

## APPLICATION ON NOTIFICATION – CATEGORY 2

<b>Applicant:</b>	Taplin Group C/- URPS
<b>Development Number:</b>	110/M005/17
<b>Nature of Development:</b>	Multi-level residential flat building with ancillary car parking in association with non-residential development
<b>Type of development:</b>	Merit
<b>Zone / Policy Area:</b>	District Centre Zone, Glenelg Policy Area 2
<b>Subject Land:</b>	19-31 Brighton Road GLENELG SA 5045
<b>Contact Officer:</b>	Ben Scholes
<b>Phone Number:</b>	8402 1861
<b>Start Date:</b>	5 October 2017
<b>Close Date:</b>	18 October 2017
<p><b>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours.</b></p> <p><b>Application documentation may also be viewed during normal business hours at the City of Holdfast Bay (Brighton Civic Centre, 24 Jetty Road, Brighton).</b></p>	

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered or emailed to the State Commission Assessment Panel.

**Any representations received after the close date will not be considered.**

Postal Address:

The Secretary  
State Commission Assessment Panel  
GPO Box 1815  
ADELAIDE SA 5001

Street Address:

Development Division  
Department of Planning, Transport and Infrastructure  
Level 5, 50 Flinders St  
ADELAIDE SA 5000

Email Address: [scapadmin@sa.gov.au](mailto:scapadmin@sa.gov.au)

# DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: CITY OF HOLDFAST BAY

APPLICANT: TAPLIN GROUP

Postal Address: 79 JETTY ROAD

GLENELG, SA, 5045

Owner: TAPLIN GROUP

Postal Address: 79 JETTY ROAD

GLENELG, SA, 5045

BUILDER: TBC

Postal Address: \_\_\_\_\_

\_\_\_\_\_  
Licence No: \_\_\_\_\_

**CONTACT PERSON FOR FURTHER INFORMATION**

Name: MATTHEW KING

Telephone: 8233 7999 [work] \_\_\_\_\_ [Ah]

Fax: \_\_\_\_\_ [work] \_\_\_\_\_ [Ah]

EXISTING USE: SHOPPING CENTRE

<b>FOR OFFICE USE</b>	
Development No: _____	
Previous Development No: _____	
Assessment No: _____	

<input type="checkbox"/> Complying <input type="checkbox"/> Non Complying <input type="checkbox"/> Notification Cat 2 <input type="checkbox"/> Notification Cat 3 <input type="checkbox"/> Referrals/Concurrences <input type="checkbox"/> DA Commission	Application forwarded to DA  Commission/Council on / /  Decision: _____  Type: _____  Date:     /     /
---	--

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Building:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
<b>Development Approval</b>				

DESCRIPTION OF PROPOSED DEVELOPMENT: RESIDENTIAL APARTMENT BUILDING

LOCATION OF PROPOSED DEVELOPMENT: \_\_\_\_\_

House No: 19-31 Lot No: \_\_\_\_\_ Street: BRIGHTON ROAD Town/Suburb: GLENELG

Section No [full/part] \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

Section No [full/part] \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

**LAND DIVISION:**

Site Area [m<sup>2</sup>] \_\_\_\_\_ Reserve Area [m<sup>2</sup>] \_\_\_\_\_ No of existing allotments \_\_\_\_\_

Number of additional allotments [excluding road and reserve]: \_\_\_\_\_ Lease: YES  NO

BUILDING RULES CLASSIFICATION SOUGHT: 1 Present classification: 6

If Class 5,6,7,8 or 9 classification is sought, state the proposed number of employees: Male: \_\_\_\_\_ Female: \_\_\_\_\_

If Class 9a classification is sought, state the number of persons for whom accommodation is provided: \_\_\_\_\_

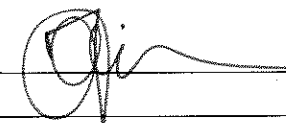
If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: \_\_\_\_\_

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES  NO

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID? YES  NO

DEVELOPMENT COST [do not include any fit-out costs]: \$ 15 MILLION

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

SIGNATURE:  (MATTHEW KING - AGENT)

Dated: 23 / 8 / 17

**DEVELOPMENT REGULATIONS 1993**  
**Form of Declaration**  
**(Schedule 5 clause 2A)**

To: CITY OF HOLDFAST BAY

From: TAPUN GROUP

Date of Application: 23/08/17

Location of Proposed Development: 19-31 BRIGHTON RD, GLENELG, SA

House No: 19-31 Lot No: .... Street: BRIGHTON RD Town/Suburb: GLENELG

Section No (full/part): .....Hundred: .....

Volume: ..... Folio: .....

Nature of Proposed Development:

I JAMES DUSMONIC.....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 1993*.

Date: 22/08/2017

Signed: 

Note 1

This declaration is only relevant to those development applications seeking  
authorisation for a form of development that involves the construction of a building  
(there is a definition of 'building' contained in section 4(1) of the *Development Act*  
*1993*), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

**Note 2**

The requirements of section 86 of the *Electricity Act 1996* do not apply in relation to:

- a) a fence that is less than 2.0 m in height; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

**Note 3**

Section 86 of the *Electricity Act 1996* refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

**Note 4**

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

**Note 5**

Information brochures 'Powerline Clearance Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at [www.technicalregulator.sa.gov.au](http://www.technicalregulator.sa.gov.au)

**Note 6**

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

PLN/06/0024

---

**COPY OF CERTIFICATES OF TITLE**

---



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



Registrar-General

## Certificate of Title - Volume 5094 Folio 47

Parent Title(s) CT 2106/196  
Dealing(s) CONVERTED TITLE  
Creating Title  
Title Issued 22/10/1992  
Edition 8  
Edition Issued 14/03/2014

REAL PROPERTY ACT, 1986



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

P A HOLDINGS (NO.2) PTY. LTD. (ACN: 131 846 485)  
OF CARE 167 FLINDERS STREET ADELAIDE SA 5000  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 12 FILED PLAN 6532  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081104	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12086417	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636

## Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

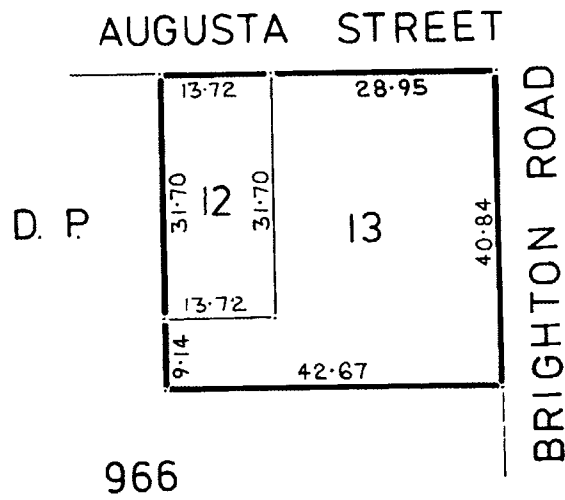
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.







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



Registrar-General

## Certificate of Title - Volume 5976 Folio 473

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491927  
Creating Title  
Title Issued 30/11/2006  
Edition 6  
Edition Issued 12/11/2014

REAL PROPERTY ACT, 1886



South Australia

### Estate Type

FEE SIMPLE

### Registered Proprietor

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF CARE 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

ANDREW HALLIDAY TAPLIN  
OF CARE 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

### Description of Land

ALLOTMENT 2 FILED PLAN 2482  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11081105	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12086418	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636
12216579	LEASE TO COMMONWEALTH BANK OF AUSTRALIA COMMENCING ON 12/12/2014 AND EXPIRING ON 11/12/2015 OF PORTION (B IN FP 54192)



## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G123/1998  
PLAN FOR LEASE PURPOSES VIDE G1407/1981  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G698/1993  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54192  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

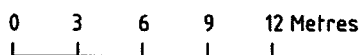
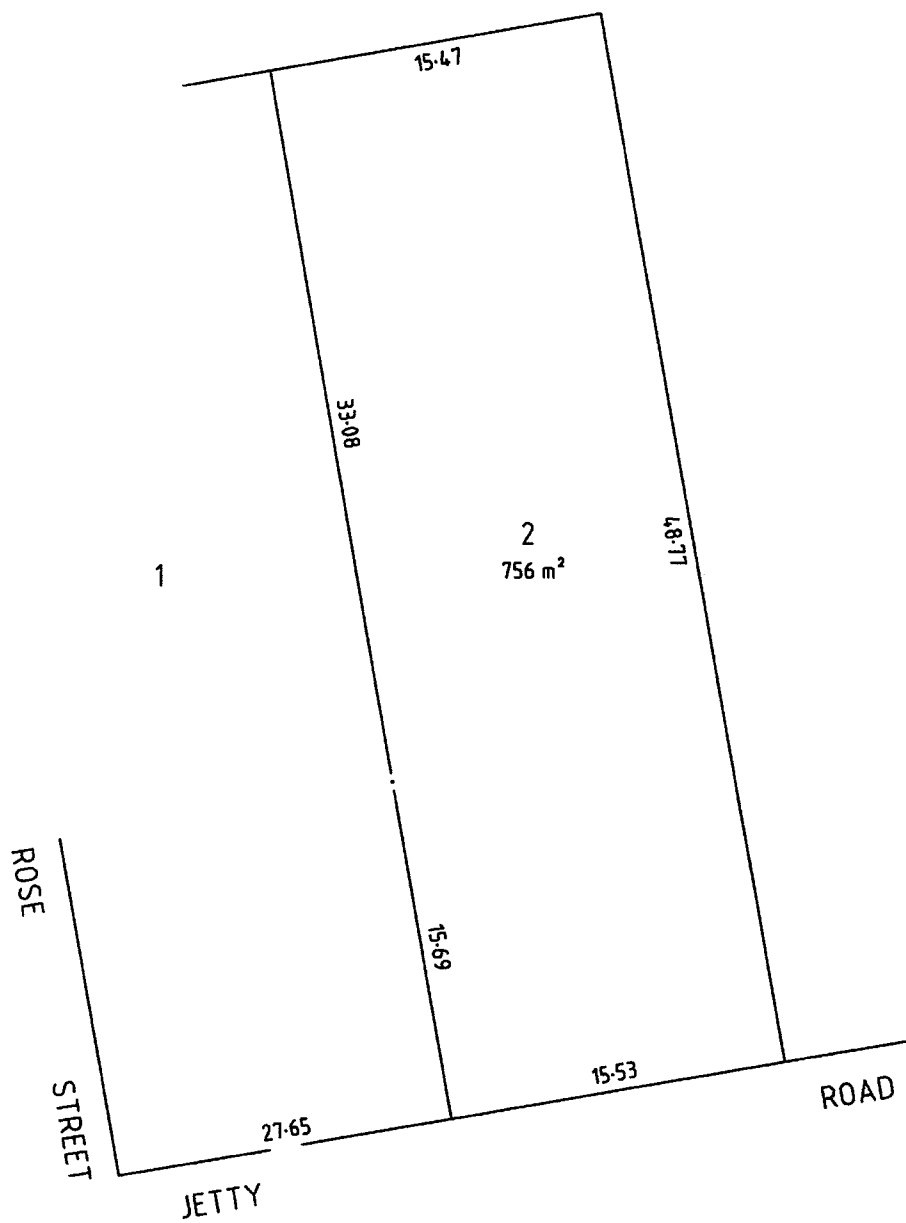
### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.



DP 966





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 474

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491928  
Creating Title  
Title Issued 30/11/2006  
Edition 4  
Edition Issued 14/03/2014



## Estate Type

FEE SIMPLE

## Registered Proprietor

TAPLIN MANAGEMENT PTY. LTD. (ACN: 007 884 175)  
OF CARE 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

## Description of Land

ALLOTMENT 13 FILED PLAN 6532  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
3624316	ENCUMBRANCE TO DOUGLAS RONALD WIGNALL, MARY WIGNALL AND CHRISTOPHER DOUGLAS WIGNALL AS JOINT TENANTS
11081137	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12086419	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636



## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

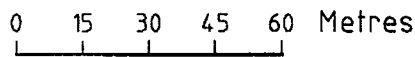
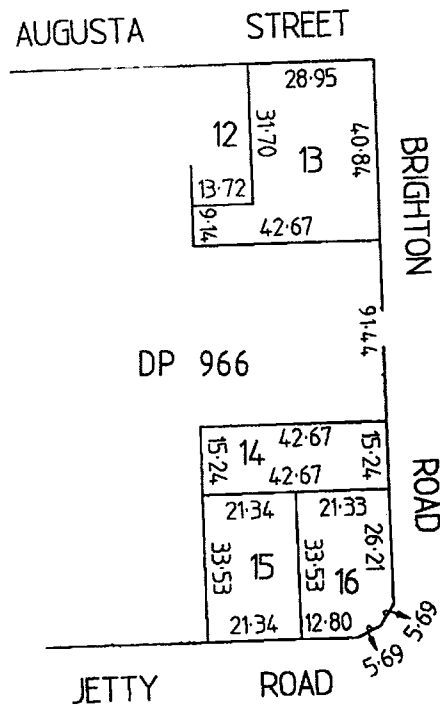
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.



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



Registrar-General

## Certificate of Title - Volume 5976 Folio 475

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491929  
Creating Title  
Title Issued 30/11/2006  
Edition 4  
Edition Issued 14/03/2014

REAL PROPERTY ACT, 1886



## Estate Type

FEE SIMPLE

## Registered Proprietor

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

TAPLIN GLENELG PTY. LTD. (ACN: 008 071 510)  
OF CARE 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

## Description of Land

ALLOTMENT 14 FILED PLAN 6532  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081138	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12086420	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636

## Notations



---

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

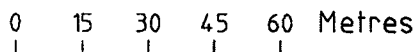
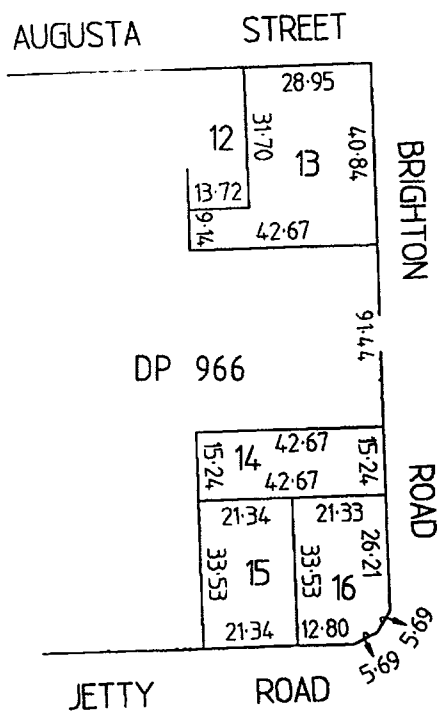
PLAN FOR LEASE PURPOSES VIDE G123/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G350/1982  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.







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



Registrar-General

## Certificate of Title - Volume 5976 Folio 476

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491930  
Creating Title  
Title Issued 30/11/2006  
Edition 4  
Edition Issued 14/03/2014



## Estate Type

FEE SIMPLE

## Registered Proprietor

ABA GLENELG NORTH PTY. LTD. (ACN: 101 641 605)  
OF CARE 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 15 FILED PLAN 6532  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081158	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12086421	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636

## Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

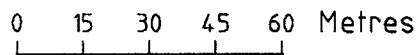
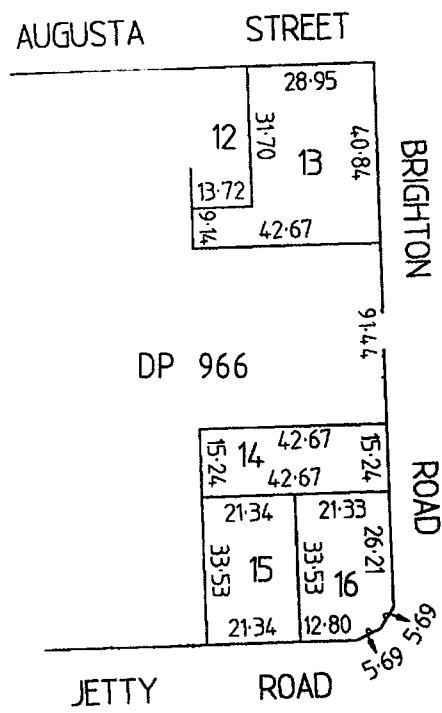
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G123/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G517/1996  
PLAN FOR LEASE PURPOSES VIDE G698/1993  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.



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



Registrar-General

## Certificate of Title - Volume 5976 Folio 477

**Parent Title(s)** CT 5228/81  
**Dealing(s)  
Creating Title** RT 10491926, T 10491931  
**Title Issued** 30/11/2006  
**Edition** 4  
**Edition Issued** 14/03/2014

REAL PROPERTY ACT, 1886



## Estate Type

FEE SIMPLE

## Registered Proprietor

JETTY ROAD PROPERTY HOLDINGS PTY. LTD. (ACN: 115 442 423)  
OF CARE 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 16 FILED PLAN 6532  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081159	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12086422	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636

## Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

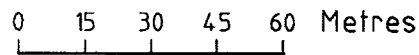
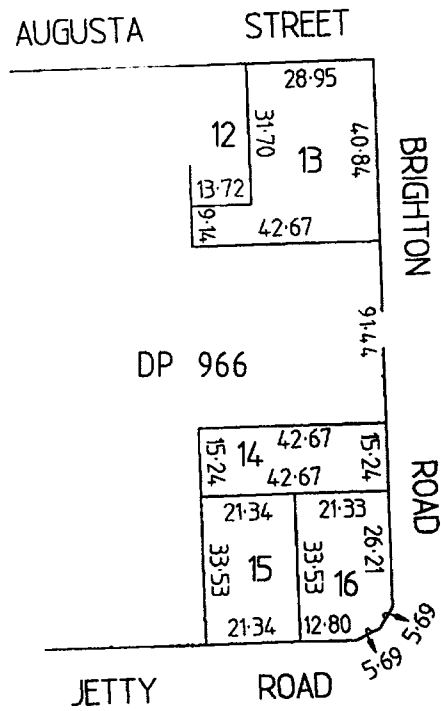
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G123/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
PLAN FOR LEASE PURPOSES VIDE G698/1993  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 478

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491932  
Creating Title  
Title Issued 30/11/2006  
Edition 4  
Edition Issued 22/05/2012

REAL PROPERTY ACT, 1886



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

BRIGHTON ROAD HOLDINGS PTY. LTD. (ACN: 126 792 907)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 20 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE MINISTER FOR INFRASTRUCTURE (T 4263606)

## Schedule of Dealings

Dealing Number	Description
11081160	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)

## Notations





### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G1868/1979  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 479

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491933  
Creating Title  
Title Issued 30/11/2006  
Edition 4  
Edition Issued 22/05/2012

REAL PROPERTY ACT, 1886



## Estate Type

FEE SIMPLE

## Registered Proprietor

PA HOLDINGS (NO 3) PTY. LTD. (ACN: 131 844 196)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 21 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081161	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)

## Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

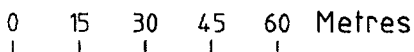
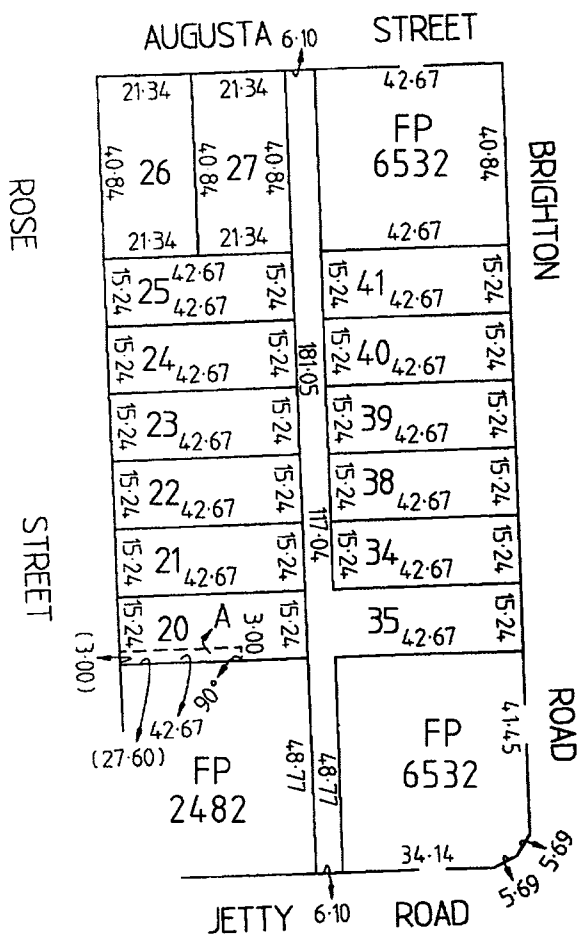
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 481

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491935  
Creating Title  
Title Issued 30/11/2006  
Edition 4  
Edition Issued 22/05/2012



## Estate Type

FEE SIMPLE

## Registered Proprietor

PA HOLDINGS (NO. 5) PTY. LTD. (ACN: 131 844 025)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 23 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081163	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)

## Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

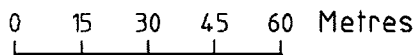
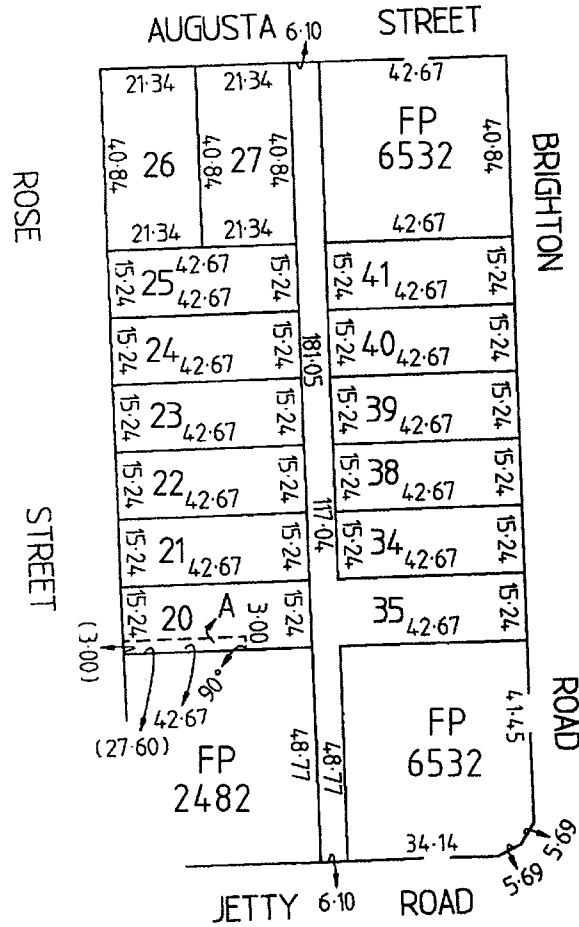
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.







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



Registrar-General

## Certificate of Title - Volume 5976 Folio 482

Parent Title(s) CT 5228/81  
Dealing(s)  
Creating Title RT 10491926, T 10491936  
Title Issued 30/11/2006  
Edition 4  
Edition Issued 22/05/2012

REAL PROPERTY ACT, 1886



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

JETTY ROAD HOLDINGS PTY. LTD. (ACN: 075 935 438)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

## Description of Land

ALLOTMENT 24 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081192	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)

## Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

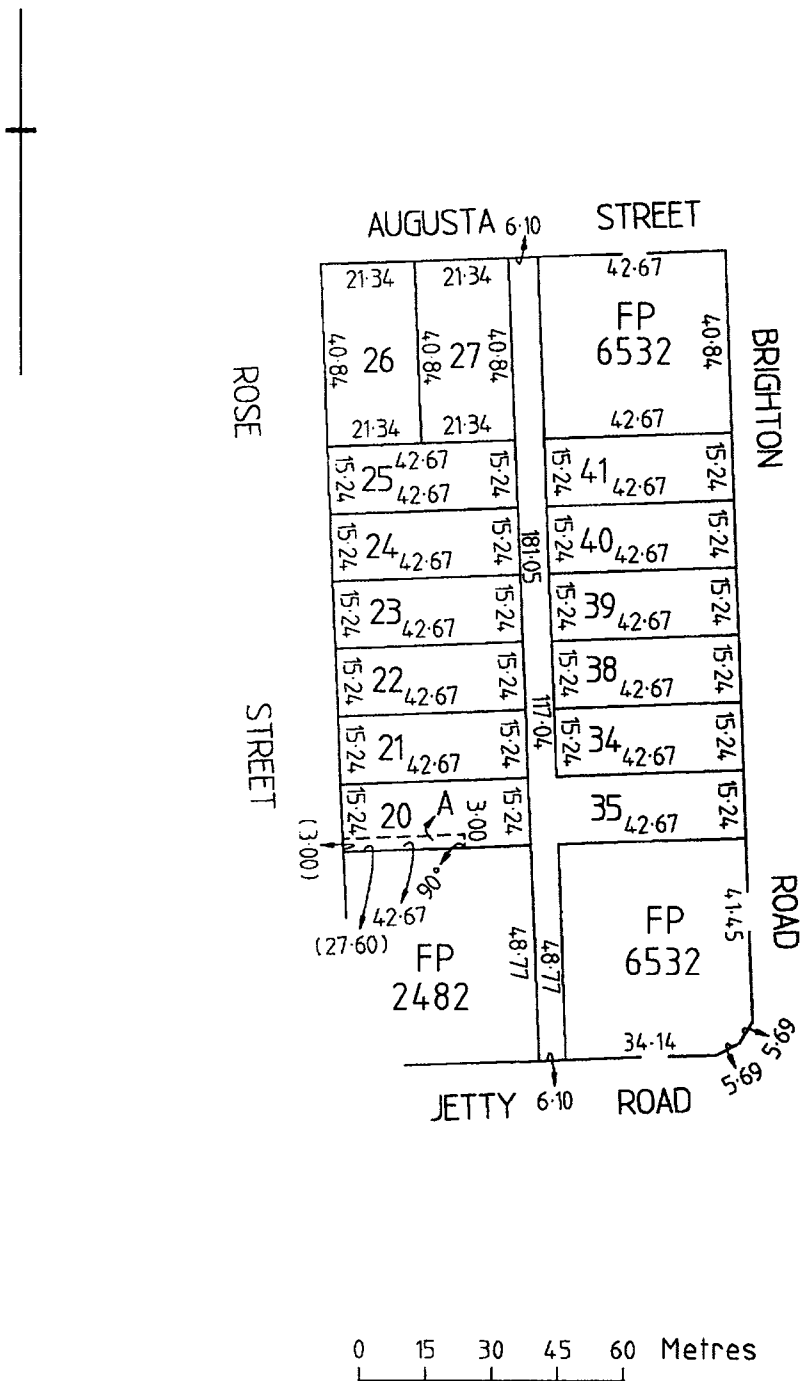
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 483

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491937  
Creating Title  
Title Issued 30/11/2006  
Edition 3  
Edition Issued 16/12/2008



## Estate Type

FEE SIMPLE

## Registered Proprietor

JETTY ROAD DEVELOPMENTS PTY. LTD. (ACN: 079 094 938)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

## Description of Land

ALLOTMENT 25 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081193	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

## Notations

### Dealings Affecting Title

NIL



### Priority Notices

NIL

### Notations on Plan

NIL

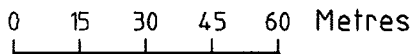
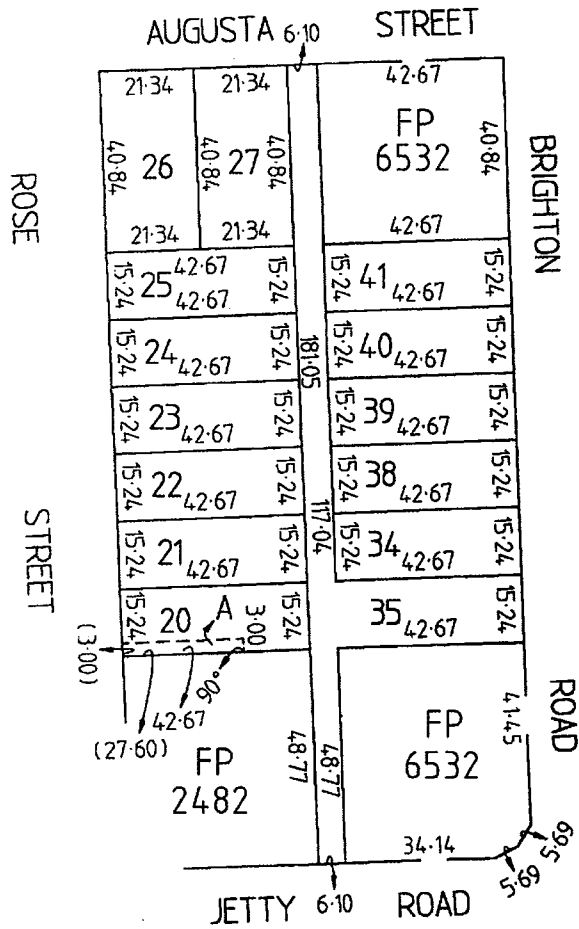
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 484

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491938  
Creating Title  
Title Issued 30/11/2006  
Edition 3  
Edition Issued 16/12/2008

REAL PROPERTY ACT, 1886



South Australia

### Estate Type

FEE SIMPLE

### Registered Proprietor

JETTY ROAD INVESTMENTS PTY. LTD. (ACN: 065 719 628)  
OF C/- 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

### Description of Land

ALLOTMENT 26 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11081194	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

### Notations

#### Dealings Affecting Title

NIL



### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

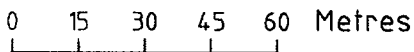
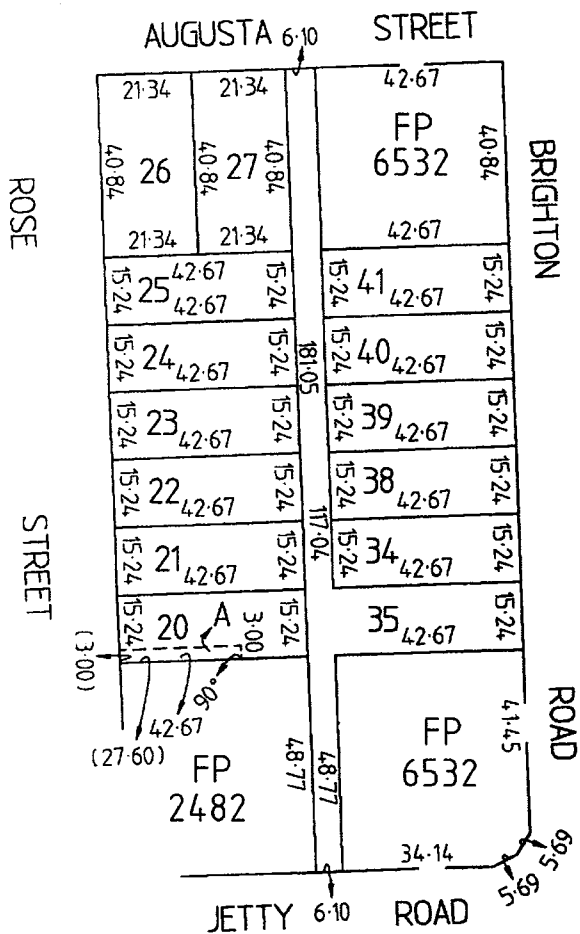
PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.







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



Registrar-General

## Certificate of Title - Volume 5976 Folio 487

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491940  
Creating Title  
Title Issued 30/11/2006  
Edition 5  
Edition Issued 14/03/2014



### Estate Type

FEE SIMPLE

### Registered Proprietor

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

JETTY ROAD CORPORATION PTY. LTD. (ACN: 097 964 326)  
OF 79 JETTY ROAD GLENELG SA 5045  
5000 / 10000 SHARE

### Description of Land

ALLOTMENT 34 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11081196	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)
12086424	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636



## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

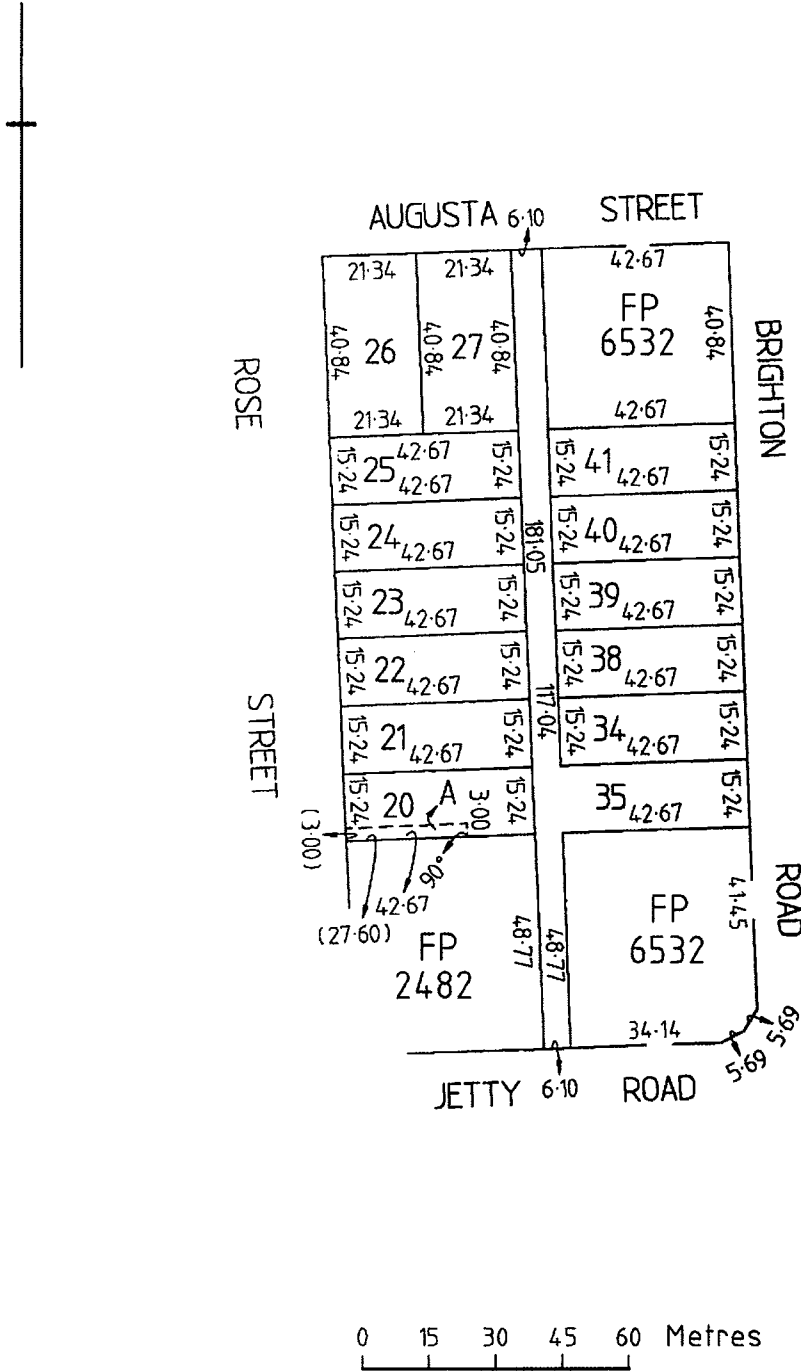
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G261/2002  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 488

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491942  
Creating Title  
Title Issued 30/11/2006  
Edition 5  
Edition Issued 14/03/2014

REAL PROPERTY ACT, 1886



South Australia

### Estate Type

FEE SIMPLE

### Registered Proprietor

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

PA HOLDINGS (NO. 6) PTY. LTD. (ACN: 131 843 957)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

### Description of Land

ALLOTMENT 38 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11081197	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)
12086425	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C. T.5196/636



---

## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 489

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491943  
Creating Title  
Title Issued 30/11/2006  
Edition 5  
Edition Issued 14/03/2014



### Estate Type

FEE SIMPLE

### Registered Proprietor

P A HOLDINGS (NO.7) PTY. LTD. (ACN: 131 844 114)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

### Description of Land

ALLOTMENT 39 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11081198	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)
11713399	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2019 OF PORTION (SHOP 2 IN FP 54358)





12086426

LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY  
OVER PORTION HELD APPURTENANT TO C.T.5196/636

## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

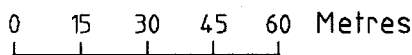
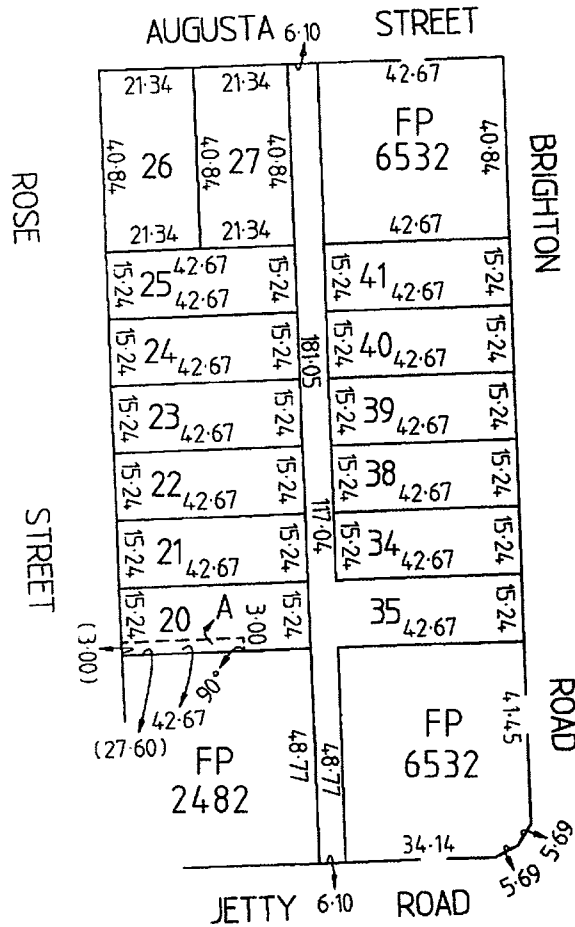
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.



