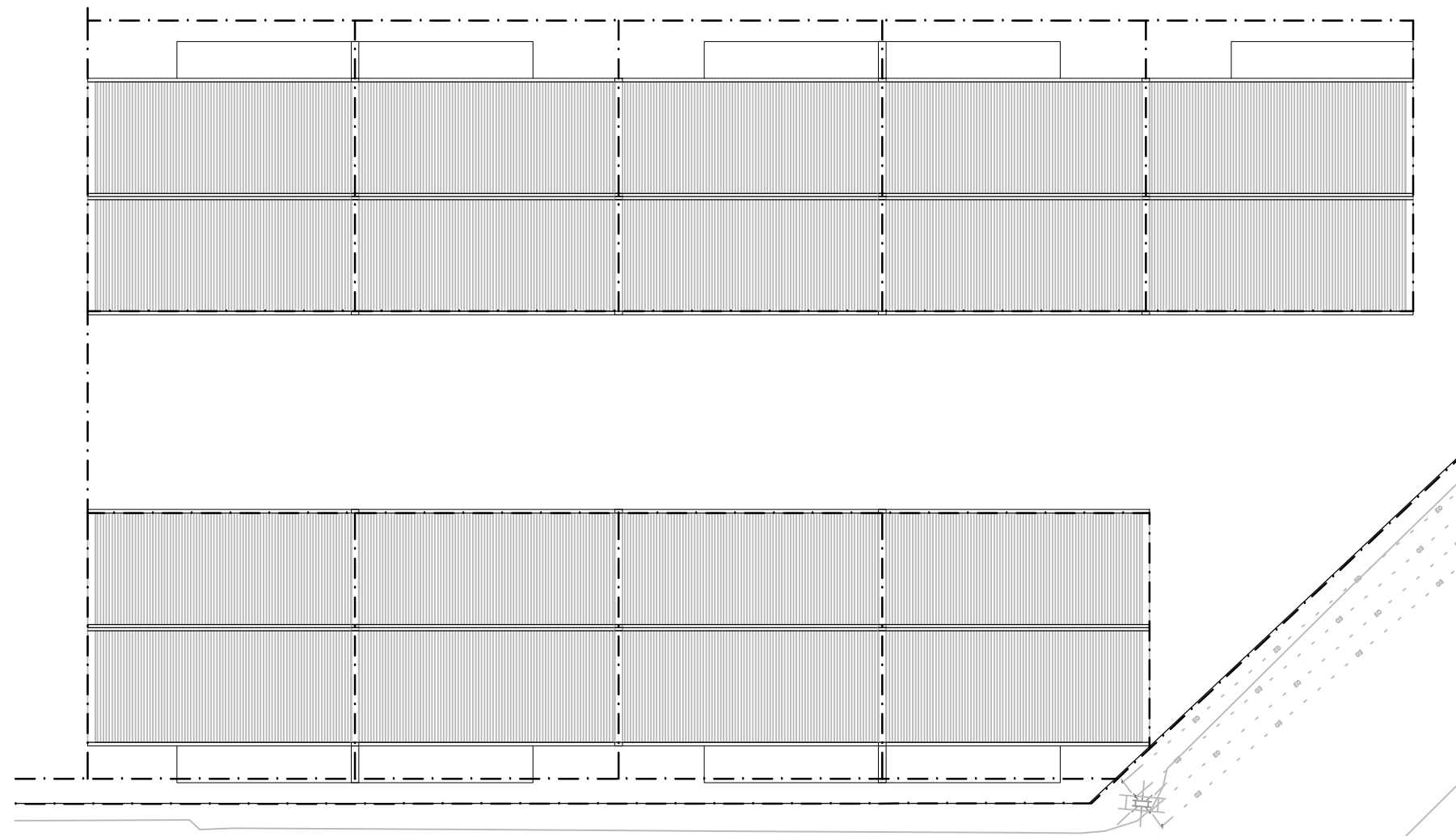
EAST ELEVATION  
1:200 @ A1

ELEVATIONS LEGEND	
PC01	TREATED PRECAST (OFF WHITE)
PA01	PAINT FINISH TYPE 1 (BLACK MAGIC)
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BAL01	BALUSTRADE 1 (CLEAR GLASS)
BAL02	BALUSTRADE 2 (GREY GLASS)
BAL03	BALUSTRADE 3 (OPAQUE PANEL)
BAL04	BALUSTRADE 4 (METAL SCREEN)
MC01	METAL CLADDING 1 (MONUMENT)
MC02	METAL CLADDING 2 (SURFMIST)
MC03	METAL CLADDING 2 (HERITAGE GALV)
MC04	METAL CLADDING 3 (ZINCALUME)
GA01	GARAGE DOOR 1 (MONUMENT)
GA02	GARAGE DOOR 2 (SURFMIST)
GA03	GARAGE DOOR 3 (POLYCARBONATE)
GA04	GARAGE DOOR 4 (TIMBER)
TI01	TIMBER 1 (SPOTTED GUM)
TI02	TIMBER 2 (PAINTED)

