

Council Assessment Panel

Meeting Agenda

Monday, 25 November 2019, at 5.30 pm, Colonel Light Room, Town Hall, Adelaide.

Presiding Member – Mr Mark Adcock

Acting Presiding Member – Councillor Anne Moran

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

1. Confirmation of Minutes – 28/10/2019 [CAP]

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 28 October 2019, be taken as read and be confirmed as an accurate record of proceedings.

2. Non-Complying Applications - Nil

3. Applications for consideration on Merit

3.1 Subject Site 1-2 Brougham Place, North Adelaide SA 5006 [Page 3]

Application No. DA/674/2019

Proposal Demolish existing building and construct residential flat building with two (2) apartments and basement car parking

Recommendation Development Plan Consent Be Granted

3.2 Subject Site Aquinas College, 1-25 Palmer Place, North Adelaide SA 5006 [Page 112]

Application No. DA/489/2019

Proposal Construct new study annexe with undercroft parking

Recommendation Development Plan Consent Be Granted

3.3 Subject Site 6/35 Lefevre Terrace, North Adelaide SA 5006 [Page 156]

Application No. DA/727/2019

Proposal Install louvre roofed verandah between garage and dwelling

Recommendation Development Plan Consent Be Granted

3.4 Subject Site Various locations throughout Adelaide [Page 177]

Proposal Change in content of advertising display on payphones at various locations

Recommendation Delegate determination to the Assessment Manager, Planning Assessment

4. **Other Applications - Nil**
5. **Other Business**
 - 5.1 List of Recent Lodgements for Planning Consent (2017/02505) [CAP] [Page 199]
 - 5.2 Other Business
 - 5.3 Next Meeting – 16 December 2019
6. **Exclusion of the Public from attendance to Receive, Discuss or Consider Information/Matter on a Confidential Basis (If required)**
7. **Confidential Matters (If any)**
8. **Closure**

Council is committed to openness and transparency in its decision making processes, however some documents contained within attachments to Development Assessment Panel agenda items are subject to copyright laws. This information is marked with a copyright notice. If these documents are reproduced in any way, including saving and printing, it is an infringement of copyright. By downloading this information, you acknowledge and agree that you will be bound by provisions of the Copyright Act 1968 (Cth) and will not reproduce these documents without the express written permission of the copyright owner.

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/11/2019

Item No	3.1
Address	1-2 Brougham Place, North Adelaide SA 5006
Proposal	Demolish existing building and construct residential flat building with two (2) apartments and basement car parking (DA/674/2019, HD) [CAP]
Applicant	Genworth Homes P/L
Relevant Development Plan	25 July 2019
Lodgement Date	16 Sep 2019
Zone / Policy Area	North Adelaide Historic (Conservation) Zone – Lefevre Policy Area 7
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
Recommendation	Development Plan Consent GRANTED

ATTACHMENTS

Plans and Supporting Information

- | | |
|--------------------------|---------|
| • Plans | 1 – 15 |
| • Certificate of Title | 16 – 19 |
| • Planning Statement | 20 – 32 |
| • Heritage Impact report | 33 – 35 |
| • Applicant legal advice | 36 – 40 |

Comments from Public Notification	41 – 53
Applicant Response to Representations	54 – 59
Department for Environment and Water (Heritage SA) Report	60 – 64

PERSONS SPEAKING BEFORE THE PANEL

Representors

- Mr Robert Webb – 5-7 Brougham Place, North Adelaide
- Mr Wayne Harris – 222 Brougham Place, North Adelaide

Applicant

- Mr Stuart Henry QC on behalf of Mr Chris Diamantis – applicant – 1-2 Brougham Place, North Adelaide

1. **DESCRIPTION OF PROPOSAL**

1.1 Planning consent is sought for the demolition of existing structures and construction of a new two level residential flat building containing two dwellings. The proposal also comprises a basement car park for a total of nine vehicles as well as fencing and landscaping of the site.

1.2 The basement car park is not considered a level as it falls outside the definition of a building level as stipulated in Schedule 1: Definitions of the Adelaide (City) Development Plan. The full definition reads as following:

“building level: that portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above, that portion between the top of the floor and the ceiling above it. It does not include a floor located more than 1.5 metres below the median natural or finished ground level or the roof top location of plant and mechanical equipment.”

As such, the proposal is a two level (not three level) development. This has been confirmed by the applicant’s legal counsel in writing (see attachments).

2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site area 590.98 m²		
Plot ratio	0.8	0.74
Dwelling Unit Factor (DUF)	(500 m ² for residential flat building) 1	2
Building height		
- Building levels (max)	- 2 (max)	- 2
- Metres (ceiling height)	- 6 m (max)	- 9 m
Private Open Space (POS)		
<u>Apartment one (ground floor)</u>		
- % of total site area or m ²	20% (= 59.1 m ²)	41% (= 122.5 m ²)
- dimensions	2.5 metres	Achieved
<u>Apartment two (first floor)</u>		
- % of total site area or m ²	10% (= 29.6 m ²)	27.7 % (= 82 m ²)
- dimensions	2 metres	all but one balcony (1.9 metres)
Landscaped Open Space (LOS)		
- % of total site area	50% (= 295.5 m ²)	24 % (=140.5 m ²)
Car parking and Access		
- Number of spaces	4 spaces (2 per dwelling)	9 spaces total
Bicycle Parking	4 spaces	4 spaces

3. BACKGROUND

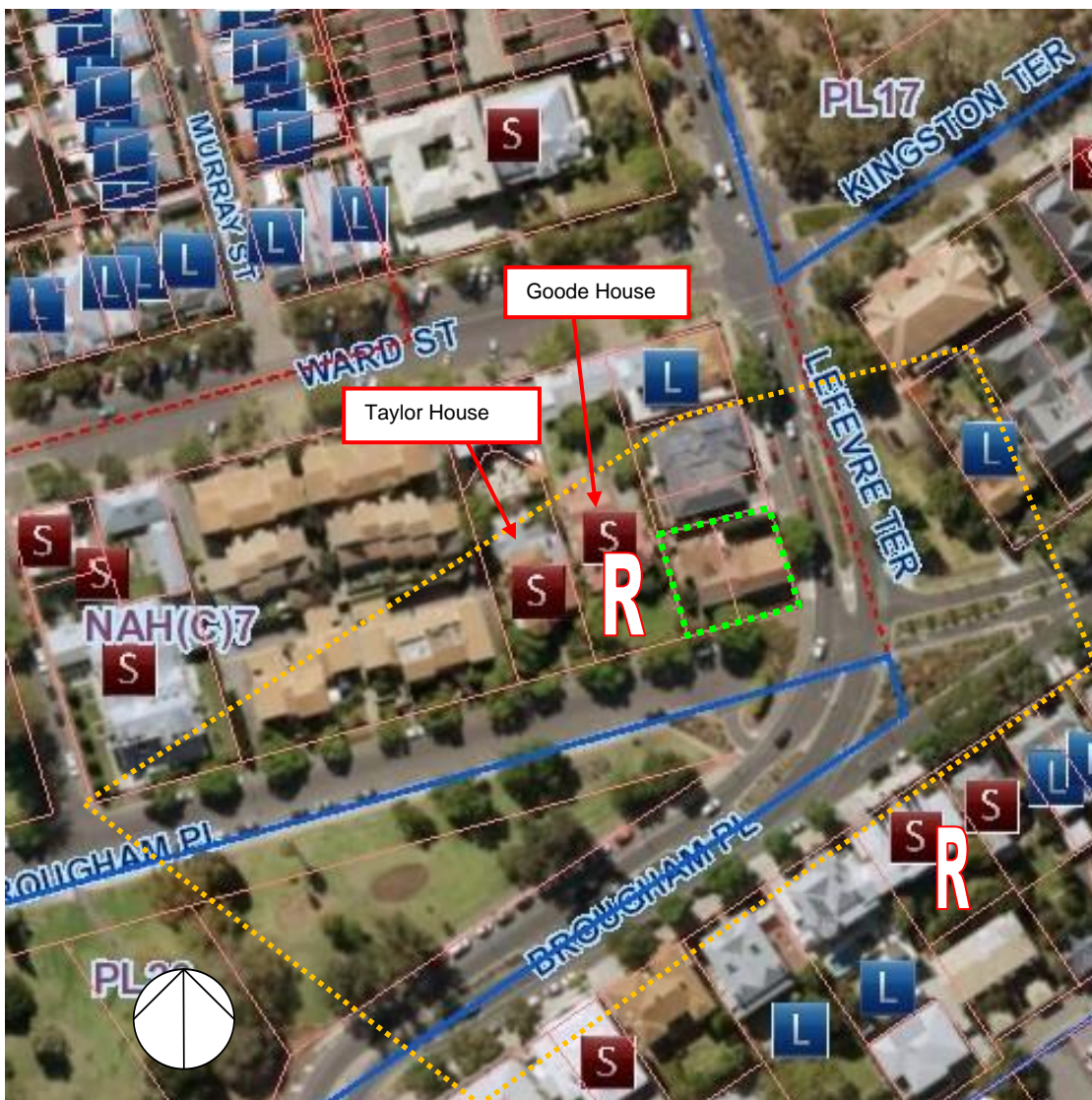
- 3.1 In August 2018, an application to construct a three-level residential flat building comprising parking and common lobby at ground, two apartments (one per each level) was lodged with Council for planning consent (DA/672/2018).
- 3.2 As the proposal exceeded the maximum plot ratio (0.8), maximum building levels (two) and building height (maximum ceiling height of 6 metres) prescribed for development within the Lefevre Policy Area 7, the application was characterised as a non-complying form of development.
- 3.3 At its meeting on 3 October 2018, the CAP determined to proceed with assessment of the application. The proposal was publicly notified and received a total of eight representations, four of which were in support of the proposal.
- 3.4 The application was presented to the CAP on 18 April 2019 and was granted planning consent, subject to concurrence of the State Commission Assessment Panel (SCAP). Concurrence was subsequently granted on 27 May 2019 with planning consent following on 28 May 2019.
- 3.5 On 12 June 2019, a third-party appeal was lodged with the ERD Court against the decision. This matter is currently being dealt with through the court process, however the applicant has opted to lodge another application for a similar proposal but one that is under the maximum plot ratio and proposes two levels only, thereby achieving merit development characterisation. Should the proposal gain a planning consent, it cannot be the subject of a third-party appeal. This proposal is the subject of this report.

4. SITE

- 4.1 The subject site consists of two adjoining allotments.
- 4.2 The site has a frontage of approximately 24.8 metres to Brougham Place to the south and a frontage of 23.8 metres to Lefevre Terrace to the east which equates to an overall site area of approximately 590.98 m².
- 4.3 The subject site is rectangular and slopes downwards from the north-east corner of the subject site to the south-east corner.
- 4.4 It is currently developed with a two-storey residential flat building containing three dwellings.

5. LOCALITY

- 5.1 The locality is mainly characterised by large detached and semi-detached dwellings of one and two storeys, located on large allotments. Landscaped front and rear gardens with established trees and shrubs provide a high level of amenity within the private and public realm.
- 5.2 The locality is mixed in both land use and built form. The State Heritage listed Brougham Place Uniting Church, with its prominent central tower, is located to the south-west of the subject site. The Park Lands, Women's and Children's Hospital and St Ann's Residential College are located further to the south and south-west. The remainder of the locality to the south, north east and east is predominately residential.
- 5.3 With the exception of the abovementioned health and institutional buildings, the built form in the locality generally comprises low scale residential development of varying ages and architectural styles.
- 5.4 The locality contains several State and Local Heritage Places, particularly along Brougham Place and Stanley Street to the west and east / south-east.








KEY			
	Subject Site		Local Heritage Place
NAH(C)7	North Adelaide Historic (Conservation) Zone – LeFevre Policy Area 7		State Heritage Place
PL26	Park Lands Zone – Brougham and Palmer Gardens Policy Area 26		Zone Boundary
R	Representors		Locality

Photo 1 – Subject site as viewed from Brougham Place



Photo 2 – View of site taken further from the south



Photo 3 – Lefevre Terrace (eastern elevation) of subject site



Photo 4 – View of subject site further east (roof of heritage place visible beyond)



Photo 5 – View of subject site and adjacent heritage place from the south



Photo 6 – Existing interface between subject site and adjoining western property



Photo 7 – Adjacent property to the west



Photo 8 – Residential development in locality (corner of Lefevre/Kingston Terrace)



Photo 9 – Residential development in locality (Stanley Street to the east)



Photo 10 – View of Brougham Place Uniting Church



6. **PUBLIC NOTIFICATION**

- 6.1 *Please note: Category 2 representations are only 'valid' and taken into account if the representor has been directly notified in writing, by Council, of the development. Only valid Category 2 representations are afforded the opportunity to be heard by the Council Assessment Panel. This is in accordance with legislation and a resolution of Council on 27 June 2017.*

Category of Notification	Category 2
Representations Received – 2	<ul style="list-style-type: none"> • Mr Robert Webb – 5-7 Brougham Place, North Adelaide • Mr Wayne Harris – 222 Brougham Place, North Adelaide

Summary of Representations	Applicant's response
<p><u>5-7 Brougham Place</u></p> <ul style="list-style-type: none"> • Incompatibility between built form and conditions and locality, in particular lack of regard to heritage aspects of client's State Heritage Place and its neighbouring property to the west. • Siting of building in terms of front setback and its setback in particular from western boundary i.e., adjacent to common boundary. Fact the existing building is currently located in that position is an insufficient basis for siting of proposed development as it will 'interfere' with the presentation and setting of State Heritage Place. • Overshadowing that building will cause onto our client's land. • Bulk and scale of building by reason of excessive height of building including use of a 900mm slab between first and second floors and a floor-to-ceiling height of 4.2m on upper level, together with "parapet" roof form. Proportions have hallmarks of a ruse intended merely to reflect applicant's true intention for development of site as shown in the proposal subject to appeal. • Materials used together with 	<p><u>Visual Relationship</u></p> <ul style="list-style-type: none"> • Mr Wells has considered interface between proposed building and Mr Webb's dwelling, and gone on to advise the Council by letter dated November 8, 2019 that: <ul style="list-style-type: none"> ○ "the southern and western boundary set-backs [sic] of the proposed apartment building closely approximate those of the building [sic] it will replace, maintaining a similar relationship with the Goode house [sic]"; ○ "the side boundary setback of the Goode house [sic] side is considered satisfactory considering the small [sic] to both sides of Taylor House and the western side of the Good [sic] House, and the fact that the considerable difference in front set-back [sic] between the proposed building and the Goode house [sic] results in the majority of the new building's bulk addressing the open front garden areas of the Goode house [sic] rather than its side elevation"; ○ the interface between the proposed building and Mr Webb's dwelling "is satisfactorily resolved by a well-considered elevational treatment of the western façade, which is physically and visually articulated by variations in its planar setbacks and in the selection and placement of colours, materials and finishes"; ○ the proposed building's "three-