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



Registrar-General

## Certificate of Title - Volume 5976 Folio 490

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491944  
Creating Title  
Title Issued 30/11/2006  
Edition 5  
Edition Issued 14/03/2014

REAL PROPERTY ACT, 1886



## Estate Type

FEE SIMPLE

## Registered Proprietor

P A HOLDINGS (NO.8) PTY. LTD. (ACN: 131 844 123)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 40 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081199	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)
11713399	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2019 OF PORTION (SHOP 2 IN FP 54358)



12086427

LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY  
OVER PORTION HELD APPURTENANT TO C.T.5196/636

## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

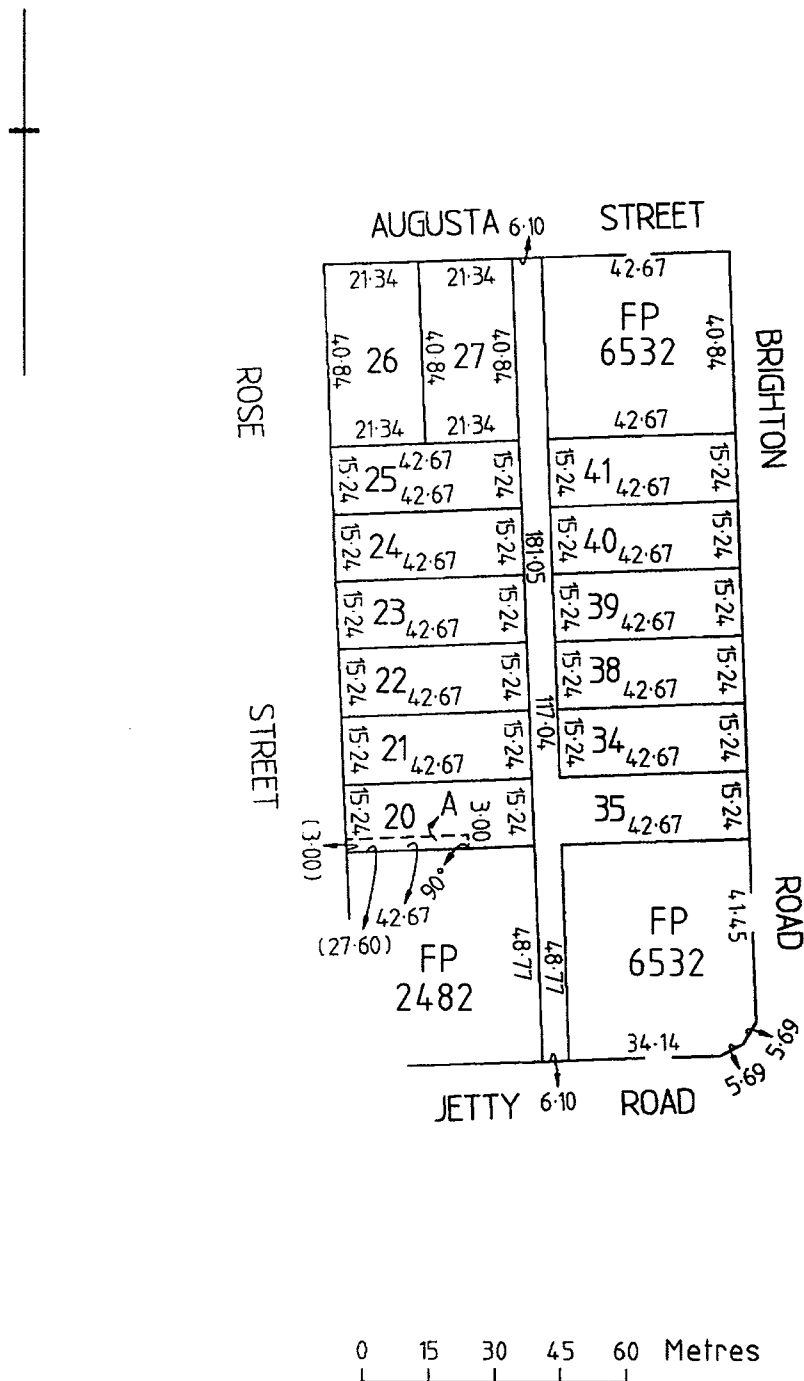
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 6131 Folio 179

Parent Title(s) CT 5976/491  
Dealing(s) RT 12083159  
Creating Title  
Title Issued 14/02/2014  
Edition 2  
Edition Issued 14/03/2014



### Estate Type

FEE SIMPLE

### Registered Proprietor

P A HOLDINGS (NO. 9) PTY. LTD. (ACN: 131 844 169)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

### Description of Land

ALLOTMENT 41 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11081200	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12086428	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636

### Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

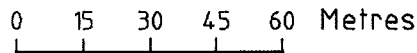
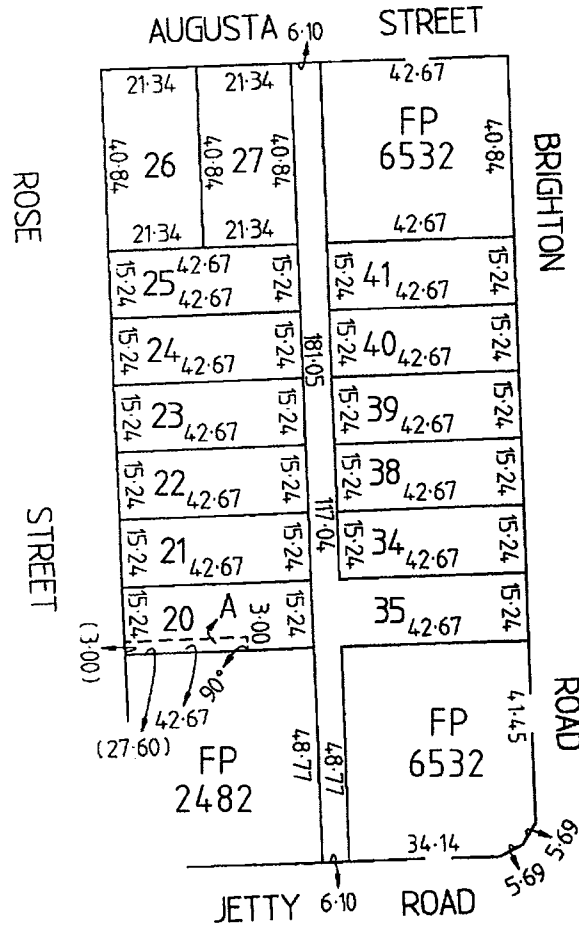
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 485

**Parent Title(s)** CT 5228/81  
**Dealing(s)  
Creating Title** RT 10491926, T 10491939  
**Title Issued** 30/11/2006  
**Edition** 3  
**Edition Issued** 16/12/2008

REAL PROPERTY ACT, 1886



## Estate Type

FEE SIMPLE

## Registered Proprietor

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF C/- 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PLAZA PTY. LTD. (ACN: 085 888 633)  
OF C/- 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 27 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11081195	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

## Notations

### Dealings Affecting Title

NIL



### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 6064 Folio 280

Parent Title(s) CT 5976/480  
Dealing(s) TG 11413621  
Creating Title  
Title Issued 03/09/2010  
Edition 2  
Edition Issued 22/05/2012



## Estate Type

FEE SIMPLE

## Registered Proprietor

PA HOLDINGS (NO. 4) PTY. LTD. (ACN: 131 844 070)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 2 SHARE

## Description of Land

ALLOTMENT 22 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 11413621)

## Schedule of Dealings

Dealing Number	Description
11081162	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)

## Notations



### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

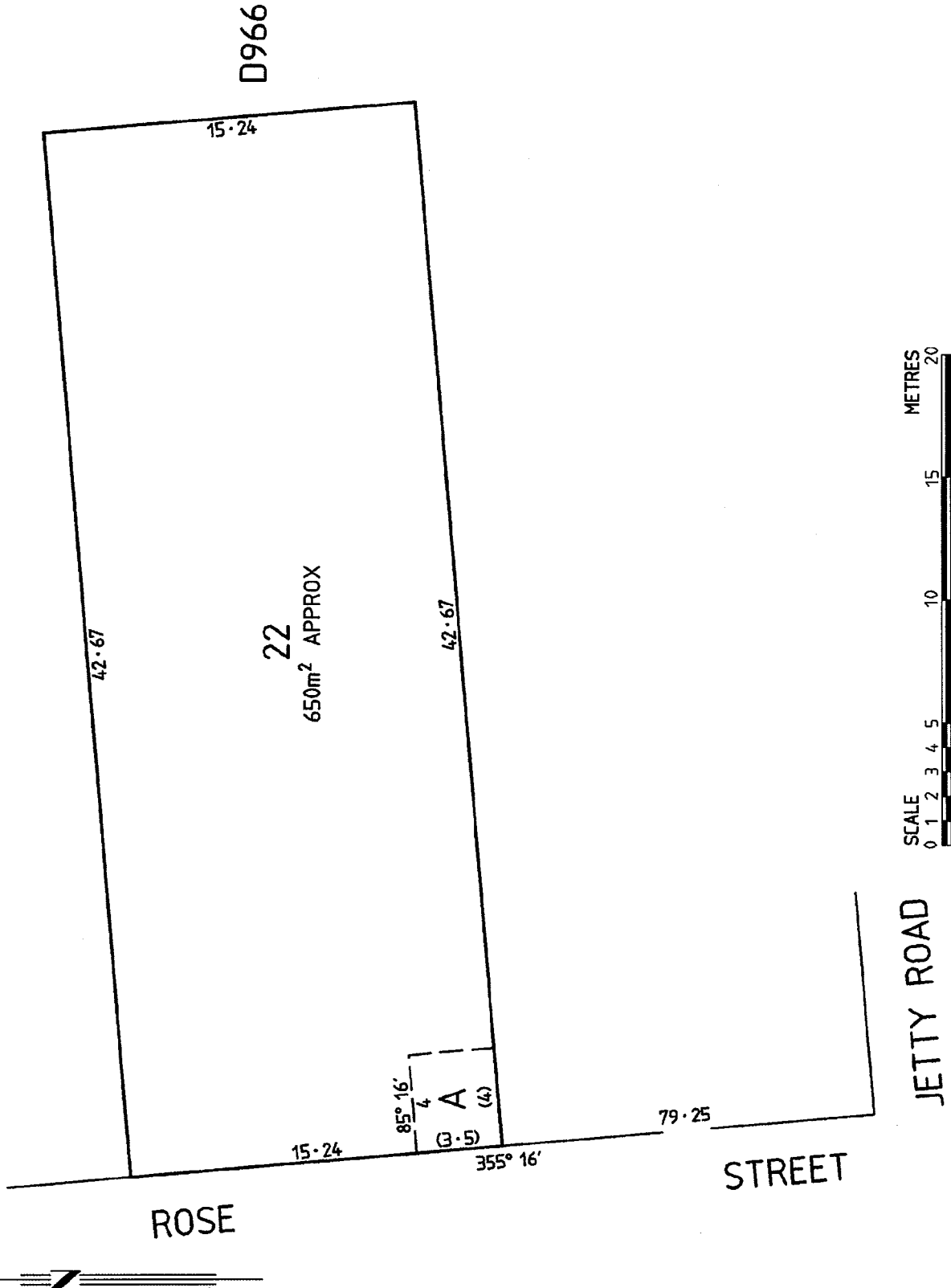
### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





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



Registrar-General

## Certificate of Title - Volume 5976 Folio 486

Parent Title(s) CT 5228/81  
Dealing(s) RT 10491926, T 10491941  
Creating Title  
Title Issued 30/11/2006  
Edition 3  
Edition Issued 14/03/2014

REAL PROPERTY ACT, 1888



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

JETTY ROAD PROPERTIES PTY. LTD. (ACN: 114 994 599)  
OF 79 JETTY ROAD GLENELG SA 5045  
9999 / 10000 SHARE

AMERICAN BOWLING ALLEYS (SA) PTY. LTD. (ACN: 007 592 903)  
OF 79 JETTY ROAD GLENELG SA 5045  
1 / 10000 SHARE

## Description of Land

ALLOTMENT 35 DEPOSITED PLAN 966  
IN THE AREA NAMED GLENELG  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
10281531	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11713398	LEASE TO WOOLWORTHS LTD. COMMENCING ON 23/11/2009 AND EXPIRING ON 22/11/2029 OF PORTION (SHOP 1 IN FP 54358)
12086423	LEASE COMMENCING ON 1/9/2013 AND EXPIRING ON 31/8/2043 OF A RIGHT OF WAY OVER PORTION HELD APPURTENANT TO C.T.5196/636



## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G101/1998  
PLAN FOR LEASE PURPOSES VIDE G123/1998  
PLAN FOR LEASE PURPOSES VIDE G1868/1979  
PLAN FOR LEASE PURPOSES VIDE G261/2002  
PLAN FOR LEASE PURPOSES VIDE G306/2003  
PLAN FOR LEASE PURPOSES VIDE G350/1982  
PLAN FOR LEASE PURPOSES VIDE G537/1998  
PLAN FOR LEASE PURPOSES VIDE G698/1993  
APPROVED FILED PLAN FOR LEASE PURPOSES FX54358  
APPROVED FILED PLAN FOR LEASE PURPOSES FX58408

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.







Ref: ADL2016-0314

24 August 2017

Mr Tom Victory  
Development Assessment Commission  
50 Flinders Street  
**ADELAIDE SA 5000**



Suite 12  
154 Fullarton Road  
ROSE PARK SA 5067

08 8333 7999  
www.urps.com.au  
ABN 55 640 546 010

Dear Tom

**Bayside Village Shopping Centre, Residential Apartment Building**

URPS hereby submits the attached Development Application for assessment on behalf of the Taplin Group.

For your retention and assessment is the following material:

- Planning Statement prepared by URPS.
- Proposed Plans prepared by Alexander Brown Architects.
- All relevant Certificates of Title.
- Traffic and Parking Assessment prepared by Phil Weaver & Associates.
- Waste Management Plan prepared by Veolia Environmental.

A 'USB' with electronic copies of all documents is also included. If you have any queries do not hesitate to contact me on 8333 7999.

Kind Regards

Matthew King RPIA  
**Director**

Enc



Taplin Group  
16-0314  
24 August 2017



# RESIDENTIAL APARTMENT BUILDING PLANNING STATEMENT

BAYSIDE VILLAGE SHOPPING CENTRE, GLENELG





# Residential Apartment Building

24 August 2017

<b>Lead consultant</b>	URPS
<b>In association with</b>	Alexander Brown Architects Phil Weaver and Associates Veolia
<b>Prepared for</b>	Taplin Group
<b>Consultant Project Manager</b>	Matthew King, Director  Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 Tel: (08) 8333 7999 Email: Matthew@urps.com.au

**URPS Ref** R001\_v4\_170823\_Bayside planning report.docx

## *Document history and status*

Revision	Date	Reviewed	Approved	Details
V1	16.12.16	MK	MK	DRAFT 1
V2	22.03.16	MK	MK	DRAFT 2
V3	24.08.17	MK	MK	FINAL

© URPS

All rights reserved; these materials are copyright. No part may be reproduced or copied in any way, form or by any means without prior permission.

This report has been prepared for URPS' client. URPS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

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

H:\Synergy\Projects\2016\2016-0314 Jetty Road Glenelg Apartment Projects\Development Application\Application Lodged  
YYMMDD\Bayside\R001\_V2\_170322\_Bayside planning report.docx





# Contents

<b>1.0</b>	<b>Application overview.....</b>	<b>3</b>
<b>2.0</b>	<b>Introduction.....</b>	<b>5</b>
<b>3.0</b>	<b>Subject land and locality.....</b>	<b>6</b>
3.1	Subject land .....	6
3.2	Locality.....	8
<b>4.0</b>	<b>The proposal .....</b>	<b>10</b>
4.1	Overview .....	10
4.2	Design philosophy.....	10
4.3	Materials and colours .....	11
<b>5.0</b>	<b>Procedural matters.....</b>	<b>12</b>
5.1	Relevant authority .....	12
5.2	Kind of development .....	12
5.3	Public notification and referrals .....	12
<b>6.0</b>	<b>Planning assessment .....</b>	<b>13</b>
6.1	Orderly and sustainable development .....	13
6.2	Land use.....	13
6.3	Desired Character .....	13
6.4	Form and character .....	14
6.4.1	Bulk and scale / Jetty Road character.....	14
6.4.2	Building height.....	15
6.5	Medium and high rise development .....	16
6.5.1	Design and appearance .....	16
6.5.2	Visual privacy.....	16
6.5.3	Building separation and outlook .....	17
6.5.4	Dwelling configuration .....	17
6.5.5	Adaptability .....	18
6.5.6	Environmental .....	18
6.6	Design and appearance .....	18
6.7	Transportation and access.....	18
6.7.1	Access and car parking .....	18
6.7.2	Bicycle parking.....	19
6.8	Crime prevention.....	19
6.9	Energy efficiency.....	20
6.10	Private open space.....	20



6.11	Noise and air emissions .....	20
6.12	Waste management .....	21
<b>7.0</b>	<b>Conclusion .....</b>	<b>22</b>
	<b>Appendix A – Proposal plans .....</b>	<b>23</b>
	<b>Appendix B – Certificate of Title .....</b>	<b>24</b>
	<b>Appendix C – Traffic and car parking assessment report.....</b>	<b>25</b>
	<b>Appendix D – Waste management plan .....</b>	<b>26</b>



# 1.0 Application overview

## Bayside Junction apartments overview

<b>Applicant</b>	Taplin Group
<b>Property location</b>	Bayside Village, Glenelg
<b>Description of land</b>	<p>The site comprises the following allotments:</p> <ul style="list-style-type: none"><li>• Allotment 14 in Certificate of Title Volume 5976 Folio 475.</li><li>• Allotment 35 in Certificate of Title Volume 5976 Folio 486.</li><li>• Allotment 34 in Certificate of Title Volume 5976 Folio 487.</li><li>• Allotment 38 in Certificate of Title Volume 5976 Folio 488.</li><li>• Allotment 39 in Certificate of Title Volume 5976 Folio 489.</li><li>• Allotment 40 in Certificate of Title Volume 5976 Folio 490.</li></ul>
<b>Ownership</b>	Jetty Road Properties Pty Ltd Taplin Glenelg Pty Ltd Jetty Road Corporation Pty Ltd PA Holdings (No. 6, 7, 8) Pty Ltd American Bowling Alleys (SA) Pty Ltd
<b>Site area</b>	Approximately 4,400m <sup>2</sup>
<b>Development Plan</b>	Holdfast Bay Council Development Plan (consolidated 2 June 2016)
<b>Zone</b>	District Centre Zone
<b>Policy Area</b>	Glenelg Policy Area 2
<b>Heritage</b>	There are no State or Local Heritage listings on the site
<b>Regulated trees</b>	There are no regulated/significant trees on the site
<b>Current land use</b>	Retail shops with associated car parking areas
<b>Description of development</b>	Residential apartment development
<b>Assessment Pathway</b>	Merit
<b>Public notification</b>	Category 2
<b>Relevant Authority</b>	Development Assessment Commission
<b>Referrals</b>	Department of Planning, Transport and Infrastructure
<b>Related applications</b>	N/A
<b>Plans and details accompanying application</b>	<ul style="list-style-type: none"><li>• Plans and details prepared by Alexander Brown Architects, dated March 2017.</li></ul>

- Car parking analysis prepared by Phil Weaver and Associates, dated 4 August 2017.
- Waste Management Plan prepared by Veolia dated February 2017.
- Certificate of Titles.
- Development application form and electricity declaration.

**Contact person**

Matthew King, URPS, 8333 7999



## 2.0 Introduction

URPS has been engaged by the Taplin Group, the applicant in this matter, to provide advice, liaise with relevant parties and to prepare this planning report in respect of a proposed residential apartment development on the corners of Brighton Road and Jetty Road, Glenelg.

In support of recent re-zoning of the Jetty Road precinct, the proposal presents a strategic opportunity to develop a landmark site at the eastern gateway to the Jetty Road precinct in Glenelg. The development will generate high quality residential apartments which enjoy views, access to open space, shops/café and a tram that connects the site to the Adelaide CBD and Mosely Square.

The proposal has been through a rigorous design review process with several iterations prepared before settling on the submitted plan. In our opinion, the submitted plan provides a high quality of urban design that contributes to the objectives of the Jetty Road precinct and provides a high standard of internal occupant amenity for future residents within this highly desired address.

Taplin is an experienced developer who is local to Glenelg. He is seeking to deliver a series of high quality, benchmark apartment developments that contribute to the precinct and assists with its revitalisation. Jetty Road has suffered from the expansion of Marion, its seasonal nature of trade and the increased use of internet shopping. The Glenelg Cinema was one step toward the revitalisation of Glenelg, however, further stimulus is required and residential occupancy will be a key driver to its improved economic performance as is desired by the new zone objectives.

In preparing this report we have undertaken a review of the:

- Plans prepared by Alexander Brown Architects dated July/August 2017.
- Traffic and parking report prepared by Phil Weaver dated 4 August 2017.
- Waste Management Plan prepared by Veolia dated February 2017.
- Holdfast Bay City Development Plan consolidated 2 June 2016.
- Subject site and locality.

# 3.0 Subject land and locality

## 3.1 Subject land

Bayside Village is bound, in part, by Brighton Road, Jetty Road, Rose Street and Augusta Street. The site of the apartment development comprises six allotments – see **Appendix B** and **images** below.



Image 1: Subject site (source: LocationSA)

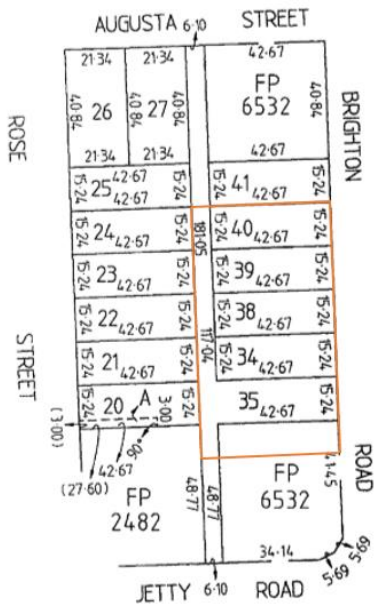


Image 2: Site overlaid titles



The site approximately includes allotments 14, 35, 34, 38, 39 and 40 which have an approximate combined area of 4,400m<sup>2</sup> with a combined frontage to Brighton Road of approximately 91 metres.

The land currently accommodates a shopping centre, known as Bayside Village, which contains a range of retail and commercial tenancies, multi-deck car parking, gymnasium and associated signage.

The shopping centre is sited close to Brighton Road. It is characterised by its two level car park, vehicular access points, and travel agency tenancy located toward its Jetty Road facade



**Image 3: Brighton Road frontage (source: Google Streetview)**

Along Jetty Road the shopping centre contributes to the road's traditional high street character. It provides activation along Jetty Road through retail and commercial activities which have large windows along the street frontage and canopies over the footpath.

The primary entrance to the internal pedestrian mall is located on Jetty Road which also assists in generating pedestrian activity at street level.



Image 4: Jetty Road frontage (source: Google Streetview)

## 3.2 Locality

The land is located on the eastern edge of the District Centre Zone and is strategically important in the context of the wider Policy Area.

It is identified as a Strategic Development Site within Policy Area 2 and is identified by the relevant concept plan as a major shopping centre. The site acts as major retail anchor and performs an important role, drawing pedestrians and customers along Jetty Road to the eastern end of the District Centre. This is critical for the economic viability of streets that are characterised by strip shopping and rely heavily on passing trade.

The land is directly adjacent the Adelaide to Glenelg tram line and is serviced by a tram stop located across Brighton Road. This connects the site to employment lands in the Adelaide CBD and to the western end of the precinct (Moseley Square), as well as their open space and recreational opportunities.

The character of the locality varies. Jetty Road has a low/medium, retail/commercial character that is best described as ribbon style development. It could be described as having a 'high street' character with a more human scale and pedestrian focus when compared to other main roads in the area. It has two lanes for vehicular traffic, indented on-street parking, a tram line running along its centre, and for the most part, has attractive 1 – 2 storey buildings with minimal setbacks from the footpath. Traffic movement is generally steady and slow, with a high level of pedestrian and tram movements.

The character of Brighton Road is vastly different, and is dominated by vehicular traffic. It is a 6-lane arterial road with a mix of low rise commercial and residential development. Due its nature and high traffic volume, it generally has lesser amenity than Jetty Road, Rose Street and Augusta Street.

Augusta Street is characterised by a mix of low rise residential development (mainly single storey).



Rose Street provides access from Jetty Road and therefore contains service and loading areas for some businesses. It also contains a mix of low rise commercial developments and some residential development.



## 4.0 The proposal

### 4.1 Overview

The proposal is detailed within the plans prepared by Alexander Brown Architects – see **Appendix A**.

The existing shopping centre will be retained, including the multi-deck carpark and ground floor retail and commercial tenants.

On top will be an additional level of car parking and a 6-storey residential apartment building. In summary, the development comprises the following elements:

- Ground level apartment lobby and lift shafts that will result in minor alterations to the existing retail parking area.
- Rearrangement of car parking on level 2 to allow for the lift shaft and stairwell. The rearrangement will result in a loss of 2 retail car parking spaces.
- An additional level of car parking (level 3) with capacity for 39 vehicles and 4 bike parking spaces, connected to the existing retail car park on level 2 via a new access ramp. The new access ramp will result in the loss of 3 retail car parking spaces on level 2.
- Levels 4 through to 9 comprise a mix of residential apartments of various sizes, namely:
  - > Levels 4 – 7 will each contain 4 x 2-bedroom apartments and 2 x 1 bedroom apartment.
  - > Levels 8 – 9 will collectively contain 4 x 2-bedroom apartments, 4 x 1 bedroom apartments and 2 x 3 bedroom apartments that each contain 2 levels (i.e. across levels 8 and 9).

### 4.2 Design philosophy

The design of the proposed building is of a contemporary architectural form that is contextually relevant and has regard to the scale and form of existing buildings within the streetscape and locality. Some key design attributes include:

- A contemporary design that will create a distinctive landmark building along Brighton Road and reinforce the Jetty Road/Brighton Road intersection as a gateway into the Jetty Road precinct.
- A highly articulated and fenestrated facade to all elevations ensuring an attractive streetscape presentation.
- Adds significant interest to Brighton Road that currently has relatively poor amenity, when compared to surrounding streets, and currently has few buildings that contribute to an attractive streetscape.
- Maintenance of the existing pedestrian mall and retail tenancies which run north – south through the building to ensure that the proposal maintains the economic viability of the shopping centre and Jetty Road more generally.
- Responds to key design guidelines that seek taller building forms to be located towards Brighton Road rather than Jetty Road, Augusta Street and Rose Street.



### 4.3 Materials and colours

Materials and colours are detailed in the schedule provided within **Appendix A**.

Colours and materials include:

- Frameless glass balustrade to balconies.
- Concrete panelling of various colours and finishes.
- Timber to underside of balcony ceilings.
- Aluminium screen blades in charcoal and white.
- Vertical green walls at pedestrian level.
- Charcoal planter boxes at street level.

## 5.0 Procedural matters

### 5.1 Relevant authority

As the development involves the construction of a building exceeding 4 storeys in height within the District Centre Zone, Glenelg Policy Area 2 of the City of Holdfast Bay Development Plan, the proposal is to be assessed by the Development Assessment Commission pursuant to Clause 4C (1)(c) Schedule 10, the *Development Regulations 2008*.

### 5.2 Kind of development

The subject land is located within the District Centre Zone as depicted on Zone Map HoB/4 of the City of Holdfast Bay Development Plan Consolidated 2 June 2016.

Within the Zone, a proposal for a 9-storey high residential apartment building in conjunction with non-residential development is not identified as either a 'complying' or 'non-complying' kind of development.

Therefore, in accordance with Section 35(5) the *Development Act 1993*, the proposal is a kind of development which is to be considered 'on merit'.

### 5.3 Public notification and referrals

Pursuant to the procedural matters identified within the Zone provisions, public notification is prescribed by the *Development Regulations 2008*. As the proposal includes a change in use of land in a District Centre, which is adjacent to land in a different zone (Streetscape Character Zone and Residential Zone), Category 2 public notification is required pursuant to Clause 19 Schedule 9 of the Regulations.

The application will be referred to the City of Holdfast Bay Council for comment.



## 6.0 Planning assessment

The following assessment addresses what we consider the most pertinent Development Plan issues relevant to a development of this kind.

### 6.1 Orderly and sustainable development

The proposal will provide further investment into the City of Holdfast Bay by providing new highly desirable residential accommodation within this highly sought-after part of the city.

It will assist in sustaining the local economy and improve the economic viability of Jetty Road by increasing the residential density, local population and diversity of housing options available in the region.

The development actively contributes to the Development Plan's overall objectives which seek to achieve a compact urban form within City of Holdfast Bay and Greater Adelaide more generally.

The proposal maximises the use of existing services and infrastructure, via the existing tram line which will connect occupants to employment lands in the Adelaide CBD.

Further, the development will not jeopardise the continuation of other land uses such as the range of commercial and retail uses within the local area, and retains the existing shopping centre as its base.

### 6.2 Land use

The District Centre Zone encourages residential uses (Objective and Principle 1) and particularly high density residential development in conjunction with non-residential development (Objective 3). The proposal satisfies these land use objectives.

In accord with the Zone (Principle 7) and Policy Area 2, the proposal involves residential apartments sited above ground supporting the retention of commercial activities at ground level that will continue to contribute to a vibrant pedestrian friendly street environment.

Increasing the local population through the development of additional residential development in this location will further contribute to a vibrant pedestrian environment envisaged by the Zone and Policy Area.

### 6.3 Desired Character

The Zone envisages development that *“will achieve lively, vibrant places that provide a wide range of retail, commercial, administrative, and community uses, services and functions. It will create inviting pedestrian and cycle friendly centres distinguished by historic architecture, high quality functions spaces and ease of access”*.

The proposal contributes to the desired character through the retention of existing, established and well enjoyed retail/commercial tenancies that create vibrancy and pedestrian activity at ground level.

These tenancies activate the Jetty Road street frontage with their large clear windows revealing a range of vibrant retail/commercial activities. Existing canopies and verandahs are provided for weather protection to encourage window shopping and pedestrian movement. The primary pedestrian entrance to the internal mall is also located along this frontage and does not change through this development.

The apartments are sited close to Brighton Road to retain the existing retail and commercial tenants which are in the centre of the building and already provide a range of the functions encouraged by the Desired Character Statement. These tenancies front the internal pedestrian mall that runs in a north – south direction and connects to Jetty Road.

The siting of the new apartment building assists in reinforcing the traditional 1 – 2 storey character of Jetty Road which contributes to creating a pleasant human scale and pedestrian friendly centre.

Along Brighton Road the proposal will add interesting architecture and inviting spaces that are encouraged in the Desired Character Statement but are currently lacking in this location.

## 6.4 Form and character

The proposal retains the character of traditional strip shopping along Jetty Road by successfully integrating the new development with the existing two storey shopping centre.

The existing building complements the parapet heights along Jetty Road and maintains the continuity of building alignment to the street desired in the Zone.

The proposal is also consistent with Concept Plan *Map HoB/1 – Jetty Road and Mosely Square* as it:

- Retains the major shopping focus of the site.
- Locates an additional level of parking in the area identified as ‘Primary Off-Street Parking’.
- Retains the pedestrian linkage through the centre by retaining the existing internal pedestrian mall.

### 6.4.1 Bulk and scale / Jetty Road character

An important consideration in this assessment is the bulk and scale of the building. In this sense, Policy Area Principle 6 provides guidance:

#### **Policy Area 2**

**Principle 6** **Buildings should maintain a pedestrian scale at street level, and should:**

- include a clearly defined podium or street wall fronting the main road and side streets where appropriate, of a height consistent with traditional one and two storey facades and no greater than two storeys or 8.5 metres in height**
- have levels above the defined podium or street wall setback a minimum of 2 metres from that wall.**

**(underline added)**

The proposal complies with the interface setback guidelines along the Jetty Road, Rose Street and Augusta Street frontages.

The setback between the podium and tower varies along the Brighton Road frontage, ranging between approximately 1m and 3m which provides articulation and visual interest.

The varied setback above the podium element is less than desired by Principle 6 above. However, this is considered acceptable given that Brighton Road does not have the scale and character that the policy is seeking to reinforce.

Principle 6 is clearly aimed at reinforcing the existing character of Jetty Road, with its traditional 1 – 2 storey strip shopping, narrower road width and more human/pedestrian scale. The Desired Character Statement reinforces the intent of the policy by describing the elements of the current urban fabric of Jetty Road such as frequent pedestrian entrances and windows, buildings with zero setbacks and the desire to continue the established width, rhythm and pattern of facades.

Brighton Road has a distinctly different character and function than Jetty Road. It is mainly characterised by its arterial road status and accommodates a range of low density, low rise residential and commercial developments. The position of the building on Brighton Road clearly preserves these positive attributes.

#### 6.4.2 Building height

The desired character of the policy area states:

**Strategic development sites provide opportunities for integrated developments on large sites to assist in the transformation of a locality. Such development will facilitate growth in the residential population of the policy area, while also activating the public realm and creating a vibrant street feel**

Policy Area Principle 20 provides guidance on building height, stating:

**Development on strategic development sites (sites with a frontage to Jetty Road or Brighton Road and over 1500 square metres in area, which may include one or more allotment) should:**

- (a) be constructed in accordance with the building envelope requirement specified in the policy area
- (b) not exceed 7 storeys (or 25.5 metres) in height, or 8 storeys (or 29 metres) in height on land bounded by Brighton Road, Augusta Street, Rose Street and Jetty Road.
- (c) ensure the massing of taller building elements above 5 storeys (or 18.5 metres) in height are distributed across the site to minimise impacts on the streetscape and residential uses in adjacent zones.

**(underline added)**

The site comprises frontage to Brighton Road and includes 6 allotments that collectively exceed 1500 square metres. The site qualifies therefore as a “strategic development site”.

The proposal comprises a 6-level apartment building *on top* of the existing multi-deck parking structure. The building would have a height of 31.9m not including the screened roof mounted plant, and will entail 9 levels.