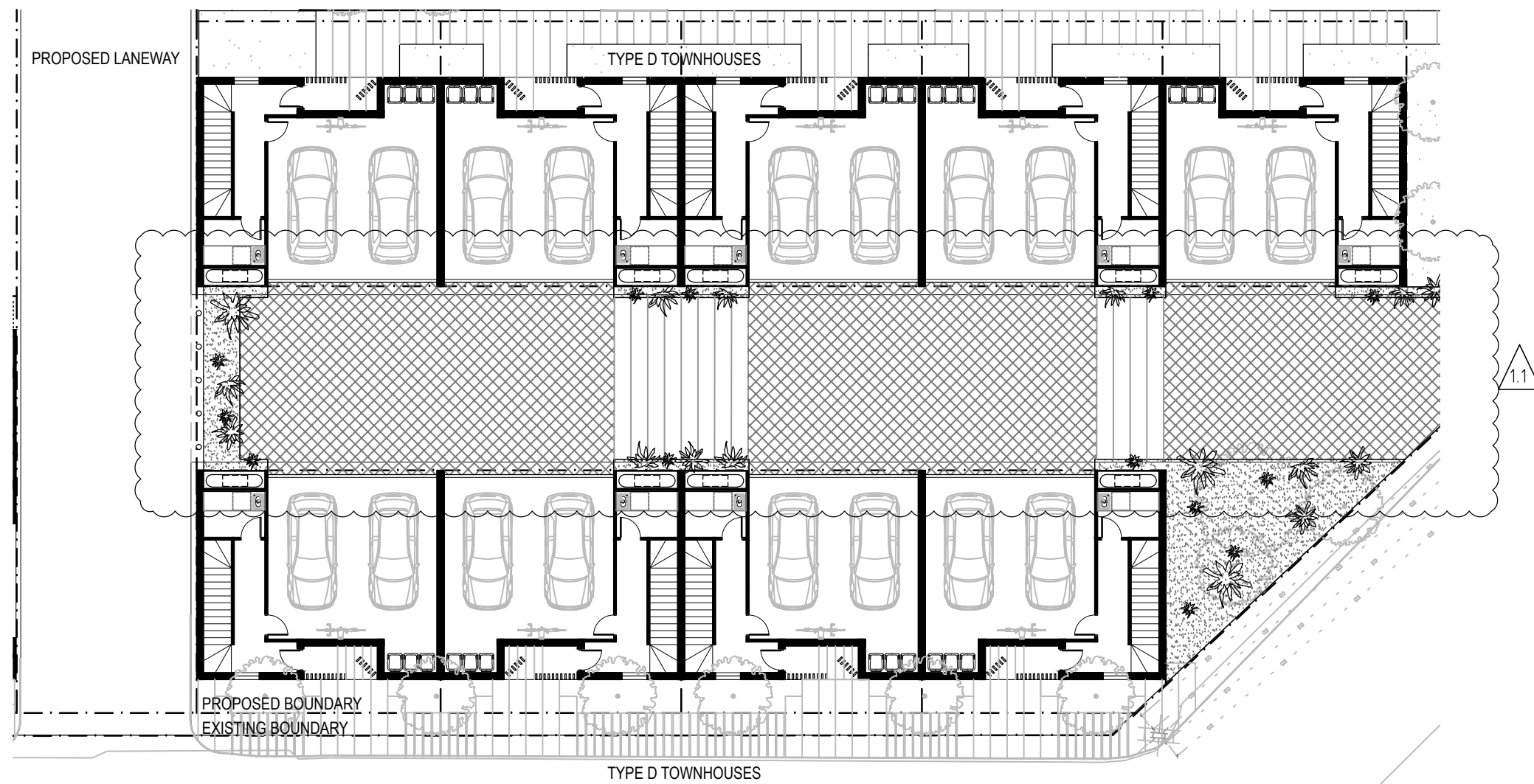




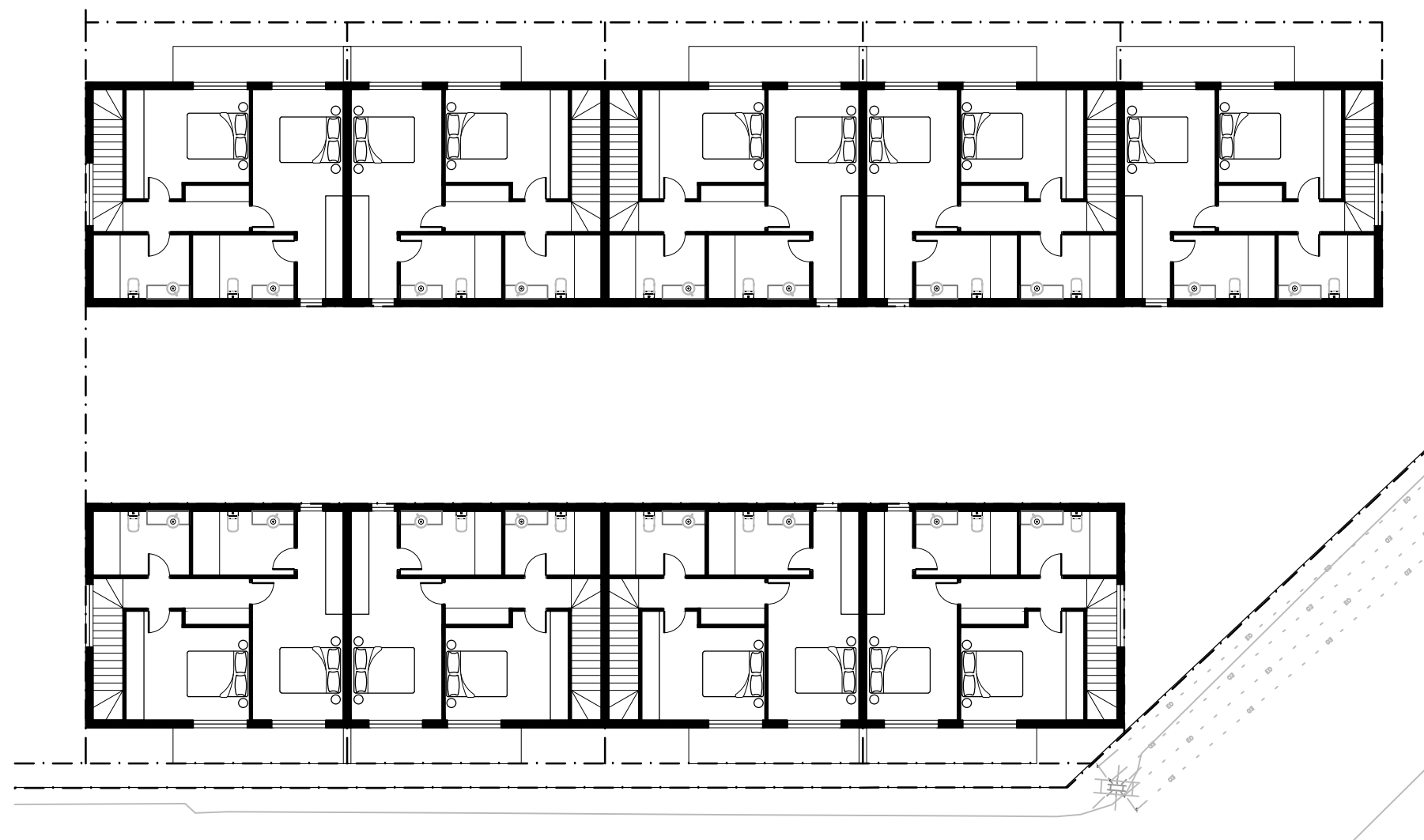
LEVEL 1 FLOOR PLAN  
1:200 @ A1



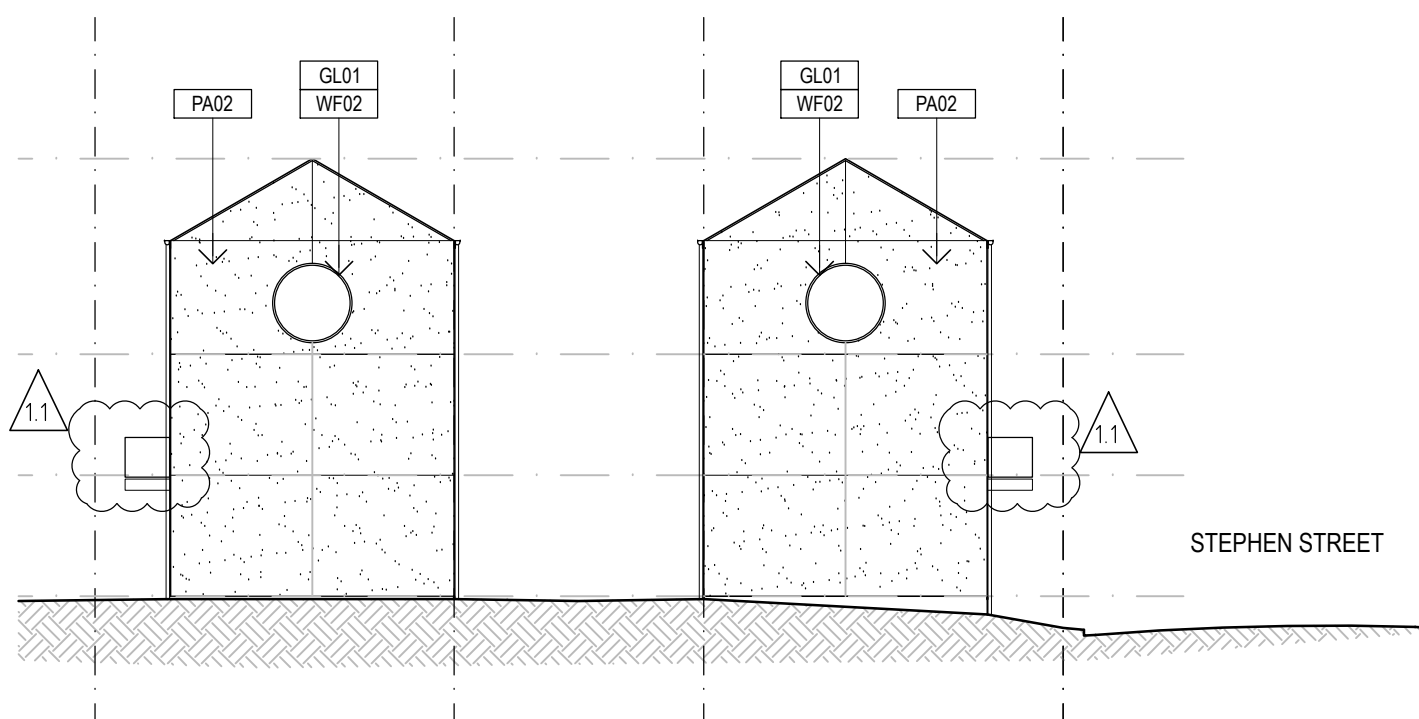
ROOF FLOOR PLAN  
1:200 @ A1



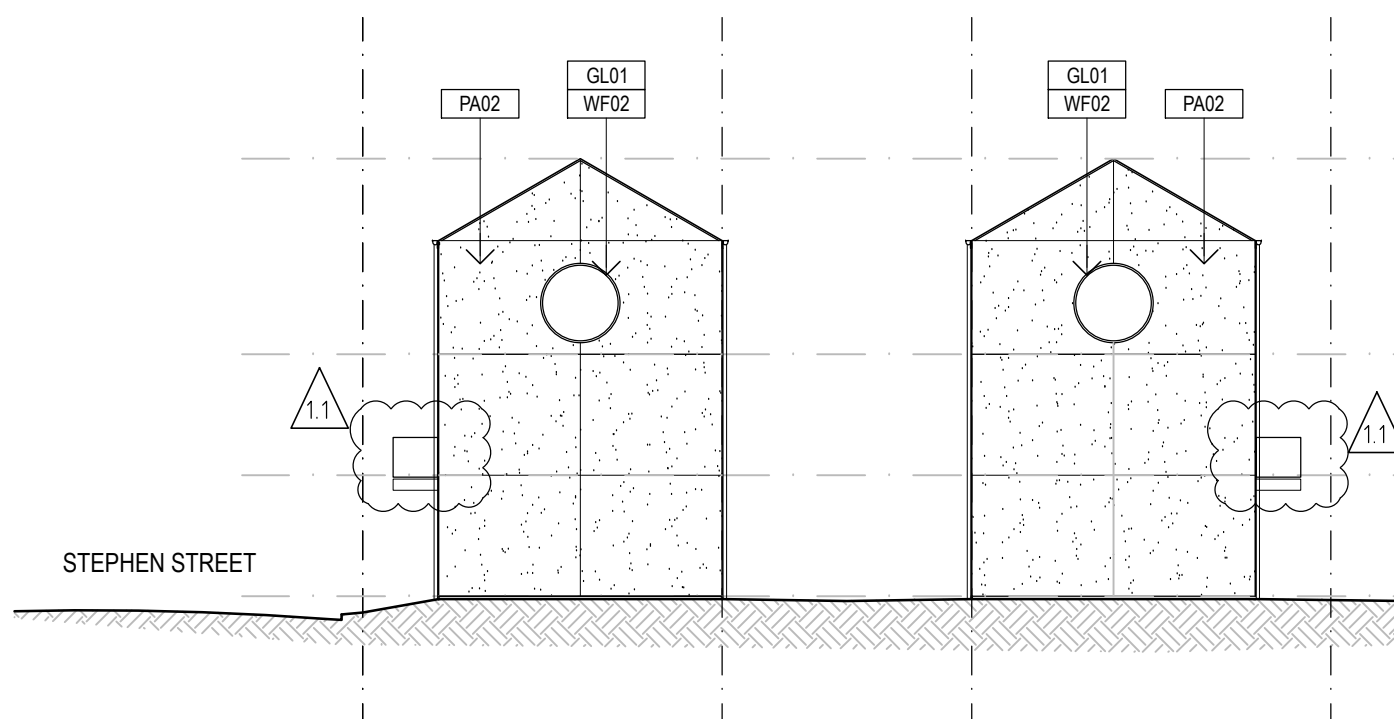
GROUND FLOOR PLAN  
1:200 @ A1