<p>design/form of building such that there is a very high ratio of void to solid, completely inconsistent with the form of our client's State Heritage Places - see ZPDC 3(c).</p> <ul style="list-style-type: none"> • Location of ramp for undercroft basement adjacent to client's dwelling, noting that previous scheme proposed a car park at "ground floor level" via LeFevre Terrace. • Failure of new building to incorporate appropriate materials such stone brick and/or brick veneer for main external walls as is contemplated by PDC 4. • Failure of the proposal which is for residential flat buildings to be designed have the appearance of the detached dwelling – PDC 12. • Failure to comply with the historic value of the LeFevre Policy Area 7 – see the Desired Character for Policy Area 7. • Failure of proposal to reinforce character of historic built form in LeFevre Terrace and Brougham Place. Failure to comply with express provision in the policy area relating Brougham Place that "new development should comprise detached and semi-detached dwellings or residential flat buildings that complement existing historic houses set in landscaped gardens". 	<p>dimensional modelling, mix of materials and contrasting dark and light finishes help to break down its scale and visual impact”;</p> <ul style="list-style-type: none"> ○ “the apparent width of the western façade is relieved by the stepping-back of the first floor balcony and ground floor terrace”; ○ “the form of the proposed building interprets the built form attributes of the heritage dwellings in a modern idiom”; ○ “varying setbacks of different elements achieve a complimentary vertical articulation, and the balcony balustrade and roof edge balance the horizontal articulation of form”; and ○ he considers “the end result to be an acceptable landmark response at this south-eastern termination of the main upper North Adelaide grid” and that the proposed building “does not adversely affect the setting of the two State heritage places”. <ul style="list-style-type: none"> • Accordingly, it is evident that the proposed building will have a satisfactory visual relationship with Mr Webb's dwelling. <p><u>Roof form</u></p> <ul style="list-style-type: none"> • Mr Wells has also considered this element of proposed building and advised Council by letter dated November 8, 2019 that “despite its lack of a pitched roof form, the upper level of the proposed design – whereby the lines of the roof edge and parapet on the southern façade can be seen (in the eastern and western elevations) to define a set-back angle from the line of the balcony balustrade – achieve [sic] a mitigating effect on the apparent bulk somewhat similar to that of the receding planes of the historic buildings' roof forms”. • In addition to the above, we note that this roof form is identical to (albeit lower than) the one that was consented to by the Council Assessment Panel (‘the CAP’) in May this year.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p><u>Solid to Void Ratio</u></p> <ul style="list-style-type: none"> • No historical precedent or logical justification for adjacent buildings of different eras and disparate scale to mimic each other in architectural form or appearance. Principle 3 of the Zone quite clearly attests to this. • Mr Wells has also considered this aspect of the proposed design and gone on to advise the Council by letter dated November 8, 2019 that the “wide expanses of glazing are suitably articulated into panels with a vertical proportional emphasis in keeping with the fenestration and balcony elements of the heritage places”. <p><u>External Materials</u></p> <ul style="list-style-type: none"> • Principle 4 of Zone, the Principle to which has been referred, relates to external materials and mentions absolutely nothing whatsoever about ‘brick veneer construction’ • Abundantly clear from Drawings SK 10 and SK 11 that the external walls of the proposed building will be principally composed of face bricks, rendered masonry and bluestone, as contemplated by Principle 4. <p><u>External Appearance</u></p> <ul style="list-style-type: none"> • Applicant has, by removing loggias from ground floor level of the previously approved scheme, ensured that proposed building presents to both Brougham Place and Lefevre Terrace as a two storey detached dwelling, as sought by Principle 12 of the Zone. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> • Believe that it is reasonable to conclude, based on the orientation of the site and the siting of the proposed building, that the proposed building will not cast any shadows across the habitable room windows or private open spaces associated with Mr Webb’s dwelling from midday onwards during the winter solstice. • Based upon this conclusion, proposed development not only complies with, but comfortably exceeds expectations of,
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Principle 27 of the 'Low Scale Residential' Module of the Development Plan.</p> <p><u>Undercroft Car Park</u></p> <ul style="list-style-type: none"> • Although Principle 20 of the Zone discourages undercroft parking, the provision of an undercroft car park should, in this particular instance, be considered in a favourable light, as it optimises the residential use of the site and minimises the visual impact of the proposed building. • It also has the potential to 'free up' an on-street car parking space along the western side of Lefevre Terrace, as the existing crossover will now be closed. <p><u>The McDougall and Vines Report</u></p> <ul style="list-style-type: none"> • With respect, we say that little to no weight whatsoever should be placed on the 'McDougall and Vines Report', as it was not prepared in relation to the proposed development, the subject of Development Application 674/2019. • We also say, in the event that the CAP does not share our view, that the 'McDougall and Vines Report' should not be preferred to Mr Bruce Harry's 'Review of Revised Design' or to the Department for Environment and Water's referral response, as both of these documents are, unlike the 'McDougall and Vines Report', centred around the proposed development. <p><u>A 'Ruse'</u></p> <ul style="list-style-type: none"> • Applicant refutes this assertion and any inference that a third building level will be pursued by stealth. Indeed, inclusion of a third building level between ground and first floor levels would tip proposed development into 'non-complying basket' which means that a new development application would need to be submitted by Applicant and then assessed by the Council's Administration. • Needless to say, proposed building must be assessed and subsequently determined in its current form.
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><u>222 Brougham Place</u></p> <ul style="list-style-type: none"> • Upper floor ceiling height is 9 metres above finished ground level. Believe this is excessive and 50% higher than the Development Plan states. Taking 500mm off each level's ceiling height would still result in 3.4m ceiling in ground level apartment and 3.7m in first level apartment. • Resultant reduction in ceiling height would reduce total building height by another metre which we believe is more in keeping with surrounding buildings. This is particularly relevant as heritage building to the west whose building height is referred to as a comparison in this application is set so much further back from the front or southern boundary. • Request that the material behind the proposed greenery lining the front main southern balcony be opaque as there is no description of the material in the plans provided. This will ensure screening when or if the greenery dies or is compromised. 	<p><u>Height</u></p> <ul style="list-style-type: none"> • Clear from 'Streetscape Study' at top of Drawing SK 12, Revision P3 that height of the proposed building and its floor to ceiling heights take reference from the prevailing heights of the State heritage places immediately to the west of the site, as sought by Principle 7 of the Zone; • Also clear from 'Streetscape Study' at top of Drawing SK 12, Revision P3 that no part of proposed building will extend above height of ridgeline of hipped roof atop Mr Webb's dwelling; • First floor level of proposed building will not become an incongruous element of either streetscape due, in large measure, to appreciable difference in levels between site and adjoining allotments to north and to west of site; • Proposed building, courtesy of its siting, vertical profile, restrained detailing and exceptional design quality, will remain subordinate to prevailing character of historic built form along northern side of Brougham Place, as sought by Desired Character Statement for PA 7 • Proposed building has been referred to, and assessed by, Mr Peter Wells of the Department for Environment and Water (the pre-eminent authority in South Australia for matters of heritage significance); and • Mr Wells has since advised the City of Adelaide ('the Council') by letter dated November 8, 2019 that: <ul style="list-style-type: none"> ○ "the 4.2 metre ceiling height of the new building's first floor sets the roof edge higher than the main gutter line of the Goode house [sic], but at a similar level to the higher gutter line of Taylor House. Nevertheless, at its highest point the parapet of the new building sits below the roof ridge lines of both State heritage places"; and ○ "in its height and scale, I consider that the proposed development responds appropriately to the adjacent State heritage places".
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p><u>Overlooking</u></p> <ul style="list-style-type: none">• Request for fixed obscure glass. Applicant is not prepared to entertain such a request because:<ul style="list-style-type: none">○ Mr Harris' property is located on the southern (opposite) side of Brougham Place and some 50 metres to the south-east of the site; and○ Principle 36 of the 'Low Scale Residential' Module of the Adelaide (City) Development Plan ('the Development Plan'), which seeks to minimise 'overlooking', does not apply to properties that are located more than 15 metres away from the balcony in question.
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7. REQUIRED EXTERNAL REFERRALS

7.1 Department for Environment and Water (Heritage SA)

The above application has been referred to the Minister for Environment and Water in accordance with Section 37 of the Development Act 1993 as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

The subject site occupies the north-western corner of the prominent Brougham Place/Stanley Street/Lefevre Terrace intersection, at the node between two of North Adelaide's three angled grids. It abuts the eastern boundary of the State heritage-listed Goode house at 5-7 Brougham Place. A second State heritage place (Taylor House) flanks the Goode house on its western side. Other State heritage places as listed above are located to the south on the far side of the Brougham Place continuation of Stanley Street and to the north on the Lefevre Terrace/Ward Street corner.

The historic context of the Goode house and Taylor House is typified by the substantial two-storey historic built form that they themselves exemplify, reinforced by St Margaret's further to the west on the Margaret Street corner. The land between was cleared and redeveloped in the 1970s, comprising a large group of 2-3 storey townhouses, which although a departure in architectural style are nevertheless of similar overall height to the historic built form due to the townhouses' lesser floor-to-floor heights.

The context of the State heritage places at 222 and 225 Brougham Place is typified by their single-storey street presentation on the edge of the Torrens valley escarpment. In this case, the historic context is very much intact due to a combination of State and local heritage listings.

The lower-scale built form of the southern streetscape is reinforced by the fall-off in topography across the wide open intersection from north to south towards the escarpment. The Brougham Place Uniting Church stands as a prominent landmark at the north-western corner of the lower North Adelaide grid, and the former North Adelaide Private Hospital exemplifies the large dwellings on substantial grounds along the parklands frontage of Lefevre Terrace.

The application is accompanied by a letter titled Review of Revised Design (Bruce Harry & Associates, 15 September 2019), which makes reference to the author's Heritage Impacts Assessment report that accompanied an earlier development application DA/672/18 for the subject site. I generally concur with its analysis of heritage impacts.

Subject to the recommendation set out below, the proposed development is considered to be acceptable in relation to the above State heritage place/s for the reasons generally expressed in the Review of Revised Design and as follows. Various references are noted to objectives and principles of the Adelaide (City) Development Plan that are directly relevant to State heritage places.

Direct effect on a State heritage place [Council-wide PDC 158]

a) The proposed development includes an undercroft garage and access ramp against the common side boundary with the Goode house. Although not directly affecting the heritage-listed dwelling, further information will be required on the structural and constructional approach to this interface including the impact on the existing retaining wall and brush fence and the maintaining of structural support at the boundary during construction. A condition to this effect is included in the recommendation below.

Material effect on the context within which a State heritage place is situated

b) Scale, bulk and setbacks [Council-wide Objective 43 / PDC 162] [North Adelaide H(C)Z Objective 2(b) / PDC 3]

In eye-level views of the proposed building from the south-west and south-east along Brougham Place, the articulation of its three-dimensional form and profile will be defined principally by the masonry balustrade band of the first floor balcony and by the slender edge of its flat roof projection.

In pure elevational projection, the horizontal datum of the new building's balcony band equates to the first floor balcony balustrades of the two State heritage places.

The 4.2 metre ceiling height of the new building's first floor sets the roof edge higher than the main gutter line of the Goode house, but at a similar level to the higher gutter line of Taylor House. Nevertheless, at its highest point the parapet of the new building sits below the roof ridge lines of both State heritage places.

In its height and scale, I consider that the proposed development responds appropriately to the adjacent State heritage places.

The southern and western boundary set-backs of the proposed apartment building closely approximate those of the building it will replace, maintaining a similar relationship with the Goode house.

The side boundary setback on the Goode house side is considered satisfactory considering the small to both sides of Taylor House and the western side of the Good House, and the fact that the considerable difference in front set-back between the proposed building and the Goode house results in the majority of the new building's bulk addressing the open front garden area of the Goode house rather than its side elevation.

c) Proportion and composition of design elements [Council-wide Objective 43 / PDC 162] [North Adelaide H(C)Z PDC 3]

The three-dimensional form of the proposed building as seen from the south-west in the vicinity of the Goode house and Taylor House is articulated into a cohesive composition of horizontal and vertical proportioning. Primary emphasis is given to the interplay of the horizontal balcony band and roofline against the verticality of the projecting masonry stair shaft and the masonry panels of the side elevation. The wide expanses of glazing are suitably articulated into panels with a vertical proportional emphasis in keeping with the fenestration and balcony elements of the heritage places.

d) Form and visual interest [Council-wide Objective 43 / PDC 162] [North Adelaide H(C)Z PDC 3]

As a result of the differing front setbacks between the Goode House and the proposed apartment building, it is the western elevation of the apartment building that directly engages with the front elevation of the heritage place, while at the same time presenting a backdrop to its front garden setting. This interface is satisfactorily resolved by a well-considered elevational treatment of the western façade, which is physically and visually articulated and modulated by variations in its planar setbacks and in the selection and placement of colours, materials and finishes. Its three-dimensional modelling, mix of materials and contrasting dark and light finishes help to break down its scale and visual impact. The apparent width of the western façade is relieved by the stepping-back of the first floor balcony and ground floor terrace.

The form of the proposed building interprets the built form attributes of the heritage dwellings in a modern idiom. Varying setbacks of different elements achieve a complimentary vertical articulation, and the balcony balustrade and roof edge

balance the horizontal articulation of form. The overall composition displays a three-dimensional depth and proportion that I consider responds satisfactorily to the form of the heritage dwellings. Despite its lack of a pitched roof form, the upper level of the proposed design—whereby the lines of the roof edge and parapet on the southern façade can be seen (in the eastern and western elevations) to define a set-back angle from the line of the balcony balustrade—achieve a mitigating effect on apparent bulk somewhat similar to that of the receding planes of the historic buildings' roof forms.

The modern architectural expression of the apartment building employs a materials palette comprising mostly natural materials (white clay brick, bluestone, dark oxide-tinted cement render, sheet zinc, pre-painted steel, clear-finished timber). I consider that this approach to materials and finishes compliments the overall visual character of the traditional materials palette typified by the State heritage places.

e) Width of frontage and boundary set-back patterns [Council-wide Objective 43 / PDC 162] [North Adelaide H(C)Z Objective 2(b) / PDC 3]

The amalgamation of the existing two titles into one results in a width of frontage for the subject site approximately 20% greater than the neighbouring Goode property and 40% greater than that narrower land parcel of Taylor House. The small side setbacks result in a building footprint considerably wider than either of the heritage dwellings. Visually, this is somewhat relieved through the setting back of the building's western projection (accommodating the walk-in wardrobes on each level) and through the strong articulation of the southern façade by the central stair shaft projection and first floor balcony break-line.

Given the prominent corner location of the subject site, I consider the end result to be an acceptable landmark response at this south-eastern termination of the main upper North Adelaide grid. I consider that it does not adversely affect the setting of the two State heritage places.

f) Vehicle access and carparking arrangements [Council-wide Objective 43 / PDC 162]

The incorporation of undercroft parking is a departure from the traditional at-grade use of land typified by the two State heritage places. An assessment of its visual effect on the context of the two State heritage places requires more detailed information than is provided in the application, including the boundary condition with the adjacent State heritage place. I suggest this could be conditioned in the planning consent as recommended below.

I note that the sightlines of the ramp and garage door are beneficially somewhat masked by the overhanging corner of the ground floor footprint above, and that other remedies such as a gate on the alignment of the ground floor terrace upstand might assist in mitigating an adverse visual impact.

The comments above apply to the context of the two State heritage places immediately to the west of the subject site. There are four other State heritage places that could be considered to fall within the wider visual catchment of the subject site (refer to the listing on the first page). In each case, I am of the opinion that the proposed development will have no appreciable impact on the context of these other places by virtue of their relative separation distances and because the proposed development will not affect any of their principal streetscape views.

Recommendation

A. The following condition/s should be incorporated into any consent or approval.

Condition 1: Prior to the commencement of site excavation works or demolition at the western boundary, further information on the following matters shall be submitted to the satisfaction of Council in consultation with Heritage South Australia (Department for Environment and Water).

a) Confirmation that the structural design and construction methodology of retaining structures at the common boundary with the State heritage place will adequately maintain the structural support of the adjoining land and infrastructure.

b) Details of fencing along the common boundary including construction, materials, colours and finishes.

c) Visual modelling of the undercroft ramp access from Brougham Place to enable assessment of the visual impact on the streetscape and to determine the need for screening measures.