The proposal marginally exceeds the 8-storey height guideline in part (b) of principle 20 above.

The proposed height is considered appropriate because:

- The building has a limited impact on Jetty Road.
- The building is setback a significant distance from the boundary of the Residential Character Zone minimising interface impacts.
- The building has a pleasing architectural form, which includes stepping in the uppermost penthouse of the building giving the impression of an 8 level building from some perspectives.
- The building will not impede any notable views or vistas, particularly those identified in Concept Map HoB/1 – Jetty Road and Mosely Square (along Gordon Street, Nile Street, Colley Terrace and from Mosely Square towards the coast).

Turning to the matters of interface, the site adjoins the Residential Zone to the east, and more broadly, the land adjoins the Residential Character Zone to the north and west. The proposal responds to interface setback guidelines by locating the building along the Brighton Road frontage and at the furthest distance from the adjoining Residential Character Zone. This will ensure that the character and amenity of this Zone will not be adversely impacted.

Adopting a 30-degree plane commencing at 3m's above ground level from both boundaries allows a maximum height of approximately 36.7m's above ground level (in the location of the new apartment building). The overall height of the development, including screened roof-top plant equipment, is approximately 34m's above ground level and therefore below the maximum height anticipated by the envelope prescribed in the zone. Put differently, it would be possible to have a taller building than the proposed and still comply with the interface setback diagram.

## 6.5 Medium and high rise development

### 6.5.1 Design and appearance

The proposal will introduce high quality residential development that will provide additional housing choice within the Centre. It provides a mix of 1, 2 and 3-bedroom apartments to accommodate a range of living needs and is located in a high amenity area that is well serviced and adjacent to a tram stop.

By adapting the existing building and retaining the existing shopping centre as its base the development will achieve a human scale (Medium and High-Rise Development Principle 1) through the use of:

- Verandahs and canopies along the Jetty Road frontage (existing).
- Using a variety of materials and treatments to break up large blank facades such as the car parking along Brighton Road (existing and proposed).
- Introduces a new lobby along the Brighton Road frontage which includes weather protection and enables surveillance into the building from the street (proposed).

The design provides a well-lit, clearly defined building entrance along Brighton Road providing access to the apartment complex that is clearly separated from the retail tenancies along Jetty Road. The entrance includes a canopy and transitional space from the public footpath (Principle 2).

Sight lines are maintained from the lobby space to the adjacent footpath and to Brighton Road which will assist in providing casual surveillance (Principle 3).

### 6.5.2 Visual privacy



The development will not compromise the privacy of existing residents. New residential development will occur on levels 4 – 9 of building. At this height, the outlook will ensure that occupants will capture distant views from the living areas and the balconies of each new apartment. It will not result in direct overlooking into the private open space or habitable rooms of other dwellings.

The visual privacy of occupants will be maintained as the apartments are located on levels 4 – 9. There is no potential for overlooking to occur from public spaces into the new apartments. The building is not overlooked by other tall buildings. Large balcony areas are located adjacent to proposed living areas and are set-back sufficiently from the balcony edge to ensure views into living spaces are obstructed. Where the layout of apartments and location of balconies has created opportunities for overlooking into adjacent units, screen blades have been provided to protect privacy of occupants.

### 6.5.3 Building separation and outlook

Each apartment has been designed to ensure an attractive outlook for occupants and maintain the visual and acoustic privacy of each unit. The apartments are provided with large balconies, each connected to a living area. Screening has been used to maintain privacy and to direct the views of occupants to an external outlook where apartment balconies and living areas are in close proximity to those of an adjoining unit. The layout of each apartment has been designed to maximise access to sunlight and ventilation, providing a high level of amenity for occupants. In particular:

- The design has created apartment layouts that are generally wide and shallow to increase the penetration of daylight.
- Each apartment has large windows and a floor to ceiling height of 2.7m to further facilitate the penetration of natural light and ventilation.
- Each apartment has a balcony that opens onto a living space, providing ventilation and extending the living space outside.
- Protection from sun and rain is provided to balconies and eaves/overhangs have been designed to protect large areas of glazing.
- The footprint of the apartment complex is relatively small and the central location of the lift shaft ensures that the creation of long corridors and entrapment spots have been avoided.

### 6.5.4 Dwelling configuration

The development has a mix of apartment sizes that will accommodate a range of household types and preferences. It will consist of:

- 12 x 1 bedroom apartments.
- 20 x 2 bedroom apartments.
- 2 x 3 bedroom apartments.

The design accommodates a broad range of sizes and preferences, ranging in size (inclusive of private open space) from 72 square metres (1 bedroom) to 267 square metres (3 bedroom).



### 6.5.5 Adaptability

The layout of each apartment generally consists of an open plan kitchen, living and dining space and contained separate bedrooms. This layout will ensure flexibility by allowing the internal spaces to be adapted with a range of furniture layouts. The development also adapts an existing shopping centre, converting it into an integrated mixed-use development.

### 6.5.6 Environmental

The design minimises detrimental environmental impacts (Principles 9, 10 and 11). In particular:

- The apartment building has a substantial setback from the southern boundary of the site which will maximise solar access to buildings and the public realm along Jetty Road.
- The design protects the adjoining streets from wind by utilising the existing shopping centre as a podium to deflect wind.
- Large recessed balconies and eaves/canopies provide solar protection and weather protection to outdoor areas and habitable room windows.
- Generous balconies that can accommodate outdoor furniture and balcony plantings have been provided in preference to a communal green roof.

## 6.6 Design and appearance

The proposal incorporates a contemporary design while reflecting the desired character of the locality (Design and Appearance Principle 1) by retaining the existing two storey shopping centre and adding a contemporary apartment development on top of the building.

The new apartment building will deliver a high standard of design. It will retain the successful ground floor elements while utilising a variety of design techniques such as the use of high quality materials and articulated facades.

Roof top plant has been screened from view with acoustic louvres (Design and Appearance Principle 4) and the building does not unreasonably screen views from neighbouring properties (Design and Appearance Principle 5).

Each apartment is provided a balcony that extends the living space of each dwelling. These are primarily recessed or covered providing additional weather protection. The use of frameless glass balustrades enables sight lines to extend into public spaces improving occupant amenity and assisting with crime prevention (Principle 6).

## 6.7 Transportation and access

### 6.7.1 Access and car parking

The proposal utilises the existing car parking and access arrangement with the addition of a third level of parking to service the new residential development. The new level provides 40 parking spaces for the new apartments and is connected to the retail car parking located on level 2 via an internal access ramp.



Minor alterations to the car parking on level 1 (removal of 4 car parking spaces) and level 2 (removal of 2 car parking spaces) are proposed to accommodate the new apartment lobby and lift shaft. The new level of car parking is in the area identified as 'Primary Off-Street Parking Area' in Concept Plan Map HoB/1 – Mosely Square and Jetty Road and utilises the existing access points along Brighton Road.

The site is located adjacent a 'Strategic Transport Route' identified on Overlay Map Ho/4 – Strategic Transport Routes. The relevant policies seek to minimise access points onto these Strategic Transport Routes. This has been achieved by maintaining the existing access points into the site, therefore minimising additional access onto Brighton Road.

A traffic report has been prepared by Phil Weaver and Associates – **Appendix C**.

### 6.7.2 Bicycle parking

The Holdfast Bay Council Development Plan contains no quantitative guidelines for bicycle parking. As such we have used the Adelaide City Council Development Plan to calculate anticipated bicycle parking rates. The Adelaide City Development Plan was used due to the similarity in the type of development being proposed to many in the CBD.

Based on the rates under Table Adel/6 the development should provide:

- Residential component:
  - > 1 space for every dwelling/apartment with a total floor area less than 150m<sup>2</sup>; plus
  - > 1 visitor space for every 10 dwellings.
- Retail component:
  - > 1 per 300m<sup>2</sup> of gross leasable floor area; plus
  - > 1 per 600m<sup>2</sup> of gross leasable floor area.

Based on the above rates, the proposal should provide:

- Residential component:
  - > 38 resident spaces noting all dwellings have an internal floor area of less than 150m<sup>2</sup>; plus
  - > 4 visitor spaces.
- Retail component:
  - > 4 employee spaces; plus
  - > 2 customer spaces.

The plans have been updated to show the location of the bicycle parking spaces. In total there are 52 spaces which is in excess of the Adelaide City Council Development Plan by 4 spaces.

## 6.8 Crime prevention

The development incorporates well-lit pedestrian pathways and entrances, which will ensure a safe environment for occupants and visitors accessing the building. The communal lobby is well lit and located on Brighton Road which will assist in maintaining casual surveillance.

The apartment complex will assist in creating a safe crime resistant environment by creating additional surveillance over the street, particularly along Brighton Road. Increasing the residential density of the neighbourhood will also assist in generating more pedestrian activity which will further contribute to community presence and casual surveillance in the local area.

## 6.9 Energy efficiency

The proposal is sited well away from adjacent buildings, and will not impact on access to sunlight to surrounding sites (Principle 2) by way of overshadowing. Each apartment is provided with large windows that maximise access to sunlight and views, and have adequate shading to improve the energy efficiency of the development.

## 6.10 Private open space

Residential Development Principle 35 indicates that the following amount of private open space should be provided for dwellings located above ground level:

- Studio (where there is no separate bedroom) – No minimum requirement.
- One bedroom dwelling – 8m<sup>2</sup>.
- Two bedroom dwelling – 11m<sup>2</sup>.
- Three + bedroom dwelling – 15m<sup>2</sup>.

The private open space for each dwelling complies with Principle 35. In most circumstances the generous size of the balconies proposed far exceed these requirements. The open space provided for each apartment type is as follows:

- 1 bedroom apartments – between 8 and 17m<sup>2</sup> provided.
- 2 bedroom apartments – between 15 and 26m<sup>2</sup> provided.
- 3 bedroom apartments – 91m<sup>2</sup> provided.

Each balcony has a minimum dimension in excess of 2m (Principle 36).

## 6.11 Noise and air emissions

The site is identified as a designated area on Overlay Map HoB/4 Noise and Air Emissions due to its proximity to Brighton Road and the Jetty Road tramline.

To ensure that the development provides a high level of amenity for occupants, the building will comply with the Ministers Specification SA 78B Construction Requirements for the Control of External Sound.

A number of apartments have balconies located along this street frontage which incorporate large openings into the adjoining living areas inside each apartment. Appropriate attenuation measures have been provided to protect these areas. Primarily this has been addressed by the large recessed balconies that provide shielding from the traffic noise below. The large sliding doors/windows that connect these balconies to the living area of each apartment are substantially setback to reduce the transmission of traffic noise into each apartment.



The height of the apartments above road level (commencing at level 4) and the articulated façade will ensure that any air emissions generated from vehicle traffic on Brighton Road will be adequately dispersed and will not impact on the amenity of the occupants. It appears the site has been identified on the Overlay Map due to the potential noise emissions generated from vehicle traffic rather than air emissions, and we note that residential development of this nature is a common occurrence along arterial roads.

## 6.12 Waste management

Occupants will be able to dispose of waste from each apartment via a chute system.

Veolia has prepared a waste management plan - **Appendix D** which confirms the proposal will need:

- 1 x 1,100L bins for hard waste.
- 1 x 1,100L bins for recycling.
- 1 x 600L bin for organics.

Together, these bins consume an area of approximately 4m<sup>2</sup>. The proposed ground floor refuse space is 13m<sup>2</sup> ensuring sufficient space for storage and room for bins to be manoeuvred.

Hard waste and recycling would be collected twice a week and organics would be collected once a week. Some irregular collections may be needed for e-waste however on average, collection would involve 5 truck movements per week.

A ceiling height of 3.4 metres is required for service vehicles and the cleaning of bins. The ground level ceiling height is approximately 5 metres.

Waste will be discretely stored and managed to maintain the amenity of the site and locality.



## 7.0 Conclusion

The proposal will provide an architecturally designed apartment building on top of an existing shopping centre increasing housing options in the area and improving the economic viability of the District Centre as anticipated by the Zone objectives.

In summary, the development:

- Maintains the distinctive attractive shopping strip character along Jetty Road and retains the successful elements of the existing development, in particular the shopping centre that activates Jetty Road and reinforces its traditional 1 – 2 storey 'high street' character.
- Locates residential development above non-residential land uses.
- Further activates a 'Strategic Development Site' identified in the Policy Area and provides a height which is acceptable as it does not compromise the function of surrounding commercial uses or nearby residential amenity.
- Provides increased residential living in close proximity to services, infrastructure and public transport (tram line and bus services).
- Features varying apartment sizes and configurations to meet varying demands and preferences.
- Entails generous private open space areas associated with each apartment.
- Is located and designed to avoid impacts to the adjoining Residential Character Zone.
- Promotes casual surveillance over the adjoining public spaces due to the highly fenestrated facades of the building.
- Incorporates high quality materials and colours which complement the existing colour palette within the locality.
- Encourages the use of bicycles, with dedicated bicycle parking areas in the car parking level.
- Provides sufficient off-street car parking spaces and does not increase the number of access points onto Brighton Road.

For the reasons outlined above, we are of the view that the proposal is a highly desirable form of development that satisfies the majority of the pertinent Development Plan provisions so as to be worthy of Development Plan Consent. Please do not hesitate to contact me on 8333 7999.



# Appendix A – Proposal plans

# Appendix B – Certificate of Title



# Appendix C – Traffic and car parking assessment report

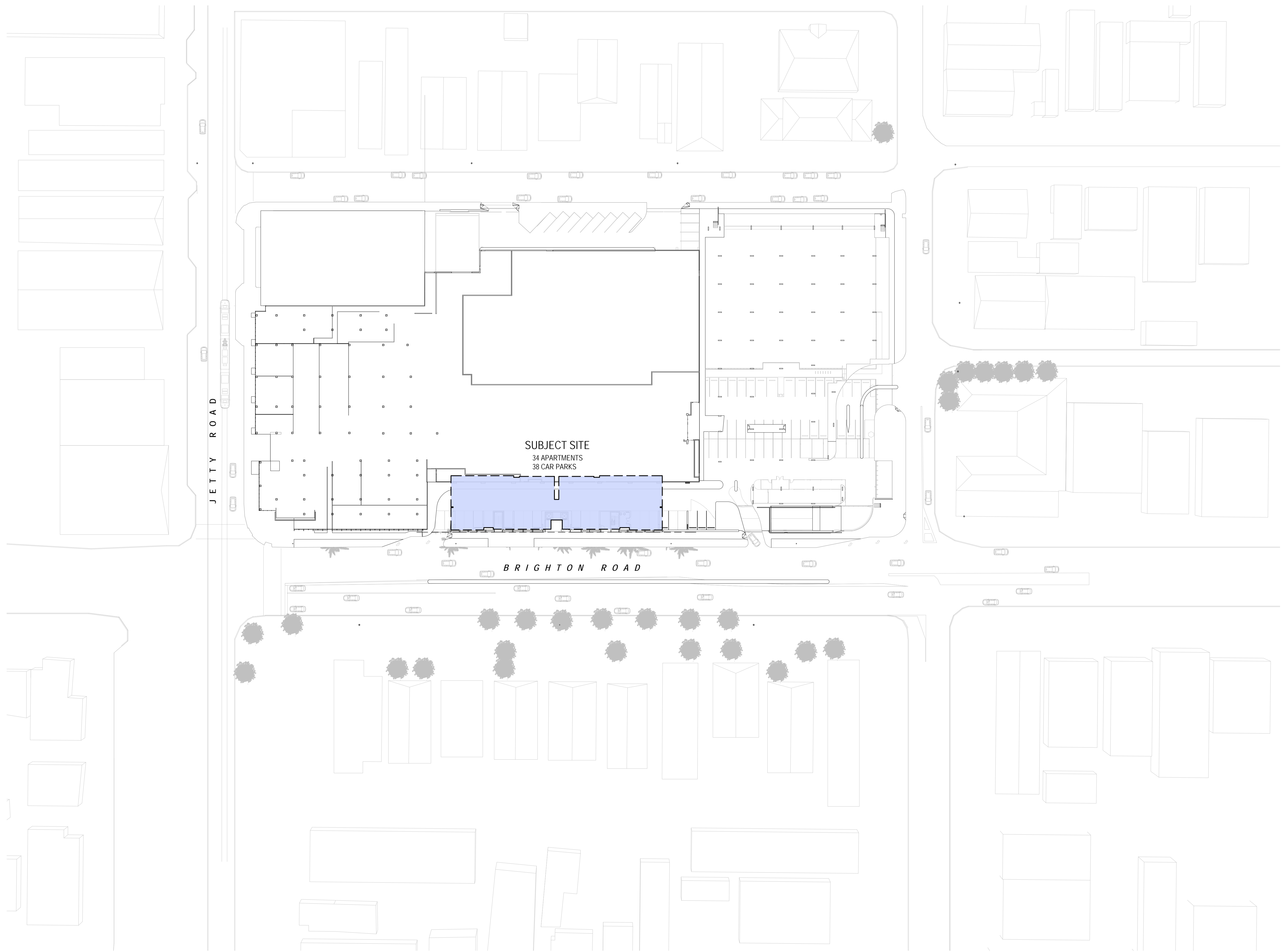


# Appendix D – Waste management plan



PL001	C	SITE PLAN
PL010	A	GROUND FLOOR DEMOLITION PLAN
PL011	A	LEVEL 02 DEMOLITION PLAN
PL012	A	LEVEL 03 DEMOLITION PLAN
PL100	F	GROUND FLOOR PLAN
PL101	E	LEVEL 02
PL102	E	LEVEL 03
PL103	F	TYPICAL + LEVEL 8
PL104	F	LEVEL 9 + ROOF PLAN
PL400	F	ELEVATIONS
PL401	F	ELEVATIONS
PL450	A	SECTION
PL600	A	SOLAR DIAGRAMS
PL601	A	SOLAR DIAGRAMS
PL700	C	APARTMENT TYPES
PL701	C	APARTMENT TYPES
PL702	C	APARTMENT TYPES
PL703	C	APARTMENT TYPES
PL900	A	PERSPECTIVES
PL901	A	PERSPECTIVES

15-030 BAYSIDE APARTMENTS  
 CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA



 **SITE PLAN**  
1:500

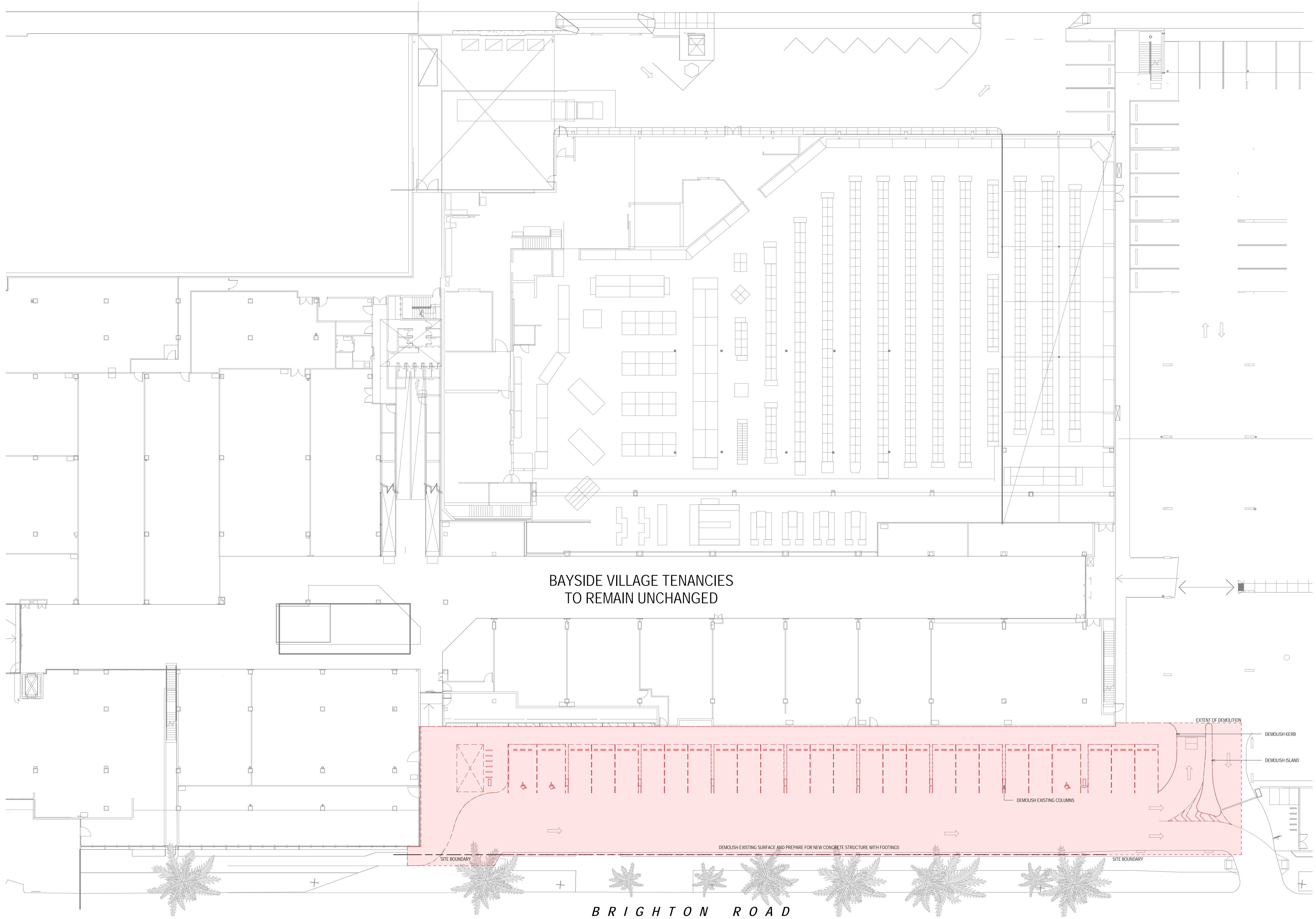
C	25.07.17	FOR APPROVAL
B	17.12.16	FOR APPROVAL
A	02.12.16	ISSUE FOR DPC

**FOR APPROVAL**

**15-030 PL001.C**  
PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
SITE PLAN

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 500 @ A1  
Date JULY 2017





**BAYSIDE VILLAGE TENANCIES  
TO REMAIN UNCHANGED**

SITE BOUNDARY

DEMOLISH EXISTING SURFACE AND PREPARE FOR NEW CONCRETE STRUCTURE WITH FOOTINGS

DEMOLISH EXISTING COLUMNS

EXTENT OF DEMOLITION

DEMOLISH KERB

DEMOLISH ISLAND

**B R I G H T O N R O A D**

A 25.07.17 FOR APPROVAL

**FOR APPROVAL**

**15-030 PL010.A**

**PROJECT  
BAYSIDE APARTMENTS**

CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

CLIENT  
TAPLIN GROUP PTY. LTD.

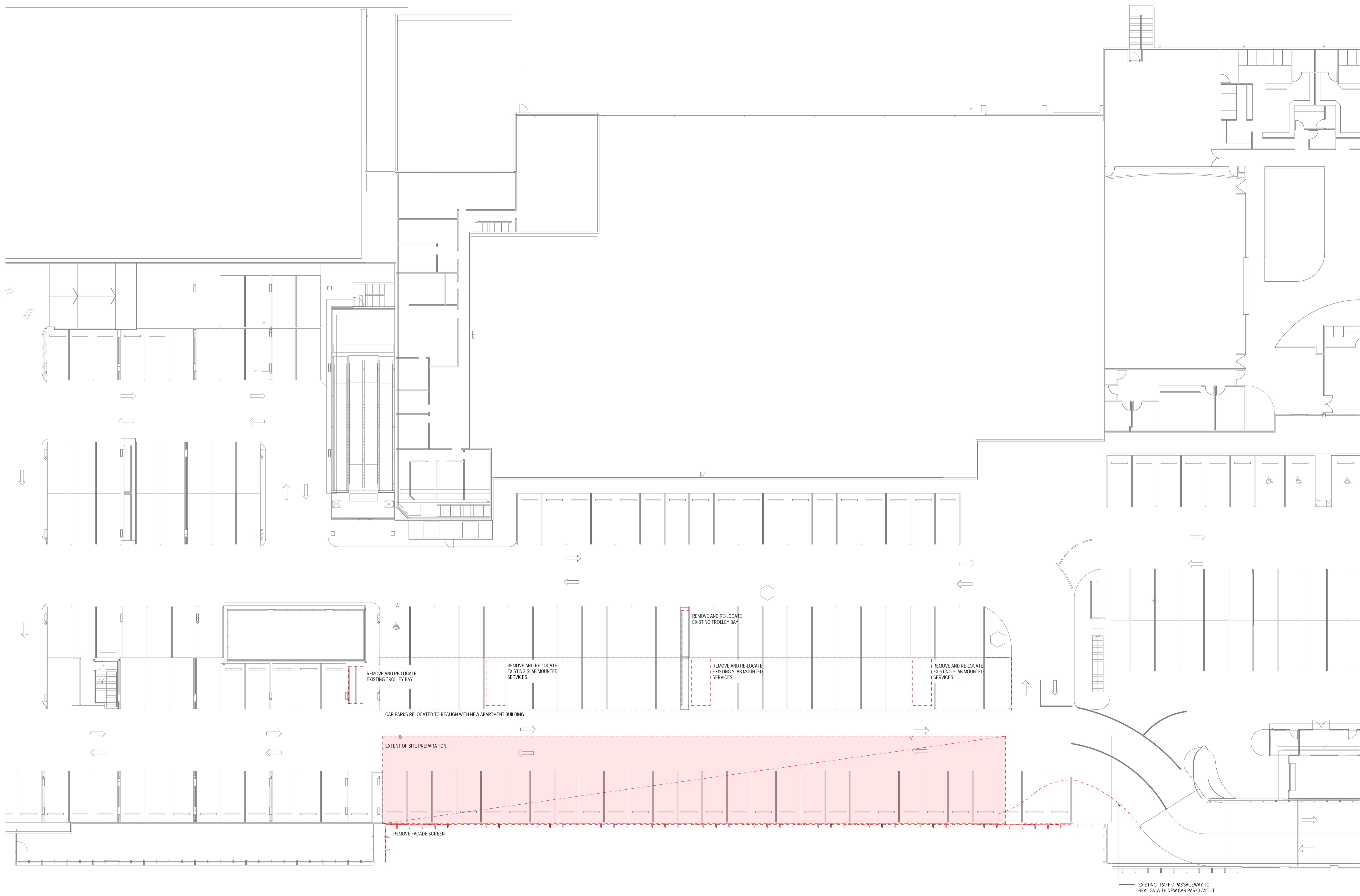
DRAWING TITLE  
GROUND FLOOR DEMOLITION PLAN

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 200 @ A1  
Date JULY 2017



The architect takes no responsibility for dimensions, scale or form drawings, and is not to be used for construction. All dimensions, levels and all construction items to be verified by the builder prior to commencement on site, and discrepancies to be reported to the architect immediately to allow any necessary amendments. Drawings to be used for construction shall be approved by the architect.

© Copyright Reserved Alexander Brown Architects 2017



**LEVEL 02 - DEMOLITION PLAN**  
1 : 200 @ A1

A 25.07.17 FOR APPROVAL

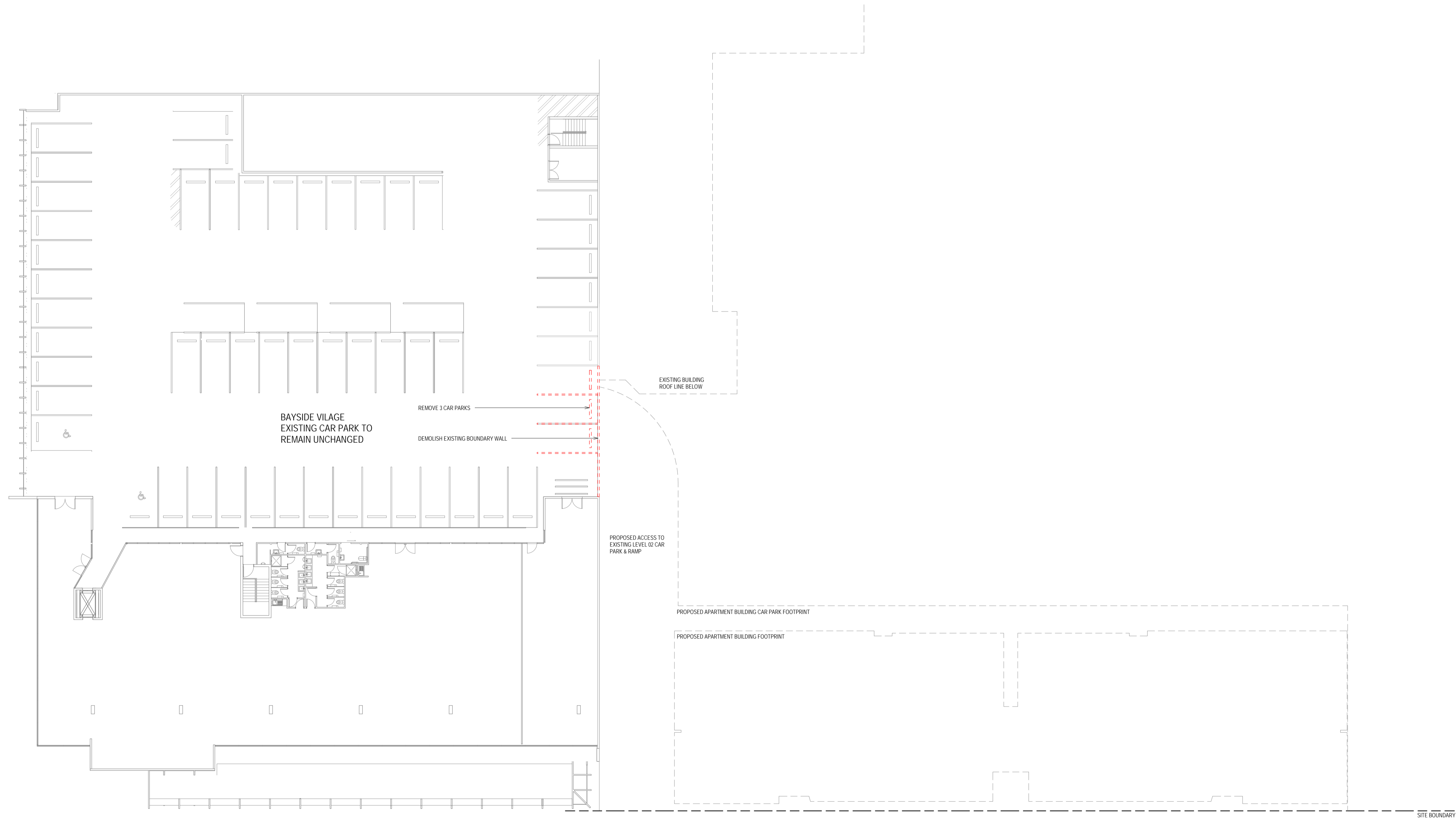
**FOR APPROVAL**

**15-030 PL011.A**  
PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
LEVEL 02 DEMOLITION PLAN

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 200 @ A1  
Date JULY 2017



The architect takes no responsibility for dimensions, construction drawings, or other information shown on this drawing unless specifically stated otherwise. It is the responsibility of the client to verify all dimensions and information shown on this drawing prior to construction. © Copyright Reserved Alexander Brown Architects 2017



A 25.07.17 FOR APPROVAL

FOR APPROVAL

15-030 PL012.A

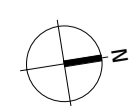
PROJECT  
BAYSIDE APARTMENTS  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

CLIENT  
TAPLIN GROUP PTY. LTD.

DRAWING TITLE  
LEVEL 03 DEMOLITION PLAN

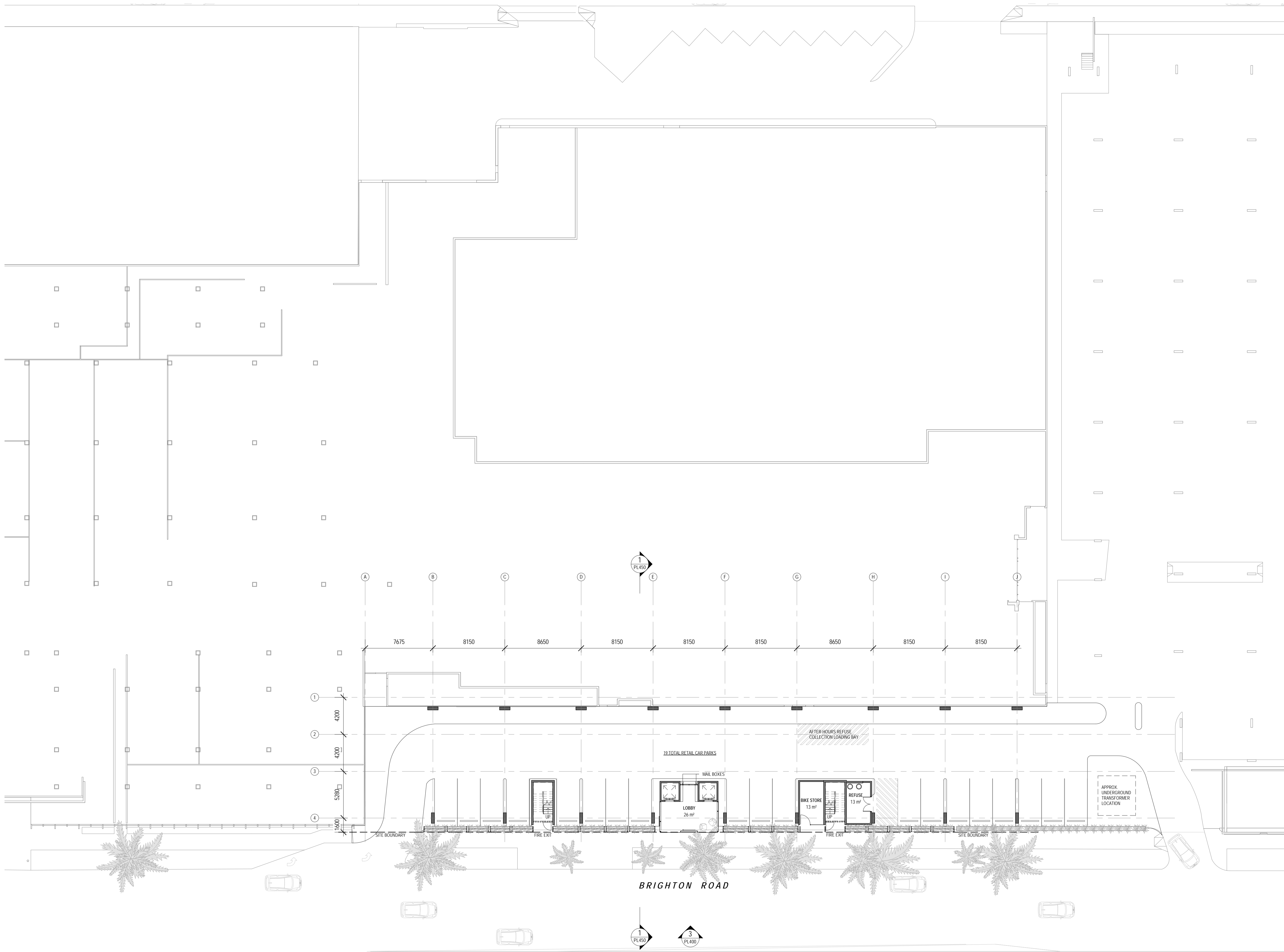
DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 200 @ A1  
Date JULY 2017

ABA



LEVEL 03 - DEMOLITION PLAN

1 : 200 @ A1



F	25.07.17	FOR APPROVAL
E	14.03.17	ISSUE FOR DPC
D	17.02.17	FOR APPROVAL
C	06.02.17	ISSUE FOR DPC
B	19.01.17	ISSUE FOR DPC
A	02.12.16	ISSUE FOR DPC

**FOR APPROVAL**

**15-030 PL100.F**  
PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

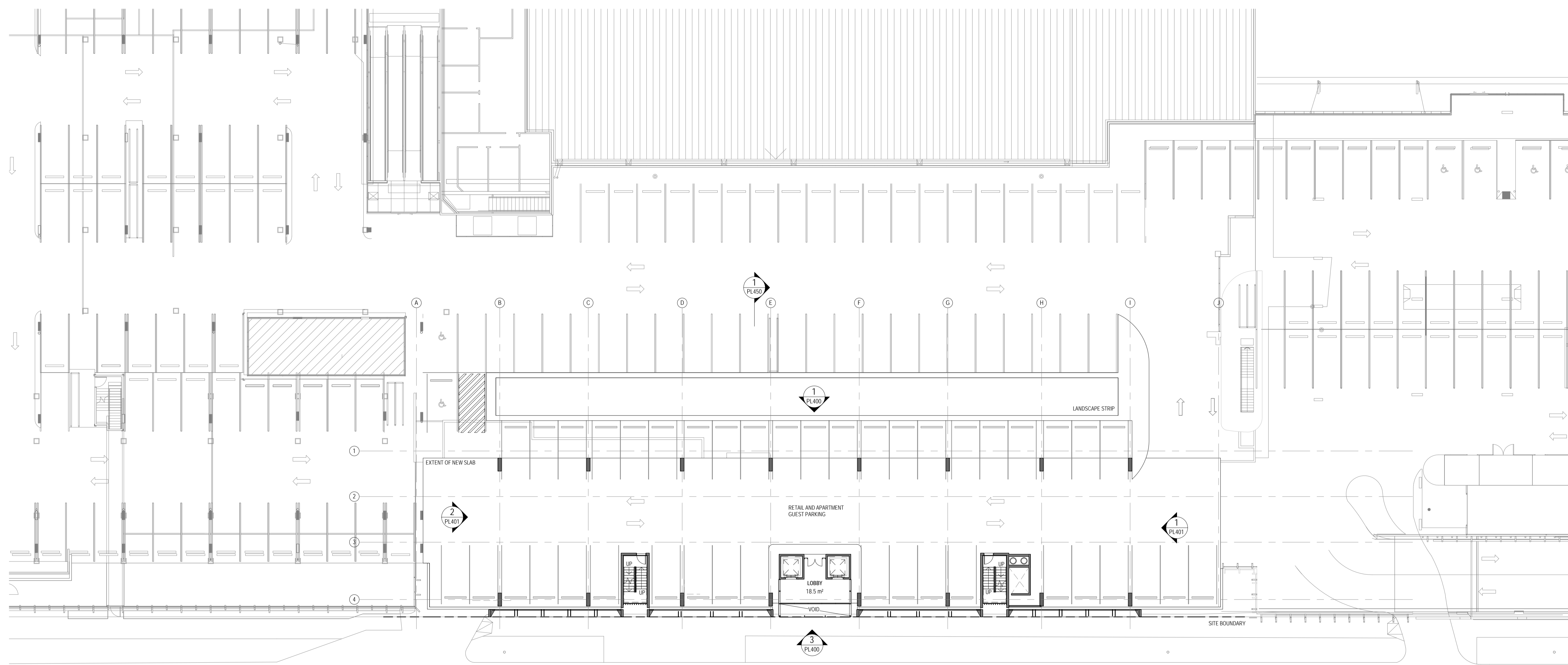
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
GROUND FLOOR PLAN

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 200 @ A1  
Date JULY 2017



The architect takes no responsibility for dimensions, scale or form drawings, construction details, or other drawings and documents, and all construction items to be verified by the builder prior to commencement on site, and the architect is not responsible for the accuracy of any and all other drawings. Drawings are issued for information only and are not to be used for construction.