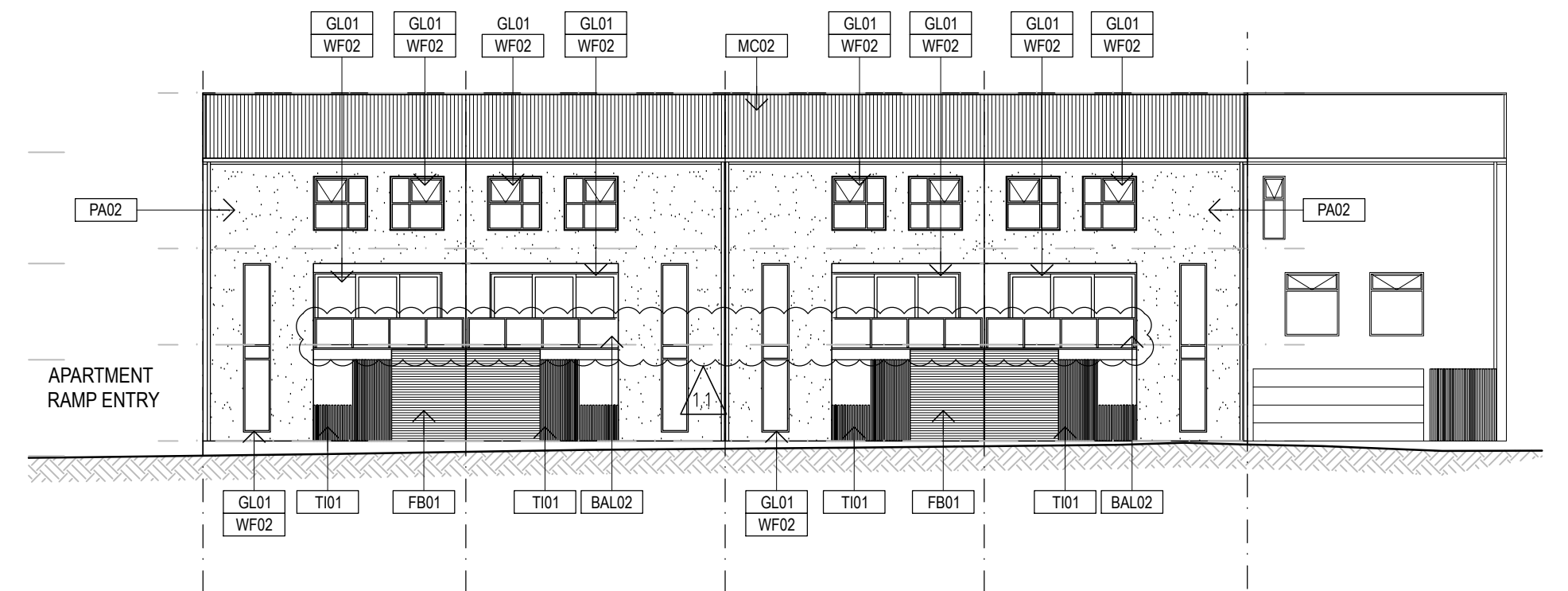
LEVEL 2 FLOOR PLAN  
1:200 @ A1



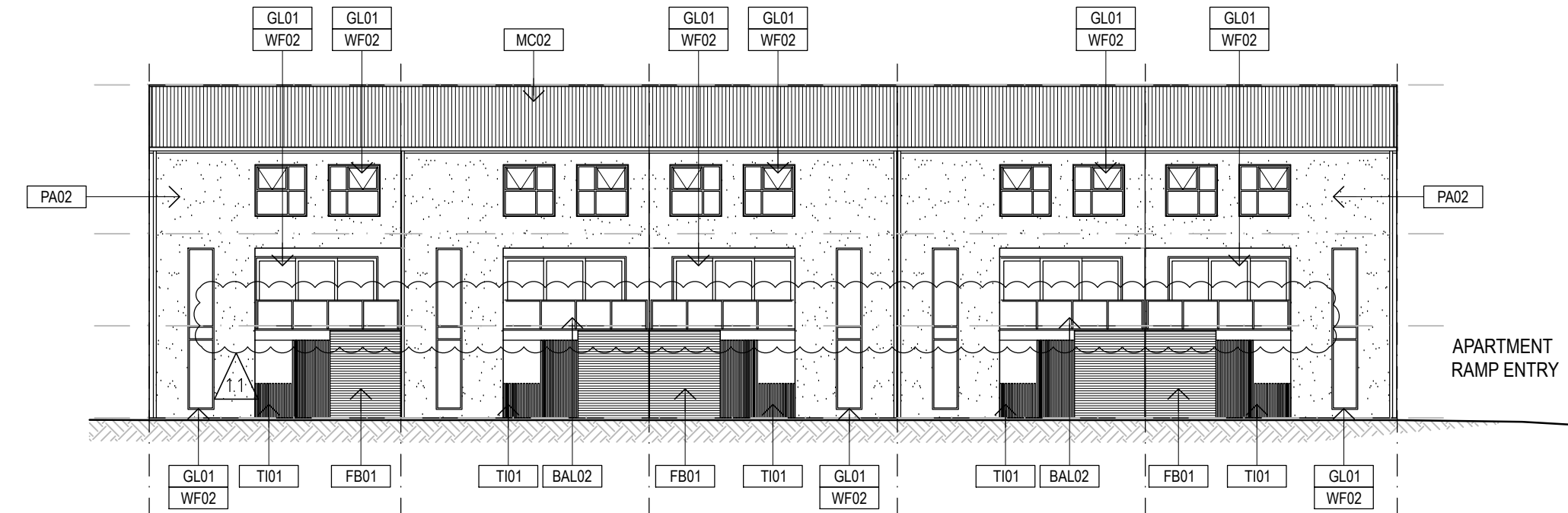
WEST ELEVATION  
1:200 @ A1



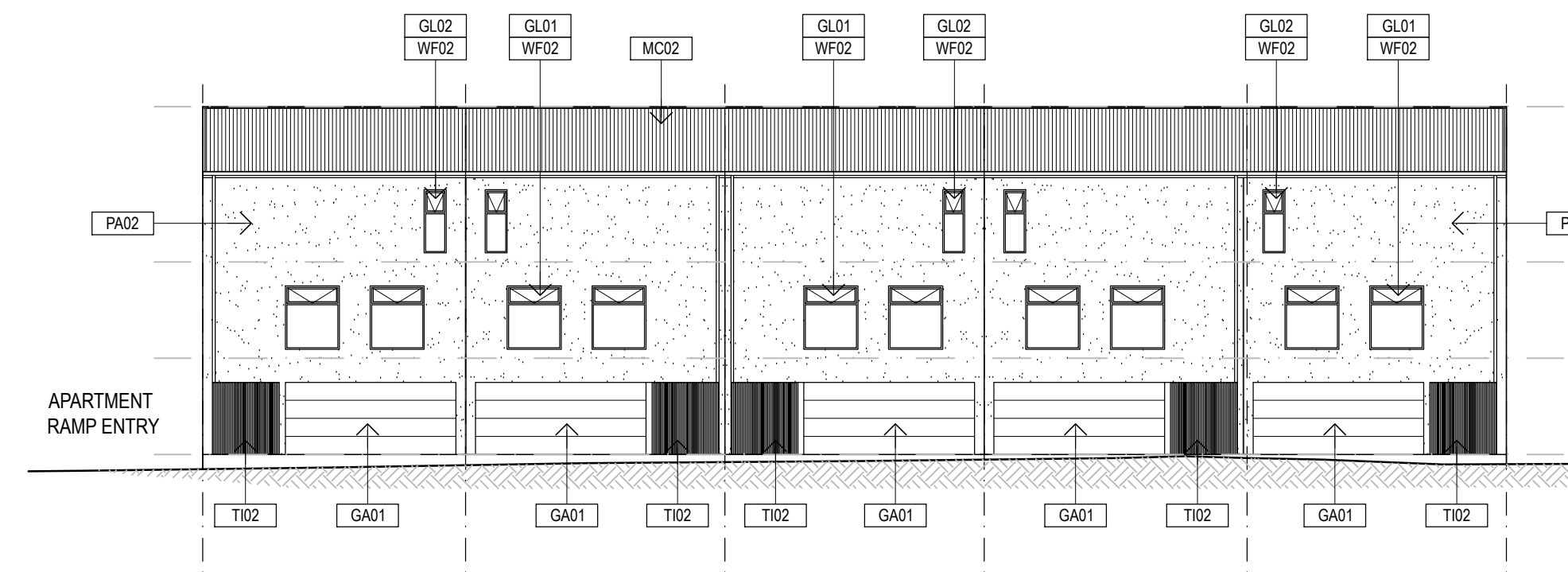
EAST ELEVATION  
1:200 @ A1



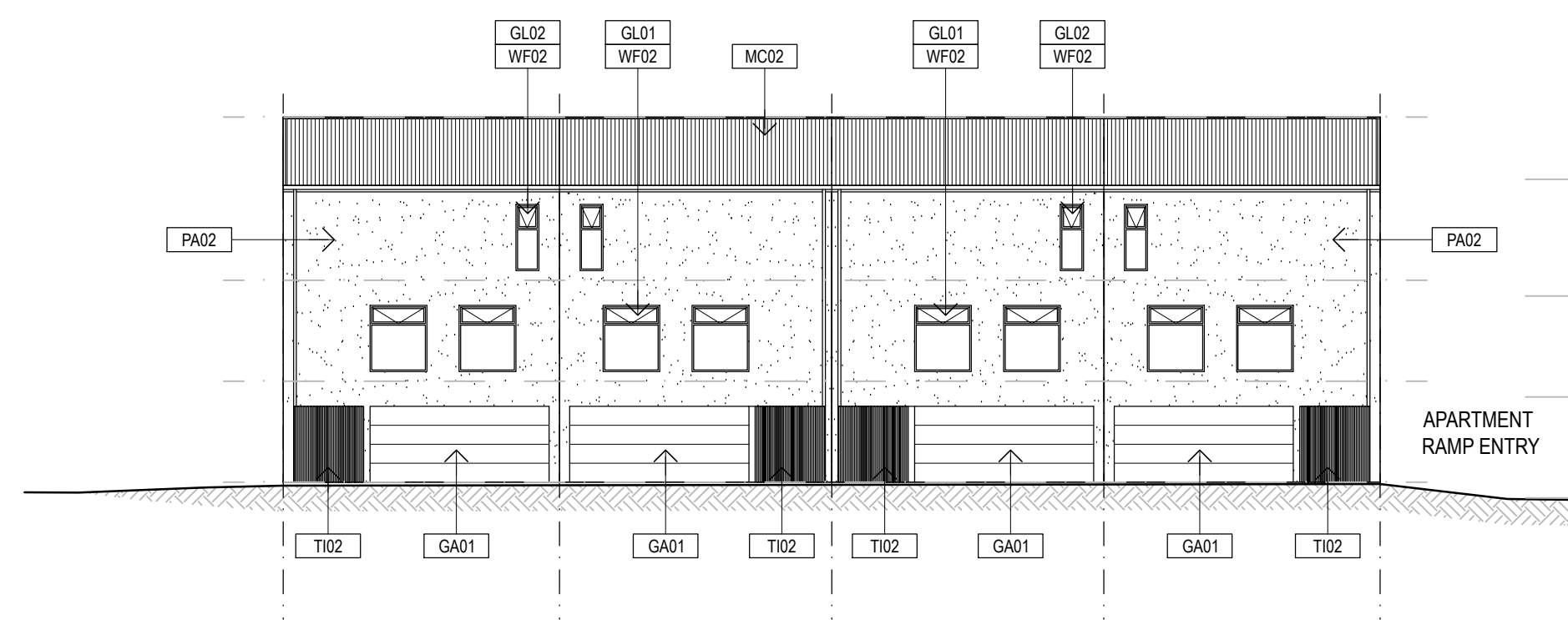
SOUTH ELEVATION (STEPHEN STREET)  
1:200 @ A1