Reason for condition: Sufficient information not included with the application to ensure that physical and visual impacts are sufficiently mitigated.

Condition 2: A dilapidation survey recording the condition of the State heritage place shall be prepared prior to the commencement of demolition or excavation works, to Council's satisfaction. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, site works and construction works.

Reason for condition: To provide a record prior to the commencement of the proposed works, as a reference for the assessment of any subsequent damage.

Condition 3: During ground works, the short term vibration levels in the vicinity of the heritage-listed structure shall be monitored, and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3. Immediate action shall be taken to address any structural distress that becomes evident during the ground works and construction stages.

Reason for condition: To protect the State heritage place from structural movement due to the proximity of new construction. To allow for timely and appropriate remedial measures in the event of any impacts on the State heritage place.

Condition 4: Samples of external materials, colours and finishes shall be provided for further assessment to Council's satisfaction prior to the installation of any finished materials or the on-site application of any external finishes.

Reason for condition: Information provided with the application is provisional and requires confirmation by means of actual samples to enable an assessment of the building's finished appearance and visual quality (and in particular, to understand the visual compatibility of the proposed materials palette with the adjacent State heritage place).

8. SPECIALIST ADVICE

8.1 Traffic

TRAFFIC/TRANSPORT

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

ON-STREET PARKING

The proposed crossover to Brougham Place will require the removal of one on-street parking space. Given that the basement car parking will cater for residents and their visitors there are no objections to the removal of the space.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Objectives and Actions as below:

SMART	GREEN
<ul style="list-style-type: none"> • Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide 	<ul style="list-style-type: none"> • Improve energy performance and use of renewable energy in Council and privately-owned buildings, including consideration of solar heating, solar energy generation and battery storage • Work with private property owners and the State Government to embed better environmental performance into new and existing developments • Identify opportunities for building adaptation and re-use that supports heritage aspirations while reducing carbon emissions and waste • Work with all City stakeholders to increase public and private greening with street trees, gardens, community gardens, green walls and roofs, providing incentives where appropriate
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> • Encourage growth in the full range of residential property development in a mixed-use environment in a manner that respects the human scale and different character of districts in the City • Promote and protect Adelaide's built character and heritage through our operations, incentives, policies and direct investment, while working with and advocating to Federal and State governments for an increase in City buildings protected under State or Local Heritage regulations 	<ul style="list-style-type: none"> • Increase public art and cultural expression in private development by using planning levers and requirements

9. DETAILED ASSESSMENT

9.1 Summary of Policy Area Objectives & Principles

DESIRED CHARACTER – LEFEVRE POLICY AREA 7

“The Lefevre Policy Area should maintain a prime residential frontage overlooking the Park Lands comprising large low density residential buildings designed in a grand manner and set in generous landscaped grounds.

The variety of dwelling types should be retained by the conservation of Heritage Places.

Lincoln College will provide student accommodation and educational activities. Development should meet the community needs and future requirements whilst reinforcing the heritage value of the Policy Area.

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

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

(a) Lefevre Terrace:

The cohesive townscape character of Lefevre Terrace is established by the grand style and setting of nineteenth century terrace houses and Italianate villas, groupings of smaller early twentieth century villas and bungalows.

The terraces and Italianate villas exhibit a high degree of facade articulation and modelling, with richly detailed masonry and cast iron ornamentation. Associated stone and cast-iron boundary walling reinforces the built form qualities of these residences. In contrast, the architectural character and detailing of the adjacent twentieth century villas and bungalows is more restrained.

Development should comprise large detached and semi-detached dwellings or residential flat buildings set in generous landscaped grounds.

(b) Brougham Place:

The historical significance of Brougham Place requires that new development along these frontages should be subordinate to the prevailing character of the historic built form.

New buildings on the Brougham Place frontage are not desired other than where it should replace non-contributory buildings. Row or terrace housing is inappropriate. New development should comprise large detached and semi-detached dwellings or residential flat buildings that should complement the existing historic houses set in landscaped grounds.

New development at Lincoln College should retain the visual prominence of the State Heritage Places by retaining the views and vistas of the former houses from Brougham Place and the Park Lands.

The Policy Area should maintain safe and attractive conditions for pedestrians and convenient access to the adjacent Park Lands with pedestrian shelter and amenity provided by trees and a high standard of paving and other landscaping.

Landscaping in public places along Lefevre Terrace, Barton Terrace East and Brougham Place should provide a transition between the Policy Area's built form and the informal planting of the Park Lands.”

Subject	Assessment	Achieved
DP Ref		✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> • Partially achieved. • See Section 9.4 for further detail. 	✓ ✗
Objectives O1-3	<ul style="list-style-type: none"> • Partially achieved. • See Section 9.4 for further detail. 	✓ ✗
Principles of Development Control P1-7	<ul style="list-style-type: none"> • Appropriate form of development. • Does not exceed two building levels but ceiling exceeds 6 metres. • Below maximum plot ratio. • Does not meet dwelling unit factor. • Currently three dwellings – reduced to two with the proposal. • Meets frontage requirement. • Does not achieve LOS. 	✓ ✗











9.2 Summary of Zone Objectives & Principles

<i>NORTH ADELAIDE HISTORIC CONSERVATION ZONE</i>		
Subject	Assessment	Achieved ✓ Not Achieved ✗
DP Ref		
Objectives O1-4	<ul style="list-style-type: none"> • Does not impact upon historic character. • Compatible with heritage values and historic character. • Maintains housing stock. • Maintains heritage value and residential amenity. • See Section 9.4 for further detail. 	✓
Principles of Development Control P1-13	<ul style="list-style-type: none"> • Does not remove a heritage place. • Redevelops an existing allotment that does not contain a heritage place. • New building has a compatible visual relationship with adjacent Heritage places. • Appropriate materials used. • Does not achieve minimum landscaped open space requirements. • Whilst building style differs from those existing, it is adequately complementary in its design. • Exceeds maximum ceiling height. • Setbacks are varied in the locality. • Roof form is not pitched. • Residential flat building has the appearance of a detached dwelling, albeit large. • See Section 9.4 for further detail. 	✓ ✗
Fencing P14-16	<ul style="list-style-type: none"> • Proposal does not utilise a traditional fence but, due to the slope of the land, proposes a combination of stone retaining walls and landscaping. • The proposed treatments are of a high quality and compliment those used throughout the locality. 	✓ ✗

<p>Access and Car parking</p> <p>P17-23</p>	<ul style="list-style-type: none"> • Parking is proposed to be accessed via a crossover to Brougham Place. • Whilst this is the primary frontage, it is considered a safer option than the existing access gained via Lefevre Terrace and consequently supported. • Consistent with access for many of other sites along Brougham Place. • Basement parking is supported as a way of optimising use of land and limiting visual impact. 	<p style="text-align: center;">✓</p> <p style="text-align: center;">✗</p>
<p>Land Division</p> <p>P24-25</p>	<ul style="list-style-type: none"> • Achieved. • Allotment frontage takes reference from established allotment frontages. 	<p style="text-align: center;">✓</p>

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Housing choice O6-8 P5-9	<ul style="list-style-type: none"> Achieved. Retains historic value of residential part of North Adelaide, complementing the historic character. 	✓
Land Division O10 P14-16	<ul style="list-style-type: none"> Achieved. See above. 	✓
LOW SCALE RESIDENTIAL DEVELOPMENT		
Building Appearance & Neighbourhood Character O11-12 P17-21	<ul style="list-style-type: none"> Mostly achieved. See Section 9.4 for further detail. 	✓ ✗
Dwelling Setbacks O13 P22	<ul style="list-style-type: none"> Mostly achieved. Proposal will be set back further from front boundary than the existing building. 	✓ ✗
Building Siting O14 P23-24	<ul style="list-style-type: none"> Partially achieved. Setbacks vary within the locality. As noted by Heritage SA, southern and western boundary set-backs of the proposed apartment building closely approximate those of the building it will replace, maintaining a similar relationship with Goode house. Other developments to the north along Lefevre Terrace and southern side of Brougham Place incorporate minimal setbacks from street. 	✓ ✗
Daylight & Sunlight O15 P25-28	<ul style="list-style-type: none"> Achieved. The development is not expected to increase the extent of overshadowing currently created by the existing development on the site. 	✓

Private Open Space O16 P29-34	<ul style="list-style-type: none"> Achieved. See table in Section 2. 	
Visual & Acoustic Privacy O17 P35-38	<ul style="list-style-type: none"> Achieved. Residential development unlikely to create undue noise. Overlooking to adjacent development to north and rear yard of property to the west restricted through the use of a window hood and wall projection to Bed 3 on first floor. 	
Carports, Garaging & Fencing O18-19 P40-43	<ul style="list-style-type: none"> Not from side however supported. As incorporated into a basement level, it does not diminish streetscape. 	 
On-Site Parking & Access O20 P44-45	<ul style="list-style-type: none"> Achieved. 	 
Site Facilities & Storage O21 P46-47	<ul style="list-style-type: none"> Achieved. 	 
ENVIRONMENTAL		
Crime prevention through urban design O24 P82-86	<ul style="list-style-type: none"> Achieved. Proposal will increase level of passive surveillance over Brougham Place and Lefevre Terrace. 	
Noise Emissions O26-27 Noise Sources P89-94 Noise Receivers P95-100	<ul style="list-style-type: none"> Achieved. While not directly under the flight path (see Map Adel/1 (Overlay 6), an advice is included recommending the development be designed with additional attenuation measures to minimise the impact of aircraft noise. 	

Waste management O28 P101-104	<ul style="list-style-type: none"> • Achieved. • Both dwellings will be provided with three bins as per City of Adelaide's residential kerbside waste and recycling collection service (one for general, one for Co-mingled Recycling and one for Organics). • Bins will be stored within services enclosure in the basement level and wheeled to the kerb on the northern side of Brougham Place on collection days. 	✓
Energy Efficiency O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> • The development aims to minimise the environmental impact of this development by: <ul style="list-style-type: none"> ○ Orientating and engineering sections of the roof in a manner which allow them to be fitted with solar panels ○ Use of double and triple glazing ○ Use of water efficient tapware and energy efficient downlights throughout the proposed building ○ Using a variety of natural, light coloured materials ○ Use of landscaping which does not require an excessive level of watering. 	✓
Renewable Energy O31-32 P116-118	<ul style="list-style-type: none"> • Achieved. • Orientation and design of roof will allow for installation of solar PV panels if desired. 	✓
Micro climate and sunlight O33-34 P119-125	<ul style="list-style-type: none"> • Achieved. 	✓
Stormwater management O35-39 P126-131	<ul style="list-style-type: none"> • Achieved. 	✓
Infrastructure O40-41 P132-135	<ul style="list-style-type: none"> • Achieved. 	✓

Heritage & Conservation – North Adelaide General P149-155 Development Adjacent a Heritage Place P162-166	<ul style="list-style-type: none"> Does not remove an existing heritage place. Has due regard for heritage place. Establishes compatible scale, bulk and setbacks as well as proportion and composition of design elements. Setbacks and vehicle access all acceptable. Heritage SA consider the proposal acceptable. See Section 9.4 for further detail. 	✓ ✗
Built Form & Townscape O46-48 P167	<ul style="list-style-type: none"> Partially achieved. See Section 9.4 for further detail. 	✓ ✗
Height, Bulk and Scale P168-174	<ul style="list-style-type: none"> Not achieved. Has appropriate number of levels however ceiling height exceeds maximum. Proposal is no taller than adjacent heritage place. 	✗
Plot Ratio P175	<ul style="list-style-type: none"> Achieved. 	✓
Maximum Dwelling Density & Floor Area P176	<ul style="list-style-type: none"> Not achieved. However, reduces number of existing dwellings (3) to two. 	✗
Landscape Open Space P177	<ul style="list-style-type: none"> Not achieved. Will achieve a higher level of landscaped open space than the existing dwelling. 	✗
Building Setbacks P178-179	<ul style="list-style-type: none"> Partially achieved. See Section 9.4 for further detail. 	✓ ✗
Composition & Proportion P180-181	<ul style="list-style-type: none"> Achieved. See Section 9.4 for further detail. 	✓
Articulation & Modelling P182-186	<ul style="list-style-type: none"> Achieved. See Section 9.4 for further detail. 	✓

<p>Materials, Colours & Finishes</p> <p>P187-190</p>	<ul style="list-style-type: none"> • Achieved. • Schedule of materials includes: <ul style="list-style-type: none"> ○ Face brick finish – Roman Split (white) ○ Dark Oxide natural render finish ○ Timber cladding ○ Fact stone finish (Kanmantoo Bluestone) ○ Zinc cladding ○ Painted steel finish (Colorbond Monument) ○ Screen finish (copper) ○ Existing stone fence finish to be maintained and repaired as required • Proposed materials and finishes are of a high quality, durable and complimentary to traditional materials of the State heritage places and of their wider historic context. 	✓
<p>Corner Sites</p> <p>P191</p>	<ul style="list-style-type: none"> • Achieved. • The subject site occupies the north-western corner of the prominent Brougham Place/Stanley Street/Lefevre Terrace intersection, at the node between two of North Adelaide's three angled grids. • While proposal is larger in scale than existing development on the site, the proposed replacement building provides a high quality architecture form which is appropriate for its corner location. • The scale of the development appropriately defines and reinforces the townscape importance of the sites corner location. • The development achieves this in a combination of ways including: <ul style="list-style-type: none"> ○ Use of a tall and narrow section of Kanmantoo Blue stone cladding and other material changes to emphasise the corner. ○ Fenestration and projecting balconies that address both the Brougham Place and Lefevre Terrace frontages. 	✓
<p>Sky & Roof Lines</p> <p>O49</p> <p>P192-195</p>	<ul style="list-style-type: none"> • Achieved. • While not a traditional hipped roof form, the flat roof with deep overhang, finished in a combination of painted steel with a timber soffit provides an expression of identity and contributes to the architectural quality of the building. 	✓

Landscaping O55 P207-210	<ul style="list-style-type: none"> • Achieved. • High quality landscaping incorporated into the design. • Condition included requiring landscaping to be maintained to Council's satisfaction. 	✓
Access & Movement O60 P224-225	<ul style="list-style-type: none"> • Achieved. 	✓
Traffic and vehicle access O68-70 P241-250	<ul style="list-style-type: none"> • Achieved. • See Policy and Zone detail. 	✓
Car parking O71-72 P251-265	<ul style="list-style-type: none"> • Achieved. 	✓

9.4 Detailed Discussion

Desired Character and Land Use

The subject site is located within the North Adelaide Historic (Conservation) Zone – Lefevre Policy Area 7. The desired character for the Policy Area seeks to ensure that it maintains a prime residential frontage overlooking the Park Lands, comprising large low-density residential buildings designed in a grand manner and set in generous landscaped grounds.

It seeks new development to respect the low scale, environmental quality, character and historic value of the Policy Area, incorporating high standards of design, materials and landscaping.

With particular regard to Lefevre Terrace, it states development should comprise large detached, semi-detached or residential flat buildings set in generous grounds, up to a maximum of two storeys. For Brougham Place, new development should be subordinate to the prevailing character of the historic built form. New development should comprise large detached, semi-detached or residential flat buildings that complement the existing historic built form set in generous grounds.

The North Adelaide Historic (Conservation) Zone seeks the conservation of heritage values and historic character and, that any development is compatible with the heritage values and historic character of the Zone.