© Copyright Reserved Alexander Brown Architects 2017



E	25.07.17	FOR APPROVAL
D	14.03.17	ISSUE FOR DPC
C	17.02.17	FOR APPROVAL
B	06.02.17	ISSUE FOR DPC
A	02.12.16	ISSUE FOR DPC

FOR APPROVAL

15-030 PL101.E

PROJECT  
BAYSIDE APARTMENTS  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

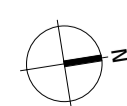
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
LEVEL 02

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 200 @ A1  
Date JULY 2017



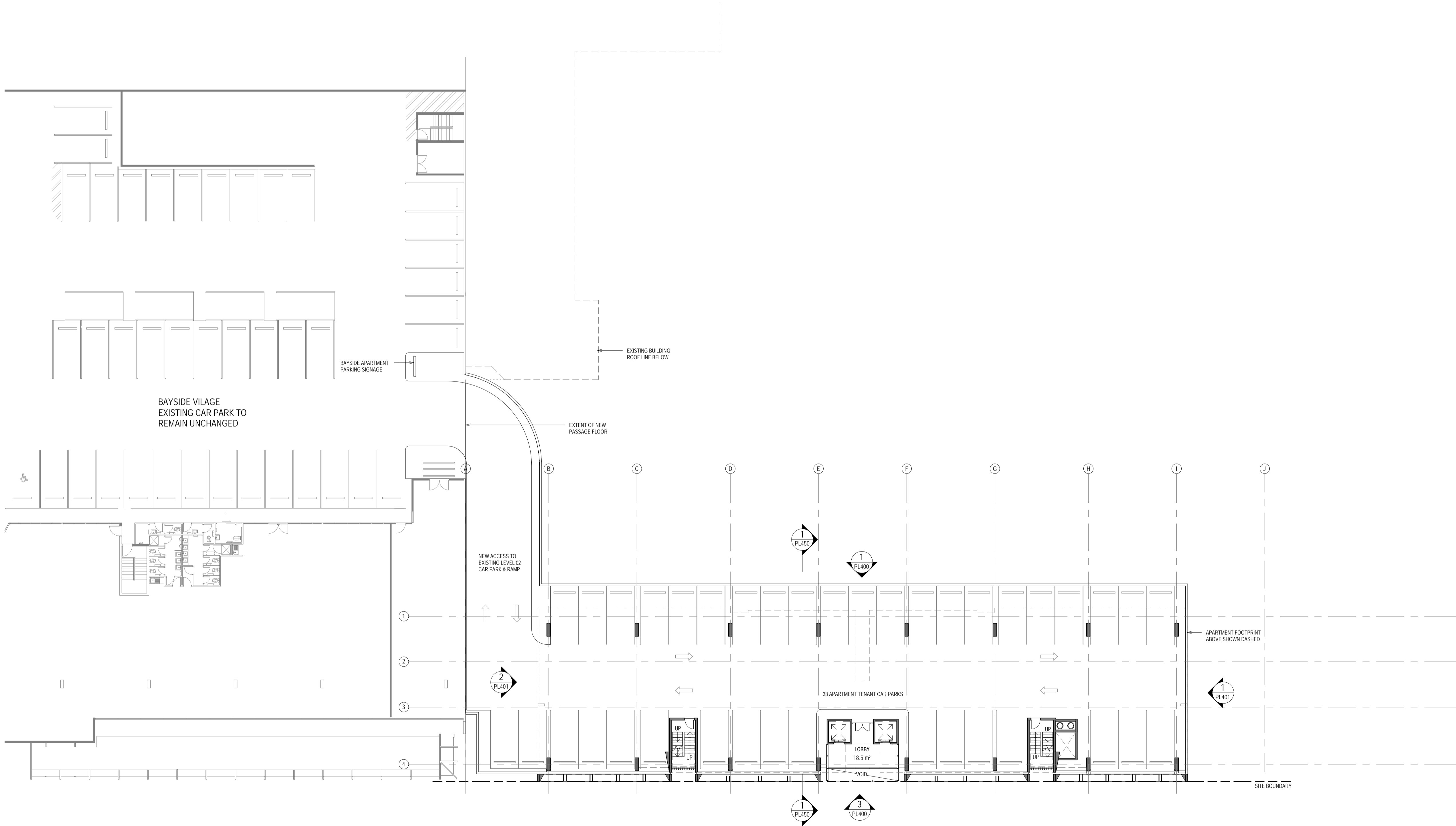
The architect takes no responsibility for dimensions, construction drawings, or other information shown on this drawing. It is the responsibility of the client to verify all dimensions and information shown on this drawing. The architect is not responsible for any errors or omissions on this drawing. © Copyright Reserved Alexander Brown Architects 2017

LOORPLAN



LEVEL 02  
1 : 200 @ A1





E	25.07.17	FOR APPROVAL
D	14.03.17	ISSUE FOR DPC
C	17.02.17	FOR APPROVAL
B	06.02.17	ISSUE FOR DPC
A	02.12.16	ISSUE FOR DPC

FOR APPROVAL

15-030 PL102.E

PROJECT  
BAYSIDE APARTMENTS  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

CLIENT  
TAPLIN GROUP PTY. LTD.

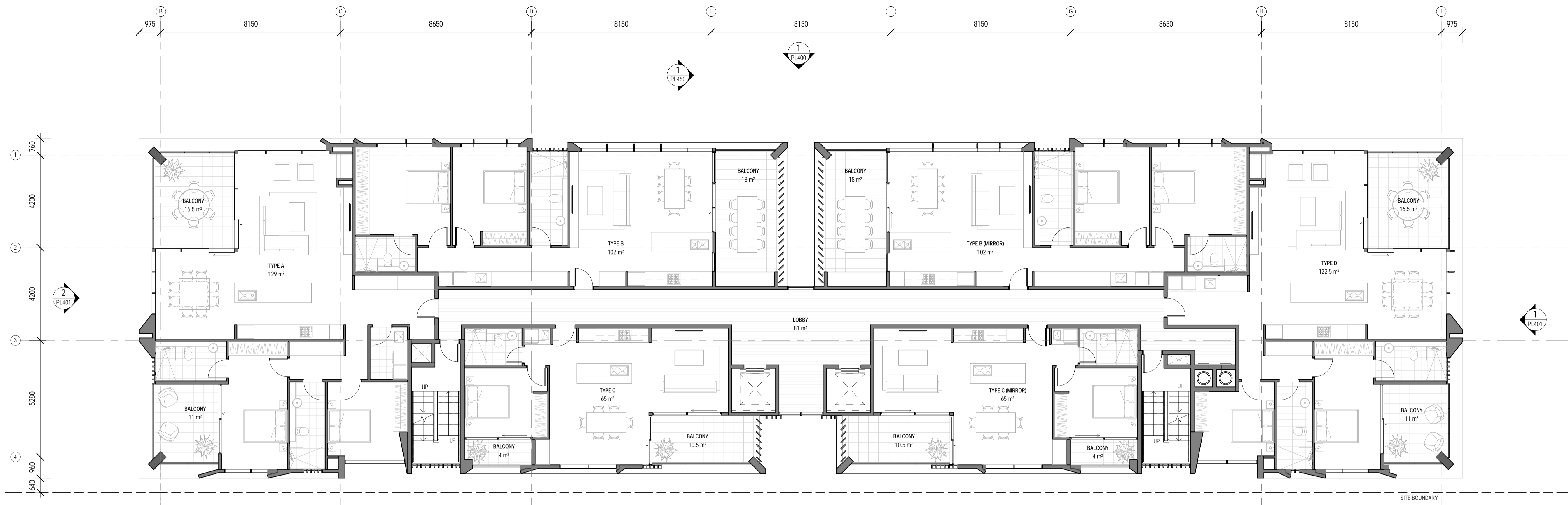
DRAWING TITLE  
LEVEL 03

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 200 @ A1  
Date JULY 2017

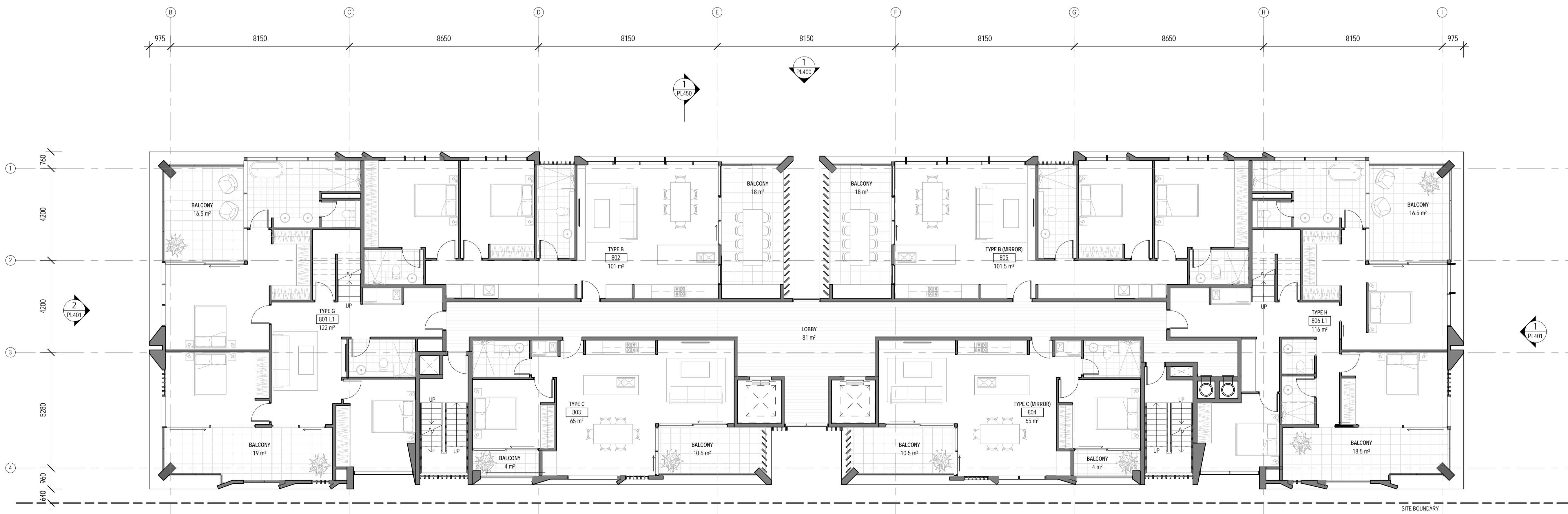


The architect takes no responsibility for dimensions, construction drawings, or other information shown on this drawing. It is the responsibility of the client to verify all dimensions, levels and other information shown on this drawing. The architect is not responsible for any errors or omissions. © Copyright Reserved Alexander Brown Architects 2017

LEVEL 03  
1 : 200 @ A1



TYPICAL LEVEL 4-7  
 1:100 @ A1



LEVEL 08  
 1:100 @ A1

F	25.07.17	FOR APPROVAL
E	26.04.17	ISSUE FOR DPC
D	14.03.17	ISSUE FOR DPC
C	17.02.17	FOR APPROVAL
B	06.02.17	ISSUE FOR DPC
A	02.12.16	ISSUE FOR DPC

FOR APPROVAL

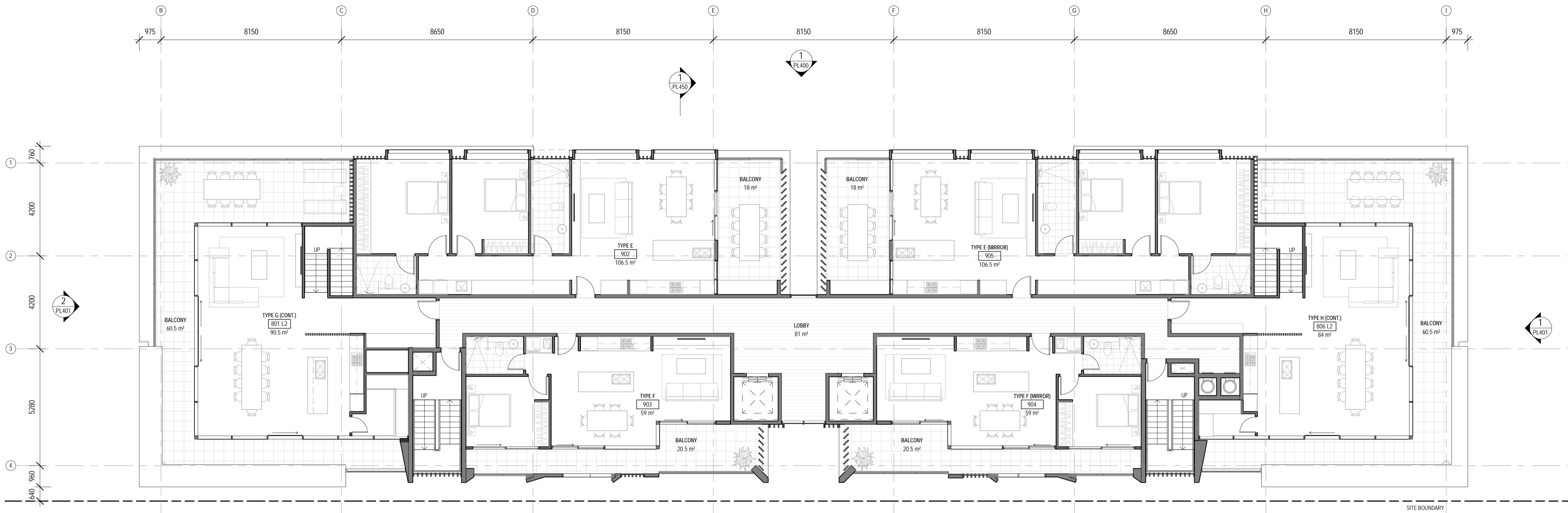
15-030 PL103.F

PROJECT  
**BAYSIDE APARTMENTS**  
 CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

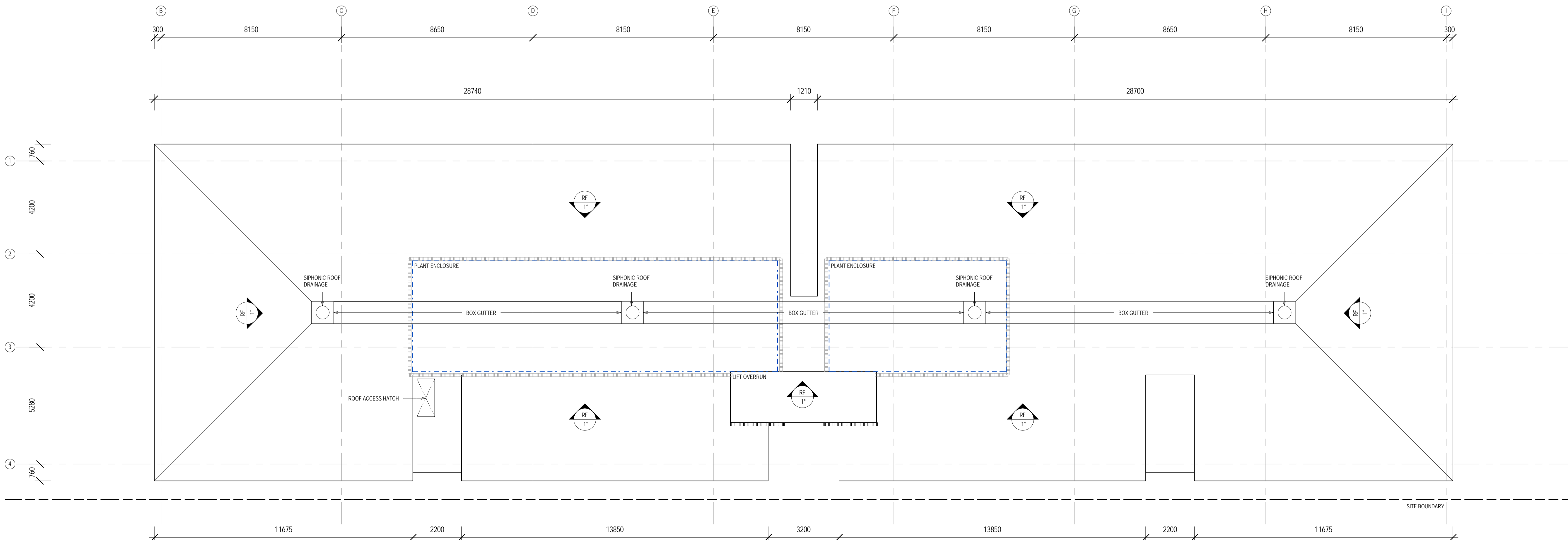
CLIENT  
 TAPLIN GROUP PTY. LTD.  
 DRAWING TITLE  
 TYPICAL + LEVEL 8

DETAILS  
 Drawn MJ / AB / JM / SC  
 Scale 1:100 @ A1  
 Date JULY 2017





LEVEL 09  
 1: 100 @ A1



ROOF LEVEL  
 1: 100 @ A1

F	25.07.17	FOR APPROVAL
E	28.04.17	ISSUE FOR DPC
D	14.03.17	ISSUE FOR DPC
C	17.02.17	FOR APPROVAL
B	06.02.17	ISSUE FOR DPC
A	02.12.16	ISSUE FOR DPC

**FOR APPROVAL**

**15-030 PL104.F**

PROJECT  
**BAYSIDE APARTMENTS**  
 CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

CLIENT  
 TAPLIN GROUP PTY. LTD.

DRAWING TITLE  
 LEVEL 9 + ROOF PLAN

DETAILS  
 Drawn MJ / AB / JM / SC  
 Scale 1: 100 @ A1  
 Date JULY 2017

ABA

The architect takes no responsibility for dimensions, construction drawings, construction details, or other drawings, unless they are specifically identified as such. The architect is not responsible for the accuracy of any information or data, and the user is responsible for the accuracy of any information or data. The architect is not responsible for the accuracy of any information or data, and the user is responsible for the accuracy of any information or data.

Copyright Reserved Alexander Brown Architects 2017



### MATERIALS LEGEND

- 01 FACE-FIXED CURTAIN WALL SYSTEM - CLEAR GLAZING
- 02 FACE-FIXED CURTAIN WALL SYSTEM - SPANDREL PANEL
- 03 FRAMELESS GLASS BALUSTRADE
- 04 CONCRETE FACADE WRAP
- 05 CONCRETE PANEL WITH STONE FACE FINISH
- 06 CONCRETE HOOD IN CHARCOAL FINISH
- 07 EXPOSED CONCRETE SLAB
- 08 CONCRETE WRAP IN CHARCOAL FINISH
- 09 TIMBER FINISH SOFFIT
- 10 ALUMINIUM SCREEN BLADES, CHARCOAL POWDERCOAT FINISH
- 11 ALUMINIUM SCREEN BLADES, WHITE POWDERCOAT FINISH
- 12 50mm STEEL FRAMED MESH PANELS, CHARCOAL FINISH
- 13 ALUMINIUM MULLION BLADE, WHITE POWDERCOAT FINISH
- 14 STEEL PORTAL FRAME, CHARCOAL POWDERCOAT FINISH
- 15 VERTICAL GREEN WALL
- 16 PLANTER BOX, CHARCOAL FINISH
- 17 PRECAST CONCRETE UPSTAND, CHARCOAL FINISH

## WEST ELEVATION

1:200 @ A1



### MATERIALS LEGEND

- F 23.08.17 FOR APPROVAL
- E 25.07.17 FOR APPROVAL
- D 26.04.17 ISSUE FOR DPC
- C 14.03.17 ISSUE FOR DPC
- B 06.02.17 ISSUE FOR DPC
- A 02.12.16 ISSUE FOR DPC

## FOR APPROVAL

### 15-030 PL400.F

PROJECT  
**BAYSIDE APARTMENTS**  
 CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

CLIENT  
 TAPLIN GROUP PTY. LTD.  
 DRAWING TITLE  
 ELEVATIONS

DETAILS  
 Drawn MJ / AB / JM / SC  
 Scale 1:200 @ A1  
 Date AUGUST 2017

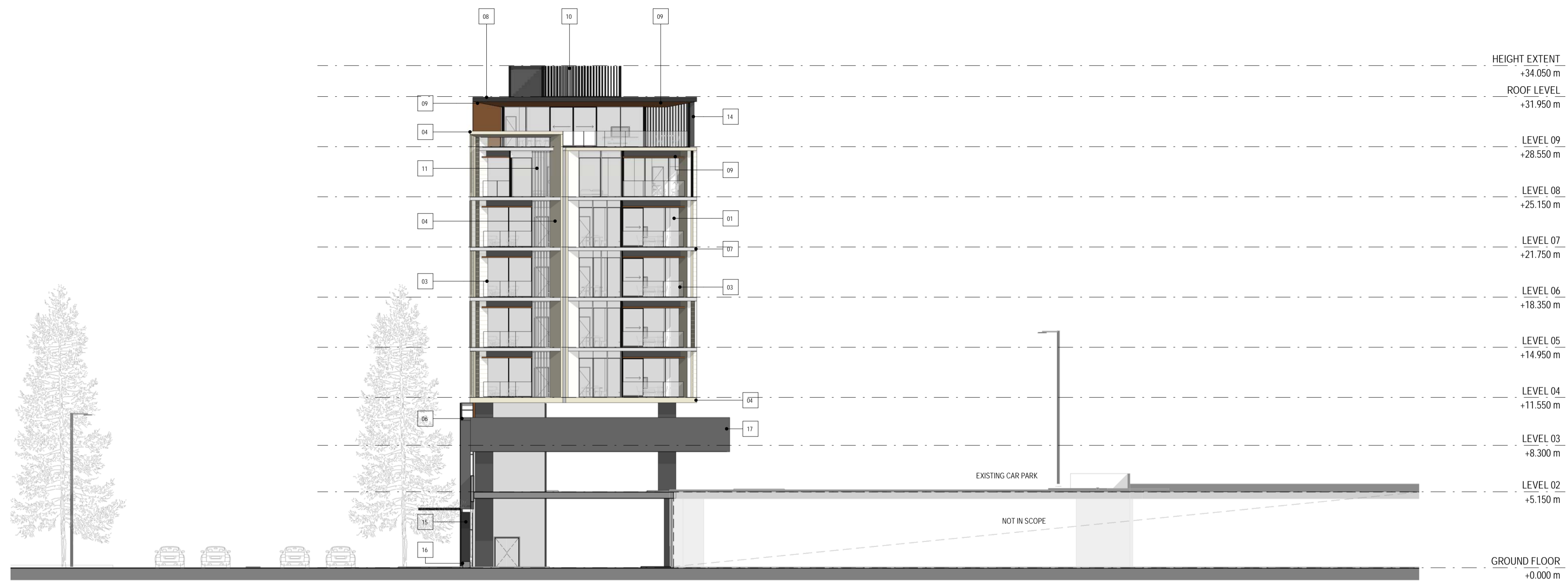


## EAST ELEVATION

1:200 @ A1

### MATERIALS LEGEND

- 01 FACE-FIXED CURTAIN WALL SYSTEM - CLEAR GLAZING
- 02 FACE-FIXED CURTAIN WALL SYSTEM - SPANDREL PANEL
- 03 FRAMELESS GLASS BALUSTRADE
- 04 CONCRETE FACADE WRAP
- 05 CONCRETE PANEL WITH STONE FACE FINISH
- 06 CONCRETE HOOD IN CHARCOAL FINISH
- 07 EXPOSED CONCRETE SLAB
- 08 CONCRETE WRAP IN CHARCOAL FINISH
- 09 TIMBER FINISH SOFFIT
- 10 ALUMINIUM SCREEN BLADES, CHARCOAL POWDERCOAT FINISH
- 11 ALUMINIUM SCREEN BLADES, WHITE POWDERCOAT FINISH
- 12 50mm STEEL FRAMED MESH PANELS, CHARCOAL FINISH
- 13 ALUMINIUM MULLION BLADE, WHITE POWDERCOAT FINISH
- 14 STEEL PORTAL FRAME, CHARCOAL POWDERCOAT FINISH
- 15 VERTICAL GREEN WALL
- 16 PLANTER BOX, CHARCOAL FINISH
- 17 PRECAST CONCRETE UPSTAND, CHARCOAL FINISH



**NORTH ELEVATION**  
 1 : 200 @ A1



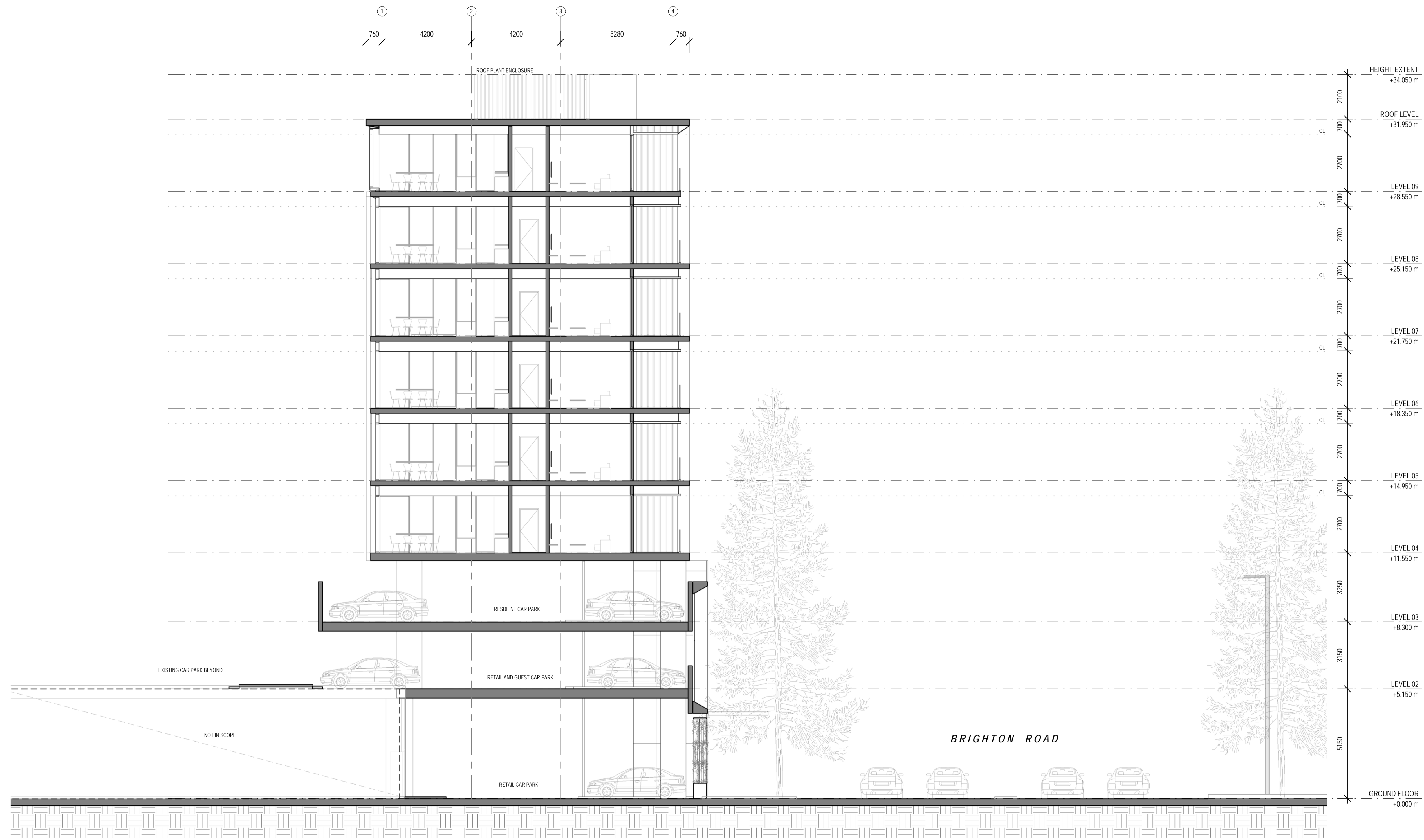
**SOUTH ELEVATION**  
 1 : 200 @ A1

F	23.08.17	FOR APPROVAL
E	25.07.17	FOR APPROVAL
D	26.04.17	ISSUE FOR DPC
C	14.03.17	ISSUE FOR DPC
B	06.02.17	ISSUE FOR DPC
A	02.12.16	ISSUE FOR DPC

**FOR APPROVAL**

**15-030 PL401.F**  
 PROJECT  
**BAYSIDE APARTMENTS**  
 CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
 CLIENT  
 TAPLIN GROUP PTY. LTD.  
 DRAWING TITLE  
 ELEVATIONS

DETAILS  
 Drawn MJ / AB / JM / SC  
 Scale 1 : 200 @ A1  
 Date AUGUST 2017



A 25.07.17 FOR APPROVAL

FOR APPROVAL

15-030 PL450.A

PROJECT  
BAYSIDE APARTMENTS  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

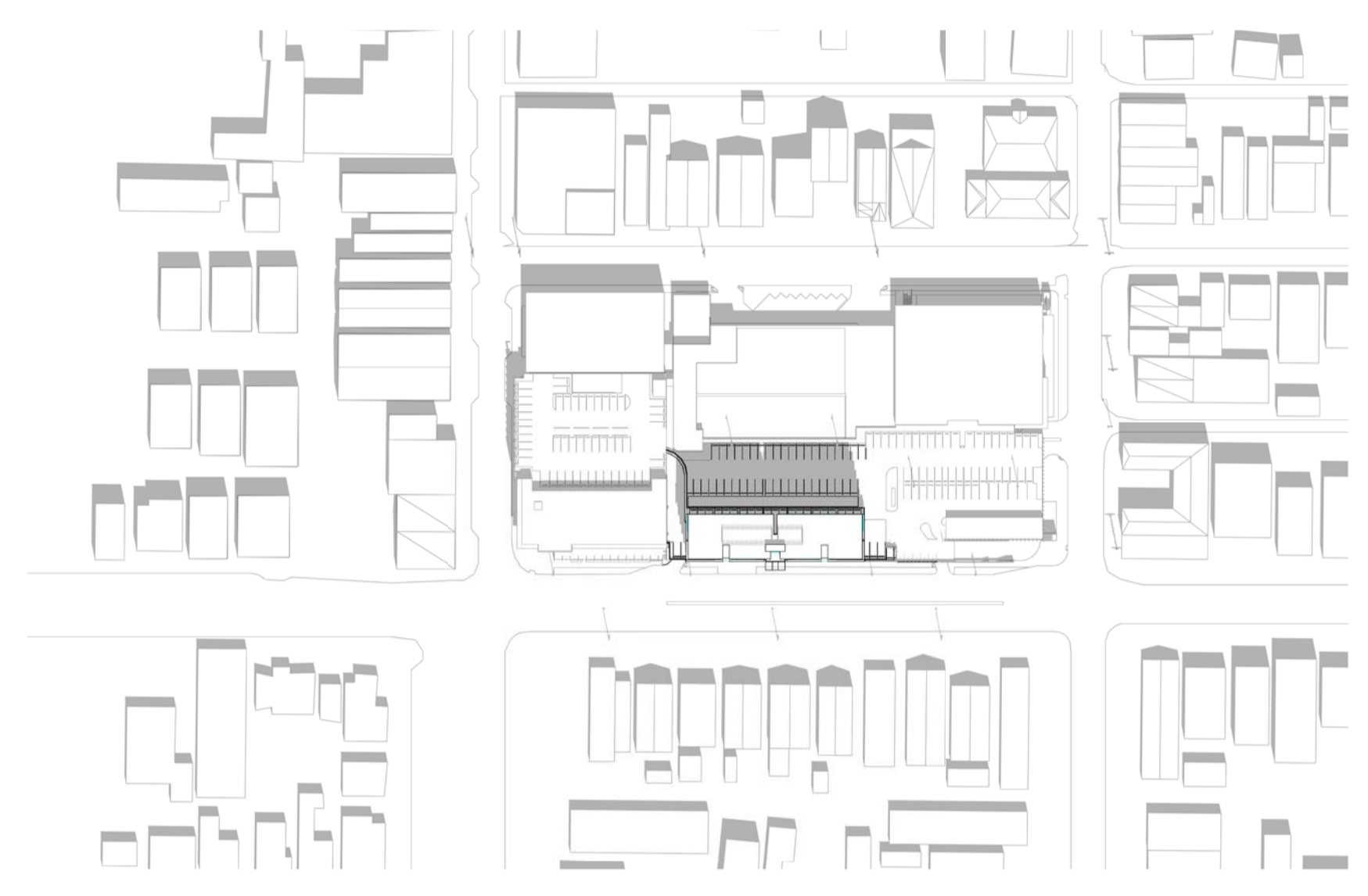
CLIENT  
TAPLIN GROUP PTY. LTD.