NORTH ELEVATION  
1:200 @ A1



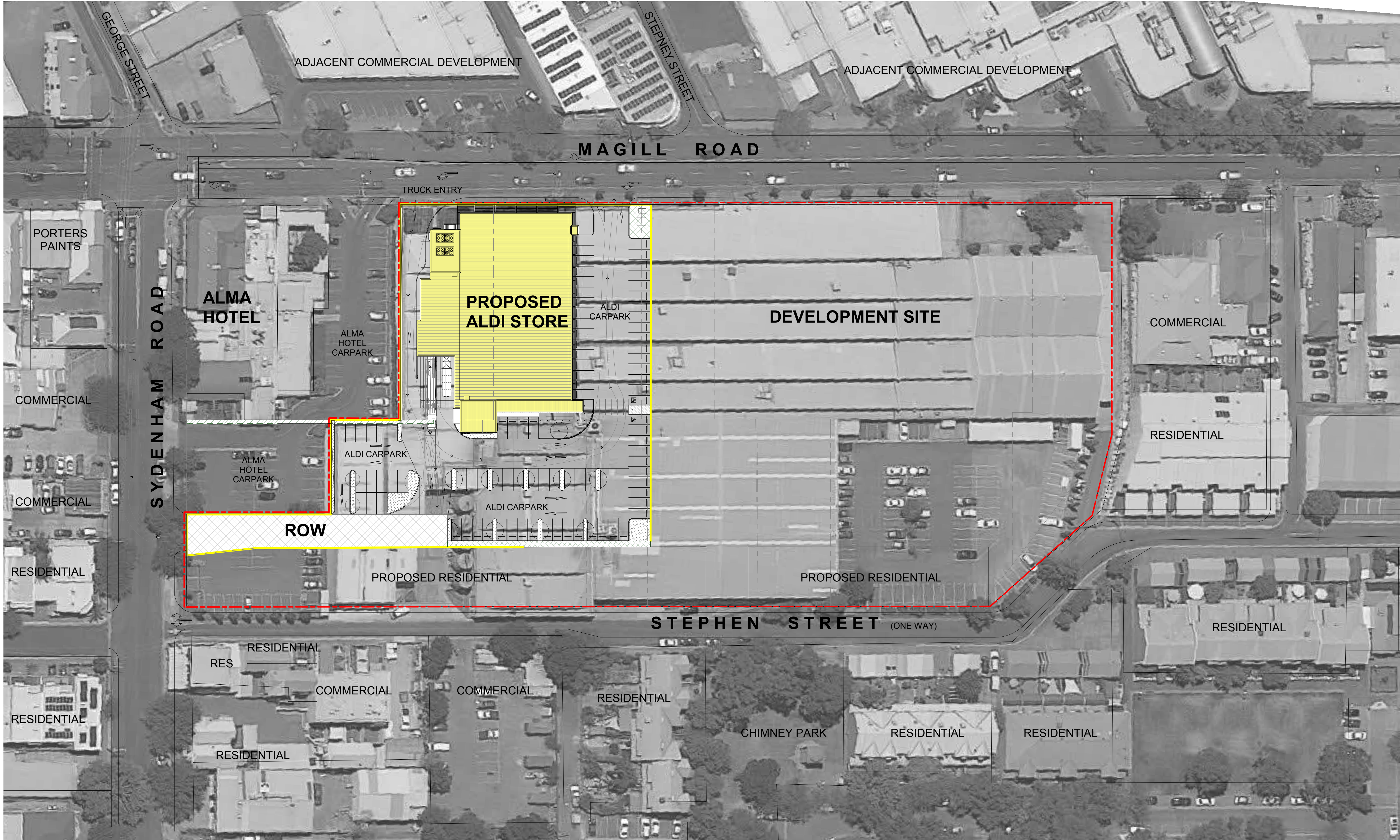
SOUTH INTERNAL ELEVATION  
1:200 @ A1



NORTH INTERNAL ELEVATION  
1:200 @ A1

ELEVATIONS LEGEND	
PC01	TREATED PRECAST (OFF WHITE)
PA01	PAINT FINISH TYPE 1 (BLACK MAGIC)
PA02	PAINT FINISH TYPE 2 (CHINA WHITE)
PA03	PAINT FINISH TYPE 3 (QUAGMIRE)
PA04	PAINT FINISH TYPE 4 (BURNISHED RUSSET)
PA05	PAINT FINISH TYPE 5 (ARID LAND)
FB01	FACE BRICK TYPE 1 (CHARCOAL)
FB02	FACE BRICK TYPE 2 (WHITE)
FB03	FACE BRICK TYPE 3 (RED)
FB04	FACE BRICK TYPE 4 (GREY)
GL01	GLASS TYPE 1 (CLEAR)
GL02	GLASS TYPE 2 (GREY)
GL03	GLASS TYPE 3 (TRANSLUCENT)
WF01	WINDOW FRAME 1 (ANODISED)
WF02	WINDOW FRAME 2 (BLACK)
WF03	WINDOW FRAME 3 (WHITE)
BAL01	BALUSTRADE 1 (CLEAR GLASS)
BAL02	BALUSTRADE 2 (GREY GLASS)
BAL03	BALUSTRADE 3 (OPAQUE PANEL)
BAL04	BALUSTRADE 4 (METAL SCREEN)
MC01	METAL CLADDING 1 (MONUMENT)
MC02	METAL CLADDING 2 (SURFMIST)
MC03	METAL CLADDING 3 (HERITAGE GALV)
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GA01	GARAGE DOOR 1 (MONUMENT)
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GA04	GARAGE DOOR 4 (TIMBER)
TI01	TIMBER 1 (SPOTTED GUM)
TI02	TIMBER 2 (PAINTED)