The proposal is for a low scale residential flat building which is an envisaged form of development in the Policy Area. The proposal also incorporates high standards of design, materials and landscaping as desired. The proposal is a relatively grand scale for low scale residential development however, this is consistent with many of the other dwellings within the locality and also the desired character which seeks buildings designed in a grand manner. Whilst not subordinate to the prevailing character, it is complementary. This view is supported by Heritage SA (discussed later in this report). The subject site is located on the north-western corner of the prominent Brougham Place/Stanley Street/Lefevre Terrace intersection, at the node between two of North Adelaide's three angled grids. This calls for a development of some stature to reinforce its prominent location.

Built Form, Design, Heritage and Conservation

The proposal is consistent with Policy Area PDC 3 in that it does not exceed two building levels however it does exceed the maximum ceiling height of 6 metres. As stated by the Principal Conservation Architect in Heritage SA's referral comments:

"In pure elevational projection, the horizontal datum of the new building's balcony band equates to the first floor balcony balustrades of the two State heritage places.

The 4.2 metre ceiling height of the new building's first floor sets the roof edge higher than the main gutter line of the Goode house, but at a similar level to the higher gutter line of Taylor House. Nevertheless, at its highest point the parapet of the new building sits below the roof ridge lines of both State heritage places.

In its height and scale, I consider that the proposed development responds appropriately to the adjacent State heritage places."

The proposal achieves Policy Area PDC 4(a) in that the plot ratio has been calculated at 0.74 which is under the stipulated maximum of 0.8. Policy Area PDC 4(b) states the dwelling unit factor for a residential flat building not contained within an existing building is 500 square metres. The site area is approximately 591 m² and

therefore only one dwelling should be developed however Policy Area PDC 5 provides instances where a greater density than that sought can be achieved. It states that if the development is consistent with the desired character and that it (amongst other circumstances) is on land where the existing dwelling unit factor is 250 square metres or less and replaces a building that is not an identified Heritage Place it may be appropriate. The existing development is not heritage listed and has a dwelling unit factor of 197 m² and therefore achieves this PDC5 (b). It is greater than 20% variance from that required (Policy Area PDC 5(c)). The reduction from three dwellings to two is considered an improvement.

The proposal presents both horizontal and vertical proportioning. Of emphasis is the horizontal balcony band of the upper level apartment as well as the roofline. Wide expanses of glazing are articulated into panels with a vertical proportional emphasis in keeping with the fenestration and balcony elements of the heritage places. Materials are used to break up elements of the building suitably. The proposal is consistent with the requirements of CWPDC 180 regarding composition and proportion and CWPDC 182 regarding articulation and modelling.

Policy Area PDC 7 seeks a minimum of 50% landscaped open space be provided on the site of any development. With a site area of approximately 591 m², this equates to 295.5 m². The proposal incorporates 140.5 m² of landscaped open space (27.7%) and therefore falls short. In this instance, it is acceptable as it provides greater landscaping than the existing building and therefore is an improvement. The proposed landscaping is of significant quality, enhancing the landscape character and will be conditioned to ensure it is maintained.

Zone PDC 3 contemplates buildings of innovative and contemporary design however it seeks they demonstrate a compatible visual relationship with adjacent Heritage Places and other buildings that reinforce the designed character in terms of:

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

As discussed already, the bulk and scale are considered appropriate in this instance. With regards to setbacks the Principal Conservation Architect has stated that

“The southern and western boundary set-backs of the proposed apartment building closely approximate those of the building it will replace, maintaining a similar relationship with the Goode house.

The side boundary setback on the Goode house side is considered satisfactory considering the small to both sides of Taylor House and the western side of the Goode House, and the fact that the considerable difference in front set-back between the proposed building and the Goode house results in the majority of the new building’s bulk addressing the open front garden area of the Goode house rather than its side elevation.”

The form and level of visual interest is also acceptable. The proposed development is well articulated and modulated and the treatment of openings and depths of reveals, roofline and silhouette, colour and texture of materials used, as well as detailing, all ensure the proposal adequately addresses these requirements. The Principal Conservation Architect has stated:

“As a result of the differing front setbacks between the Goode House and the proposed apartment building, it is the western elevation of the apartment building that directly engages with the front elevation of the heritage place, while at the same time presenting a backdrop to its front garden setting. This interface is satisfactorily resolved by a well-considered elevational treatment of the western façade, which is physically and visually articulated and modulated by variations in its planar setbacks and in the selection and placement of colours, materials and finishes. Its three-dimensional modelling, mix of materials and contrasting dark and light finishes help to break down its scale and visual impact. The apparent width of the western façade is relieved by the stepping-back of the first floor balcony and ground floor terrace.

The form of the proposed building interprets the built form attributes of the heritage dwellings in a modern idiom. Varying setbacks of different elements achieve a complimentary vertical articulation, and the balcony balustrade and roof edge balance the horizontal articulation of form. The overall composition displays a three-dimensional depth and proportion that I consider responds satisfactorily to the form of the heritage dwellings. Despite its lack of a pitched roof form, the upper level of the proposed design—whereby the lines of the roof edge and parapet on the southern façade can be seen (in the eastern and western elevations) to define a set-back angle from the line of the balcony balustrade—achieve a mitigating effect on apparent bulk somewhat similar to that of the receding planes of the historic buildings’ roof forms.

The modern architectural expression of the apartment building employs a materials palette comprising mostly natural materials (white clay brick, bluestone, dark oxide-tinted cement render, sheet zinc, pre-painted steel, clear-finished timber). I consider that this approach to materials and finishes compliments the overall visual character of the traditional materials palette typified by the State heritage places.”

Given the proposal has satisfied Heritage SA, the proposal is acceptable in terms of built form and townscape, roof form, materials and finishes, heritage and conservation as contemplated in the Council Wide provisions of the Development Plan. There are four conditions recommended by Heritage SA for inclusion on any consent. These have been incorporated into the recommendation.

Residential Amenity

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

- Both dwellings will have a generous internal floor area
- Both dwellings incorporate areas of private landscaped open space which exceed the recommended minimum as per CWPDC 31 and which are directly accessible from living areas as per CWPDC 30
- Dual aspect and high floor to ceiling levels and windows will allow good access to natural light
- Outstanding views towards the City and the Adelaide Hills beyond

- Both dwellings will be finished in high quality materials, fixtures and fittings
- Adequate storage areas as stipulated in CWPDC 46
- Adequate visual privacy to and from the dwellings in accordance with CWO 17 and CWPDC 35 – 37.

Given the masonry construction methodology together with double/triple glazing, the proposal will ensure that acoustic privacy is achieved between and within the apartments, in accordance with CWPDC 38.

While not directly under the flight path, the site is relatively close to the Aircraft Noise Exposure Forecast (ANEF) areas (see Map Adel/1 (Overlay 6)). As such, an advice is included in the recommendation encouraging the applicant to undertake an acoustic assessment to determine whether the dwellings are appropriately insulated from external noise sources in the locality (including aircraft noise) as sought by CWPDC 38.

The adjoining site to the west is the only property that could potentially be impacted in regard to overshadowing caused by the development. This would only be likely in the morning with midday and afternoon access not being impacted. The area that will be overshadowed during the morning does not form part of the private open space of this dwelling. The private open space for this dwelling is located on the northern side of the dwelling and is well removed from the subject site. The proposal is therefore considered to achieved CWPDC 27.

Environmental Performance

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

- A floor plan allowing a high degree of natural air flow and ventilation.
- High floor to ceiling levels and windows to all living areas allowing access to natural lighting.
- Roof designed and oriented in a manner that will allow for the installation of an efficient bank of photovoltaic cells;
- Installation of a photovoltaic battery to capture any unused solar power;
- Installation of double and triple glazing, as well as water efficient tapware and energy efficient lights;
- Use of a variety of natural materials; and
- Planting a variety of shrubs and grasses which are not expected to require an inordinate amount of supplementary irrigation.

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

Transport, Access and Parking

The proposal utilises a large basement area for the parking of vehicles and bicycles. Basement carparking is not expressly desired for low scale residential development in the North Adelaide Historic (Conservation) Zone as per ZPDC 21 and undercroft parking is actively discouraged (ZPDC 20). Whilst this is a low scale development, it has the appearance of a grander scale of development where basement parking is considered an appropriate design solution for parking requirements. Basement parking is considered suitable for other forms of development as it optimises the use of the land and limits the visual impact of parking on the amenity and historic street character for the Zone.

The proposed basement parking is considered appropriate in this instance because:

- the fall of the land on this site lends itself to the incorporation of a basement
- the inclusion of a basement is not considered to detrimentally impact on the setting of the heritage places (as per Heritage SA referral comments)
- the entry is setback a considerable distance from the street frontage
- The dark colour of the door assists in further diminishing the appearance of the entry
- it is a minor element in the overall context of the building mass (entry is only four metres wide)

Tables Adel/6 and Adel/7 of the Development Plan set out bicycle parking and car parking rates respectively. Numbers as recommended for the proposed development are listed below:

Bicycle Parking

- All Low, Medium, and High Scale Residential Development - 2 bicycle parking space for every dwelling with a floor area greater than 150 m².

Car Parking

- Residential Development – 2 parking spaces are required for dwellings > 200m² in the North Adelaide Historic Conservation Zone.

This equates to a recommended total of 4 bicycle parking spaces and 4 car parking spaces. The proposal provides a total of 9 car parking spaces and at least 4 bicycle parking spaces thereby exceeding/meeting the recommended minimum numbers respectively.

CWPDC 240 states that vehicular access to sites should be obtained from minor streets and lanes. Vehicular and bicycle access is to be obtained via a new crossover to Brougham Place.

Whilst this is the primary frontage and not normally the preferred location for access, the existing crossover to Lefevre Terrace is not particularly safe given the lack of visibility of the crossover for approaching cars from the south. Council's Traffic team are supportive of the introduction of a new crossover to Brougham Place.

The new crossover will necessitate the removal and relocation of an existing stobie pole. The applicant is aware of this and accedes to the requirement.

Bins will be stored within an enclosure in the basement and wheeled to the kerb on the northern side of Brougham Place on collection days.

Comparison with previous development under appeal

Whilst the panel is not required to assess the current proposal against the non-complying development currently under appeal, it is considered worthwhile to list the main differences between the proposals. These are detailed below:

- reduction from three building levels to two building levels (now incorporates a basement which is not defined as a building level – applicant has provided a letter from their legal counsel confirming this fact)
- ground floor is no longer largely dedicated to car parking – instead Apartment One is located at ground level
- overall building height reduced from 13.1 metres to 12.37 metres

- plot ratio reduced from 0.97 to 0.74
- vehicular access via a new crossover to Brougham Place, removing the existing crossover to Lefevre Terrace
- retention of existing eastern boundary stone wall
- basement incorporates bicycle and car parking as well as waste storage.

Public Notification

The application was publicly notified to adjoining owners and occupiers of the site, as a Category 2 development, in accordance with the legislative requirements.

Two representations were received. One representation is from the adjoining owner to the west and the other is from an adjoining owner to the south on the other side of Brougham Place. Both of these representors objected to the previous non-complying development.

Both representations raised the height of the development as a concern. One representation raised overlooking as an issue, seeking that the material behind the front landscaping be obscured if and when the landscaping was removed or died. The other representation raised issues such as visual relationship, roof form, solid to void ratio, material selection, external appearance, overlooking, overshadowing, undercroft car parking, heritage impact and integrity of proposed design (in relation to the current appeal process).

The representations and the applicant's response are summarised in Section 6 of this report with full copies of both included with this report as attachments.

9.5 Conclusion

This application proposes the demolition of the existing building and construction of a two level residential flat building of two apartments (one per each level) with associated fencing and landscaping and basement parking for a total of nine vehicles and at least 4 bicycles, accessed via Brougham Place.

The proposal has been referred to Heritage SA given its adjacency to several listed items. Heritage SA have provided a comprehensive assessment of the proposal. In summary, Heritage SA are supportive of the proposal indicating that it does not directly or materially impact upon the State Heritage places. They have requested the inclusion of conditions.

The proposal provides high quality residential amenity in a built form that is envisaged in the Zone and Policy Area. Whilst the ceiling height exceeds the maximum ceiling height, this is considered acceptable in this instance because of the grand scale of adjoining heritage listed dwellings.

The basement car parking is considered appropriate in this instance as it optimises the use of the land and limits the visual impact of parking on the amenity and historic street character for the Zone.

The development will achieve a high level of residential amenity that is considered to surpass the requirements of the Development Plan. The proposal will not adversely impact upon adjoining properties and will maintain the existing residential amenity for adjoining owners and occupiers.

The proposed landscaping will complement and enhance the existing landscape character, providing increased amenity for residents and visual interest for passing pedestrians.

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

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

10. **RECOMMENDATION**

That the development, the subject of the application from Genworth Homes P/L to demolish the existing building and construct residential flat building with two (2) apartments and basement car parking at 1-2 Brougham Place, North Adelaide SA 5006 as shown on plans designated DA/674/2019:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following reserved matters, conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Plans drafted by the Genworth Group, job no. 1306, plan nos. SK02 – SK14**
- **Survey plan drafted by State Surveys, job no. 13422, revision B**
- **Letter of support drafted by Future Urban, ref: 0229 – Supporting letter, dated 12 September 2019**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. **The finished floor level of the car park entry and exit points on the Land shall match the adjacent road level unless otherwise agreed to by the Council in writing.**

Reason: To ensure public footpaths remain level and as such pedestrian safety and amenity is not compromised.

3. **The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Council.**

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

4. **Prior to the commencement of site excavation works or demolition at the western boundary, further information on the following matters shall be submitted to the satisfaction of Council in consultation with Heritage South**

Australia (Department for Environment and Water).

- a) Confirmation that the structural design and construction methodology of retaining structures at the common boundary with the State heritage place will adequately maintain the structural support of the adjoining land and infrastructure
- b) Details of fencing along the common boundary including construction, materials, colours and finishes
- c) Visual modelling of the undercroft ramp access from Brougham Place to enable assessment of the visual impact on the streetscape and to determine the need for screening measures.

Reason: *Sufficient information not included with the application to ensure that physical and visual impacts are sufficiently mitigated.*

- 5. A dilapidation survey recording the condition of the State heritage place shall be prepared prior to the commencement of demolition or excavation works, to Council's satisfaction. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, site works and construction works.

Reason: *To provide a record prior to the commencement of the proposed works, as a reference for the assessment of any subsequent damage.*

- 6. During ground works, the short term vibration levels in the vicinity of the heritage-listed structure shall be monitored, and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3. Immediate action shall be taken to address any structural distress that becomes evident during the ground works and construction stages.

Reason: *To protect the State heritage place from structural movement due to the proximity of new construction. To allow for timely and appropriate remedial measures in the event of any impacts on the State heritage place.*

- 7. Samples of external materials, colours and finishes shall be provided for further assessment to Council's satisfaction prior to the installation of any finished materials or the on-site application of any external finishes.

Reason: *Information provided with the application is provisional and requires confirmation by means of actual samples to enable an assessment of the building's finished appearance and visual quality (and in particular, to understand the visual compatibility of the proposed materials palette with*

the adjacent State heritage place).

- 8. The landscaping depicted on the plans shall be maintained in good health and condition at all times to the reasonable satisfaction of the Council. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.**

Reason: To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the Development.

- 9. A Stormwater Management Plan demonstrating that the development is designed to maximise use of stormwater, minimises pollutant transfer to receiving waters and protects downstream receiving waters from high levels of flow shall be provided prior to Development Approval to the reasonable satisfaction of Council.**

Reason: To ensure the development has been designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

Advices

1. Building Consent for Approval

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

2. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent will lapse at the expiration of 12 months from the operative date of the consent unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

3. Boundaries

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

4. **Public Utilities**

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

In addition you are advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.