DRAWING TITLE  
SECTION

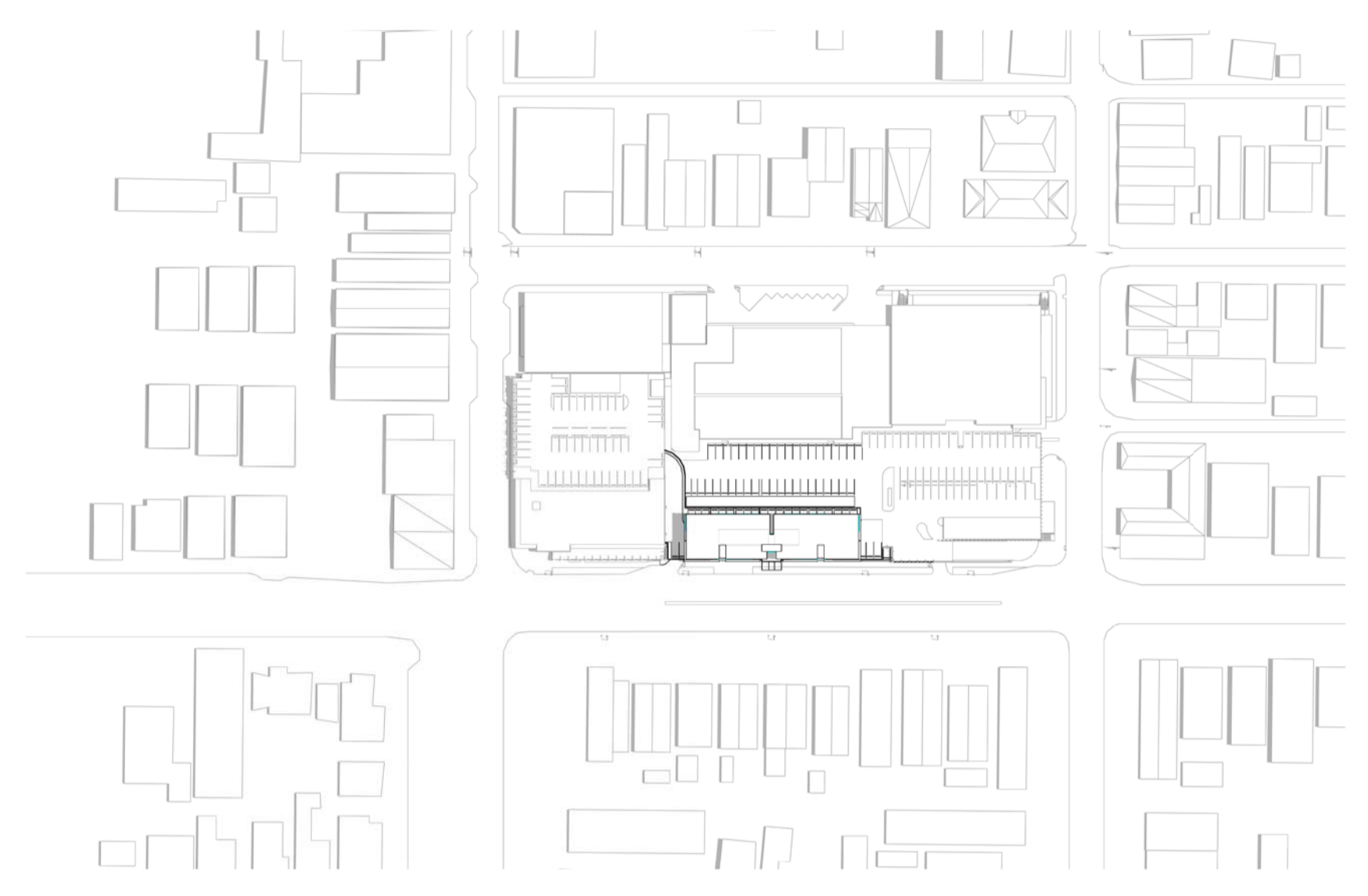
DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 100 @ A1  
Date JULY 2017

ABA

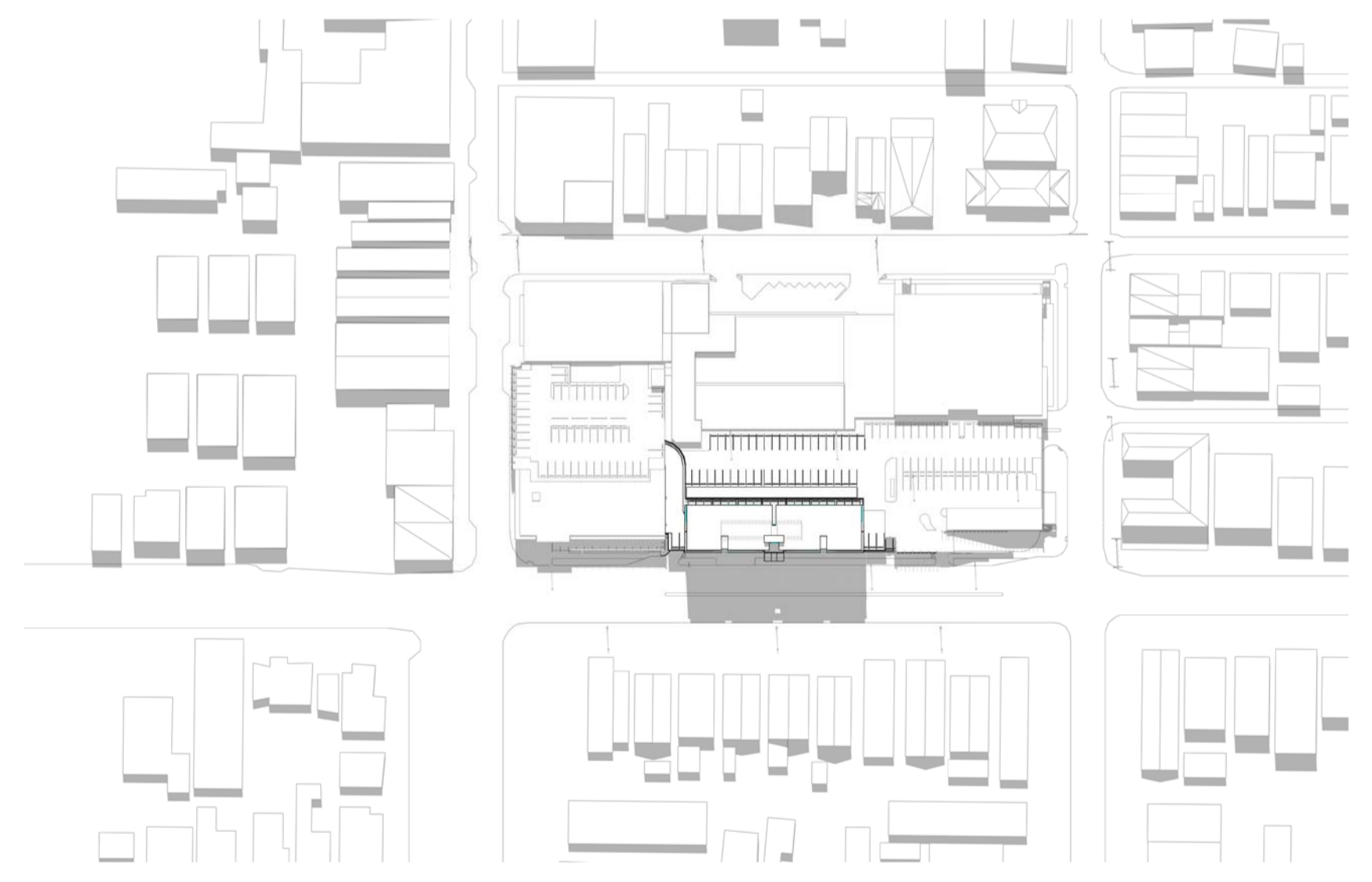
The architect takes no responsibility for dimensions, construction drawings, or other drawings or documents, or for any errors, omissions, or inaccuracies in any drawings or documents, or for any consequences of any such errors, omissions, or inaccuracies. Drawings are to be used for information only and are not to be used for any other purpose. © Copyright Reserved Alexander Brown Architects 2017



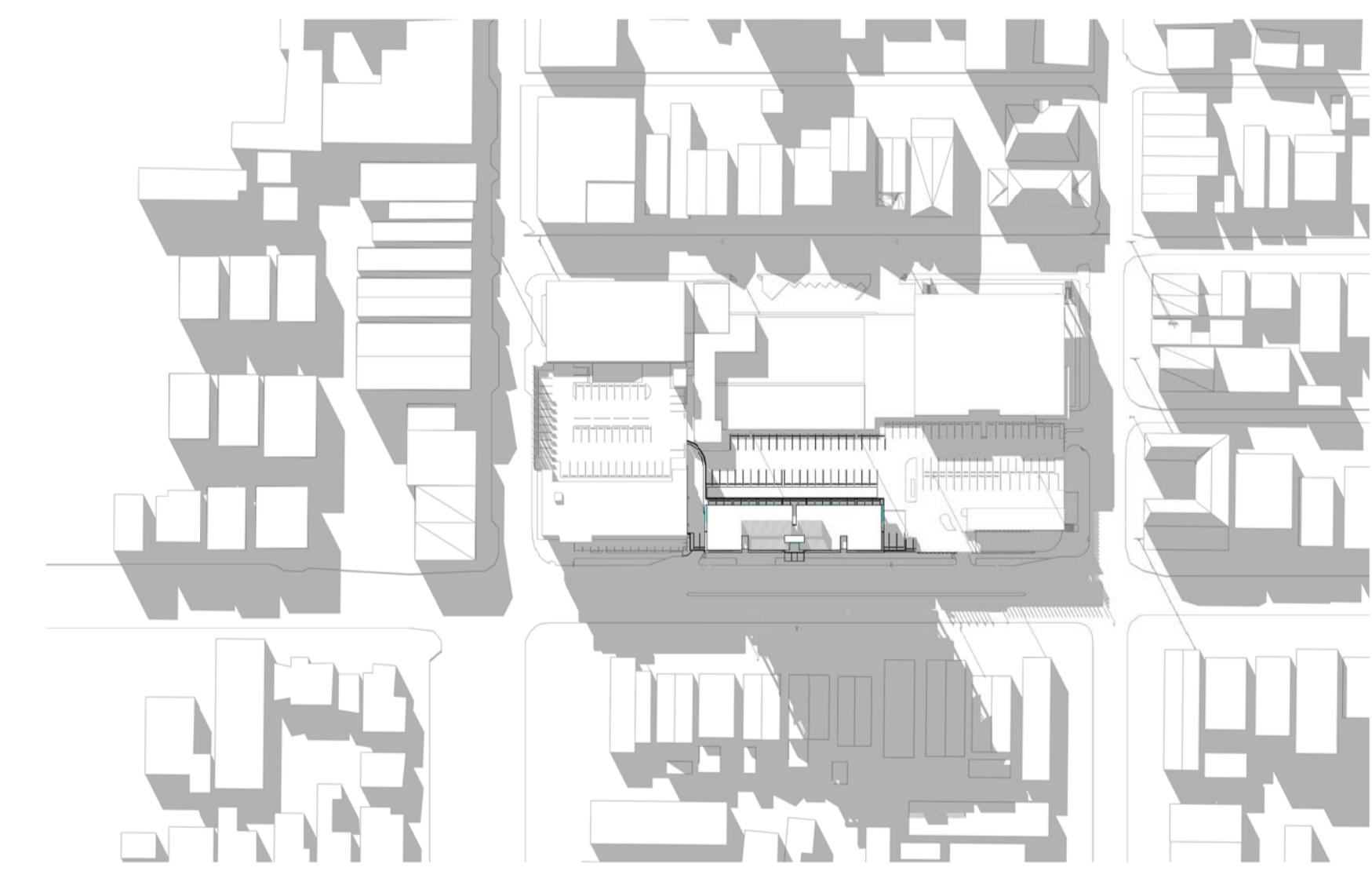
SUMMER SOLSTICE (DEC 21) - 9AM  
@ A1



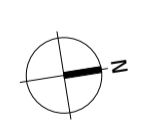
SUMMER SOLSTICE (DEC 21) - 12PM  
@ A1



SUMMER SOLSTICE (DEC 21) - 3PM  
@ A1



SUMMER SOLSTICE (DEC 21) - 6PM  
@ A1



A 25.07.17 FOR APPROVAL

FOR APPROVAL

15-030 PL600.A

PROJECT  
BAYSIDE APARTMENTS

CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

CLIENT  
TAPLIN GROUP PTY. LTD.

DRAWING TITLE  
SOLAR DIAGRAMS

DETAILS  
Drawn MJ / AB / JM / SC  
Scale @ A1  
Date JULY 2017

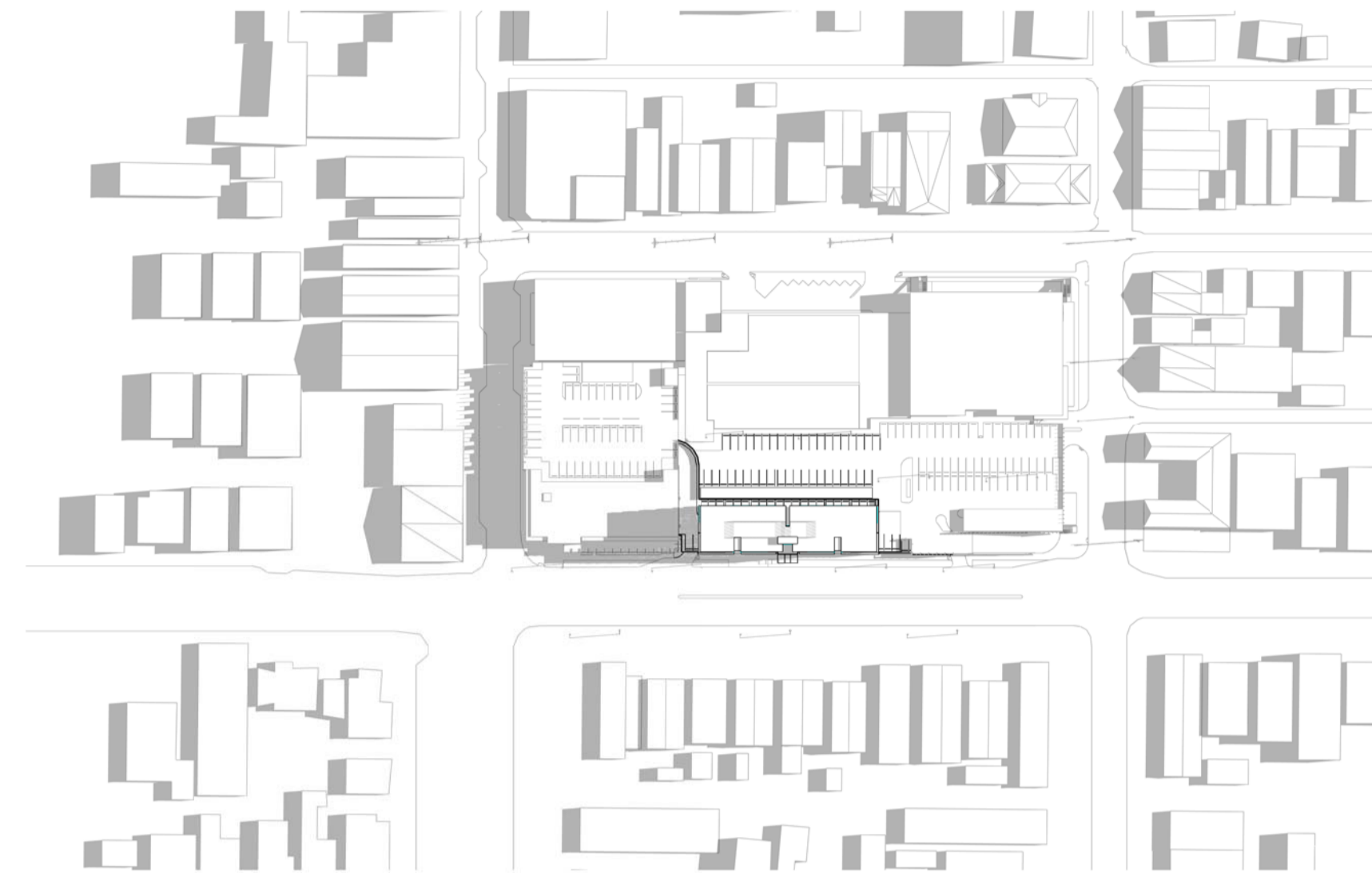


The architect takes no responsibility for dimensions, construction drawings, or other documents unless they are specifically identified as such. The architect is not responsible for the accuracy of any data or information provided by others. The architect is not responsible for the accuracy of any data or information provided by others. The architect is not responsible for the accuracy of any data or information provided by others.

© Copyright Reserved Alexander Brown Architects 2017



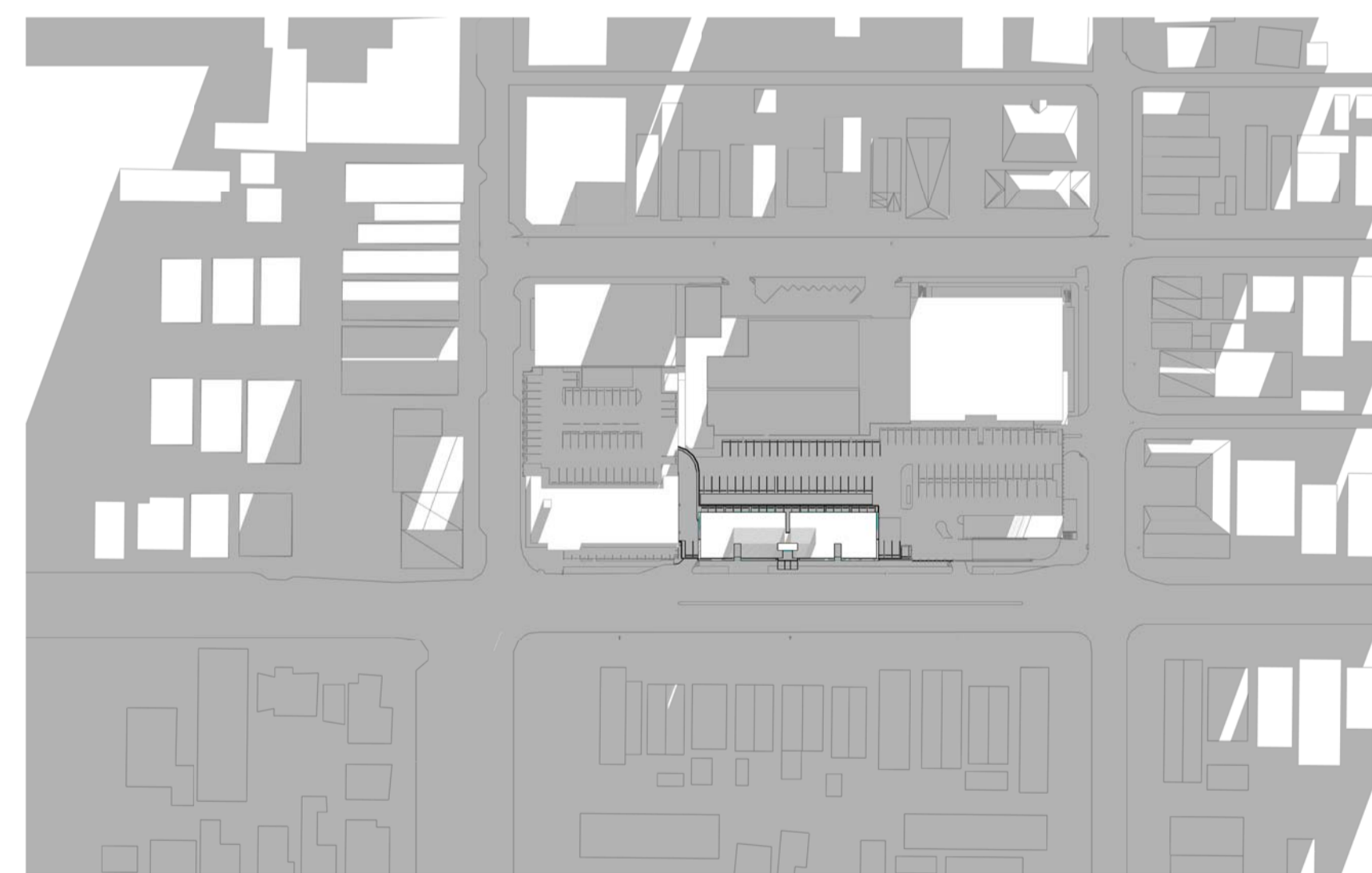
WINTER EQUINOX (JUNE 21) - 9AM  
@ A1



WINTER EQUINOX (JUNE 21) - 12PM  
@ A1



WINTER EQUINOX (JUNE 21) - 3PM  
@ A1



WINTER EQUINOX (JUNE 21) - 6PM  
@ A1

A 25.07.17 FOR APPROVAL

FOR APPROVAL

**15-030 PL601.A**  
PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
SOLAR DIAGRAMS

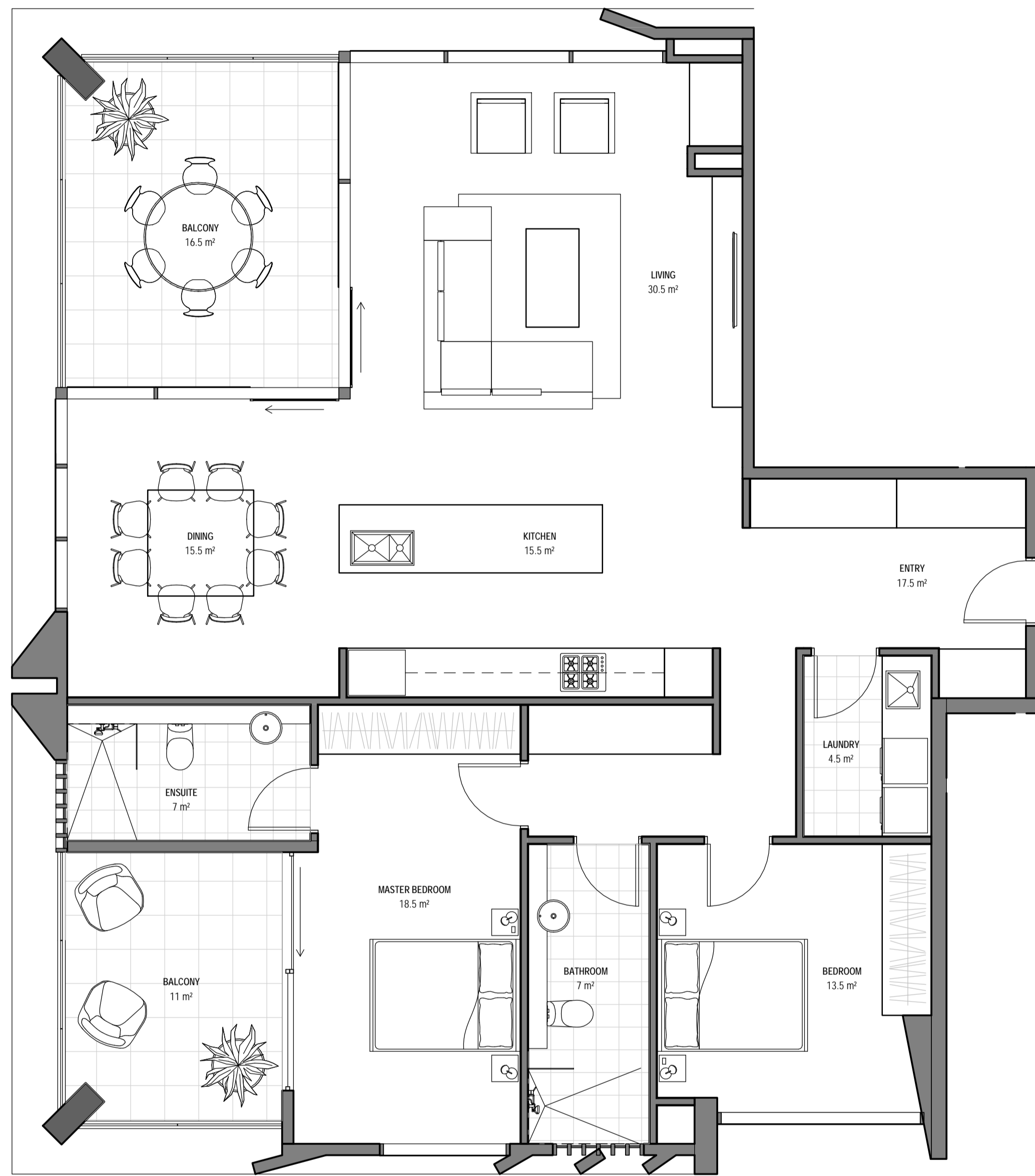
DETAILS  
Drawn MJ / AB / JM / SC  
Scale @ A1  
Date JULY 2017



The architect takes no responsibility for dimensions, construction drawings, or other documents unless otherwise stated. Dimensions, levels and all other information is to be verified by the builder prior to commencement on site, and discrepancies are to be reported to the architect immediately in writing and before construction commences. Drawings are to be used in accordance with the contract documents.  
© Copyright Reserved Alexander Brown Architects 2017

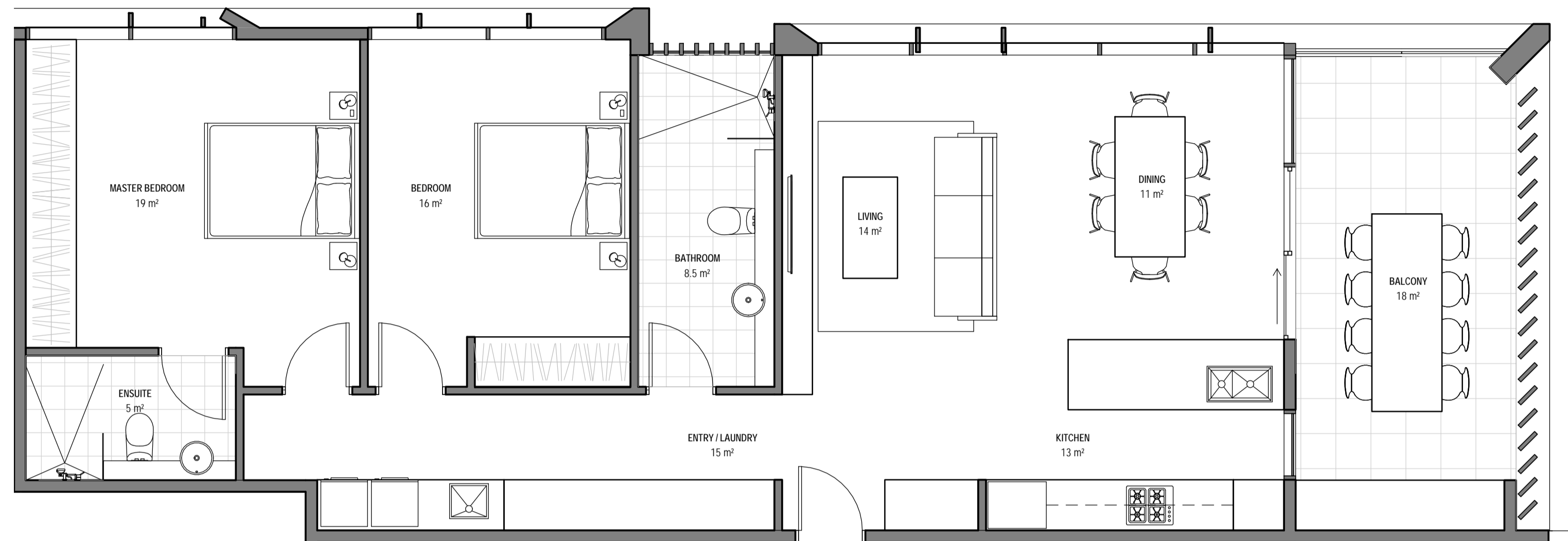


**APARTMENT 401 / 501 / 601 / 701**  
2 BED / 2 BATH  
INT = 129m<sup>2</sup> / EXT = 27.5m<sup>2</sup> / TOTAL = 156.5m<sup>2</sup>



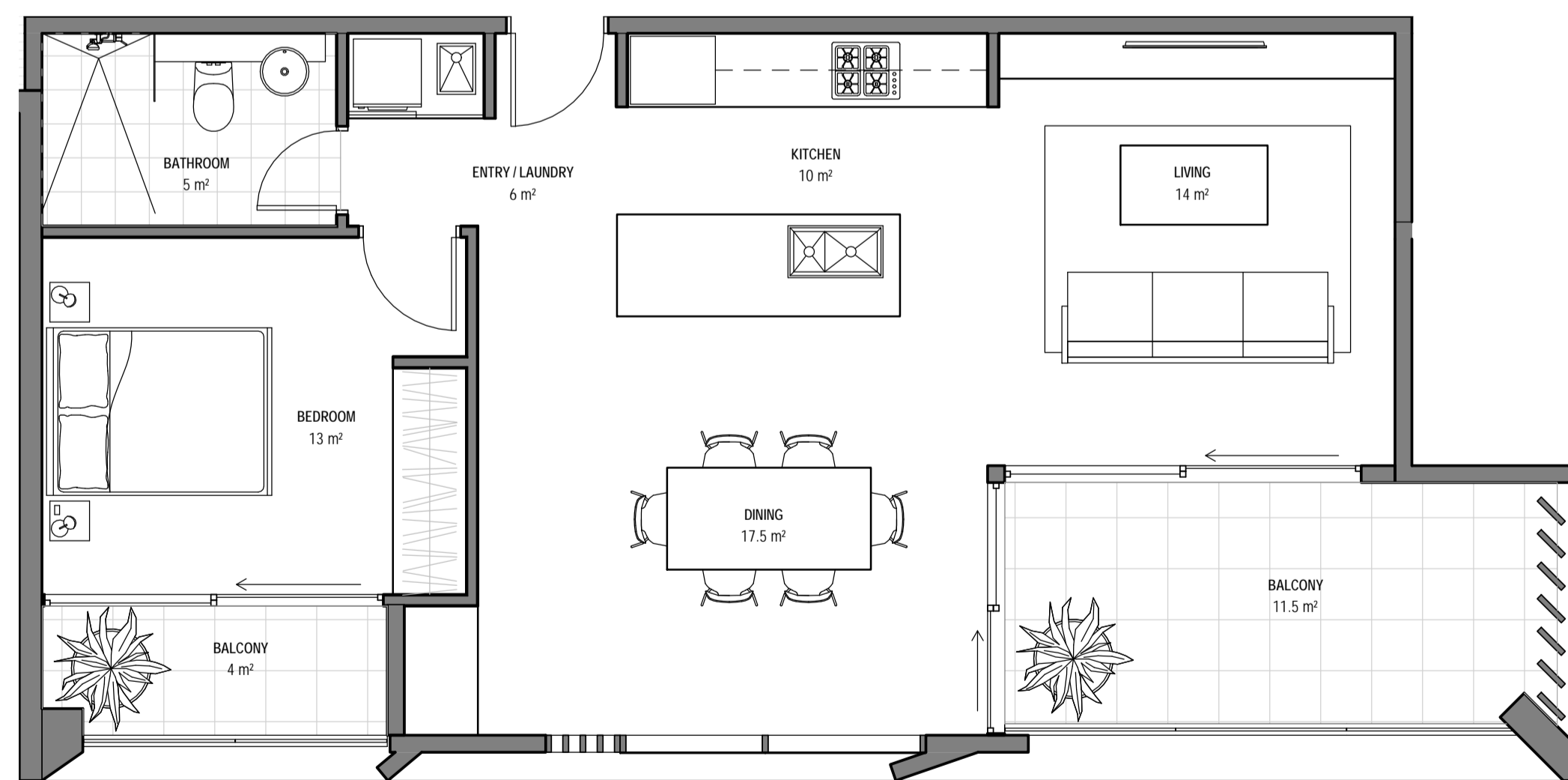
**APARTMENT TYPE A**  
1 : 50 @ A1

**APARTMENT 402 / 502 / 602 / 702**  
**APARTMENT 405 / 505 / 605 / 705 (MIRROR)**  
2 BED / 2 BATH  
INT = 102m<sup>2</sup> / EXT = 18m<sup>2</sup> / TOTAL = 120m<sup>2</sup>



**APARTMENT TYPE B**  
1 : 50 @ A1

**APARTMENT 403 / 503 / 603 / 703**  
**APARTMENT 404 / 504 / 604 / 704 (MIRROR)**  
1 BED / 1 BATH  
INT = 65m<sup>2</sup> / EXT = 14.5m<sup>2</sup> / TOTAL = 79.5m<sup>2</sup>



**APARTMENT TYPE C**  
1 : 50 @ A1

C	25.07.17	FOR APPROVAL
B	26.04.17	ISSUE FOR DPC
A	14.03.17	ISSUE FOR DPC

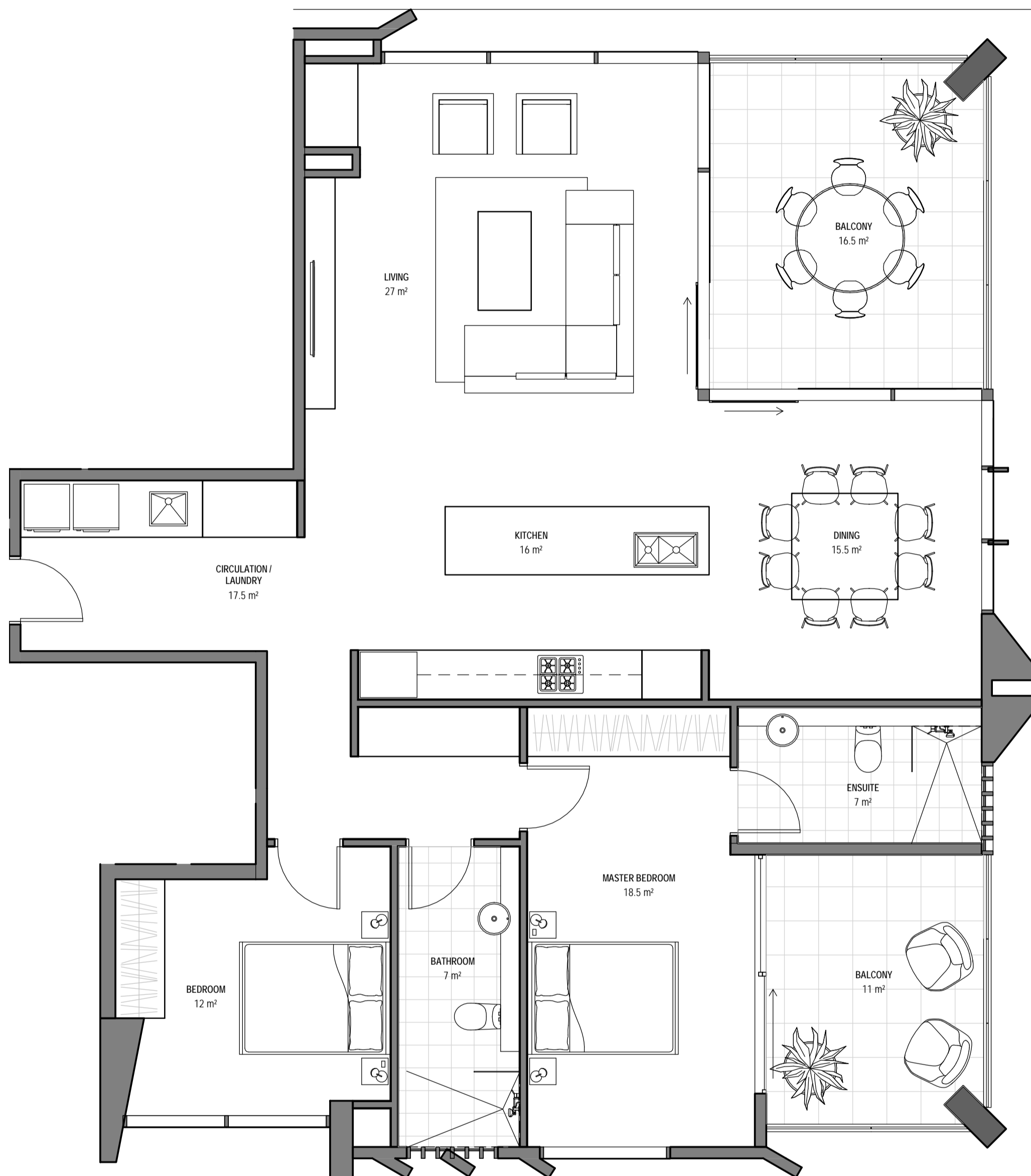
**FOR APPROVAL**

**15-030 PL700.C**  
PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
**APARTMENT TYPES**

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1 : 50 @ A1  
Date JULY 2017