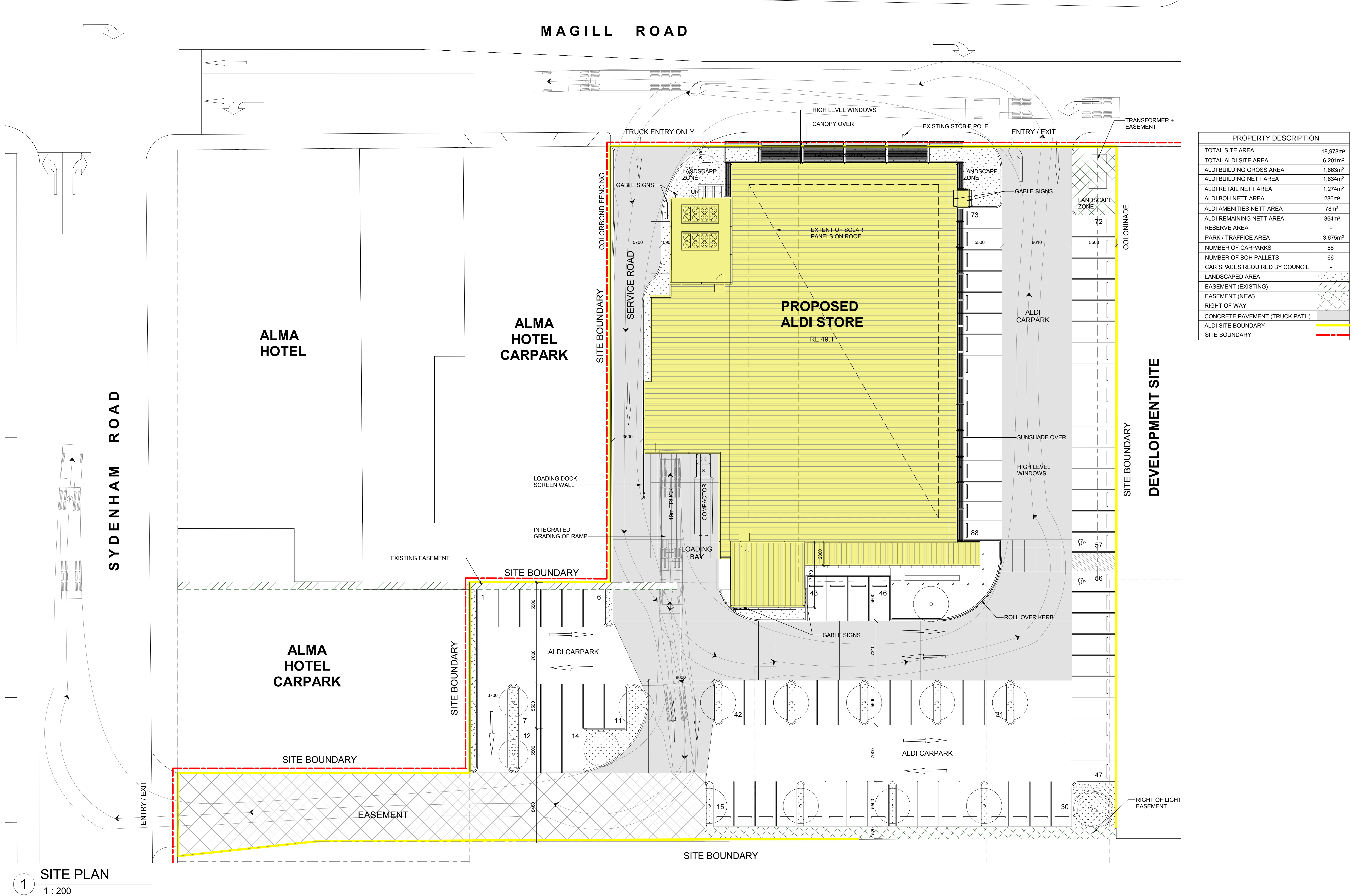




PROPERTY DESCRIPTION	
TOTAL SITE AREA	18,978m <sup>2</sup>
TOTAL ALDI SITE AREA	6,201m <sup>2</sup>
ALDI BUILDING GROSS AREA	1,663m <sup>2</sup>
ALDI BUILDING NETT AREA	1,634m <sup>2</sup>
ALDI RETAIL NETT AREA	1,274m <sup>2</sup>
ALDI BOH NETT AREA	286m <sup>2</sup>
ALDI AMENITIES NETT AREA	78m <sup>2</sup>
ALDI REMAINING NETT AREA	364m <sup>2</sup>
RESERVE AREA	-
PARK / TRAFFICE AREA	3,675m <sup>2</sup>
NUMBER OF CARPARKS	88
NUMBER OF BOH PALLETS	66
CAR SPACES REQUIRED BY COUNCIL	-
LANDSCAPED AREA	
EASEMENT (EXISTING)	
EASEMENT (NEW)	
RIGHT OF WAY	
CONCRETE PAVEMENT (TRUCK PATH)	
ALDI SITE BOUNDARY	
SITE BOUNDARY	

1 LOCATION PLAN  
1 : 500

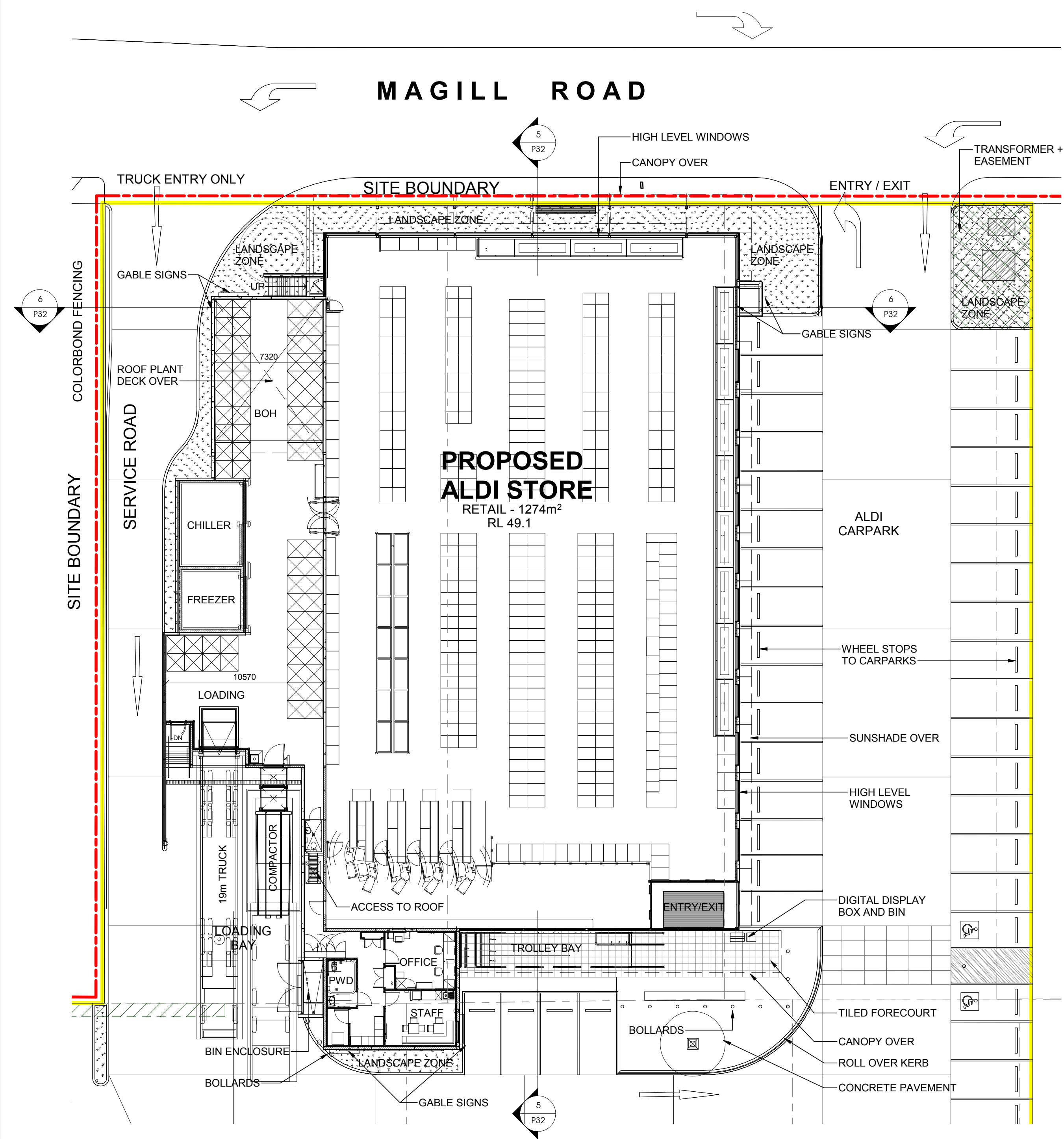




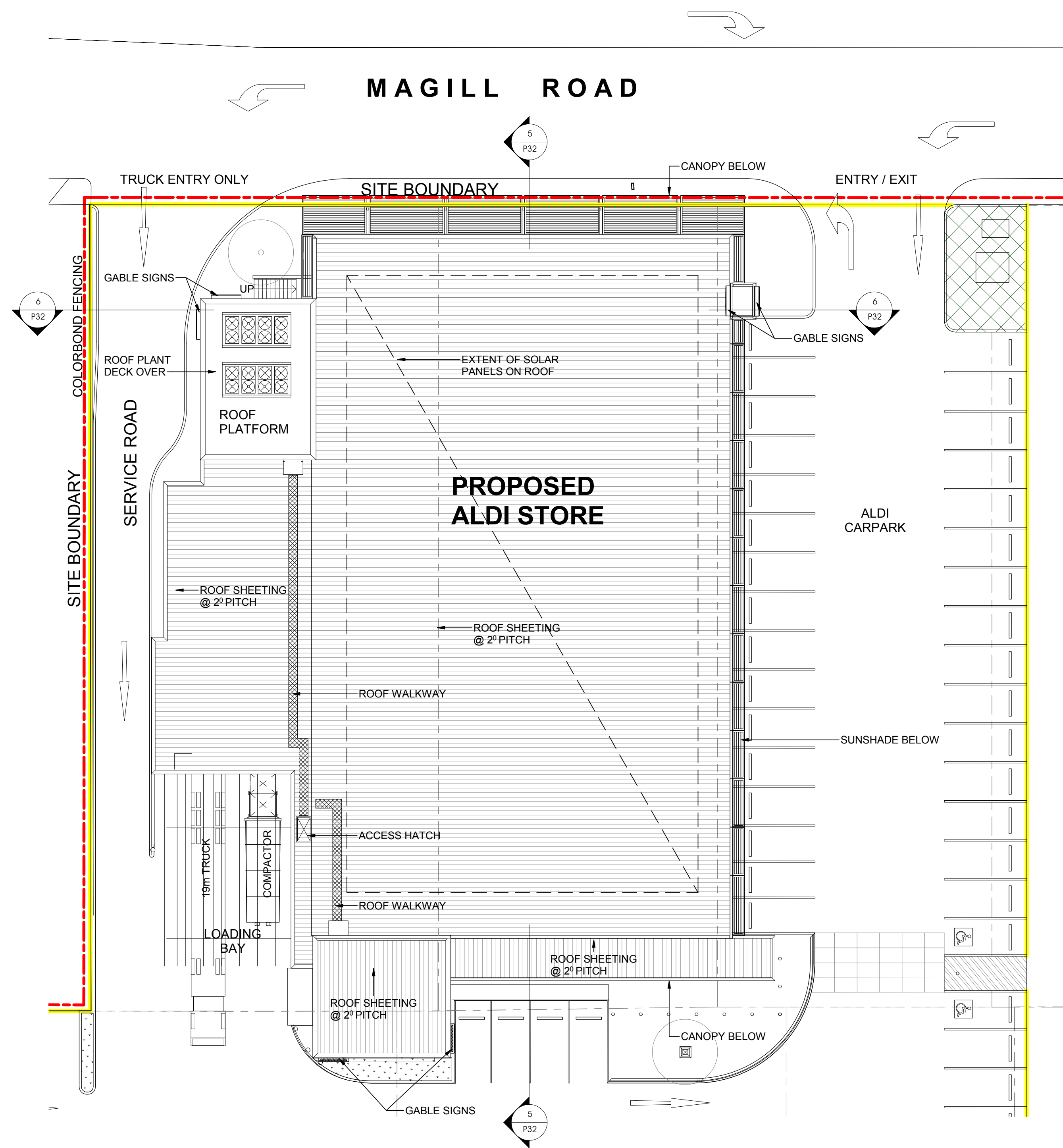
PROPERTY DESCRIPTION	
TOTAL SITE AREA	18,978m <sup>2</sup>
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RESERVE AREA	-
PARK / TRAFFICE AREA	3,675m <sup>2</sup>
NUMBER OF CARPARKS	88
NUMBER OF BOH PALLETS	66
CAR SPACES REQUIRED BY COUNCIL	-
LANDSCAPED AREA	-
EASEMENT (EXISTING)	-
EASEMENT (NEW)	-
RIGHT OF WAY	-
CONCRETE PAVEMENT (TRUCK PATH)	-
ALDI SITE BOUNDARY	-
SITE BOUNDARY	-