5. **Residential Parking Permits**

No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).

Please contact the City of Adelaide Customer Centre on 8203 7203 for further information.

6. **Building Site Management Plan**

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

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

7. **Site Theft**

Unsecured building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership.

8. Crossing Places

The vehicle crossing place made redundant as a result of this development will be closed by Council and the applicant will be charged directly for the work. A quotation for the work will be provided by Council to the applicant prior to the work being undertaken.

There is no objection to the proposed vehicle crossing place, however the work will be undertaken by Council and the cost of the work will be charged to the applicant. Separate application for the crossing place is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken.

The proposed vehicle crossing place is approved provided the existing stobie pole is relocated. The applicant must discuss this matter with the relevant service authority/provider.

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

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

10. Requirements of the Heritage Places Act 1993

The applicant is advised of the following requirements of the *Heritage Places Act 1993*:

- a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment and Water (DEW) on 8124 4960.

11. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

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

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);

- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be lodged via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

12. Requirements of the Aboriginal Heritage Act 1988

The applicant is advised of the following requirements of the *Aboriginal Heritage Act 1998*:

- a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.
-

13. Footpath Levels

The existing footpath level shall not be modified to suit the floor level of the entry point to the development, unless otherwise agreed to by the Council in writing.

14. Acoustic Assessment

It is recommended that the applicant undertakes an acoustic assessment to determine whether the dwellings are appropriately insulated from external noise sources in the locality (including aircraft noise).

Item No. 3.1 – Attachments 1 – 64 (1-2 Brougham Place, North Adelaide SA 5006)

Pages 48 to 111

ATTACHMENTS

Plans and Supporting Information

- Plans 1 – 15
- Certificate of Title 16 – 19
- Planning Statement 20 – 32
- Heritage Impact report 33 – 35
- Applicant legal advice 36 – 40

Comments from Public Notification 41 – 53

Applicant Response to Representations 54 – 59

Department for Environment and Water
(Heritage SA) Report 60 – 64

This document is subject to copyright. Any reproduction of this document without the express written permission of the copyright owner will constitute an infringement of the Copyright Act 1968 (Cth).



Artist's Impression Only

Proposed Apartments

1-3 Brougham Place, North Adelaide

ISSUED FOR
DEVELOPMENT PLAN
CONSENT

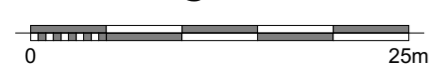
DRAWING LIST

DRAWING NAME	DRAWING NO.	REVISION / ISSUE	AREA SCHEDULE
COVER PAGE	SK01	P3 / PRELIMINARY	APARTMENT 1
SITE CONTEXT PLAN	SK02	P3 / PRELIMINARY	LIVING 213.09m ²
STREETSCAPE CONTEXT	SK03	P3 / PRELIMINARY	LOGGIA 37.07m ²
SITE PLAN	SK04	P3 / PRELIMINARY	TOTAL 250.16m ²
LANDSCAPING PLAN	SK05	P3 / PRELIMINARY	APARTMENT 2
GROUND FLOOR PLAN	SK06	P3 / PRELIMINARY	LIVING 212.68m ²
FIRST FLOOR PLAN	SK07	P3 / PRELIMINARY	BALCONIES 99.08m ²
UNDERCROFT PLAN	SK08	P3 / PRELIMINARY	TOTAL 311.76m ²
ROOF PLAN	SK09	P3 / PRELIMINARY	COMMON AREAS
ELEVATIONS 1	SK10	P3 / PRELIMINARY	UNDERCROFT 342.29m ²
ELEVATIONS 2	SK11	P3 / PRELIMINARY	STAIRWELL 28.84m ²
STREETSCAPE ELEVATIONS	SK12	P3 / PRELIMINARY	ENTRY LOBBY 10.18m ²
SECTIONS	SK13	P3 / PRELIMINARY	BIN STORAGE 2.09m ²
3D IMAGERY	SK14	P3 / PRELIMINARY	TOTAL 383.40m ²
SITE SURVEY	SK15	P3 / PRELIMINARY	PLOT RATIO
			SITE AREA 590.98m ²
			TOTAL FLOOR AREA 466.88m ²
			PLOT RATIO 0.79



SITE CONTEXT PLAN

Scale 1:500 @ A2



ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP
 LEVEL 1, 267 MELBOURNE STREET
 NORTH ADELAIDE SA, 5006
 T (08) 8239 1511
 F (08) 8239 1811
 www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD
 PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Site Context Plan

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK02



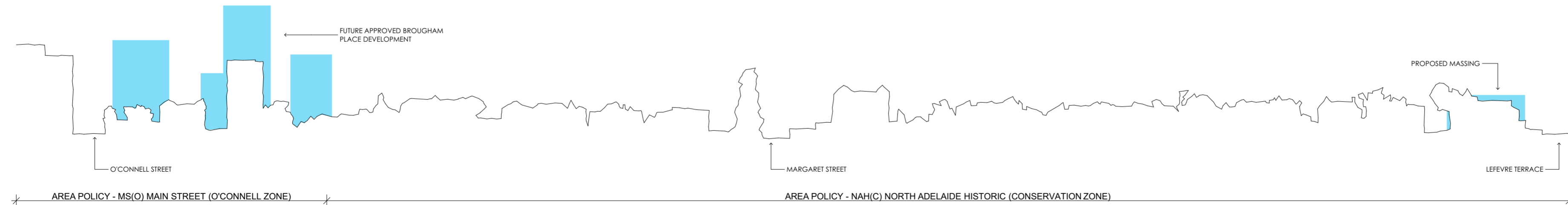
STREETSCAPE CONTEXT

O'CONNEL STREET - MARGARET STREET



STREETSCAPE CONTEXT

MARGARET STREET - LE FEVRE TERRACE



STREETSCAPE CONTEXT DIAGRAM

O'CONNEL STREET - LE FEVRE TERRACE

ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP

LEVEL 1, 267 MELBOURNE STREET
 NORTH ADELAIDE SA, 5006
 T (08) 8239 1511
 F (08) 8239 1811
 www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD

PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Streetscape Context

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK03

SITE PLAN LEGEND

- PROPOSED BUILDING
- PROPOSED PAVING
- LANDSCAPING (REFER TO SK05 - LANDSCAPING PLAN)

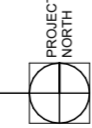
FENCE SCHEDULE

- FENCE 01 EXISTING LOW STONE WALL MAINTAINED AND REPAIRED AS REQUIRED & NEW SLATE CAP ADDED
- FENCE 02 EXISTING FULL-HEIGHT STONE WALL MAINTAINED AND REPAIRED AS REQUIRED & NEW SLATE CAP ADDED
- FENCE 03 NEW RENDERED MASONRY WALL WITH SLATE CAP
- FENCE 04 EXISTING MASONRY WALL HEIGHTENED
- FENCE 05 EXISTING MASONRY WALL REPLACED (TO MATCH EXISTING HEIGHT)



SITE PLAN

Scale 1:200 @ A2



ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP

LEVEL 1, 267 MELBOURNE STREET
NORTH ADELAIDE SA 5006
T (08) 8239 1511
F (08) 8239 1811
www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD
PROJECT: Proposed Apartments
1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Site Plan

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK04



LANDSCAPING PLAN

Scale 1:100 @ A2



BLUE GRANITE PAVING



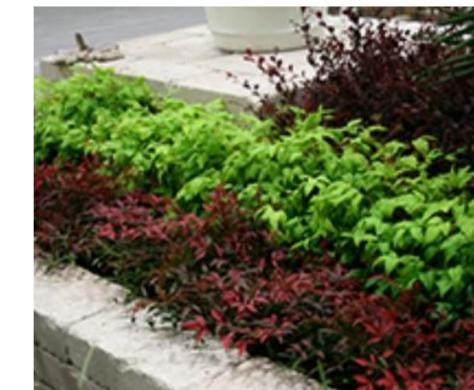
NEW BLUESTONE WALLING



WESTRINGIA HEDGING



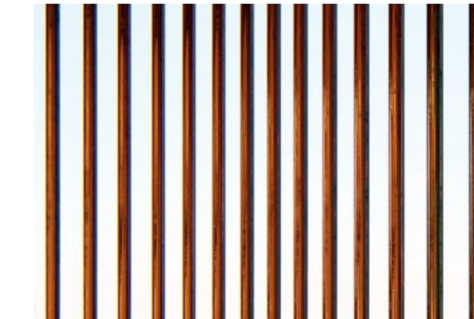
MURASAKI



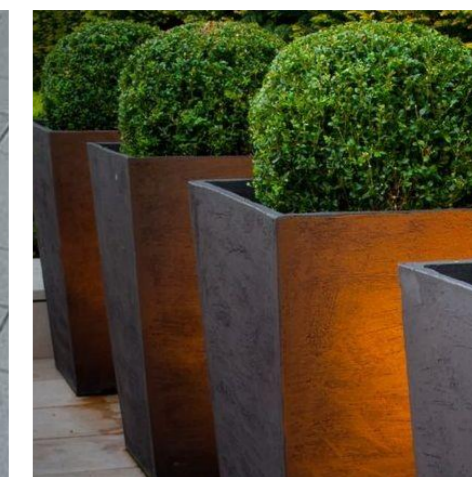
MURASAKI



OXIDE COLOURED HONED CONCRETE



COPPER SCREENING



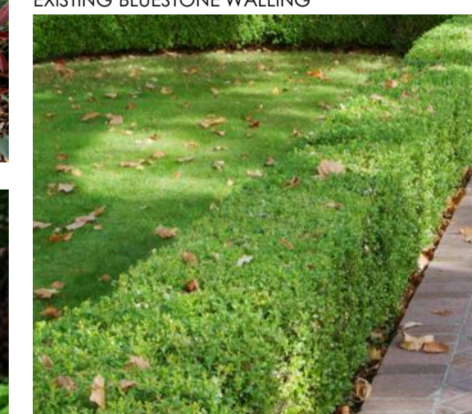
FEATURE GLAZED POTS - MANICURED PLANTINGS



KIKUYA



EXISTING BLUESTONE WALLING



JAPANESE BOX HEDGING



FEATURE DWARF PLANTING - HERO POT



MURRAYA HEDGING

LANDSCAPING LEGEND

TREES



SHRUBS



GRASSES & GROUNDCOVERS



FEATURE PLANTINGS



ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP

LEVEL 1, MELBOURNE STREET
 NORTH ADELAIDE SA 5006
 T (08) 8239 1511
 F (08) 8239 1811
 www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD
 PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Landscaping Plan

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK05

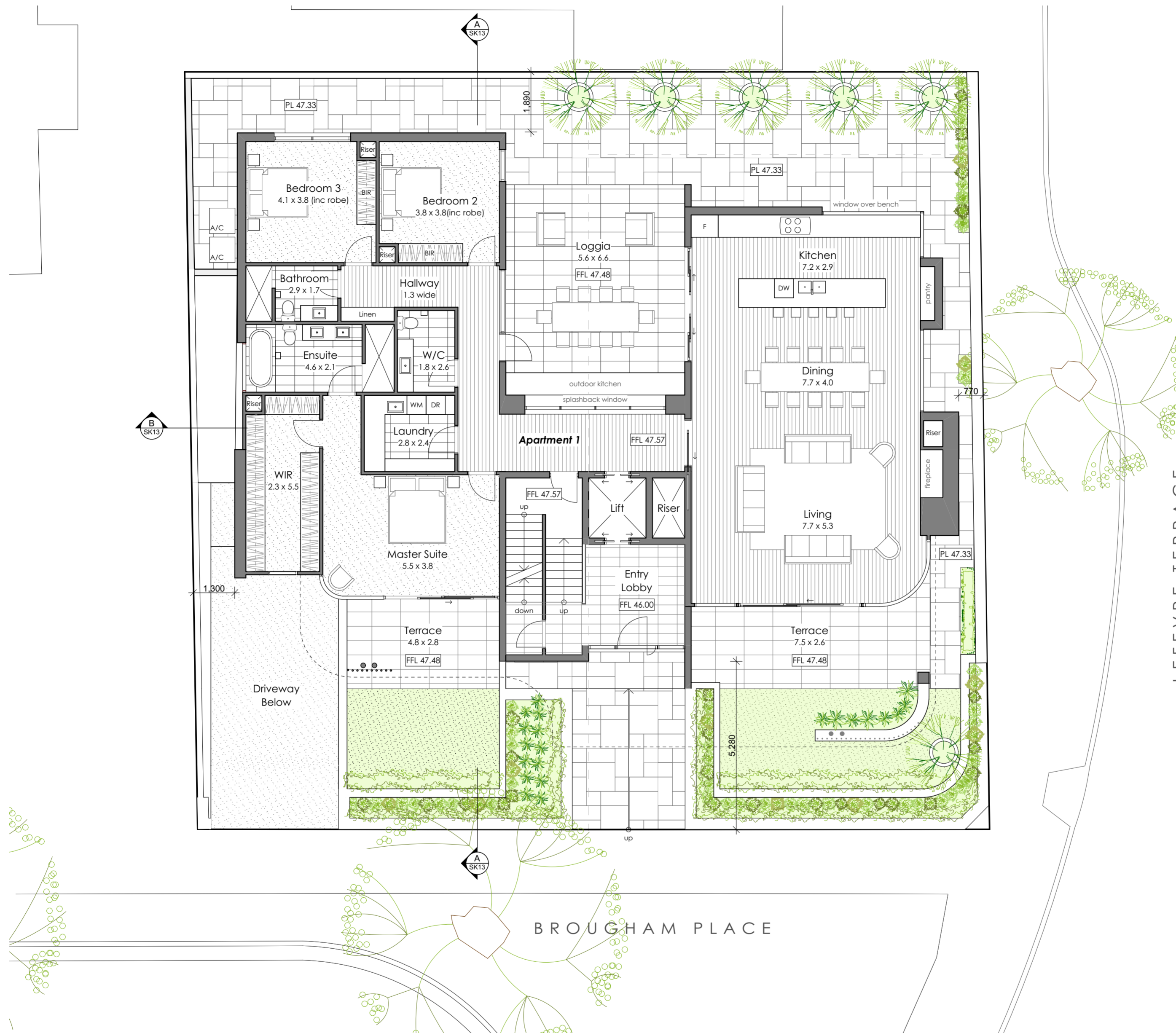
AREA SCHEDULE

APARTMENT 1	
LIVING	213.09m ²
LOGGIA	37.07m ²
TOTAL	250.16m²

APARTMENT 2	
LIVING	212.68m ²
BALCONIES	99.08m ²
TOTAL	311.76m²

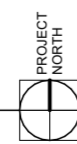
COMMON AREAS	
UNDERCROFT	342.29m ²
STAIRWELL	28.84m ²
ENTRY LOBBY	10.18m ²
BIN STORAGE	2.09m ²
TOTAL	383.40m²

PLOT RATIO	
SITE AREA	590.98m ²
TOTAL FLOOR AREA	466.88m ²
PLOT RATIO	0.79



GROUND FLOOR PLAN

Scale 1:100 @ A2



BROUGHAM PLACE

LEFEVRE TERRACE

ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP

LEVEL 1, 267 MELBOURNE STREET
 NORTH ADELAIDE SA, 5006
 T (08) 8239 1511
 F (08) 8239 1811
 www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD

PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Ground Floor Plan

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK06

AREA SCHEDULE

APARTMENT 1

LIVING	213.09m ²
LOGGIA	37.07m ²
TOTAL	250.16m²

APARTMENT 2

LIVING	212.68m ²
BALCONIES	99.08m ²
TOTAL	311.76m²

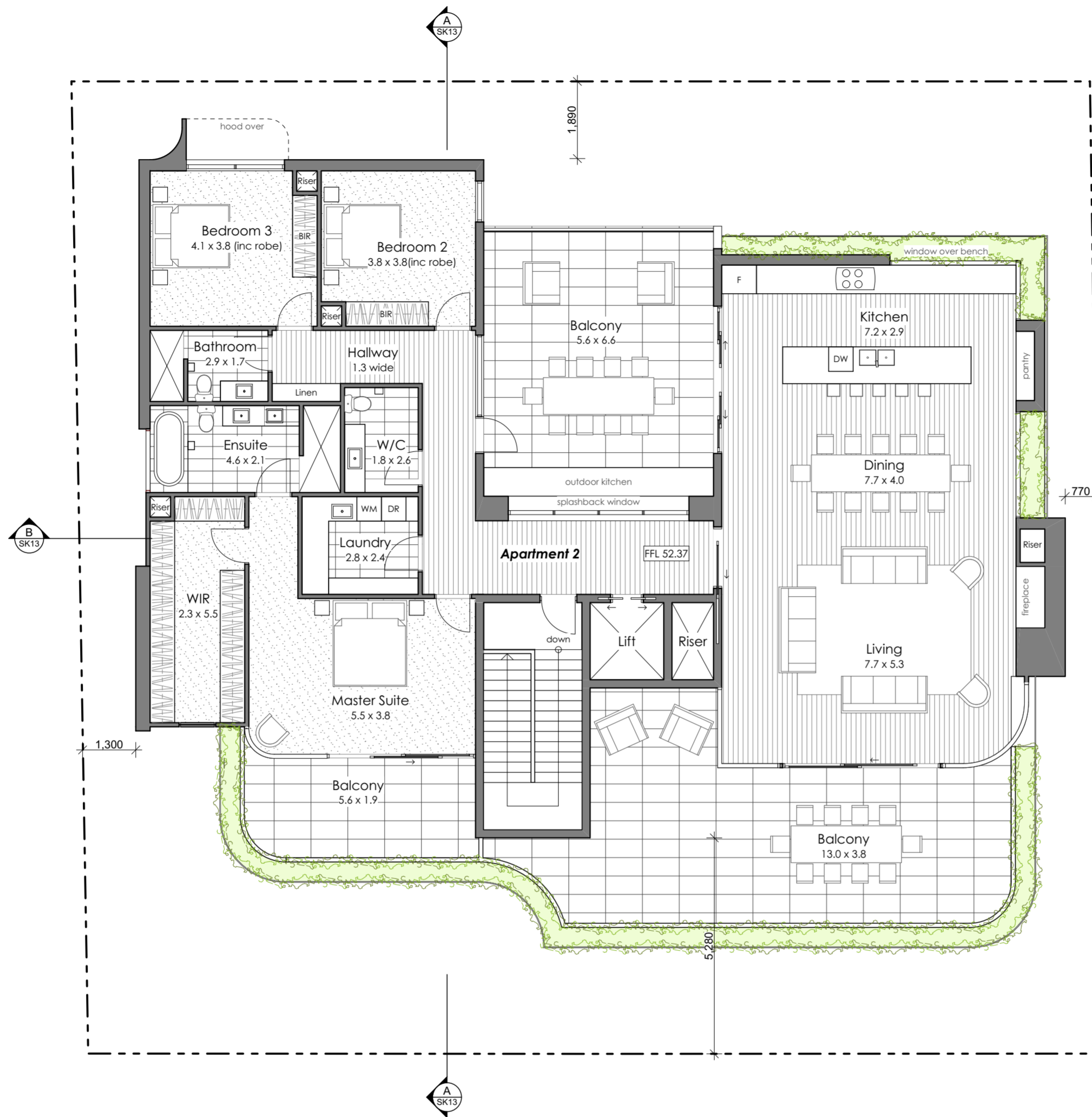
COMMON AREAS

UNDERCROFT	342.29m ²
STAIRWELL	28.84m ²
ENTRY LOBBY	10.18m ²
BIN STORAGE	2.09m ²
TOTAL	383.40m²

PLOT RATIO

SITE AREA	590.98m ²
TOTAL FLOOR AREA	466.88m ²
PLOT RATIO	0.79

LANDSCAPING LEGEND

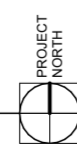


LEFEVRE TERRACE

BROUGHAM PLACE

FIRST FLOOR PLAN

Scale 1:100 @ A2



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019



CLIENT: Brougham Place PTY LTD
PROJECT: Proposed Apartments
1-3 Brougham Place, North Adelaide

DRAWING TITLE:
First Floor Plan

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK07

AREA SCHEDULE

APARTMENT 1

LIVING	213.09m ²
LOGGIA	37.07m ²
TOTAL	250.16m²

APARTMENT 2

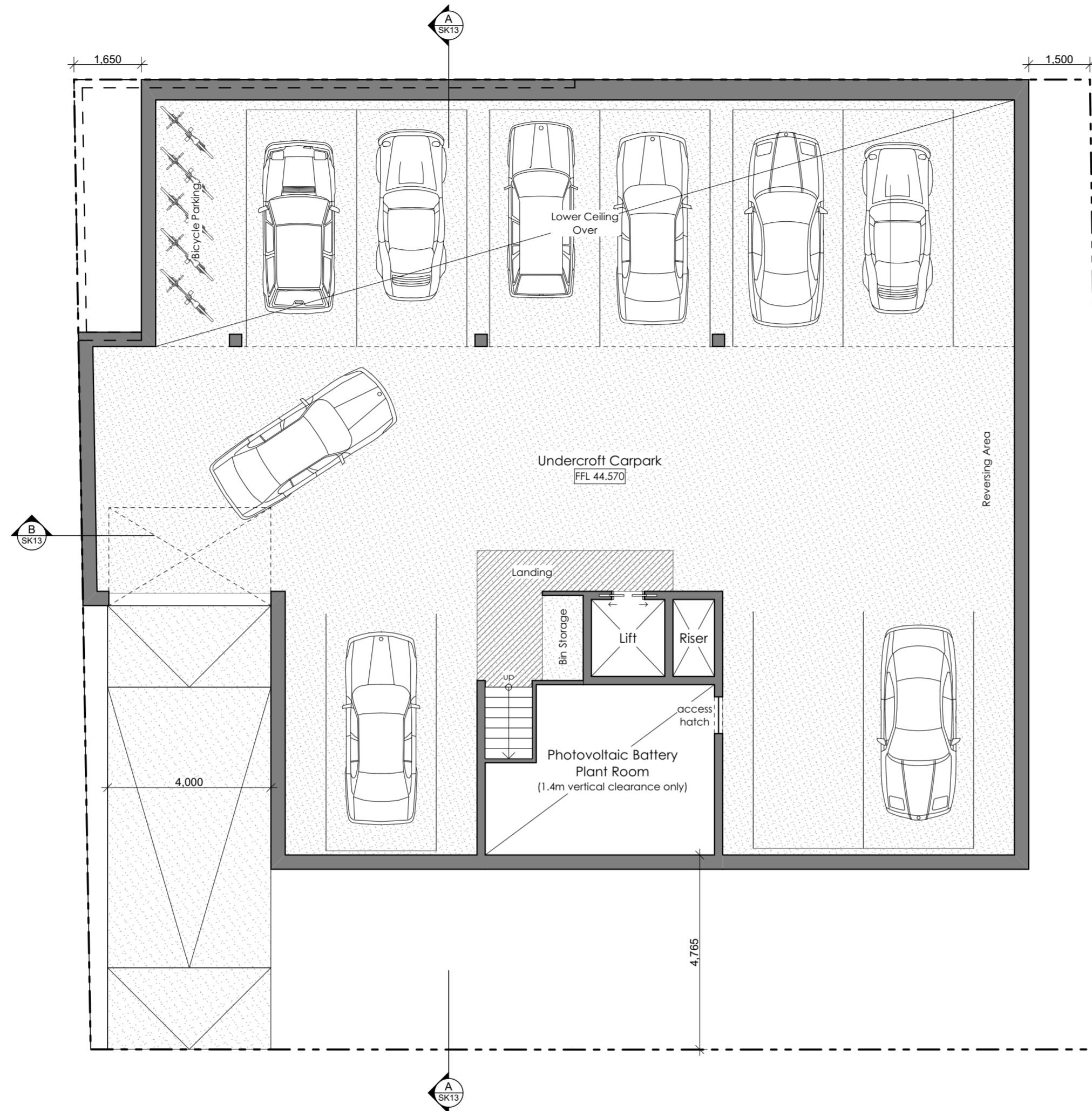
LIVING	212.68m ²
BALCONIES	99.08m ²
TOTAL	311.76m²

COMMON AREAS

UNDERCROFT	342.29m ²
STAIRWELL	28.84m ²
ENTRY LOBBY	10.18m ²
BIN STORAGE	2.09m ²
TOTAL	383.40m²

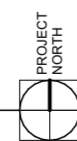
PLOT RATIO

SITE AREA	590.98m ²
TOTAL FLOOR AREA	466.88m ²
PLOT RATIO	0.79



UNDERCROFT PLAN

Scale 1:100 @ A2



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP
LEVEL 1, 267 MELBOURNE STREET
NORTH ADELAIDE SA, 5006
T (08) 8239 1511
F (08) 8239 1811
www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD

PROJECT: Proposed Apartments
1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Undercroft Plan

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK08

AREA SCHEDULE

APARTMENT 1

LIVING	213.09m ²
LOGGIA	37.07m ²
TOTAL	250.16m²

APARTMENT 2

LIVING	212.68m ²
BALCONIES	99.08m ²
TOTAL	311.76m²

COMMON AREAS

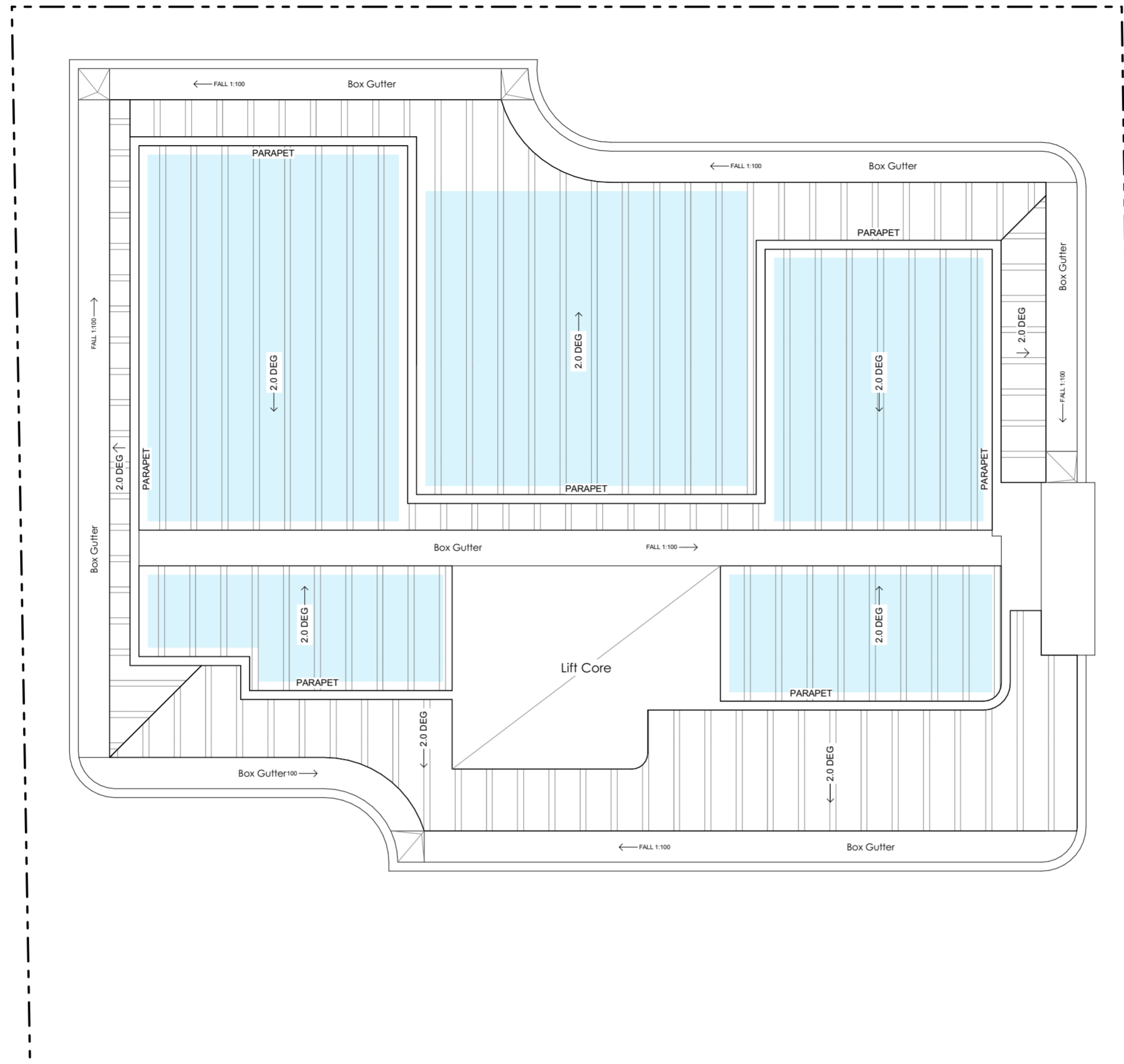
UNDERCROFT	342.29m ²
STAIRWELL	28.84m ²
ENTRY LOBBY	10.18m ²
BIN STORAGE	2.09m ²
TOTAL	383.40m²

PLOT RATIO

SITE AREA	590.98m ²
TOTAL FLOOR AREA	466.88m ²
PLOT RATIO	0.79

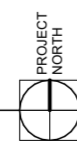
ROOF LEGEND

PHOTOVOLTAIC PANELS



ROOF PLAN

Scale 1:100 @ A2



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP

LEVEL 1, 267 MELBOURNE STREET
NORTH ADELAIDE SA, 5006
T (08) 8239 1511
F (08) 8239 1811
www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD

PROJECT: Proposed Apartments
1-3 Brougham Place, North Adelaide

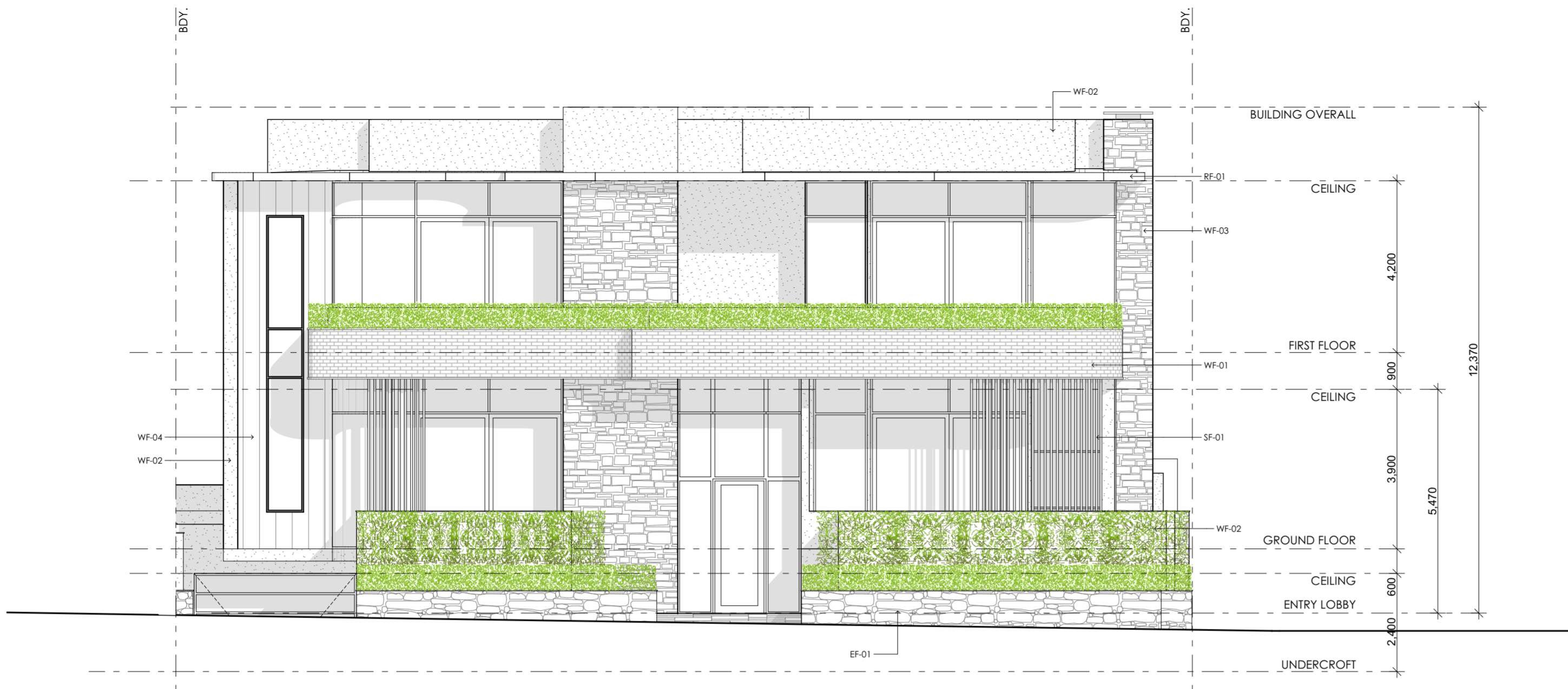
DRAWING TITLE :

Roof Plan

PAPER SIZE: A2

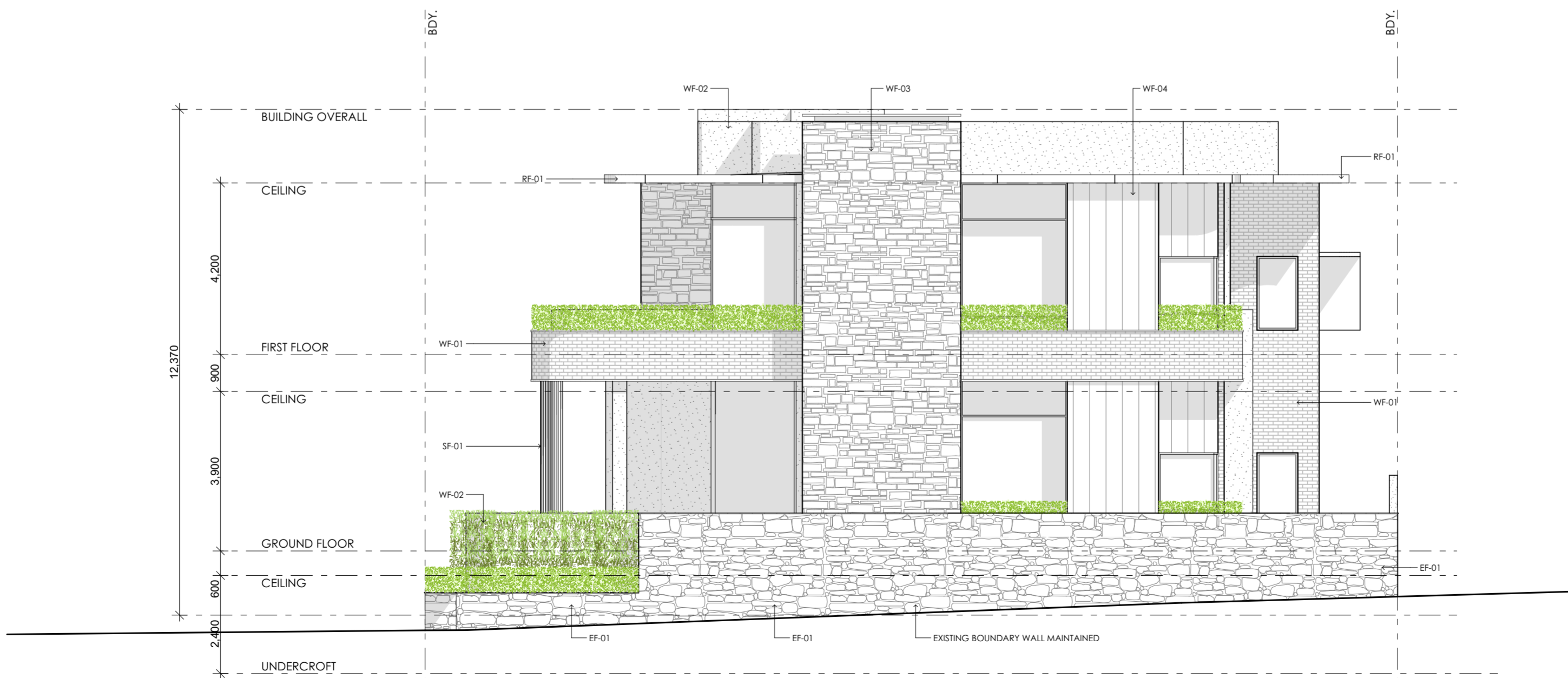
PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK09



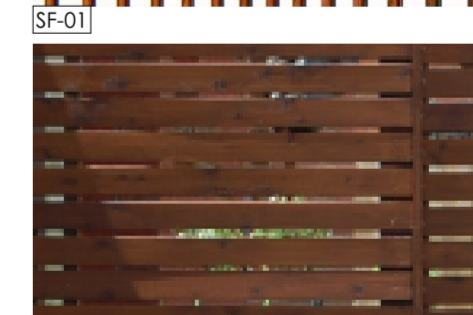
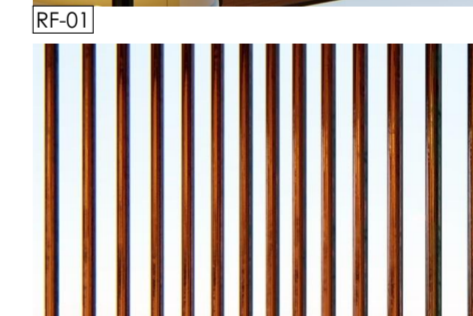
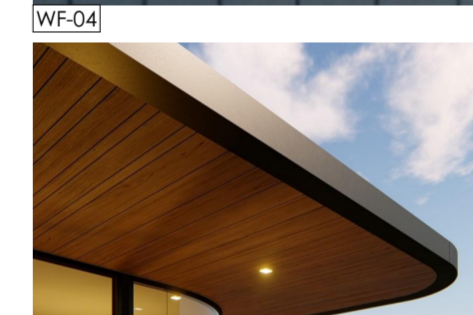
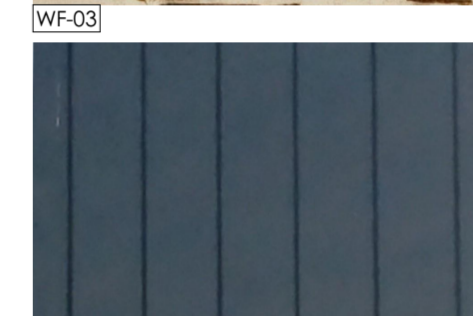
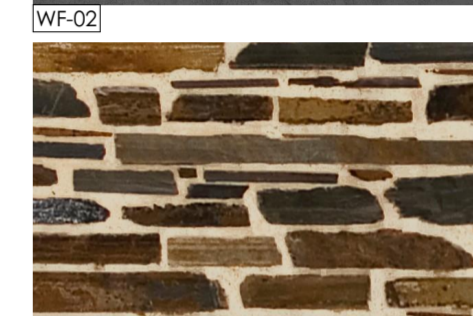
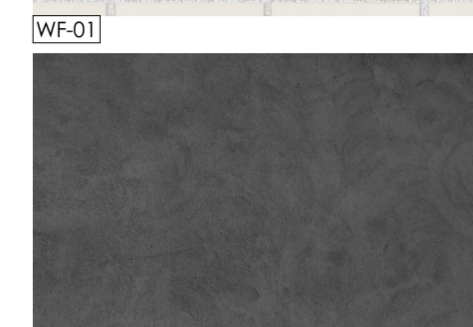
SOUTH ELEVATION

Scale 1:100 @ A2



EAST ELEVATION

Scale 1:100 @ A2



MATERIALS SCHEDULE

WF-01
FACE BRICK FINISH - ROMAN SPLIT
COLOUR: WHITE

WF-02
DARK OXIDE NATURAL RENDER
FINISH

WF-03
FACE STONE FINISH
COLOUR: KANMANTOO BLUESTONE

WF-04
VM ZINC CLADDING

RF-01
PAINTED STEEL FINISH
COLOUR: COLORBOND
MONUMENT

SF-01
SCREEN FINISH
COLOUR: COPPER

TF-01
TIMBER CLADDING

EF-01
EXISTING STONE FENCE FINISH
MAINTAINED AND REPAIRED AS
REQUIRED

**ISSUED FOR
DEVELOPMENT PLAN
CONSENT**

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP

LEVEL 1, 267 MELBOURNE STREET
NORTH ADELAIDE SA 5006
T (08) 8239 1511
F (08) 8239 1811
www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD

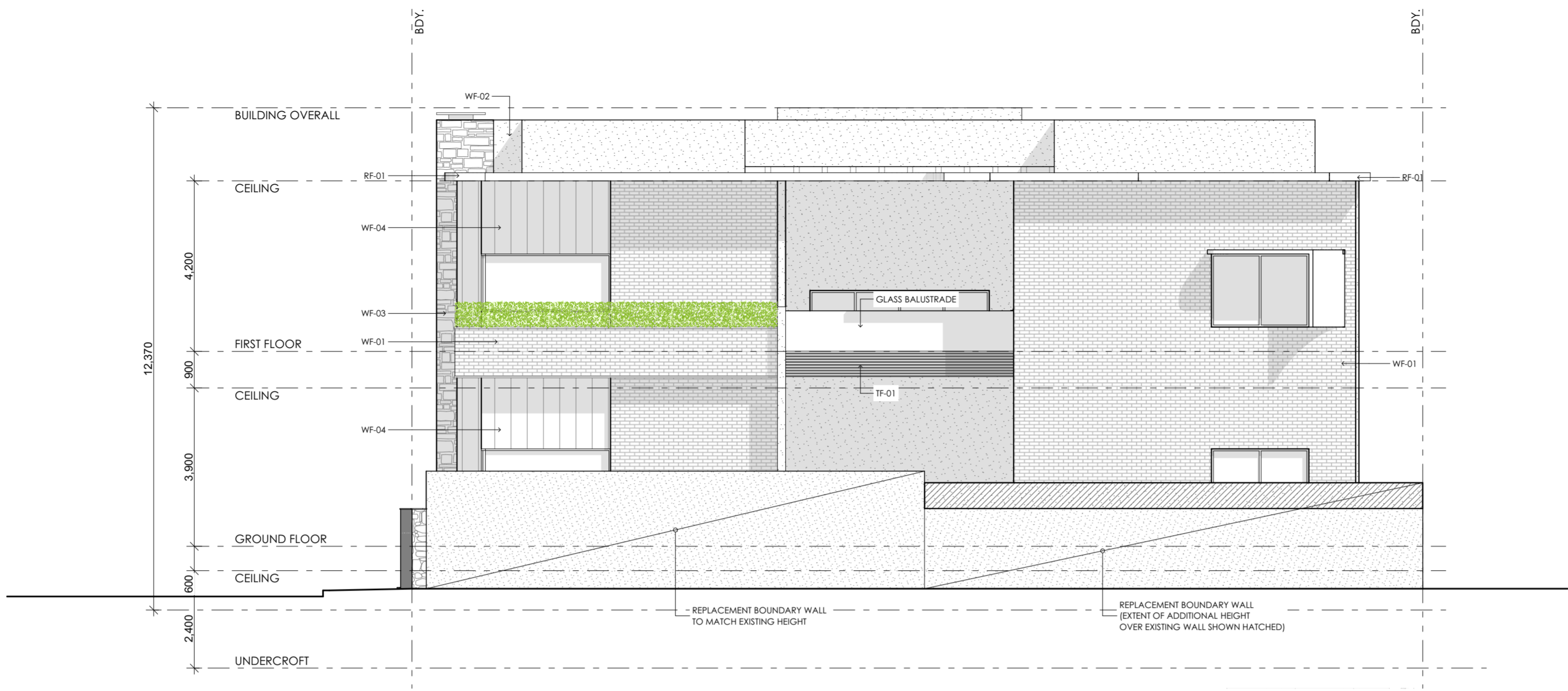
PROJECT: Proposed Apartments
1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Elevations 1