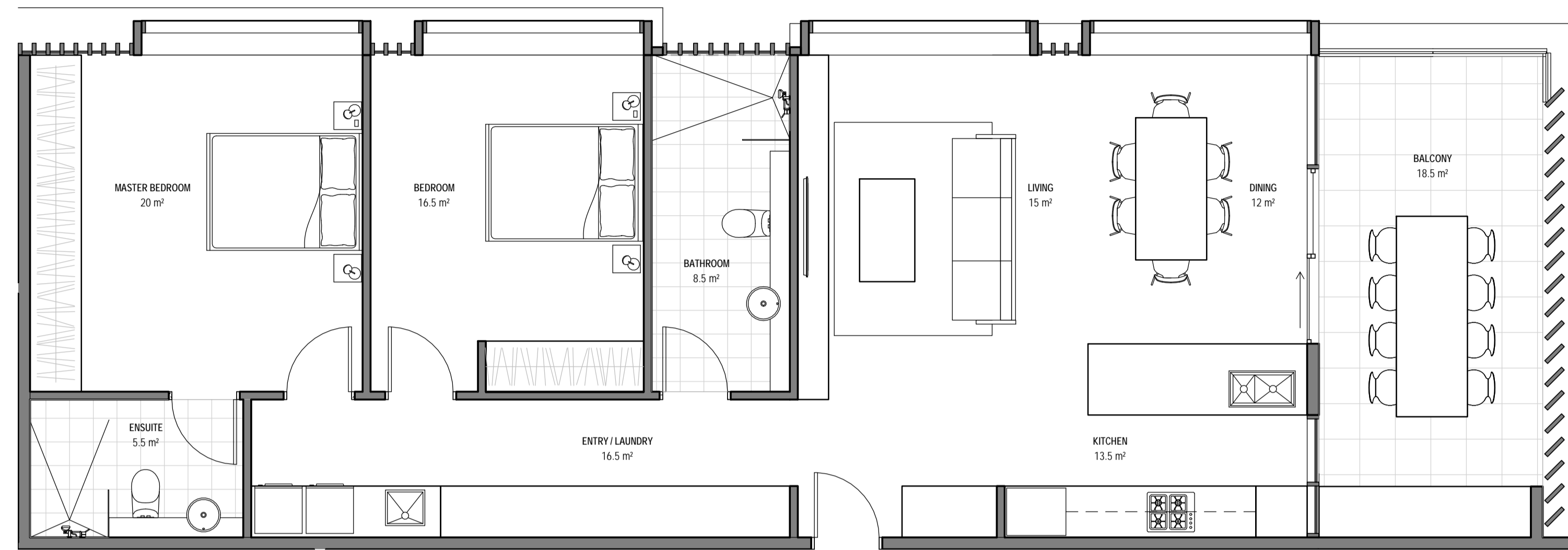


**APARTMENT 406 / 506 / 606 / 706**  
2 BED / 2 BATH  
INT = 122.5m<sup>2</sup> / EXT = 27.5m<sup>2</sup> / TOTAL = 150m<sup>2</sup>



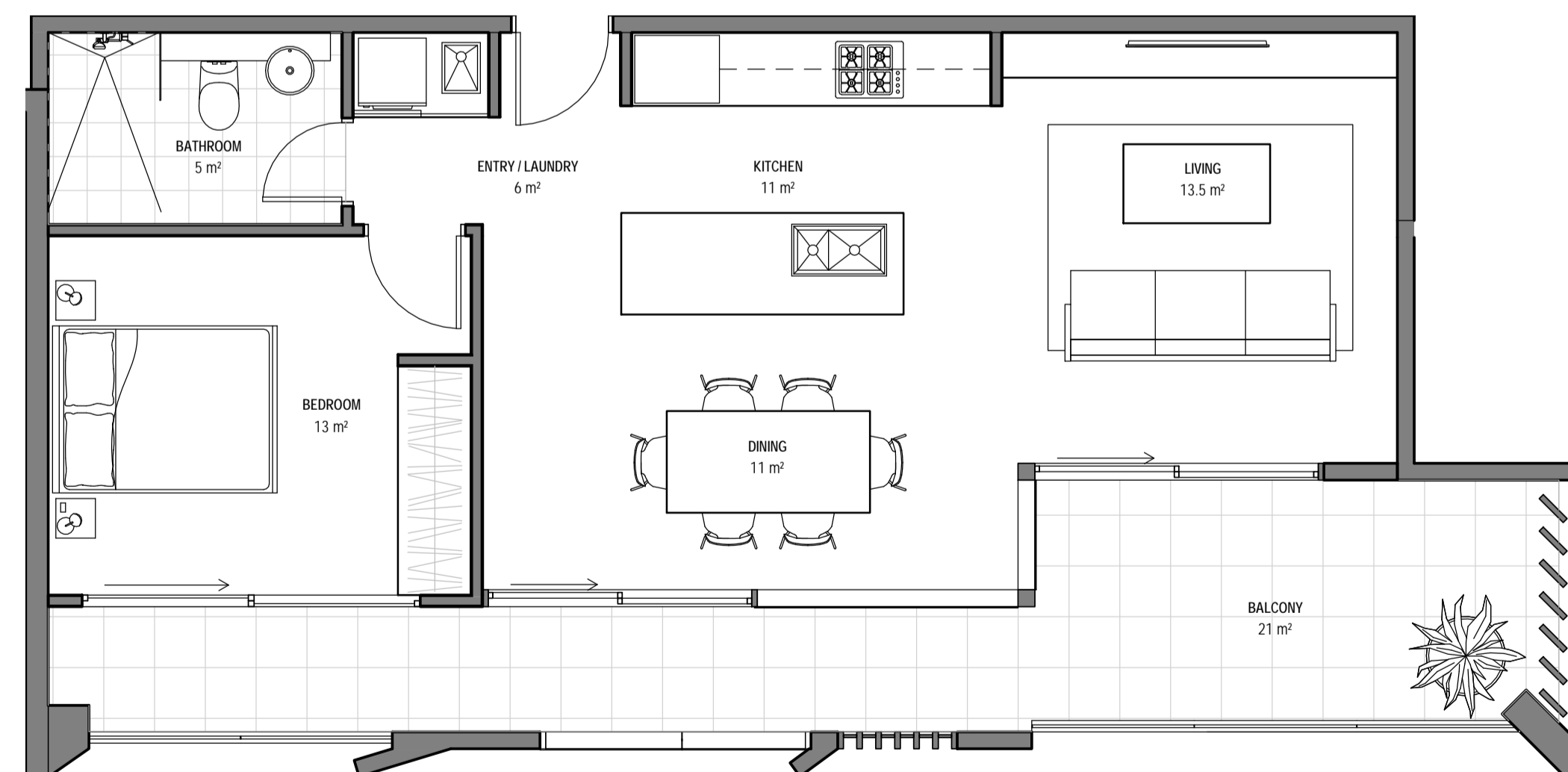
APARTMENT TYPE D  
1:50 @ A1

**APARTMENT 902**  
**APARTMENT 905 (MIRROR)**  
2 BED / 2 BATH  
INT = 106.5m<sup>2</sup> / EXT = 18m<sup>2</sup> / TOTAL = 124.5m<sup>2</sup>



APARTMENT TYPE E  
1:50 @ A1

**APARTMENT 903**  
**APARTMENT 904 (MIRROR)**  
1 BED / 1 BATH  
INT = 59m<sup>2</sup> / EXT = 20.5m<sup>2</sup> / TOTAL = 79.5m<sup>2</sup>



APARTMENT TYPE F  
1:50 @ A1

C	25.07.17	FOR APPROVAL
B	26.04.17	ISSUE FOR DPC
A	14.03.17	ISSUE FOR DPC

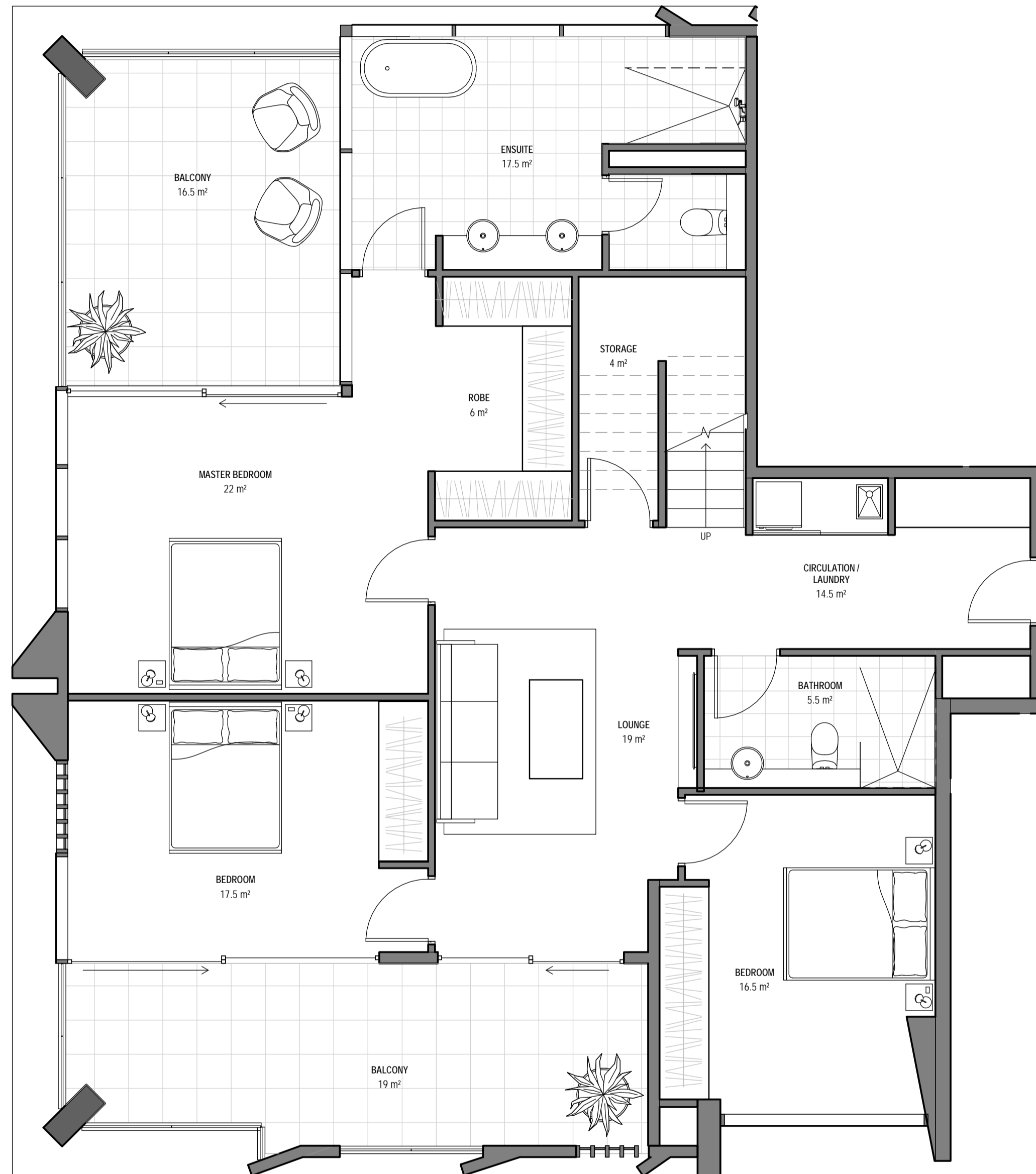
**FOR APPROVAL**

**15-030 PL701.C**  
PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
APARTMENT TYPES

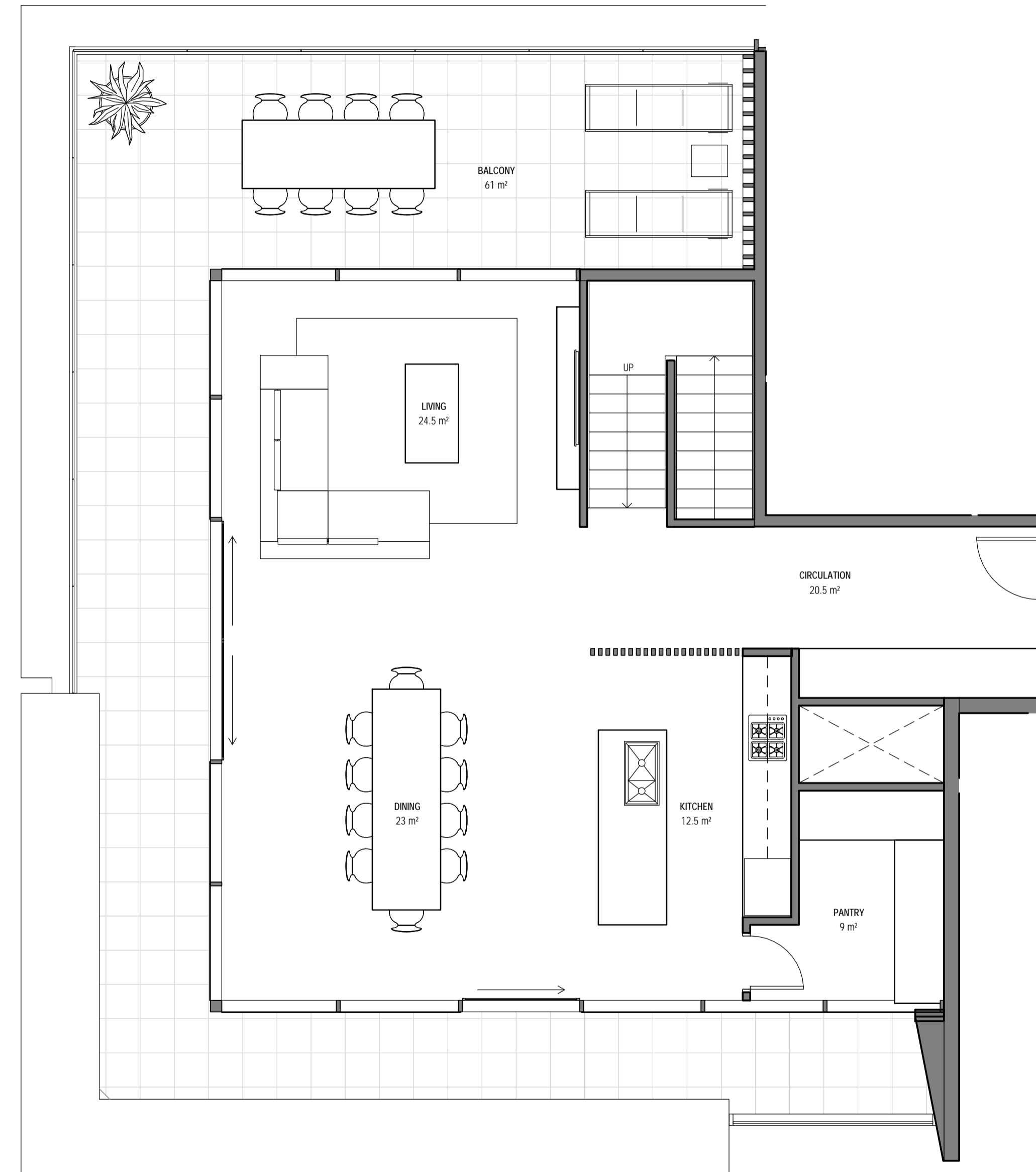
DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1:50 @ A1  
Date JULY 2017



**APARTMENT 801**  
 3 BED / 2 BATH  
 INT = 212.5m<sup>2</sup> / EXT = 96m<sup>2</sup> / TOTAL = 308.5m<sup>2</sup>



APARTMENT TYPE G - LEVEL 8  
 1:50 @ A1



APARTMENT TYPE G - LEVEL 9  
 1:50 @ A1

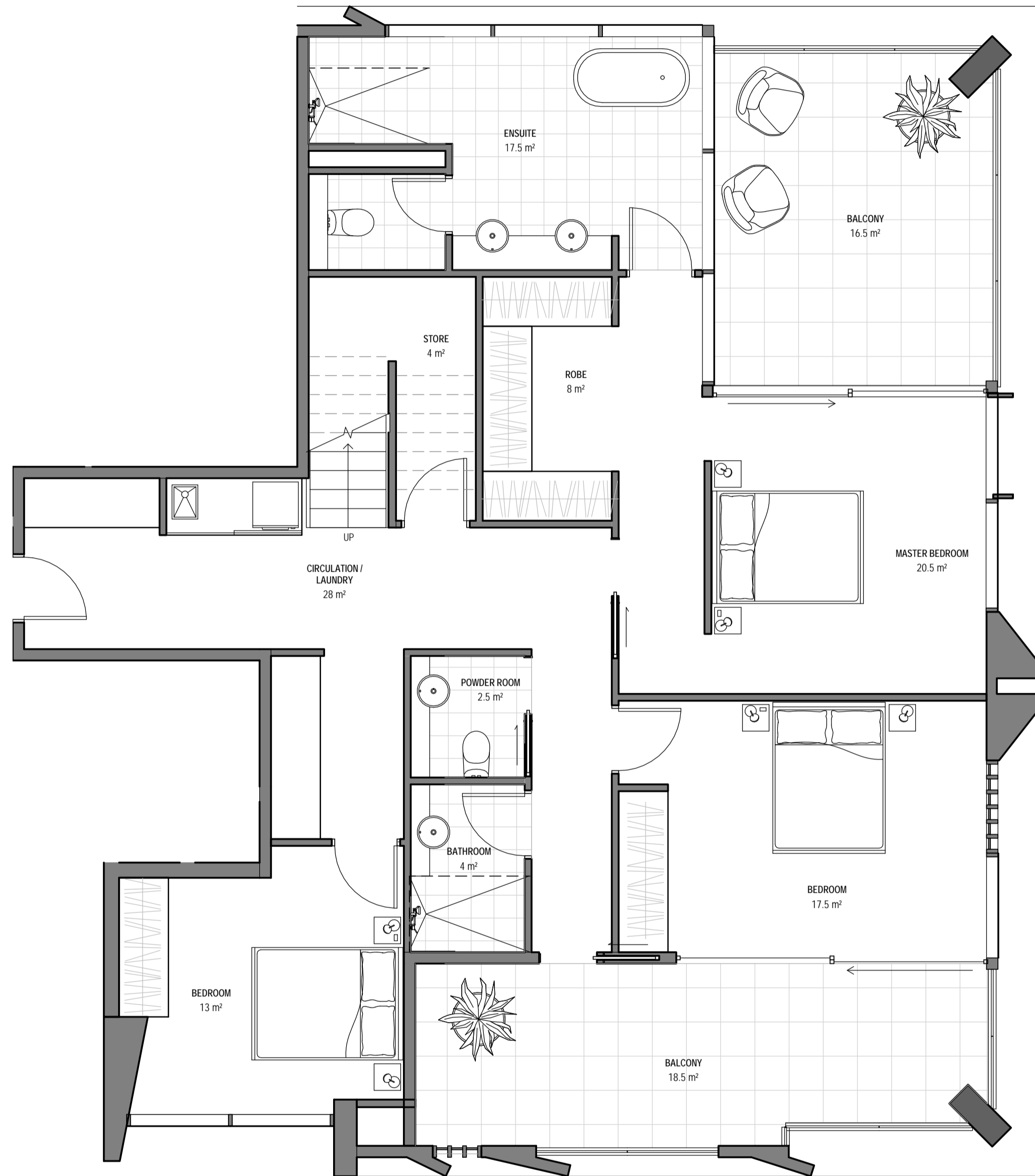
C	25.07.17	FOR APPROVAL
B	26.04.17	ISSUE FOR DPC
A	14.03.17	ISSUE FOR DPC

**FOR APPROVAL**

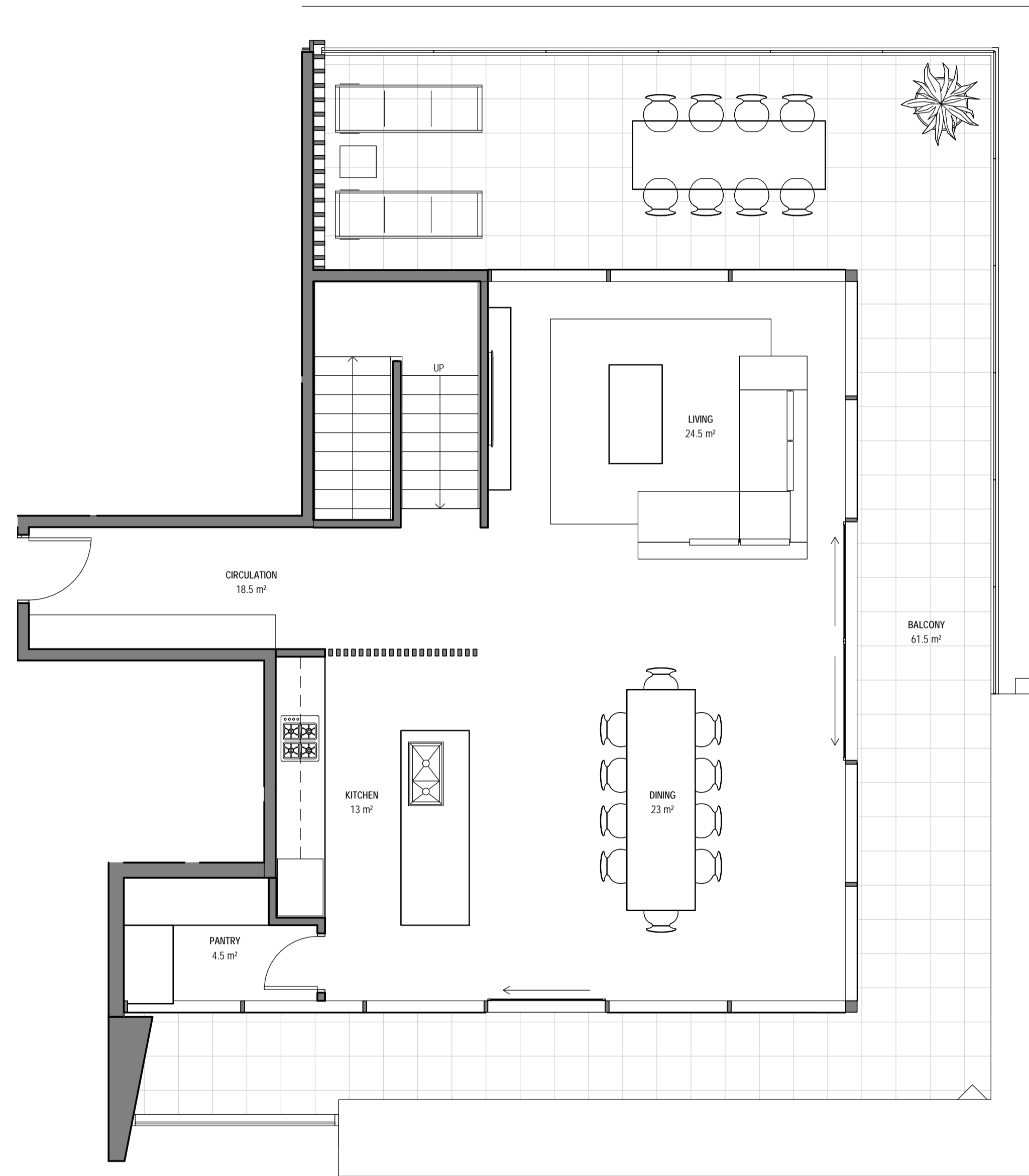
**15-030 PL702.C**  
 PROJECT  
**BAYSIDE APARTMENTS**  
 CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
 CLIENT  
 TAPLIN GROUP PTY. LTD.  
 DRAWING TITLE  
 APARTMENT TYPES

DETAILS  
 Drawn MJ / AB / JM / SC  
 Scale 1:50 @ A1  
 Date JULY 2017

APARTMENT 806  
3 BED / 2 BATH  
INT = 200m<sup>2</sup> / EXT = 95.5m<sup>2</sup> / TOTAL = 295.5m<sup>2</sup>



APARTMENT TYPE H - LEVEL 8  
1:50 @ A1



APARTMENT TYPE H - LEVEL 9  
1:50 @ A1

C	25.07.17	FOR APPROVAL
B	26.04.17	ISSUE FOR DPC
A	14.03.17	ISSUE FOR DPC

FOR APPROVAL

15-030 PL703.C  
PROJECT  
BAYSIDE APARTMENTS  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
APARTMENT TYPES

DETAILS  
Drawn MJ / AB / JM / SC  
Scale 1:50 @ A1  
Date JULY 2017





A 23.08.17 FOR APPROVAL

FOR APPROVAL

**15-030 PL900.A**  
PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA  
CLIENT  
TAPLIN GROUP PTY. LTD.  
DRAWING TITLE  
PERSPECTIVES

DETAILS  
Drawn MJ / AB / JM / SC  
Scale @ A1  
Date JULY 2017





A 23.08.17 FOR APPROVAL

FOR APPROVAL

15-030 PL901.A

PROJECT  
**BAYSIDE APARTMENTS**  
CORNER OF BRIGHTON RD & JETTY RD, GLENELG SA

CLIENT  
TAPLIN GROUP PTY. LTD.

DRAWING TITLE  
PERSPECTIVES

DETAILS  
Drawn MJ / AB / JM / SC  
Scale @ A1  
Date JULY 2017



**Consultant Traffic Engineers**

ABN 67 093 665 680

204 Young Street  
Unley SA 5061**P: 08 8271 5999****F: 08 8271 5666****E: mail@philweaver.com.au**

File: 190-16

4 August 2017

Mr Matthew King  
Director  
URPS  
Suite 12 / 154 Fullarton Road  
ROSE PARK SA 5067

Dear Mr King,

**PROPOSED RESIDENTIAL APARTMENTS - BAYSIDE VILLAGE SHOPPING CENTRE,  
GLENELG - TRAFFIC AND PARKING ASSESSMENT**

I refer to our recent discussions with respect to a proposed residential development within the site of the above shopping centre.

As requested I have undertaken the following review of the traffic and parking related aspects of the proposed residential development within the following report.

**Subject Site**

The Bayside Village Shopping Centre is located on the western side of Brighton Road, Glenelg, and is bounded by the following roadways:-

- Augusta Street (to the north),
- Jetty Road (to the south),
- Rose Street (to the west), and
- Brighton Road (to the east).

The subject shopping centre provides vehicular access points off Augusta Street, Brighton Road and Rose Street as follows:-

- A two-way access point on Augusta Street providing separate left and right turn exit lanes and a single entry lane,

- An entry only access point on Brighton Road located to the north of the intersection with Jetty Road,
- An exit only access point on Brighton Road located to the south of the intersection with Augusta Street, and
- Separate entry and exit points on Rose Street associated with the delivery area including a 9m wide entry point and an 11.5m wide exit point.

The access points on Rose Street provide access to 12 at-grade spaces located on the western side of the shopping centre.

The access point on Augusta Street provides access to the multi-storey car park only while the access points on Brighton Road provide access to 26 at-grade spaces as well as access to the shopping centre car park. There is currently a total of approximately 440 parking spaces associated with the Bayside Village shopping centre.

The existing shopping centre provides a total of 5,777m<sup>2</sup> gla of retail floor area, including a Woolworth's Supermarket of 3,274m<sup>2</sup> and 2,503m<sup>2</sup> of retail specialty tenancies.

A delivery area is located on the western side of the building with access to and from Rose Street.

Brighton Road adjacent to the subject site is a multi-lane divided arterial road with a central median separating northbound and southbound traffic flows. There is a continuous section of median between Brighton Road and Augusta Street, resulting in left turn entry and left turn exit movements only via the entry and exit points along Brighton Road frontage of the site, respectively.

The opening within the median of Brighton Road at Augusta Street permits right turn only movements into Augusta Street East. However, the design of the median restricts traffic entering or exiting the western leg of Augusta Street to left turn entry / exit movements only.

Parking is prohibited along the western side of Brighton Road adjacent to the site, albeit there is a bus stop located between the entry and exit points on this road.

Jetty Road, adjacent to the site, provides a single traffic lane in each direction and accommodates the Adelaide to Glenelg tramlines within the centre of the roadway. The intersection of Brighton Road with Jetty Road is controlled by traffic signals and the capacity for exit movements onto Brighton Road is limited by the single exit lane from Jetty Road.

Augusta Street, adjacent to the subject site has an approximately 13m kerb to kerb width and is line marked with a single traffic lane, a bicycle lane and a parking lane in both directions. Short term parking is permitted on both sides of this roadway, adjacent to and opposite the subject site.

Rose Street, between Jetty Road and Augusta Street is restricted to one-way (north bound) traffic. Parking is provided along both sides of Rose Street, with parking restricted to one to two hour periods between 9.00am and 5.00pm on weekdays and also weekends.



Details of traffic volumes obtained from the Department of Planning, Transport and Infrastructure (DPTI) indicate that there is:-

- An Annual Average Daily Traffic (AADT) volume of approximately 39,200 vpd on Brighton Road, north of Jetty Road, and
- An AADT volume of approximately 5,400 vpd on Jetty Road on the approach to Brighton Road.

Details of traffic volumes on the adjoining Council roads (Augusta Street and Rose Street) has previously been obtained from the City of Holdfast Bay and indicates that:-

- A weekday traffic volume of approximately 650 vpd on Rose Street, between Jetty Road and Augusta Street.

### **Proposed Development**

The proposed development is identified on a series of plans prepared by Alexander Brown Architects including:-

- A Site Plan (Drawing No. 15-030.PL001.C),
- Ground Floor Plan (Drawing No. 15-030.PL100.F),
- Level 2 Floor Plan (Drawing No. 15-030.PL101.E),
- Level 3 Floor Plan (Drawing No. 15-030.PL102.E),
- Typical and Level 8 Floor Plan (Drawing No. 15-030.PL103.F), and
- Level 9 and Roof Plan (Drawing No. 15-030.PL104.F).

I note that the proposed development will provide:-

#### *Ground Floor*

- Reconfiguration of the existing undercroft car parking to provide a total of eighteen 90 degree angle parking spaces located along the southern boundary of the site with a 6.2m wide aisleway in front of these spaces,
- Alterations to the access points on Brighton Road, including:-
  - Reduction in the width of the exit lane extending from the car park access to the boundary with Brighton Road,

- Modification of the entry lane from the relocated aisle way (above) into the car park, including a reduction in the length of the central island which separates entry / exit movements into and out of the main car park, and
- Provision of two passenger lifts, two stairwells and a lobby to be located off Brighton Road, associated with the proposed residential apartments.

*First Floor (Level 02)*

- Partial reconfiguration of the car parking area on this level to provide 89 spaces resulting in the loss of 2 spaces, and
- Modification of the line marking at the top of the ramp to provide improved delineation for drivers,

*Second Floor (Level 03)*

- Construction of a deck car park on the eastern side of the building to provide 38 spaces for use by residents and visitors of the proposed apartments, and
- Provision of a ramp from this car park to the existing car park on the next level, which is located on the southern section of the site. This will result in the loss of 3 parking spaces.

*Third Floor to Sixth Floor (Levels 04 - 07)*

- Construction of a total of 6 apartments per level, with each level comprising:-
  - Four 2 bedroom apartments, and
  - Two 1 bedroom apartments,

*Seventh Floor (Level 08)*

- Construction of 6 apartments, comprising:-
  - Two 3 bedroom apartments,
  - Two 2 bedroom apartments, and
  - Two 1 bedroom apartments,

*Eighth Floor (Level 09)*

- Construction of a total of 4 apartments, comprising:-

- Two 2 bedroom apartments, and
- Two 1 bedroom apartments.

The two 3 bedroom apartments will be constructed as two level apartments located on Levels 8 and 9.

Table 1 (below) summarises the number and configuration of apartments by level.

**Table 1: Bayside Village residential apartment configuration**

	1 bedroom	2 bedroom	3 bedroom	Total
Level 4	2	4	-	6
Level 5	2	4	-	6
Level 6	2	4	-	6
Level 7	2	4	-	6
Level 8	2	2	2	6
Level 9	2	2	-	6
<b>Total</b>	<b>12</b>	<b>20</b>	<b>2</b>	<b>34</b>

Pedestrian access to the apartments will be provided via two passenger lifts and two stairwells to be located on the eastern boundary of the site off Brighton Road.

### Parking Assessment

**Table HoB/1B - Off Street Vehicle Parking Requirements for Residential Uses in the District Centre Zone Glenelg Policy Area 2** within the Holdfast Bay (City) Development Plan identifies the following car parking rates for residential development in multi storey buildings:-

Residential Form	Number of required vehicle parking spaces	Plus number of required visitor parking spaces
Studio (no separate bedroom), 1 or 2 bedroom dwelling	1 per dwelling	0.25 per dwelling
3+ bedroom dwelling	1.25 per dwelling	0.25 per dwelling

On the above basis the residential component of the proposed development would require 43 spaces as follows:-

### *Resident Requirement*

- 3 bedroom dwelling @ 1.25 / dwelling x 2 = 2.5 spaces
- 2 bedroom dwelling @ 1.0 / dwelling x 20 = 20.0 spaces
- 1 bedroom dwelling @ 1.0 / dwelling x 12 = 12.0 spaces

### *Visitor Requirement*

- Visitor parking @ 0.25 / dwelling x 34 = 8.50 spaces

**Total** **43.0 spaces**

The proposed deck car park will provide a total of 38 spaces and there will be a reduction of 11 existing car parking spaces on site associated with the changes required to facilitate access to the proposed additional car parking area on the upper level of the existing development.

Hence, there would be a theoretical shortfall of 16 spaces based on the above Development Plan provisions namely 43 spaces required less the net addition of 27 spaces = 16 spaces.

However, there will be sufficient additional car parking provided on site to fully meet the car parking requirements associated with residents i.e. a maximum of 35 spaces based on Council's Development Plan requirements.

While there is a requirement to provide approximately 8 spaces for visitors, I consider that this requirement could be readily accommodated by the surplus capacity within the existing car parking areas. Significantly, the peak parking demand associated with the residential development (including visitor parking demand) will occur outside of peak shopping periods. Typically the peak visitor parking demand will occur in evening periods and on Saturday and Sunday afternoon periods when there would be significant levels surplus of surplus capacity throughout the existing car park to readily accommodate the approximately 8 visitor parking spaces contemplated by Council's Development Plan provisions.

I therefore consider that both the resident and visitor car parking requirements associated the proposed development will be fully accommodated.

### **Traffic Assessment**

The "**Guide to Traffic Generating Developments**" report produced by the former Roads and Traffic Authority (RTA) of NSW identifies a peak hour traffic generation rate of 0.24 trips per unit for a medium to high density residential development albeit this would assume that each unit would be provided with on-site car parking.

However, I am aware that the Roads and Maritime Services (RMS) of NSW (former RTA) has undertaken more recent surveys of traffic generation rates associated with high density residential flat buildings. These dwellings are described as being:-

- (i) *Close to public transport,*
- (ii) *Greater than 6 storeys, and*
- (iii) *Almost exclusively residential in nature.*

The subject development would satisfy the above description.

The results of the recent surveys conducted by RMS identified, inter alia, the following trip generation rates:-

- An average of 0.15 trips per car space in the am peak hour,
- A range of between 0.09 and 0.29 trips per car space in the pm peak hour,
- An average of 0.12 trips per car space in the pm peak hour, and
- A range of between 0.05 and 0.28 trips per car space in the pm peak hour.

On a worst case basis, I therefore consider that the proposed residential development should generate of the order of:-

- 12 trips in the am period i.e. 0.29 trips per unit by 39 spaces, and
- 12 trips in the pm peak hour period i.e. 0.28 trips per unit by 39 spaces.