1 SITE PLAN  
1 : 200





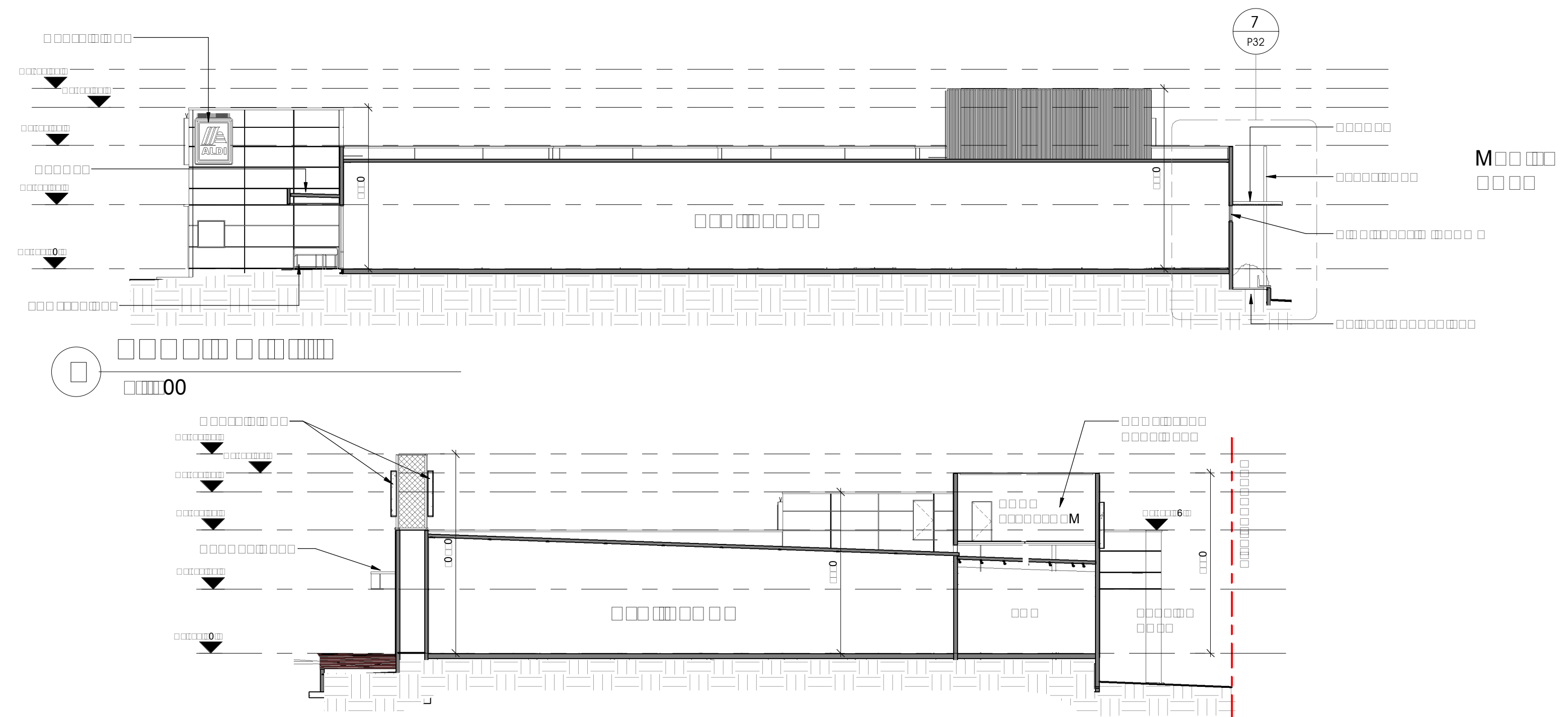
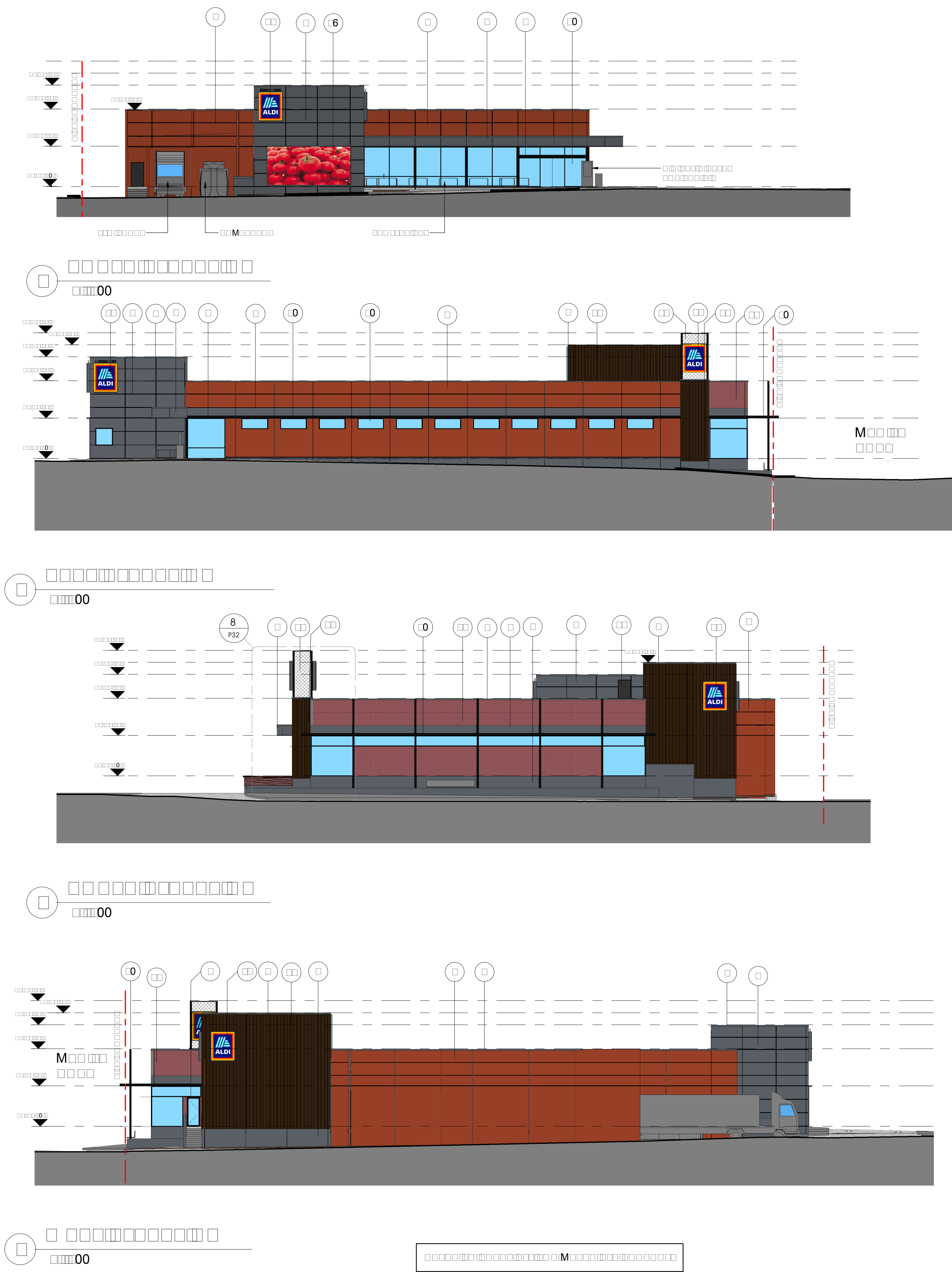
1 GROUND FLOOR PLAN  
1 : 200



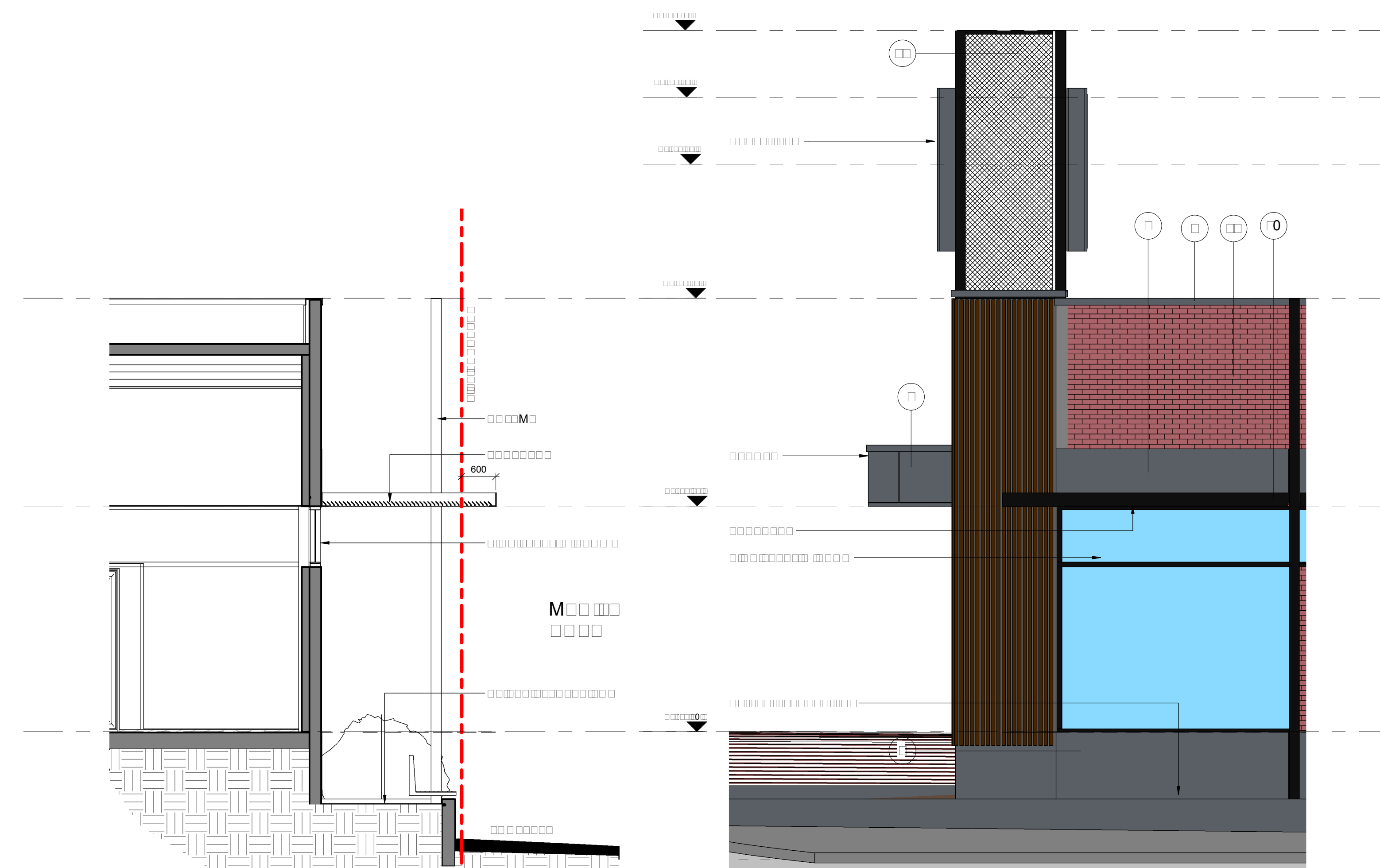
2 ROOF PLAN  
1 : 200

PROPERTY DESCRIPTION	
TOTAL SITE AREA	18,978m <sup>2</sup>
TOTAL ALDI SITE AREA	6,201m <sup>2</sup>
ALDI BUILDING GROSS AREA	1,663m <sup>2</sup>
ALDI BUILDING NETT AREA	1,634m <sup>2</sup>
ALDI RETAIL NETT AREA	1,274m <sup>2</sup>
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ALDI REMAINING NETT AREA	364m <sup>2</sup>
RESERVE AREA	-
PARK / TRAFFICE AREA	3,675m <sup>2</sup>
NUMBER OF CARPARKS	88
NUMBER OF BOH PALLETS	66
CAR SPACES REQUIRED BY COUNCIL	-
LANDSCAPED AREA	
EASEMENT (EXISTING)	
EASEMENT (NEW)	
RIGHT OF WAY	
CONCRETE PAVEMENT (TRUCK PATH)	
ALDI SITE BOUNDARY	
SITE BOUNDARY	





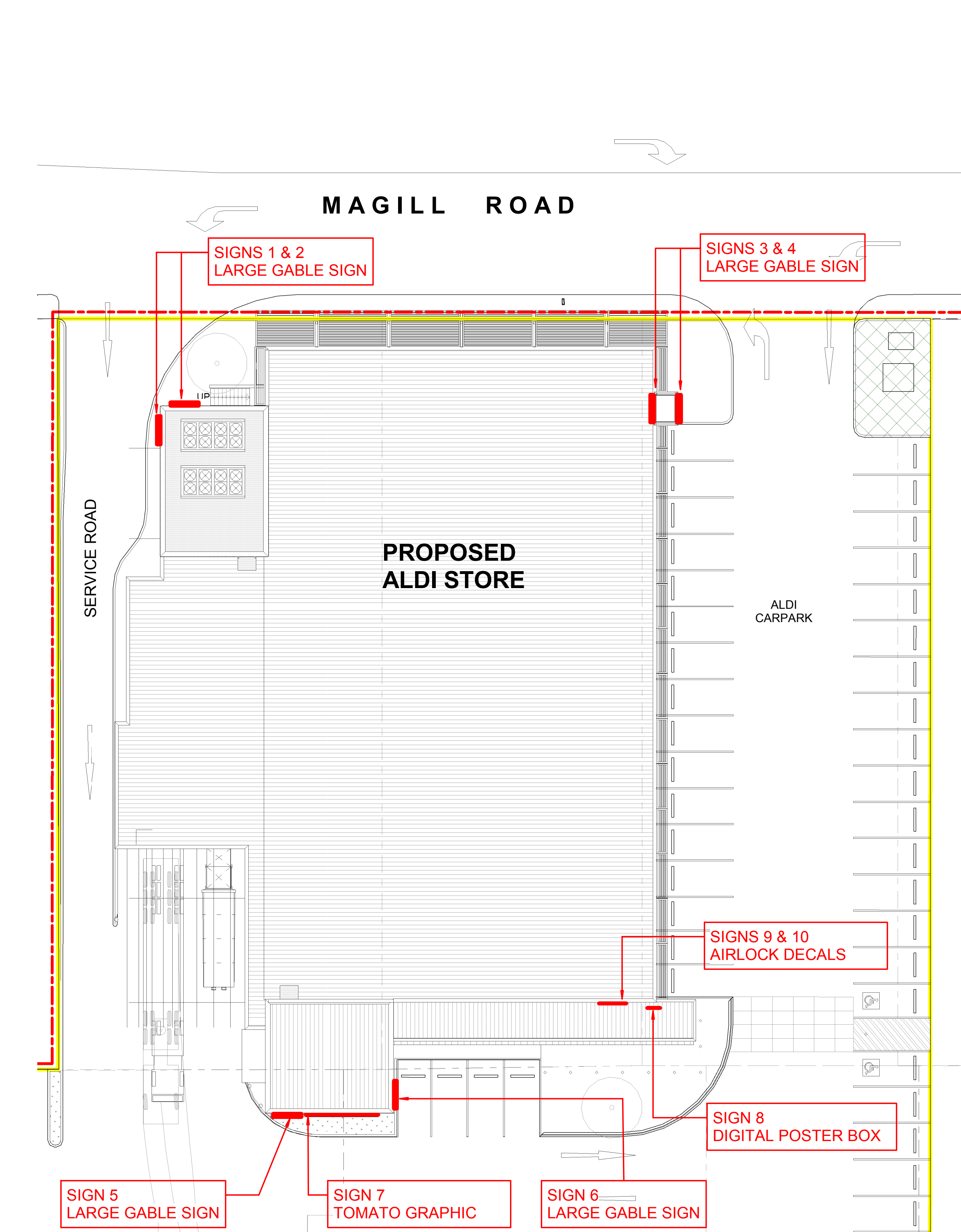
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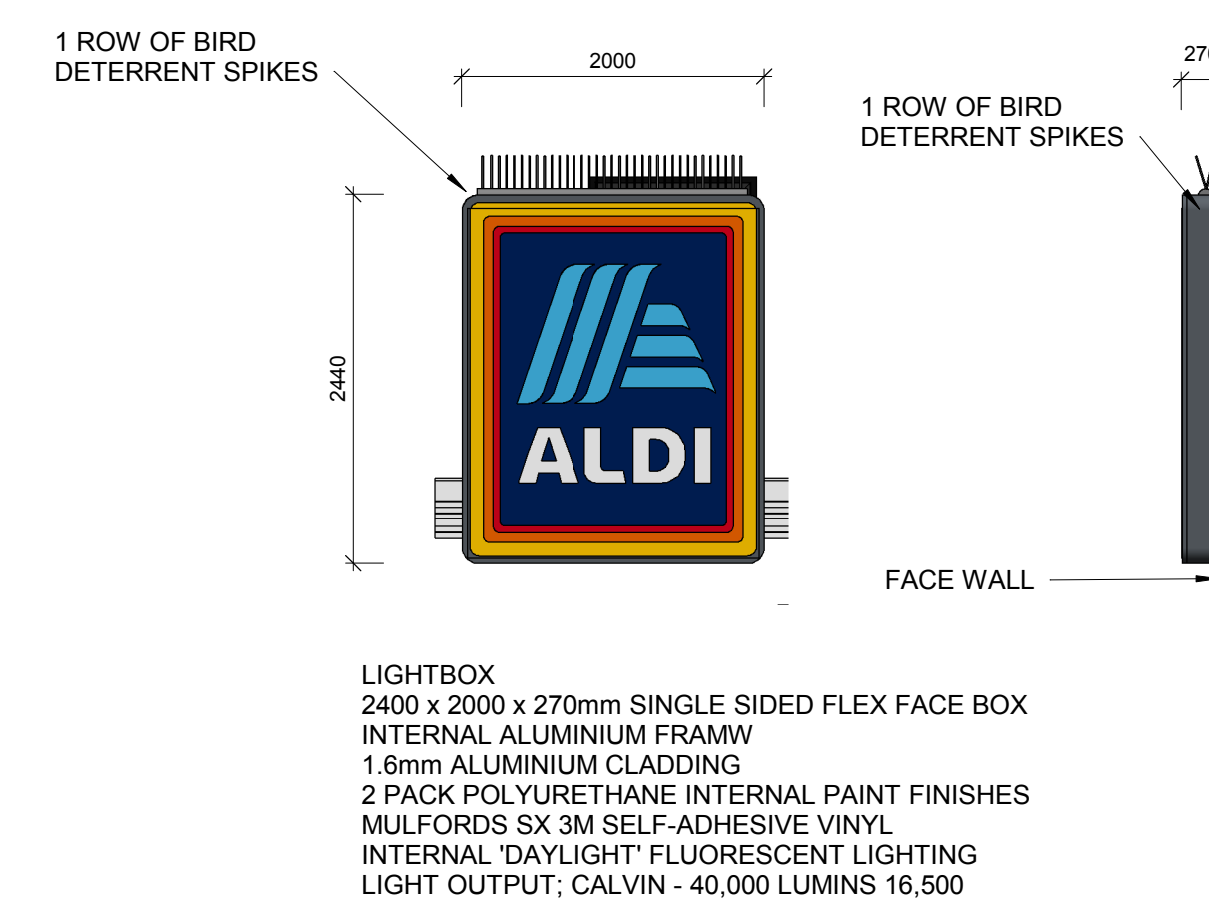
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7