In the am peak hour, one quarter of these movements would typically relate to entry movements with three quarters of the trips relating to exit movements. On this basis, the proposed development should generate an increase of approximately 3 entry movements and 9 exit movements.

In the pm peak hour there would typically be a two third: one third split of traffic generated by such a residential development relating to entry / exit movements, respectively. I therefore consider that there would be 8 entry and 4 exit movements associated with the subject development.

I consider that the additional traffic movements generated by the subject development would have minimal impact on the adjoining road network.

I understand that servicing of the subject development (including waste and recycling collection) will occur within the at-grade car parking area off Brighton Road by Medium Rigid Vehicle (MRV).

A Waste Management Plan has been prepared by Veolia Environmental Services (Australia) Pty Ltd in relation to the subject development. This report identifies that the number of truck movements for regular waste and recycling collections is anticipated to be of the order of 5 collections per week, namely:-

- Two collections / week of General waste,
- Two collections / week of Dry Recycling, and
- One collection / week of Organics.

Some additional truck movements may be required for irregular collection of hard waste and e-waste.

I therefore anticipate that there would be a requirement to service waste and recyclables at most once a day.

Given the nature of the proposed development, I consider that the level of manoeuvrability proposed within the residential car park will be acceptable noting that the dimensions of the spaces meet the requirements of AS / NZS 2890.1:2004.

Turning path diagrams have been prepared showing the ability of a B99 design vehicle to access the areas associated with the proposed apartments, including:-

- Entry and exit to and from Brighton Road,
- Entry from the undercroft parking area fronting Brighton Road into the ground level car park,
- The proposed ramp from the deck car park to the existing upper level, and
- The area at the top of the existing ramp.

A turning path has also been prepared showing the ability of a waste collection vehicle (equivalent in length to a Medium Rigid Vehicle) to access the site in order to service the bin enclosure to be located within the undercroft car parking area located on Brighton Road.

Copies of the above turning path diagrams are provided as an appendix to this report.

## **Summary and Conclusions**

The proposed development will provide 34 apartments and associated on-site car parking within the Bayside Village Shopping Centre, Glenelg. The apartments will be located on the eastern side of the shopping centre building above the existing retail tenancies fronting onto Brighton Road.

The Bayside Village Shopping Centre is located on the western side of Brighton Road between Augusta Street and Jetty Road, Glenelg.

The proposed development will include reconfiguration of the existing undercroft car parking area along the western side of Brighton Road and also reconfiguration of the car parking area on Level 2. The existing access points off Brighton Road will be slightly modified as a result of these proposed changes.

However, there will be essentially no change to the nature of these access points with the southern access point continuing to provide entry into the site and the northern access point continuing to provide an exit point onto Brighton Road. There will be no changes to the remaining access points associated with the existing development on the subject site.

The proposed development will also include:-

- Construction of a deck car park to provide 38 parking spaces for use by the proposed residential development,
- A ramp linking the deck car park to the existing upper level car park, and
- Alterations to the line marking at the top of the ramp between the ground and first floor car parking levels.

Pedestrian access to the apartments will be provided via two passenger lifts and two stairwells to be located on the eastern boundary of the site off Brighton Road.

Traffic to be generated by the proposed residential component will be minimal and will generate a maximum of 12 movements in the am and pm peak hour periods on a weekday. These low volumes would be insignificant in relation to the overall level of traffic associated with the existing development on the site and would not have any discernible impact on the adjoining road network.

The relevant provisions of Council's Development Plan Require the provision of 43 on-site car parking spaces to meet both the resident (approximately 35 spaces) of the visitor (approximately eight spaces) car parking requirements. The proposed development will provide 38 car parking spaces will fully address the resident car parking requirements.

In terms of visitor car parking demand this would be readily accommodated within the surplus capacity of the existing shopping centre car park noting in particular that the peak visitor car parking demand will not occur at the same time as that of the shopping centre.

Given the nature of the proposed development, I consider that the level of manoeuvrability proposed within the car park will be acceptable particularly given that the dimensions of the spaces meet the requirements of AS / NZS 2890.1:2004.

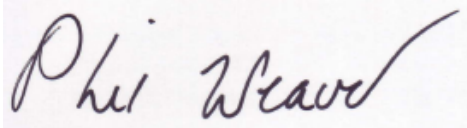
Turning path drawings identify that it would be possible to access all areas of the car park, including the amended areas and the proposed additional upper level car by a B99 design vehicle.

Servicing of the proposed apartments would be undertaken by a waste contractor within the at-grade car parking area off Brighton Road.

On the above basis, it is understood that the proposed development will:-

- Provide an appropriate design standard in respect to vehicular movements and car park layout,
- Resulting in only minimal increase in the existing volumes of traffic generated by the subject development, noting that the peak hour traffic generation of the residential development will not generally coincide with those of the existing land uses, and
- Not result in any adverse traffic impacts on the adjoining road network.

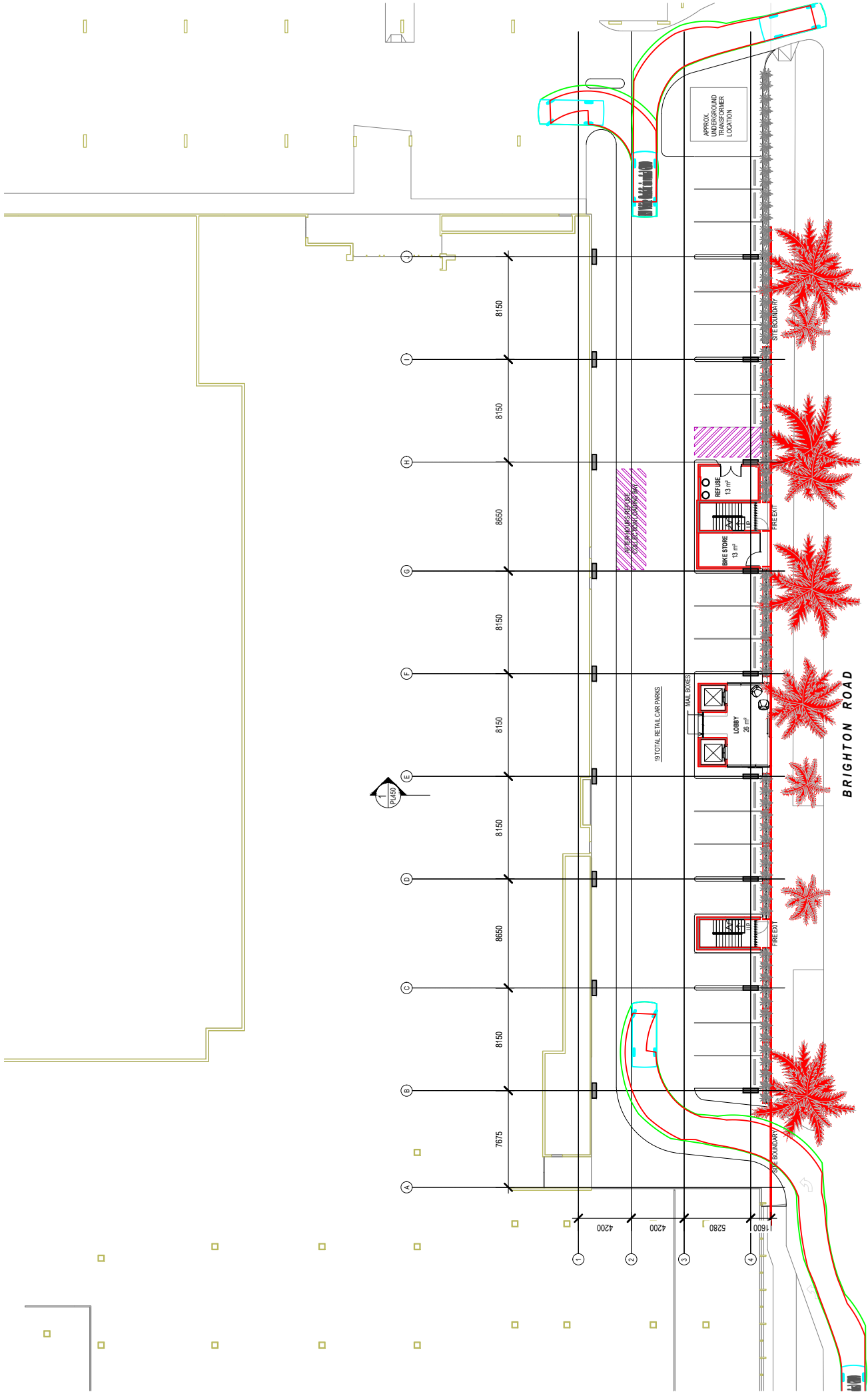
Yours sincerely

A handwritten signature in black ink that reads "Phil Weaver". The signature is written in a cursive style with a long, sweeping tail on the letter "v".

Phil Weaver  
Phil Weaver and Associates Pty Ltd

Enc





BRIGHTON ROAD

POWER UNDERGROUND TRANSFORMER LOCATION

TOTAL RETAIL CAR PARKS

WATER BOXES

BIKE STORE  
13 m²

REPAIRS/RECYCLE  
COLLECTION LOADING BAY

LOBBY  
28 m²

8150

8150

8650

8150

8150

8150

8650

8150

8150

7675

4200

4200

5280

1600

I

H

G

F

E

D

C

B

A

1

2

3

4

1

2

3

4

1

2

3

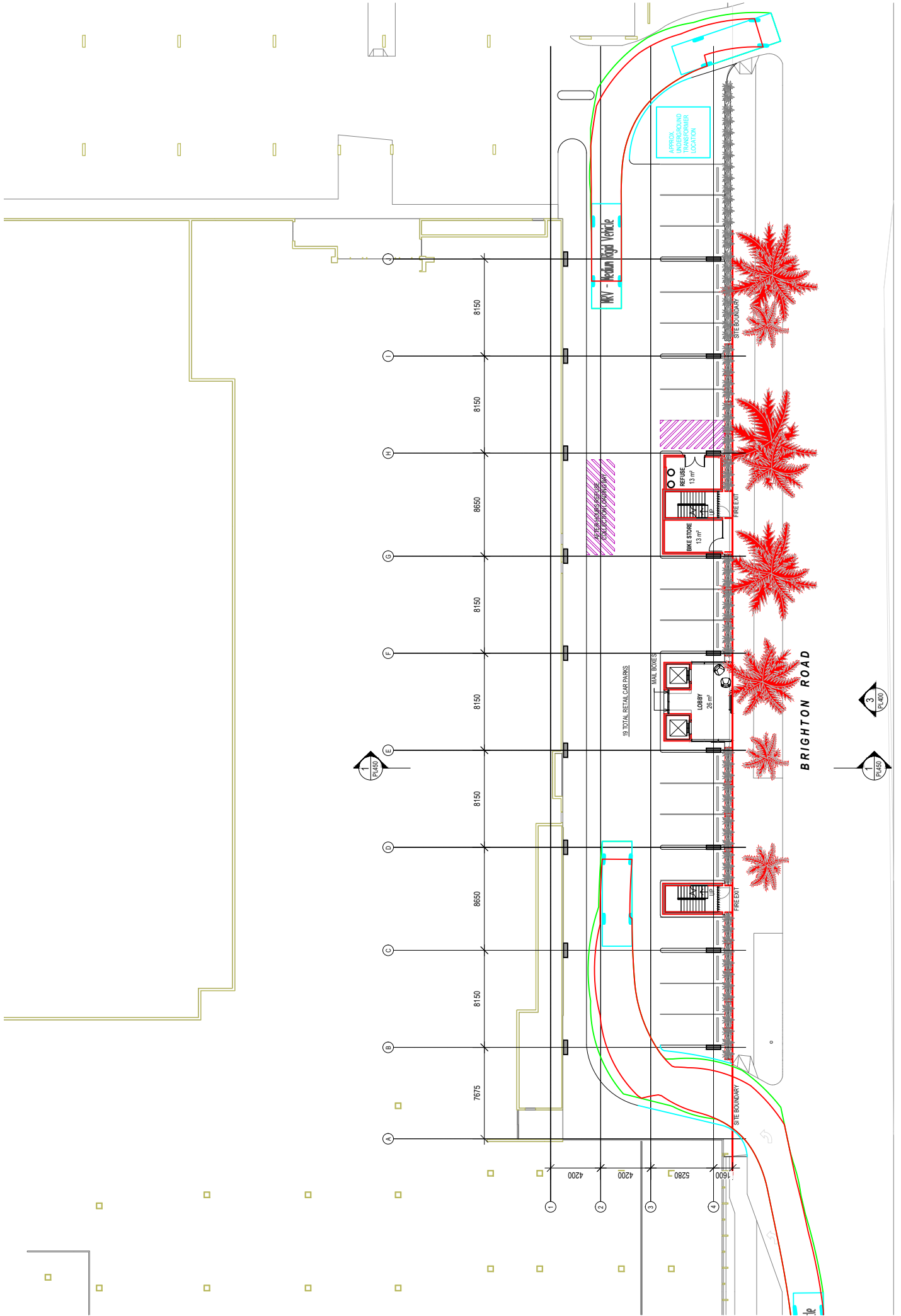
4

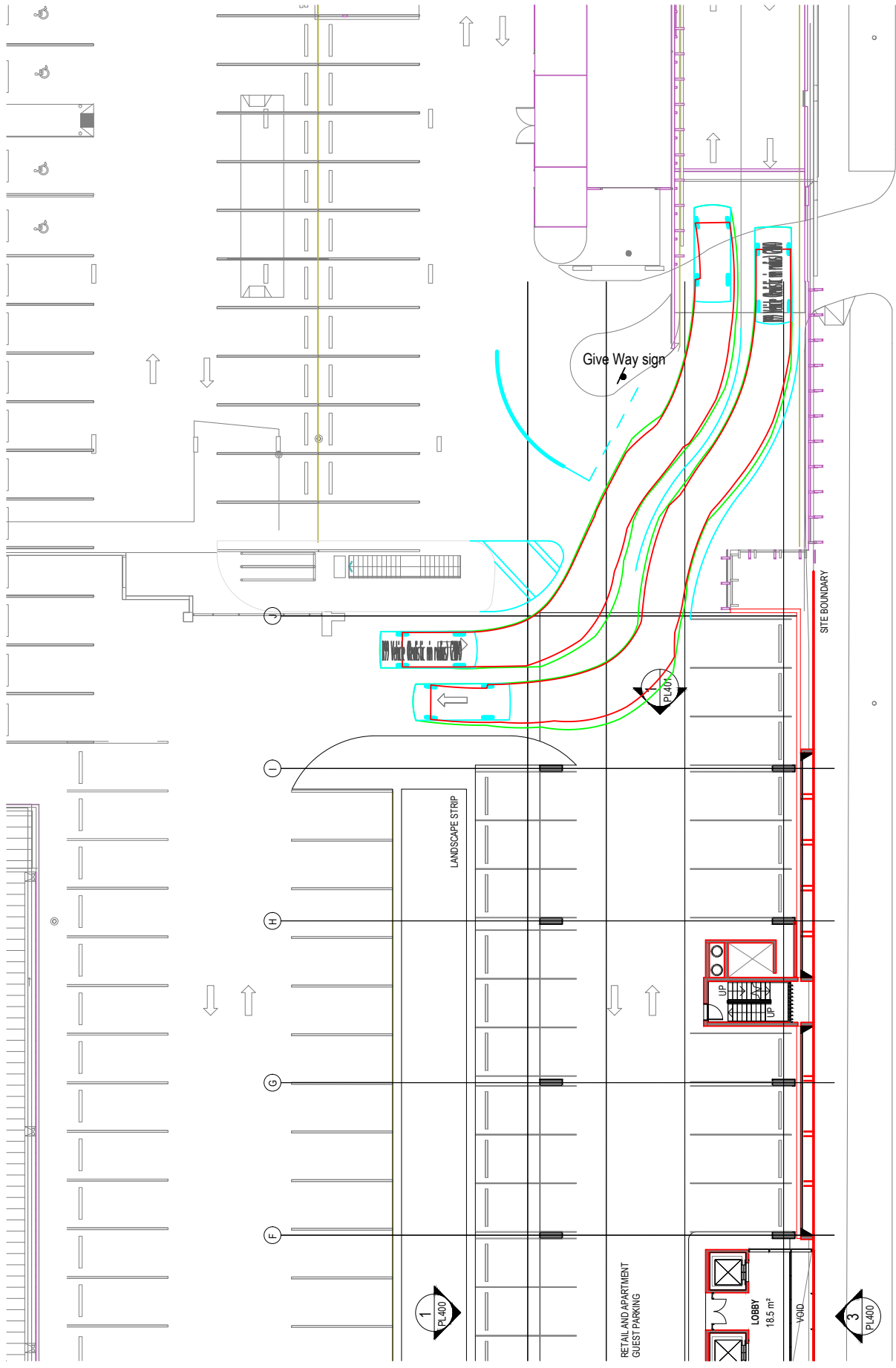
1

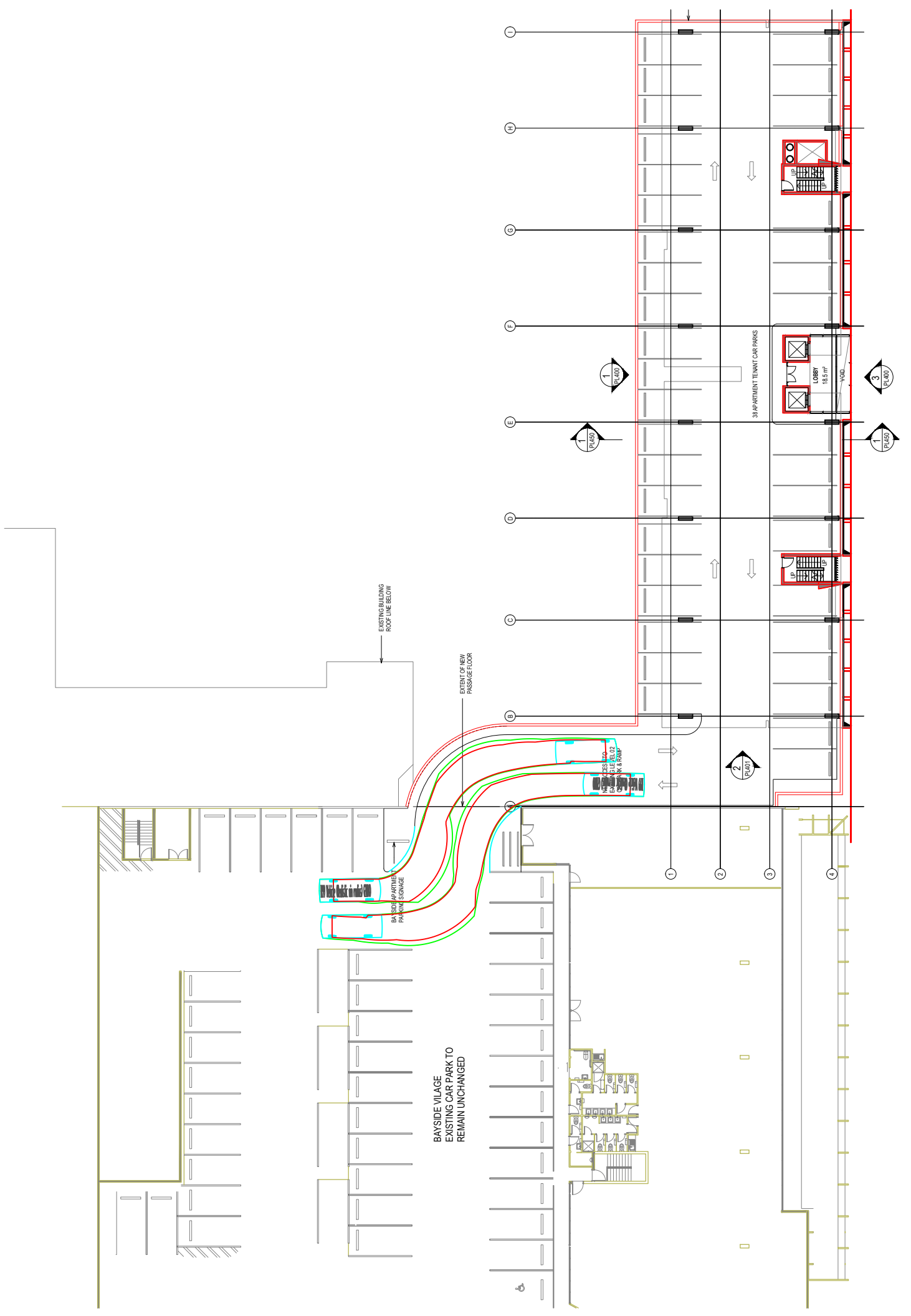
2

3

4







BAYSIDE VILAGE  
EXISTING CAR PARK TO  
REMAIN UNCHANGED

EXISTING BUILDING  
ROOF LINE BELOW

EXTENT OF NEW  
PASSAGE FLOOR

BAYSIDE APARTMENT  
PARKING SIGNAGE

38 APARTMENT TOWNH CAR PARKS

LOBBY  
18.5 m<sup>2</sup>

1  
PL400

1  
PL450

2  
PL400

3  
PL400

1  
PL450

1

H

G

L

E

D

C

B

1

2

3

4



# Leader in sustainable waste management and recycling solutions

**Bayside Apartments Development**

**Submission for Waste Collection Services**

**Prepared by Veolia Environmental Services (Australia) Pty Ltd**

**February 2017**





## CONFIDENTIALITY CONDITIONS

- (a) All information whether oral, electronic, printed or graphic contained in this document or obtained by you from Veolia (**Information**) is confidential to Veolia and shall not be used by you other than for the purpose of reviewing this document and the proposal contained herein.
- (b) You shall not copy or reproduce any Information except when, and then only to the extent, reasonably necessary for the purpose of reviewing this document and the proposal contained herein.
- (c) Upon receiving notice that our proposal has not been accepted, and if notified by Veolia, you shall destroy, in a secure manner, this document and any Information.
- (d) You shall ensure that any employee or any other person to whom you supply the Information is bound by the terms of these conditions.



Maddie Dobbin  
Planner  
Suite 12/154 Fullarton road,  
Rose park SA 5067

Dear Maddie,

Veolia is pleased to submit the following Waste Management Plan for the proposed development located in Bayside Apartments.

Veolia will have a strong focus on diverting your waste streams to recycling centres to work towards achieving cost minimisation and increasing diversion from landfill by implementing the following systems:

- Liquid Waste – recycled through our liquid plant.
  - Various sizes
- Organics Bin – all food material from kitchens
  - 240ltr MGB
- General Waste – for all contaminated wet waste streams
  - 1100ltr MGB
- Dry recycling – recycled through IWS recycling centre
  - 1100ltr MGB
- Education Material to help reduce contamination

\*All these services are in line with the Adelaide City Council residential recycling plan.

Please see a copy of the waste management plan below for your consideration. I am confident Veolia can implement the above services and systems to work towards achieving cost minimisation and supply the waste management services in a safe & environmentally friendly manner.

We look forward to working with you throughout this process and into the future. Should you require additional information or clarification relating to this document, please do not hesitate to contact myself on 0419 301 449.

Regards

*Anton Ianni*  
Account Manager



## Executive Summary

---

***Veolia's aim is to deliver viable collection, handling and transport of all waste streams for all sites whilst diverting 90% of its waste streams through a recycling process.***

***Bayside Apartments are also mindful of promoting the correct management of its waste by decreasing the amount of waste going to landfill and increasing the quantity of waste that is recyclable through a "value for money" service.***

---

Veolia Environmental Services (Veolia) is Australia's leading provider of environmental waste management services to industry, commerce and the public. We have worked closely with government, industry and commerce for over 42 years to satisfy people's essential daily needs while respecting natural resources. Our strong and stable management team have taken the organisation from a small operation in 1969 to the current Australia-wide and international network generating Australian revenues in excess of \$700 million per annum from in excess of 100 operating sites.

Veolia is the Australian waste management, industrial cleaning and resource recovery division of the global company Veolia Environnement (VE), generating revenue in excess of AUD \$55 billion annually.

The worldwide strength of Veolia is underpinned by a strategy of long-term investment, continuous innovation and mutual partnering with our customers. Veolia works in partnership with nationally aligned accounts such as Coles, Spotless and Health Scope. Locally, Veolia has forged strong working partnerships with ISS, Burnside Village, Makris Corporation and performs municipal services for Councils such as Mt Barker, Pt Augusta, Whyalla and Pt Lincoln. Veolia has significant experience within the Local Government sector throughout Australia in areas of environmentally recognised and sustainable waste management and recycling services.

This experience enables Veolia to provide the suite of services required by Bayside Apartments development, whilst maintaining the necessary standards of environmental health and safety compliance. Veolia is proud of its commitment and compliance to all aspects of Quality, Occupational Health Safety & Welfare and Environmental Management Systems to support our commitment to sustainable development.

Our proposal recognises the need to address the disposal of all waste streams generated from each area of Bayside Apartments development. Our model will focus on effective waste minimisation strategies, including the recycling or beneficial re-use of product wherever appropriate at extremely competitive rates. Veolia has adopted the principle of 'World's Best Practice' and is dedicated to achieving the highest standards in our field.





In the waste management sector, disposal of biodegradable waste will ultimately attract a higher landfill cost at poorly run landfill operations. Government and commerce are becoming increasingly aware of the environmental and economic benefits of sorting all waste streams to recover high yields of recyclable waste. The increased recycling of plastics, paper, cardboard, waste oily waters, sludges, greases and other recyclable materials will improve Bayside Apartments life-cycle Greenhouse Gas (GHG) Emissions and ecological footprint. Veolia can provide monthly reports on GHG emission savings, in addition to data on volumes and weights diverted from landfill.

A major component of our proposal provides for not only the minimisation of waste, but more importantly for the diversion from landfill to our recycling facility to ensure where possible 100% of your waste streams are diverted through the recycling process. This is the key to supporting Bayside Apartments commitment to sustainable development and will also assist in the better management of costs. Veolia believes in conducting regular audits of its waste segregation management system to ensure that it complies with Bayside Apartments environmental directives. The evaluation of the effectiveness of this system may be monitored through regular agreed KPI reporting.

The impact of the Australian Carbon Tax on the Adelaide Wine centre's operations, including the area of waste management, will conceivably be significant. In this resource and carbon constrained world, it is important that Bayside Apartments develops a waste and recycling management program and aligns with an environmental service provider who is strategically positioned to help Bayside Apartments mitigate its environmental footprint.

***Reductions in landfill will reduce Carbon Gas Emissions and result in lower costs.***



**The key characteristics of our proposal are:**

***Cost savings.***

**Deliver Long Term Cost Savings:** Through a structured program focusing on waste diversion from conventional landfill, Veolia can deliver cost savings through lower disposal costs across Bayside Apartments development. With waste now included in the Australian Carbon Tax, waste sent to conventional landfills will attract a significantly higher carbon emissions penalty than material going through Veolia's resource recovery facilities.

***Minimise waste to landfill.***

**Towards Zero Waste to Landfill:** Veolia provides access to various technologies developed both locally and overseas, which are already proven within the Veolia Group. Our proposal offers solutions that address a range of environmental concerns, with the primary focus being the diversion of waste from landfill to a recycling centre. Some sample environmental credentials afforded to Bayside Apartments development include:

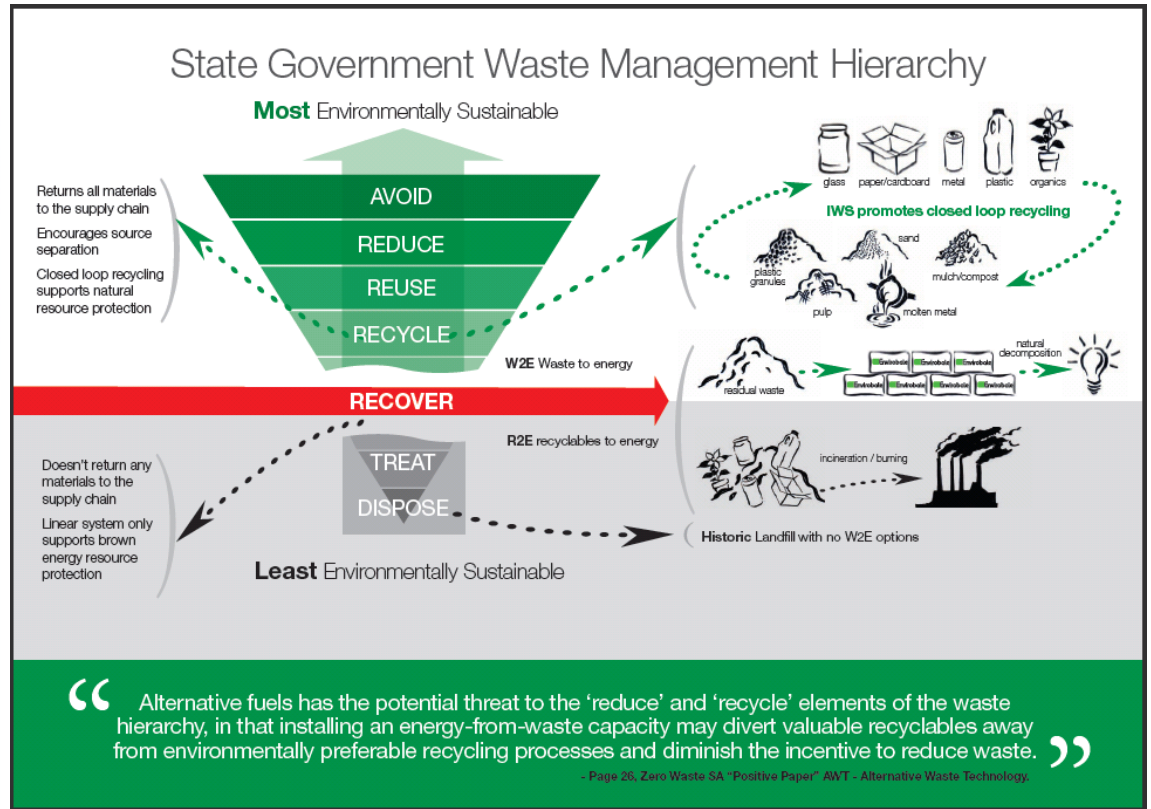
- Implement Organics Recycling
- Zero Waste Approved Facility
- Implement Dry Recycling (front lift bins)
- Periodical audits performed to promote best practice

***A dedicated contract manager focused on exceeding your expectations***

**One Contact:** Veolia is able to provide a dedicated Waste Services Team and we will assign a major account executive to Bayside Apartments development. This provides one point of contact for Bayside Apartments development to monitor waste expenditure costs and recycling performance, enabling real improvements in both over the life of the contract. Veolia will provide one phone number to Bayside Apartments development for all enquiries and this will be operational 24 hours a day, 7 days a week.



**Educational Material:** Veolia can supply a full range of educational material to help understand and increase the recycling outcomes.



## 1. Waste Management Hierarchy

**VEOLIA Recyclepak**

Maximum diversion of resources from burning alternative fuels and historic landfill disposal.

**ASK FOR A SITE TOUR OF IWS TODAY!**

**IWS Recycling Centre Capability Statement and Reporting**

Dry Recyclables	Comingled Recyclables	Mixed Paper & Cardboard	Food & Garden Organics	General Waste	Mixed Waste
<p><b>Process</b> Mechanically pre-sorted and then processed through the IWS Recycling Centre.</p> <p><b>Recycling Performance</b> 90% of the recyclable content* is extracted by weight. Residual content is largely in garbage bags and is putrescible which cannot be opened due to OHS risks.</p> <p><b>Presentation to IWS</b> Can contain between 0-30% residual waste by weight due to limited source separation.</p> <p><input checked="" type="checkbox"/> Recyclable Content <input checked="" type="checkbox"/> Zero Waste SA Recycle at work*</p>	<p><b>Process</b> Directly processed through the IWS Recycling Centre.</p> <p><b>Recycling Performance</b> 98% of the recyclable content* is extracted by weight. Residual content is dropped out by screen and largely contains broken glass and food fines which are removed before passing through manual sorting room due to OHS risk management.</p> <p><b>Presentation to IWS</b> Can contain between 0-15% residual waste by weight, limited contamination due to high level of source separation.</p> <p><input checked="" type="checkbox"/> Recyclable Content <input checked="" type="checkbox"/> Zero Waste SA Recycle at work*</p>	<p><b>Process</b> Directly processed through the IWS Recycling Centre.</p> <p><b>Recycling Performance</b> 100% of the recyclable content* is processed directly into mixed paper and cardboard baling.</p> <p><b>Presentation to IWS</b> Required to be 100% paper and cardboard.</p> <p><input checked="" type="checkbox"/> Recyclable Content <input checked="" type="checkbox"/> Zero Waste SA Recycle at work*</p>	<p><b>Process</b> Processed through the IWS Composting Process.</p> <p><b>Recycling Performance</b> 98% of the recyclable content* is extracted by weight. Residual content is dropped out by screen and largely contains broken glass and plastic fines.</p> <p><b>Presentation to IWS</b> Required to be 100% food organics.</p> <p><input checked="" type="checkbox"/> Recyclable Content <input checked="" type="checkbox"/> Zero Waste SA Recycle at work*</p>	<p><b>Process</b> Putrescible waste processed through carbon efficient Envirobale® System.</p> <p><b>Recovery Performance</b> Compacted into waste bales and placed in a modular balefill where methane is extracted and converted to energy.</p> <p><b>Presentation to IWS</b> Contains mixed general waste, no source separation occurs.</p> <p><input checked="" type="checkbox"/> Envirobale®</p>	<p><b>Process</b> Mechanically pre-sorted and then processed through the IWS Recycling Centre.</p> <p><b>Recycling Performance</b> 90% of the recyclable content* is extracted by weight. Residual content is dropped out by screening and is minimal by weight due to the high density of recyclables e.g. brick/dirt.</p> <p><b>Presentation to IWS</b> Can contain between 0-10% residual waste by weight, limited contamination due to source separation and high density of recyclables.</p> <p><input checked="" type="checkbox"/> Recyclable Content</p>

500 Churchill Road  
Kilburn, SA, 5084  
Telephone: 08 8260 2122  
Email: ee@veolia.com.au

**\*Recyclable Content**  
(no hidden recycling content in fuels)  
C&D: Mixed paper, mixed cardboard, mixed plastic, small timber and green organics, food organics, small metals.  
C&D: All C&D recyclable content materials listed, large timber and organics, large metals, soil, brick and concrete.

**\*Zero Waste SA Recycle at Work**  
IWS Recycling Centre is a ZWISA Recycle at Work Program Accredited Facility.

Lot 254 Cnr Hines and Wingfield Roads  
Wingfield SA 5013  
Telephone: 8243 2644  
Facsimile: 8243 1299  
Email: iws@iwsgroup.com.au  
www.iwsgroup.com.au

♻️ Printed on 100% recycled paper

## 2. Recycle Pak – Maximise diversion from landfill with the correct receptacles.



**Triple National Certification:** *Bayside Apartments development* will have peace-of-mind that their waste is being collected, recycled and disposed of in a safe and environmentally compliant manner. This is backed up by our highly enviable triple certification of ISO 14001 (Environment), ISO 9001 (Quality) and AS 4801 (Safety) management systems.



**Award Winning Business:** Veolia is the recipient of Australian Business Award for Environmental Sustainability.



Veolia is also an Australian Quarantine and Inspection Service accredited service provider. The strategic direction of Veolia is one of continuous improvement in environmental technologies for the handling, processing and treatment of waste as well as improvements in education and environmental awareness programs for our customers.

As the organisation has grown, it has earned a reputation for quality, reliability, customer service and commitment to sustainable development based on 'World's Best Practice'. We look forward to working with Bayside Apartments development throughout this period and into the future. Should you require additional information or clarification relating to this document, please do not hesitate to contact myself on (08) 8260 2122.