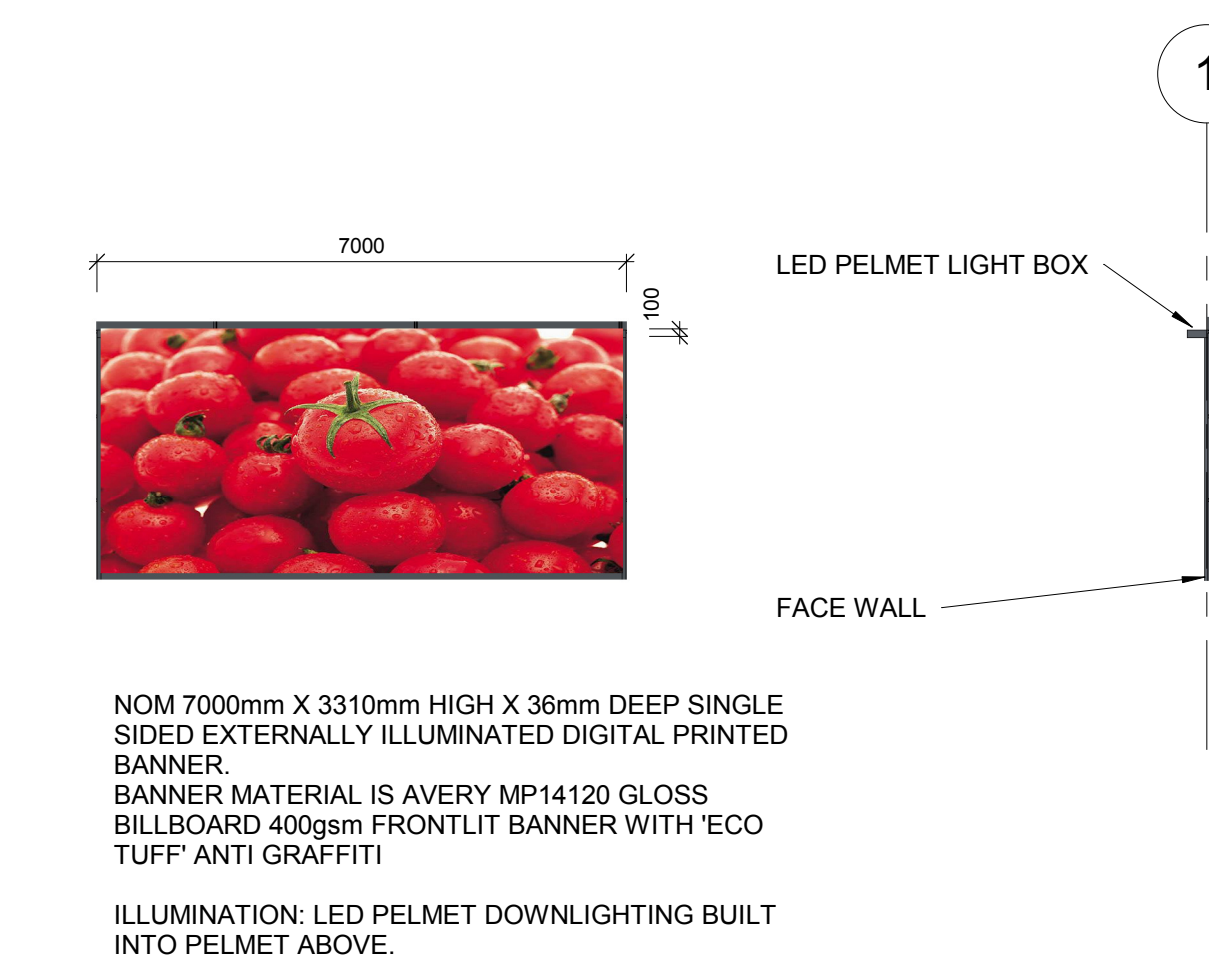




1 SIGNAGE PLAN  
1 : 200



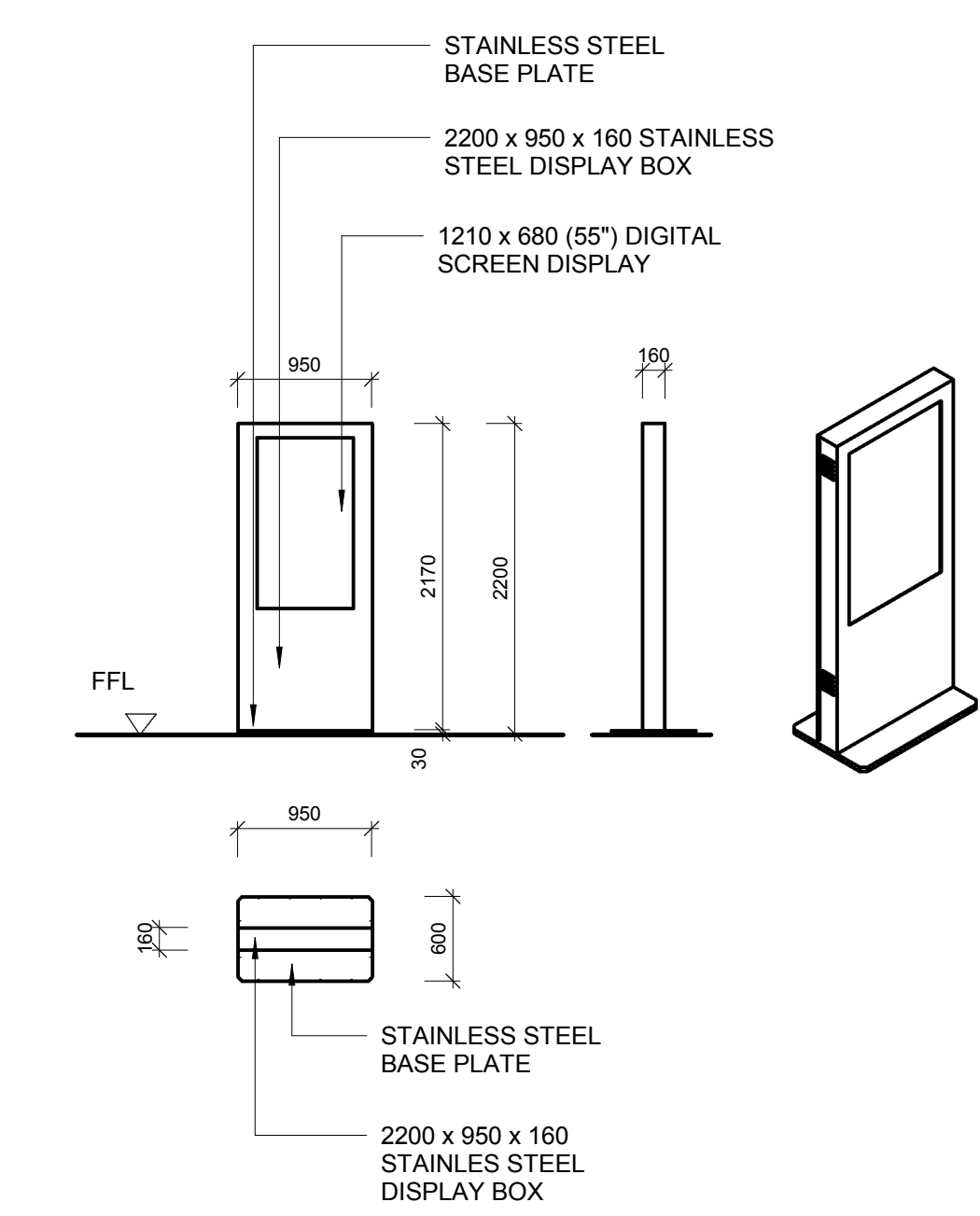
2 LARGE GABLE SIGN (SIGNS 1, 2, 3, 4, 5 & 6)  
1 : 50



3 WALL MOUNTED SIGN (SIGN 7)  
1 : 100



5 AIRLOCK DECAL SIGN (SIGN 9 & 10)  
1 : 20



4 DIGITAL POSTER BOX (SIGN 8)  
1 : 50





1 PERSPECTIVE 1  
1 : 50



3 PERSPECTIVE 3  
1 : 50



2 PERSPECTIVE 2  
1 : 50



4 PERSPECTIVE 4  
1 : 50

MATERIAL SCHEDULE			
1	CAPPING - COLORBOND 'BASALT'	11	DOOR & FRAME - 'BASALT'
2	PRECAST CONCRETE PANEL 'FLUORESCENT FIRE'	12	DOOR & FRAME - 'FLUORESCENT FIRE'
3	PRECAST CONCRETE PANEL 'DRIVE TIME'	13	ROOF - ZINCALUME SHEETING 'SURFMIST'
4	FIBRE CEMENT PANEL WITH EXPRESS JOINTS 'FLUORESCENT FIRE'	14	PANEL LIFT DOOR - COLORBOND 'BASALT'
5	FIBRE CEMENT PANEL WITH EXPRESS JOINTS 'DRIVE TIME'	15	ALDI ILLUMINATED SIGN
6	DOWNPIPE - COLORBOND 'BASALT'	16	GRAPHIC IMAGE
7	GUTTER - COLORBOND 'BASALT'	17	TIMBER BATTENS
8	WINDOWS - COLORBOND 'NIGHT SKY'	18	FACE BRICK - SELECTED RED BRICK
9	SHOPFRONT - COLORBOND 'NIGHT SKY'	19	MESH SCREEN - COLORBOND 'NIGHT SKY'
10	CLEAR GLAZING	20	METAL WORK - COLORBOND 'NIGHT SKY'