**Anton Ianni**  
**Account Manager SA**

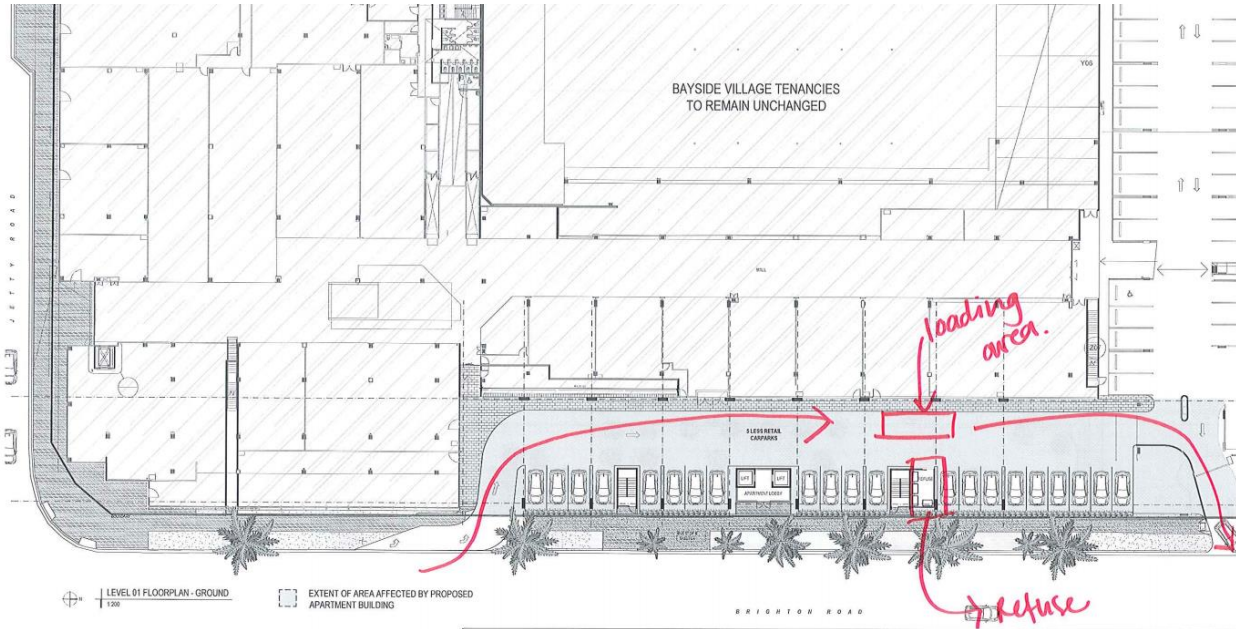
# Waste Management Plan – Residential Refuse Area

## Bayside Apartments

Subject	Details																																																																																		
<b>Development Details</b>	34 Residential apartments (54 Bedrooms)																																																																																		
<b>Type of waste Streams &amp; Bin Sizes</b>	<p>Bin room</p> <ul style="list-style-type: none"> <li>• Organics Bin – All food material from residents                             <ul style="list-style-type: none"> <li>○ 1x 660L MGB 1x per week</li> </ul> </li> <li>• General Waste – For all Contaminated wet waste                             <ul style="list-style-type: none"> <li>○ 1 x 1100ltr MGB 2x per week</li> </ul> </li> <li>• Dry recycling – Recycled through IWS recycling centre                             <ul style="list-style-type: none"> <li>○ 1 x 1100ltr MGB 2x week</li> </ul> </li> </ul> <p>**Please refer to waste generation table attached</p> <p style="text-align: center;"><b>Bin Dimensions:</b></p> <table border="1" style="width: 100%; border-collapse: collapse; background-color: #cccccc; margin-bottom: 10px;"> <thead> <tr> <th colspan="7" style="text-align: left;">Rear Lift Bins (Size Matrix)</th> </tr> <tr> <th style="text-align: center;">Bin Size (Ltrs)</th> <th style="text-align: center;">Wheel Diameter</th> <th style="text-align: center;">Max weight in Bin</th> <th style="text-align: center;">Bin Weight</th> <th style="text-align: center;">Height (mm)</th> <th style="text-align: center;">Width (mm)</th> <th style="text-align: center;">Depth (mm)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">140</td> <td style="text-align: center;">200</td> <td style="text-align: center;">48kg</td> <td style="text-align: center;">11.4kg</td> <td style="text-align: center;">920</td> <td style="text-align: center;">535</td> <td style="text-align: center;">640</td> </tr> <tr> <td style="text-align: center;">240</td> <td style="text-align: center;">200</td> <td style="text-align: center;">96kg</td> <td style="text-align: center;">15.5kg</td> <td style="text-align: center;">1060</td> <td style="text-align: center;">580</td> <td style="text-align: center;">730</td> </tr> <tr> <td style="text-align: center;">660</td> <td style="text-align: center;">200</td> <td style="text-align: center;">265kg</td> <td style="text-align: center;">45kg</td> <td style="text-align: center;">1200</td> <td style="text-align: center;">1360</td> <td style="text-align: center;">770</td> </tr> <tr> <td style="text-align: center;">1100</td> <td style="text-align: center;">200</td> <td style="text-align: center;">440kg</td> <td style="text-align: center;">58kg</td> <td style="text-align: center;">1390</td> <td style="text-align: center;">1360</td> <td style="text-align: center;">1090</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Rear lift Truck Dimensions:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="8" style="text-align: center;">Rear Lift Truck Specifications</th> </tr> <tr> <th style="text-align: center;">Size</th> <th style="text-align: center;">length (mtrs)</th> <th style="text-align: center;">width (mtrs)</th> <th style="text-align: center;">height (Mtrs)</th> <th style="text-align: center;">Operating Clearance</th> <th style="text-align: center;">Turning Circle (Mtrs)</th> <th style="text-align: center;">Gross Vehicle Mass (GVM)</th> <th style="text-align: center;">Tare weight</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4x2</td> <td style="text-align: center;">8.65</td> <td style="text-align: center;">2.20</td> <td style="text-align: center;">3.10</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">15.00</td> <td style="text-align: center;">14t</td> <td style="text-align: center;">9.67t</td> </tr> <tr> <td style="text-align: center;">6x4</td> <td style="text-align: center;">10.10</td> <td style="text-align: center;">2.50</td> <td style="text-align: center;">3.30</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">15.30</td> <td style="text-align: center;">22.5t</td> <td style="text-align: center;">12t</td> </tr> <tr> <td colspan="2" style="text-align: center;">Notes</td> <td colspan="6"></td> </tr> </tbody> </table>	Rear Lift Bins (Size Matrix)							Bin Size (Ltrs)	Wheel Diameter	Max weight in Bin	Bin Weight	Height (mm)	Width (mm)	Depth (mm)	140	200	48kg	11.4kg	920	535	640	240	200	96kg	15.5kg	1060	580	730	660	200	265kg	45kg	1200	1360	770	1100	200	440kg	58kg	1390	1360	1090	Rear Lift Truck Specifications								Size	length (mtrs)	width (mtrs)	height (Mtrs)	Operating Clearance	Turning Circle (Mtrs)	Gross Vehicle Mass (GVM)	Tare weight	4x2	8.65	2.20	3.10	NA	15.00	14t	9.67t	6x4	10.10	2.50	3.30	NA	15.30	22.5t	12t	Notes							
Rear Lift Bins (Size Matrix)																																																																																			
Bin Size (Ltrs)	Wheel Diameter	Max weight in Bin	Bin Weight	Height (mm)	Width (mm)	Depth (mm)																																																																													
140	200	48kg	11.4kg	920	535	640																																																																													
240	200	96kg	15.5kg	1060	580	730																																																																													
660	200	265kg	45kg	1200	1360	770																																																																													
1100	200	440kg	58kg	1390	1360	1090																																																																													
Rear Lift Truck Specifications																																																																																			
Size	length (mtrs)	width (mtrs)	height (Mtrs)	Operating Clearance	Turning Circle (Mtrs)	Gross Vehicle Mass (GVM)	Tare weight																																																																												
4x2	8.65	2.20	3.10	NA	15.00	14t	9.67t																																																																												
6x4	10.10	2.50	3.30	NA	15.30	22.5t	12t																																																																												
Notes																																																																																			

	<b>34 Residential apartments (54 Bedrooms)</b>
<b>Service Frequency &amp; Waste Volumes</b>	<p>General Waste (35ltr per bedroom required)</p> <ul style="list-style-type: none"> <li>○ Volume – 1890ltr per week</li> <li>○ 1 x 1100ltr bins</li> <li>○ Service schedule 2x per week = 2200ltr capacity</li> </ul> <p>Dry Recycling (30ltr per bedroom required)</p> <ul style="list-style-type: none"> <li>○ Volume – 1620ltr per week</li> <li>○ 1 x 1100ltr bins</li> <li>○ Serviced 2x per week =2200ltr capacity</li> </ul> <p>Organics (10ltr per bedroom required)</p> <ul style="list-style-type: none"> <li>○ Volume – 540ltr per week</li> <li>○ 1x 660ltr bins</li> <li>○ Serviced schedule 1x per week = 660ltrs capacity</li> </ul> <p>E Waste – <u>6m3 per year</u>. (Need to allow room for this to be stored. (no bin) Council collection)</p>
<b>Bin Storage Locations &amp; movement of bins</b>	<ul style="list-style-type: none"> <li>• Bins will be stored in the ground level bin waste room. The bins will be clearly labelled with signage encouraging the tenants to recycle as much as possible. ** As per plan attached.</li> <li>• The bins will be managed by the Cleaners/Facility Manager – the bins will be serviced via Brighton road. Height of Roof needs to be higher than 3.4m. Waste and recycling fed into bins via chute system &amp; managed by the site to keep clean and tidy.</li> </ul>
<b>Collection Points</b>	<p>Waste &amp; Recycling</p> <ul style="list-style-type: none"> <li>• A Veolia truck will service the Residential refuse room Via the Refuse room located off Brighton Road.</li> </ul>
<b>Specialised Facilities &amp; Equipment</b>	<ul style="list-style-type: none"> <li>• There will be no specialised equipment for this project</li> </ul>
<b>Account Management &amp; Customer Education</b>	<ul style="list-style-type: none"> <li>• Veolia will have a dedicated Account Manager to oversee the waste management services for the Bayside Apartments. We can supply signage to help achieve improved recycling.</li> </ul>

## Visual Plan of site and collection point



## Refuse room to contain

1x 1100L General waste

1x 1100L Recycling

1x 660L Organics

Height restrictions upon entry and exit of Loading area need to be higher than 3.4m.

Width of drive access needs to be 2.6m upon entry and exit.

Pedestrian interaction is high on this site.

This Page has intentionally been left Blank



# Terms & Conditions

## 1. Definitions

'**Agreement**' means the agreement and the terms set out in this document.

'**Contract Price**' means the Contract Price as specified in this document or, if no Contract Price is specified, means the total of the Service Fees multiplied by the corresponding quantities of the Services supplied for the term of the Agreement plus all adjustments and costs in accordance with this Agreement.

'**Equipment**' means all containers and other plant and equipment supplied by Veolia for or under this Agreement, all of which remain the property of Veolia.

'**Site**' means those of the Client's premises at which the Services are carried out, and includes any new premises that the Client may relocate to for any reason.

'**Service Fee**' means the specified rate, price or lump sum amount for the performance of each item of the Services, as adjusted in accordance with this Agreement.

'**Services**' means all services of the type and nature as described in this Agreement.

## 2. Client Responsibilities

The Client agrees:

### 2.1 Service

- (a) that Veolia has the exclusive right to supply all Services to the Site;
- (b) to provide Veolia with reasonable opportunity to offer to provide Services to the Client at premises other than the Site;
- (c) to promptly inform Veolia of any change in the Client's Services' requirements;
- (d) to disclose to Veolia all information in the Client's possession relevant to the provision of the Services;
- (e) to comply with all legal requirements and the requirements of all relevant regulatory authorities relating to the Services;
- (f) that Veolia has the right to suspend the provision of the Services in the event of non-payment for the same by the Client;

### 2.2 Equipment

- (a) to use the Equipment only for its proper and intended purpose;
- (b) to provide Veolia such access to the Equipment and the Site as is reasonably required to enable Veolia to provide the Services safely and in accordance with this Agreement;
- (c) to maintain the cleanliness of the Equipment;
- (d) not to damage, deface or remove identifying marks from the Equipment;
- (e) to report to Veolia immediately any damage to, misuse of, or unsafe, Equipment;
- (f) to reimburse Veolia for the cost of any stolen Equipment, whether from the Site or the vicinity of the Site;

### 2.3 Service

- (a) to ensure that all waste supplied for collection is of the type or nature specified in this Agreement and, unless otherwise agreed by Veolia, uncompacted;
- (b) not to overload the Equipment (either by weight or volume)

### 2.4 Payment

- (a) to pay Veolia:
  - (i) the Contract Price as a debt due and payable to Veolia upon signing of the Agreement, such debt to be paid by monthly instalments payable over the term of this Agreement; and
  - (ii) any adjustments made by Veolia in accordance with this Agreement; and
- (b) any and all amounts invoiced in accordance with this Agreement must be paid within 14 days from the date of the invoice; and
- (c) if this Agreement is renewed, that the provisions of clause 2.4(a) will apply upon renewal to the Contract Price payable in respect of such renewed period.

### 2.5 Assignment

not to assign its interest under this Agreement without the prior written consent of Veolia.

## 3. Veolia Responsibilities

Veolia shall perform the Services in accordance with this Agreement.

## 4. Liabilities

### 4.1 Additional Charges and Fee Increases

The Client acknowledges that amounts payable by it to Veolia under this agreement may be adjusted from time to time by Veolia, acting reasonably, as a result of:

- (a) Veolia having incurred extra costs or suffered loss and damage as a result of a breach by the Client of its responsibilities under this Agreement;
- (b) the actual weight of the waste the subject of the Services exceeding the estimated weight thereof;
- (c) a change in the nature, density, quantity or timing of the Services (including any change in the type, density, weight or quantity of the waste the subject of the Services);
- (d) any increase in the Service Fees as a result of:
  - (i) any increase in the Adelaide All Groups CPI;
  - (ii) any increase in the cost of the performance of Veolia's obligations under this Agreement (including labour costs, fuel, government taxes or charges, disposal fees); or
  - (iii) any other relevant circumstance.

Veolia undertakes to provide notice to the Client of any such increases.

### 4.2 Client Indemnity

The Client indemnifies Veolia against loss or damage to Veolia's property and against any claim or action which may be brought or made by any person against Veolia, its employees or agents in respect of personal injury or death of any person or loss of or damage to property caused by a negligent or wrongful act or omission of the Client, its employees, other contractors or agents.

The Client's liability to indemnify Veolia is reduced proportionally to the extent that Veolia, its employees, subcontractors or agents have contributed to the injury, death, loss or damage.

### 4.3 Veolia Liability

Veolia's liability at law is limited to:

- (a) the resupply of the Services; or
- (b) at Veolia's option, the payment of the cost of resupply of those Services.

Except for this and to the extent permitted by law, Veolia accepts no liability whatsoever for any claim for loss or damage of any kind without limitation. Veolia will not be liable for the non-performance of the Services caused by an act, omission or event beyond its control.

## 5. Term

5.1 The offer in this document is valid for fourteen (14) days from the date it is made.

5.2 The operation of the Agreement is subject to Veolia having first obtained a satisfactory credit check of the Client.

5.3 The term of this Agreement:

- (a) Is an initial fixed period of three (3) years from the Contract Commencement Date ("Initial Period") specified in this Agreement, and thereafter, shall continue for successive fixed periods of three (3) years each, subject to termination in accordance with clause 6.1; or
- (b) where the Services comprise a one-off project, expires upon their completion.

5.4 The term of this Agreement continues regardless of whether the Client moves from one Site to another Site (New Site). In the event of such relocation, Veolia will provide the Services at the New Site, on the terms of this Agreement.

## 6. Termination

6.1 Either party may terminate the Agreement:

- (a) Immediately by written notice to the other where that other:
  - (i) becomes bankrupt, or insolvent, or becomes subject to external administration; or



## Terms & Conditions

- (ii) commits a substantial breach or default under the Agreement; or
- (iii) repudiates the Agreement; or
- (b) by giving to the other party no less than 60 days' written notice of intention to terminate, such notice to take effect at the end of the Initial Period or at the end of any further fixed period pursuant to clause 5.3.

6.2 If the Agreement is terminated by Veolia under clause 6.1(a) or by the Client under clause 6.1(b), the Client must pay Veolia the sum of:

- (a) all monies due and payable under any invoices rendered but unpaid; and
- (b) as liquidated damages, fifty per cent (50%) of the average monthly revenue for the number of months from termination until expiry of the then current term of the Agreement and which the Client agrees are a genuine pre-estimate of Veolia's loss. 'Average monthly revenue' is the average monthly gross amount paid or payable by the Client to Veolia under the Agreement.

### 7. Disputes

(a) If any dispute or difference arises between Veolia and the Client, other than pursuant to clause 6, it shall be referred to their respective representatives for resolution. In the event that the representatives are themselves unable to resolve the dispute, the representatives' superiors will attempt to resolve it speedily by negotiation and in good faith.

(b) In the event that Services are terminated or suspended pending resolution of a dispute under this Agreement, at Veolia's sole discretion Veolia's bin/s may remain on the Site and Veolia reserves the right to lock the bin/s until the dispute in question has been resolved or the Agreement terminated. In the event of termination, at Veolia's sole discretion, the bin/s may remain on the Site until payment of all liquidated damages, if applicable, in accordance with clause 6.2(b).





**arborman<sup>®</sup>**  
**tree solutions**  
PROFESSIONALS IN ARBORICULTURE

Reference Number:  
ATS4487-JetBriRdDIR

13 September 2017

Alexander Brown Architects  
Attn: James Dukmovic  
Suite 6, 611 Magill Road  
Magill SA 5072

Dear James

**Re: cnr Jetty and Brighton Roads, Glenelg**

I have inspected the trees at the above address and made observations in relation to the impact the proposed development may have on the trees. Factors such as species, health, structure, risk and the tree's growing environment have been taken into account.

There are eight trees within the nature strip adjacent to the development area; five trees are identified as *Araucaria heterophylla* (Norfolk Island Pine) with the remaining three trees being *Araucaria columnaris* (Cook Pine). There are four Regulated Trees within the planting all of these are *Araucaria heterophylla* (Norfolk Island Pine) and are identified as Tree 1, 4, 5 and 6.

All five of the *Araucaria heterophylla* (Norfolk Island Pine) are in poor overall condition with dieback of branches throughout their crowns and/or reduced foliage density. The three *Araucaria columnaris* (Cook Pine) are in good overall condition.

The proposed development does not include excavation closer to the trees than the existing infrastructure which is currently preventing root growth into the development area. Therefore it is not expected that the proposed development will impact on the root systems of the trees.

The area of potential conflict between the trees and the proposed development is the extension of the crowns of the *Araucaria heterophylla* (Norfolk Island Pine) into the development space. This, however, is not likely to cause an impact on the condition of these trees as it only requires the removal of dead branches or branch ends and very little if any live foliage should be affected. The removal of the dead sections will improve the overall aesthetic value of individual trees and the tree group as a whole. There is no need to prune the *Araucaria columnaris* (Cook Pine) as they do not impact on the proposed development space.

There is some concern that the development will increase the shading of the trees, particularly the *Araucaria columnaris* (Cook Pine), and this could impact on their long-term viability. These trees are

already subject to substantial shading and whilst this will increase slightly due to the proposed development it is unlikely that it will substantially impact on these trees. Given the poor condition of the *Araucaria heterophylla* (Norfolk Island Pine) the impact of the increased shading is not likely to be noticeable or measurable.

The assessment of the trees and the development proposal does not indicate that substantial damage to any of the trees is likely and as such these trees should not constrain the development or result in any particular design alteration to further reduce the impact.

Thank you for the opportunity to provide this information. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely



**MARCUS LODGE**  
***Senior Consulting Arboriculturist***  
***Diploma in Arboriculture***  
***ISA Tree Risk Assessment***  
***Registered Consulting Arborist***

## Appendix A - Tree Assessment Methodology

## Tree Assessment Form (TAF©)

Record	Description
<b>Tree</b>	A perennial woody plant with a mature height of greater than 5 metres and life expectancy of more than 10 years.
<b>Genus and Species</b>	Trees are identified using normal field plant taxonomy techniques. Due to hybridisation and plant conditions available on the day of observation it may not always be possible to identify the tree to species level; where species cannot be ascertained <i>sp.</i> is used.
<b>Height</b>	Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
<b>Spread</b>	Crown width (projection) diameter is recorded by the following fields <5m, 5-10m, 10-15m, 15-20m, >20m.
<b>Tree Health</b>	Tree health was assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
<b>Tree Structure</b>	Tree structure was assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
<b>Tree Risk Assessment</b>	Trees were assessed using the International Society of Arboriculture Level 1 Tree Assessment method. The person conducting the assessment has acquired the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ).
<b>Legislative Status</b>	Legislation status was identified through the interpretation of the <i>Development Act 1993</i> , and the <i>Natural Resource Management Act 2004</i> as well as other relevant legislation, therefore determining regulatory status of the subject tree.
<b>Mitigation</b>	Measures to reduce tree risk may be recommended in the form of pruning and this listed in the Tree Assessment Findings (Appendix C). Tree pruning is recommended in accordance with AS4373-2007 <i>Pruning amenity trees</i> where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

## Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years.
>10 years	The tree displays Fair Health or Structure and Good Health and Structure and is considered to have a Useful Life Expectancy of more than ten years.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

## Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A tree which has reached full maturity in terms of its predicted life expectancy and size, the tree is still active and experiencing cell division. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established, but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

## Tree Health Indication (THI©)

Category	Description
Good	Tree displays high vigour, uniform leaf colour, no or little dieback (<5%), crown density (>85%) and or healthy axillary buds and typical internode length. The tree has little to no pest and/or disease infestation.
Fair	Tree displays low vigour, dull leaf colour, little dieback (<15%), crown density (>70%) and/or reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health.
Poor	Tree displays no vigour, chlorotic or dull leaf colour, moderate to high crown dieback (>15%), low crown density (<70%) and/or few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread.
Dead	The tree has died and has no opportunity for recovery.

## Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical.
Fair	History of minor branch failure observed in crown, well-formed unions, no included bark, acceptable branch and trunk taper present, root buttressing and root plate are typical.
Poor	History of significant branch failure observed in crown, poorly formed unions, included bark present, branch and trunk taper absent, root buttressing and root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

## Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

### Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	Health			
	Good	Fair	Poor	Dead
Good	C1	C1	C3	C4
Fair	C1	C2	C3	C4
Poor	C3	C3	C4	C4
Failed	C4	C4	C4	C4

Size Matrix					
Spread	Height				
	>20	15-20	10-15	5-10	<5
>20	S1	S1	S1	S2	S3
15-20	S1	S1	S2	S3	S3
10-15	S1	S2	S2	S3	S4
5-10	S2	S3	S3	S4	S5
<5	S3	S3	S4	S5	S5

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	Condition			
	C1	C2	C3	C4
S1	High	High	Low	Low
S2	High	Moderate	Low	Low
S3	Moderate	Moderate	Low	Low
S4	Moderate	Moderate	Low	Low
S5	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.



### Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	Habitat			
	Active	Inactive	Potential	No Habitat
Indigenous	E1	E1	E2	E3
Native	E1	E2	E3	E3
Exotic	E2	E3	E3	E4
Weed	E3	E3	E4	E4

Amenity Matrix				
Character	Aesthetics			
	High	Moderate	Low	None
Important	P1	P1	P2	P3
Moderate	P1	P2	P3	P3
Low	P2	P3	P3	P4
None	P3	P3	P4	P4

Tree Retention Rating Modifier				
Amenity	Environment			
	E1	E2	E3	E4
P1	High	High	Moderate	Moderate
P2	High	Moderate	Moderate	Moderate
P3	Moderate	Moderate	Moderate	Moderate
P4	Moderate	Moderate	Moderate	Low

### Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	Preliminary Tree Retention Rating		
	High	Moderate	Low
High	Important	High	Moderate
Moderate	High	Moderate	Low
Low	Moderate	Low	Low

## **Special Value Trees**

There are potentially trees that have Special Value for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

### *Cultural Values*

Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

### *Environmental Values*

Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

## **Tree Retention Rating Definitions**

- Important** These trees are considered to be important and will in almost all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should as a minimum be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites* however given the level of importance additional considerations may be required.
- High** These trees are considered to be important and will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.
- Moderate** These trees are considered to be suitable for retention however they achieve less positive attributes than the trees rated as Important or High and as such their removal or other tree damaging activity is more likely to be considered to be acceptable in an otherwise reasonable and expected development. The design process should where possible look to retain trees with a Moderate Retention Rating. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.
- Low** These trees are not considered to be suitable for retention in any future development/redevelopment; trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

## Appendix B - Tree Assessment Findings

# Araucaria heterophylla

Tree No: 1

Norfolk Island Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** >20 metres

**Spread:** 15-20 metres

**Health:** Poor

**Structure:** Good

**Trunk Circumference:** 2.57 metres

**Useful Life Expectancy:** <10 years

**Tree Protection Zone (TPZ):** 9.12 metres

**Structural Root Zone (SRZ):** 3.11 metres



**GPS Coords (MGA Zone 54):** 273620.016E, 6126431.444N

## Legislative Status Comments

This tree is a Regulated Tree under the Development Act 1993.

## Development Impact Comments

Development impact on this tree is not expected. Pruning will improve the overall appearance of the tree.

## General Observations

There is dieback of branch ends throughout the crown.

## Recommendation

Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Regulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact

# Araucaria columnaris

Tree No: 2

Cook Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** <5 metres

**Spread:** <5 metres

**Health:** Good

**Structure:** Fair

**Trunk Circumference:** 0.5 metres

**Useful Life Expectancy:** >10 years

**Tree Protection Zone (TPZ):** 2.00 metres

**Structural Root Zone (SRZ):** 1.72 metres



**GPS Coords (MGA Zone 54):** 273612.981E, 6126442.916N

## Legislative Status Comments

This tree is not regulated under the Development Act 1993.

## Development Impact Comments

Development impact on this tree is not expected. This is a relatively small tree outside of the development.

## General Observations

## Recommendation

Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Unregulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact

## Cook Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** <5 metres

**Spread:** <5 metres

**Health:** Good

**Structure:** Good

**Trunk Circumference:** 0.54 metres

**Useful Life Expectancy:** >20 years

**Tree Protection Zone (TPZ):** 2.00 metres

**Structural Root Zone (SRZ):** 1.75 metres



**GPS Coords (MGA Zone 54):** 273614.675E, 6126453.98N

### Legislative Status Comments

This tree is not regulated under the Development Act 1993.

### Development Impact Comments

Development impact on this tree is not expected. This is a relatively small tree outside of the development.

### General Observations

### Recommendation

Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Unregulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact

# Araucaria heterophylla

Tree No: 4

Norfolk Island Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** >20 metres

**Spread:** 10-15 metres

**Health:** Poor

**Structure:** Good

**Trunk Circumference:** 2.48 metres

**Useful Life Expectancy:** <10 years

**Tree Protection Zone (TPZ):** 8.88 metres

**Structural Root Zone (SRZ):** 3.11 metres



**GPS Coords (MGA Zone 54):** 273614.295E, 6126457.709N

## Legislative Status Comments

This tree is a Regulated Tree under the Development Act 1993.

## Development Impact Comments

Development impact on this tree is not expected. Pruning will improve the overall appearance of the tree.

## General Observations

There is dieback of branch ends throughout the crown. Slightly reduced foliage density throughout the crown.

## Recommendation

Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Regulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact

# Araucaria heterophylla

Tree No: 5

Norfolk Island Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** >20 metres

**Spread:** 10-15 metres

**Health:** Poor

**Structure:** Good

**Trunk Circumference:** 2.56 metres

**Useful Life Expectancy:** <10 years

**Tree Protection Zone (TPZ):** 9.36 metres

**Structural Root Zone (SRZ):** 3.17 metres



**GPS Coords (MGA Zone 54):** 273610.217E, 6126465.322N

## Legislative Status Comments

This tree is a Regulated Tree under the Development Act 1993.

## Development Impact Comments

Development impact on this tree is not expected. This is a relatively small tree outside of the development.

## General Observations

There is dieback of branch ends throughout the crown.

## Recommendation

Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Regulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact



# Araucaria heterophylla

Tree No: 6

Norfolk Island Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** >20 metres

**Spread:** 5-10 metres

**Health:** Poor

**Structure:** Good

**Trunk Circumference:** 2.4 metres

**Useful Life Expectancy:** <10 years

**Tree Protection Zone (TPZ):** 8.64 metres

**Structural Root Zone (SRZ):** 3.12 metres



**GPS Coords (MGA Zone 54):** 273613.85E, 6126477.213N

## Legislative Status Comments

This tree is a Regulated Tree under the Development Act 1993.

## Development Impact Comments

Development impact on this tree is not expected. Pruning will improve the overall appearance of the tree.

## General Observations

There is dieback of branch ends throughout the crown. Reduced foliage density throughout the crown.

## Recommendation

Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Regulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact

## Cook Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** 5-10 metres

**Spread:** <5 metres

**Health:** Good

**Structure:** Poor

**Trunk Circumference:** 0.82 metres

**Useful Life Expectancy:** <10 years

**Tree Protection Zone (TPZ):** 3.12 metres

**Structural Root Zone (SRZ):** 1.94 metres



**GPS Coords (MGA Zone 54):** 273610.716E, 6126488.879N

### Legislative Status Comments

This tree is not regulated under the Development Act 1993.

### Development Impact Comments

Development impact on this tree is not expected. This is a relatively small tree outside of the development.

### General Observations

There is a contact injury to the trunk.

### Recommendation

Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Unregulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact

# Araucaria heterophylla

Tree No: 8

Norfolk Island Pine

**Inspected:** Wednesday, 30 August 2017

**Height:** >20 metres

**Spread:** 5-10 metres

**Health:** Poor

**Structure:** Fair

**Trunk Circumference:** 1.77 metres

**Useful Life Expectancy:** <10 years

**Tree Protection Zone (TPZ):** 6.84 metres

**Structural Root Zone (SRZ):** 2.78 metres



**GPS Coords (MGA Zone 54):** 273612.236E, 6126494.856N

## Legislative Status Comments

This tree is not regulated under the Development Act 1993.

## Development Impact Comments

Development impact on this tree is not expected. Pruning will improve the overall appearance of the tree.

## General Observations

There is dieback of branch ends throughout the crown. Only the top whorls retain live foliage.

## Recommendation

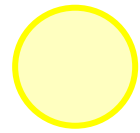
Apply a Tree Protection Zone (TPZ).

<b>Legislative Status</b>	Unregulated
<b>Retention Rating</b>	Low
<b>Impact Rating</b>	No Impact

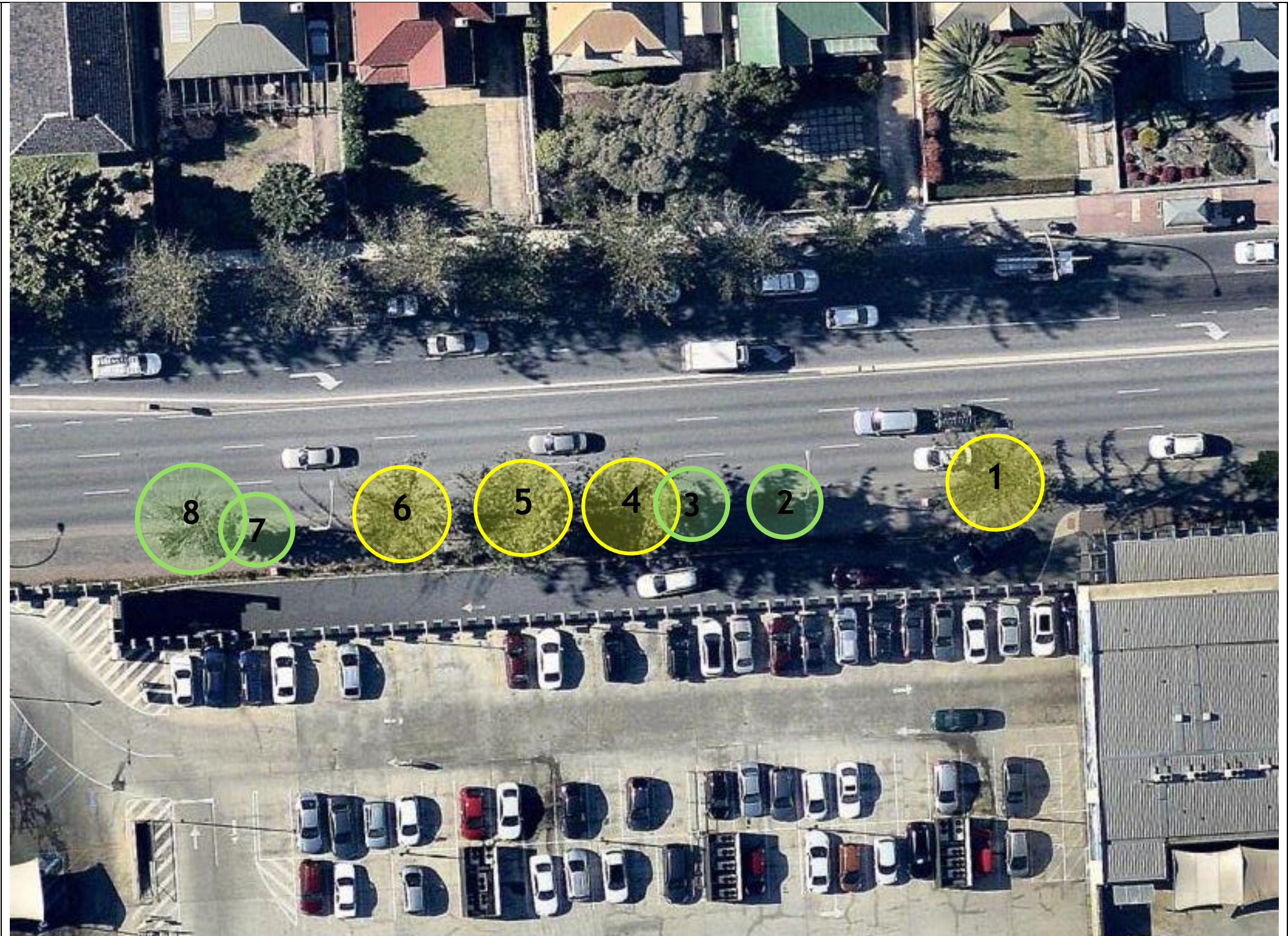
## Appendix C - Mapping

# Legend

Regulated Tree



Unregulated Tree



## Tree Location and Legislative Status

Map 1 of 1

WGS84  
Not to Scale

## Appendix D - Tree Assessment Summary

# Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Development Impact	Retention Rating	TPZ Radius	SRZ Radius	Comments
1	<i>Araucaria heterophylla</i>	Regulated	No Impact	Low	9.12 metres	3.11 metres	Pruning will improve the overall appearance of the tree. There is dieback of branch ends throughout the crown.
2	<i>Araucaria columnaris</i>	Unregulated	No Impact	Low	2.00 metres	1.72 metres	This is a relatively small tree outside of the development.
3	<i>Araucaria columnaris</i>	Unregulated	No Impact	Low	2.00 metres	1.75 metres	This is a relatively small tree outside of the development.
4	<i>Araucaria heterophylla</i>	Regulated	No Impact	Low	8.88 metres	3.11 metres	Pruning will improve the overall appearance of the tree. There is dieback of branch ends throughout the crown. Slightly reduced foliage density throughout the crown.
5	<i>Araucaria heterophylla</i>	Regulated	No Impact	Low	9.36 metres	3.17 metres	This is a relatively small tree outside of the development. There is dieback of branch ends throughout the crown.
6	<i>Araucaria heterophylla</i>	Regulated	No Impact	Low	8.64 metres	3.12 metres	Pruning will improve the overall appearance of the tree. There is dieback of branch ends throughout the crown. Reduced foliage density throughout the crown.

## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Development Impact	Retention Rating	TPZ Radius	SRZ Radius	Comments
7	<i>Araucaria columnaris</i>	Unregulated	No Impact	Low	3.12 metres	1.94 metres	This is a relatively small tree outside of the development. There is a contact injury to the trunk.
8	<i>Araucaria heterophylla</i>	Unregulated	No Impact	Low	6.84 metres	2.78 metres	Pruning will improve the overall appearance of the tree. There is dieback of branch ends throughout the crown. Only the top whorls retain live foliage.