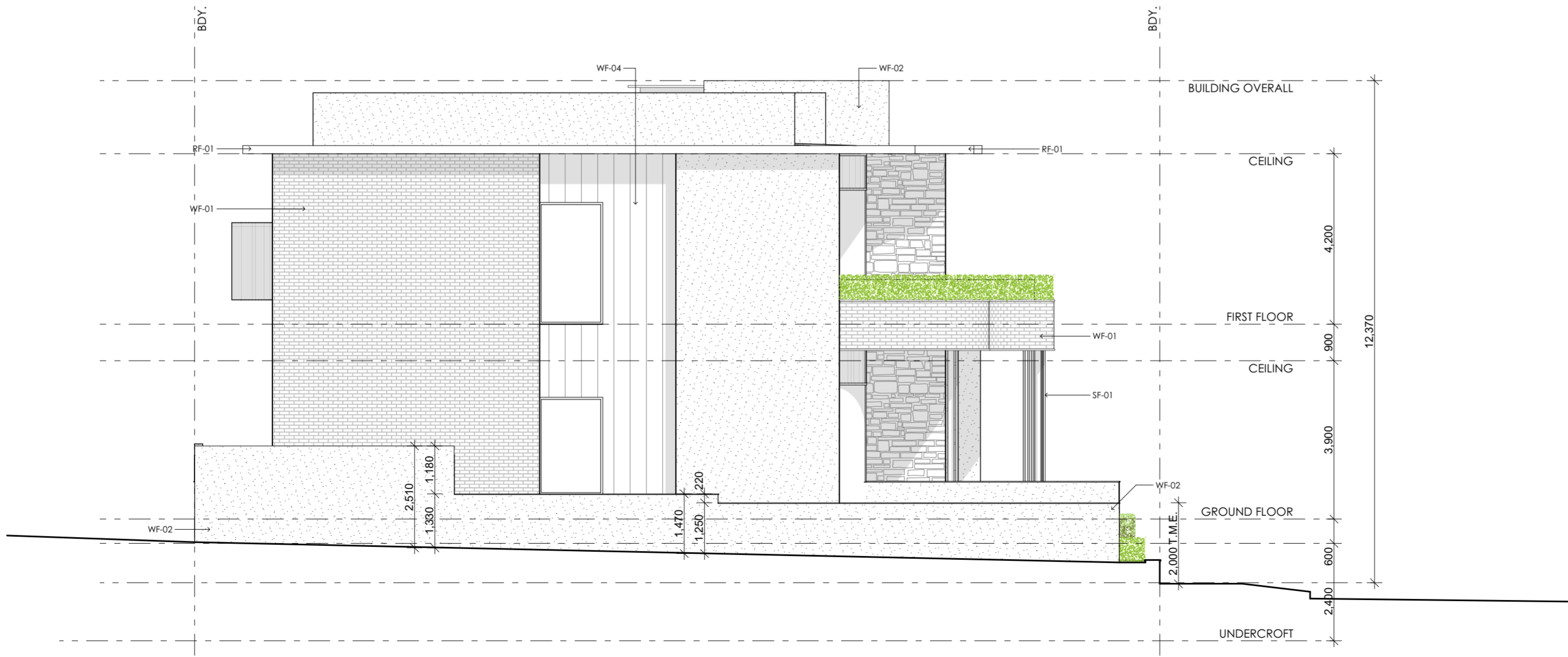
PAPER SIZE: A2

PRINT DATE: 13/09/2019

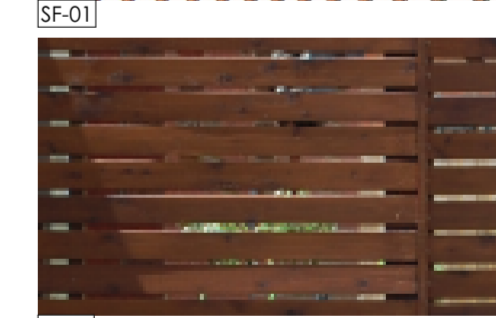
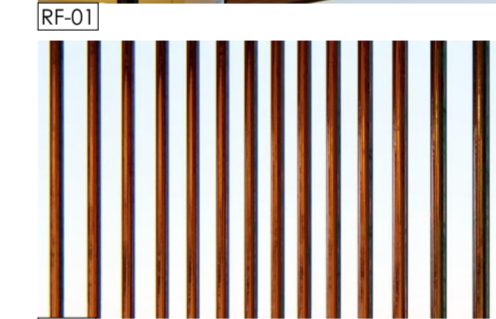
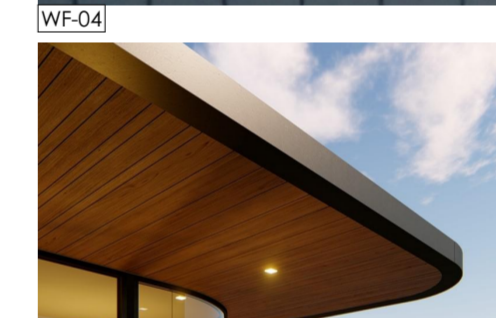
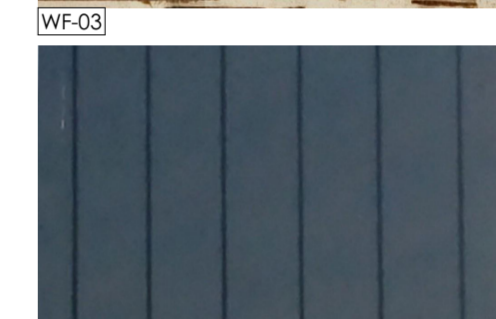
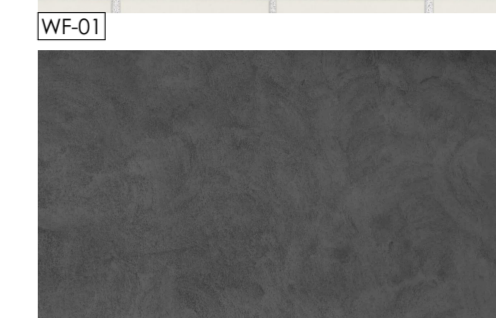
JOB No: 1306 DWG No: SK10



NORTH ELEVATION
 Scale 1:100 @ A2



WEST ELEVATION
 Scale 1:100 @ A2



MATERIALS SCHEDULE

WF-01
 FACE BRICK FINISH - ROMAN SPLIT
 COLOUR: WHITE

WF-02
 DARK OXIDE NATURAL RENDER
 FINISH

WF-03
 FACE STONE FINISH
 COLOUR: KANMANTOO BLUESTONE

WF-04
 VM ZINC CLADDING

RF-01
 PAINTED STEEL FINISH
 COLOUR: COLORBOND
 MONUMENT

SF-01
 SCREEN FINISH
 COLOUR: COPPER

TF-01
 TIMBER CLADDING

EF-01
 EXISTING STONE FENCE FINISH
 MAINTAINED AND REPAIRED AS
 REQUIRED

ISSUED FOR DEVELOPMENT PLAN CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP
 LEVEL 1, 267 MELBOURNE STREET
 NORTH ADELAIDE SA, 5006
 T: (08) 8239 1511
 F: (08) 8239 1811
 www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD
 PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Elevations 2

PAPER SIZE: A2

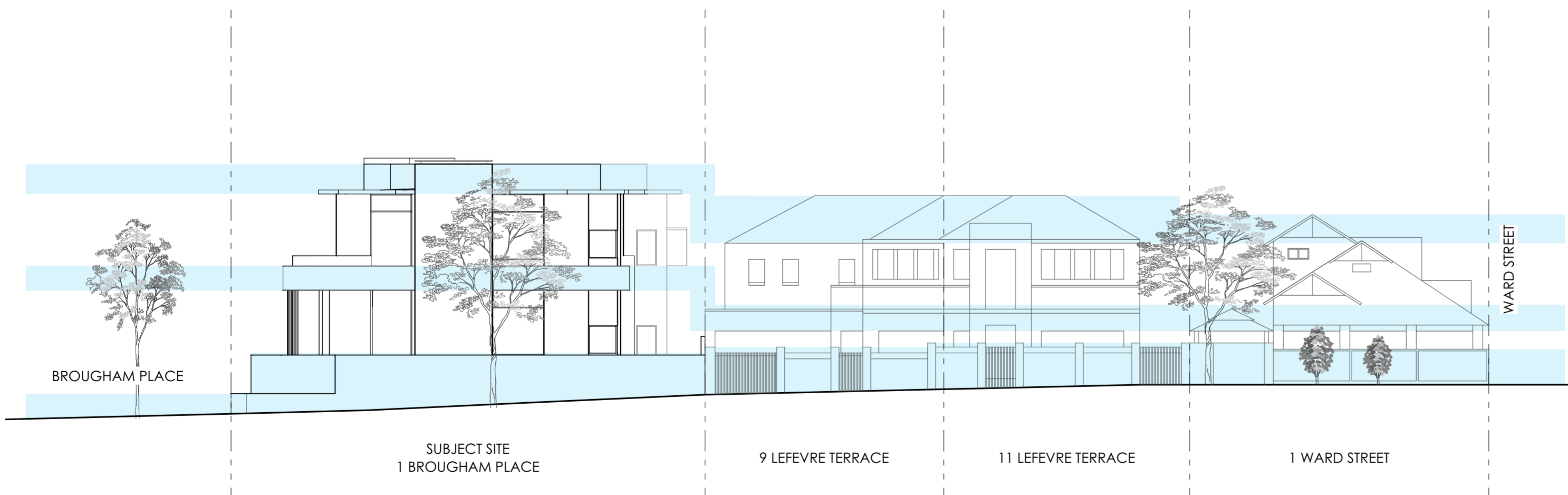
PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK11



STREETSCAPE STUDY - BROUGHAM PLACE

Scale 1:200 @ A2



STREETSCAPE STUDY - LEFEVRE TERRACE

Scale 1:200 @ A2

ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP
 LEVEL 1, 267 MELBOURNE STREET
 NORTH ADELAIDE SA, 5006
 T (08) 8239 1511
 F (08) 8239 1811
 www.genworthgroup.com.au

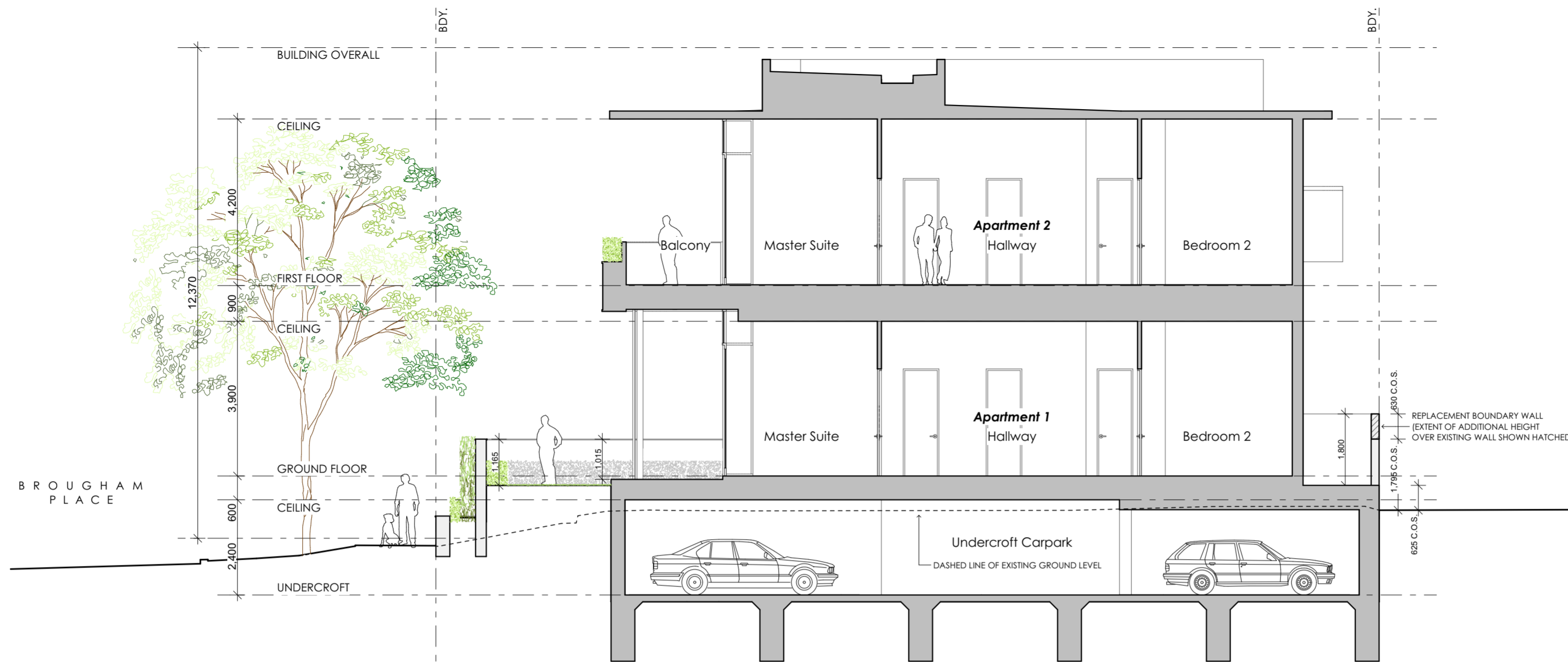
CLIENT: Brougham Place PTY LTD
 PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Streetscape Elevations

PAPER SIZE: A2

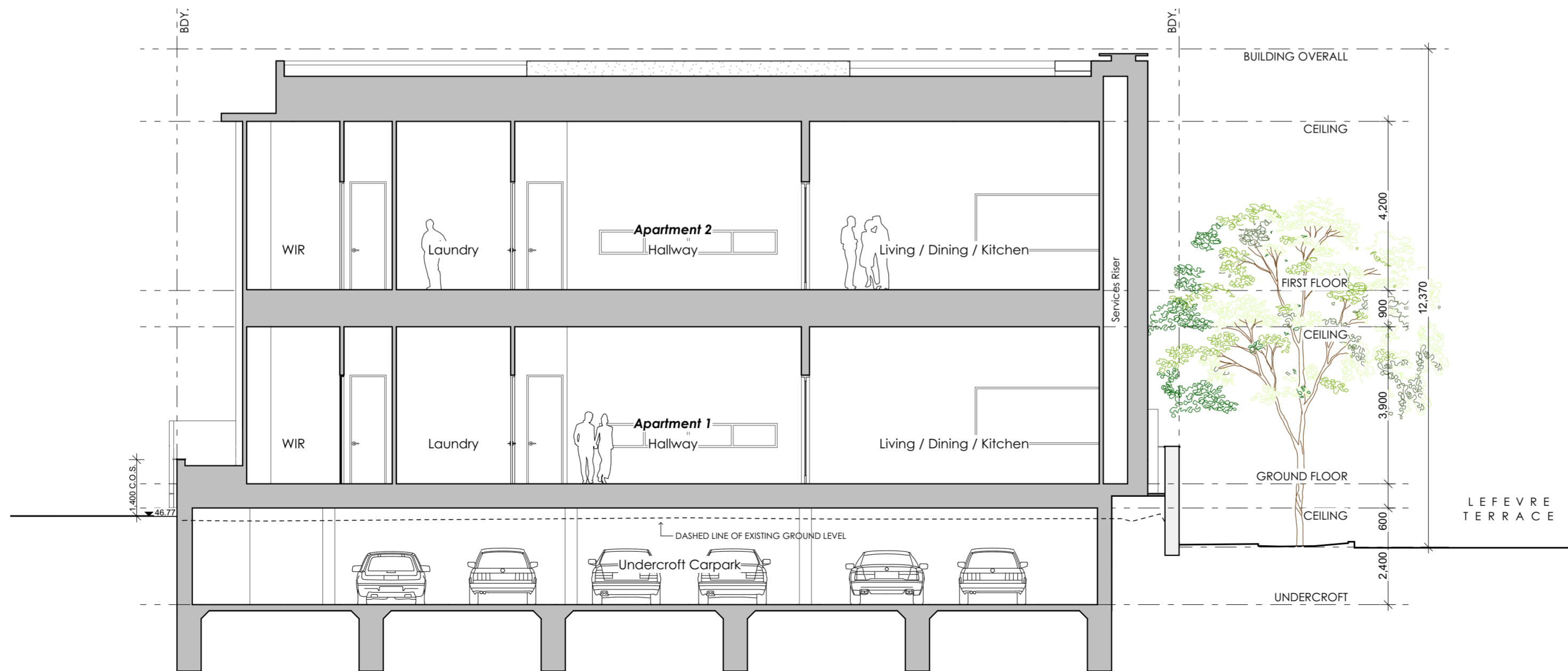
PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK12



SECTION A

Scale 1:100 @ A2



SECTION B

Scale 1:100 @ A2

ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP
LEVEL 1, 267 MELBOURNE STREET
 NORTH ADELAIDE SA, 5006
 T (08) 8239 1511
 F (08) 8239 1811
 www.genworthgroup.com.au

CLIENT: Brougham Place PTY LTD
 PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE:
Sections

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK13



SOUTH-WEST
 BROUGHAM PLACE



SOUTH-EAST
 LE FEVRE TERRACE

ISSUED FOR
 DEVELOPMENT PLAN
 CONSENT

ISSUE	REVISION	DATE
P3	PRELIMINARY	12/09/2019

GENWORTH GROUP
LEVEL 1, 267 MELBOURNE STREET
 NORTH ADELAIDE SA, 5006
 T (08) 8239 1511
 F (08) 8239 1811
 www.genworthgroup.com.au

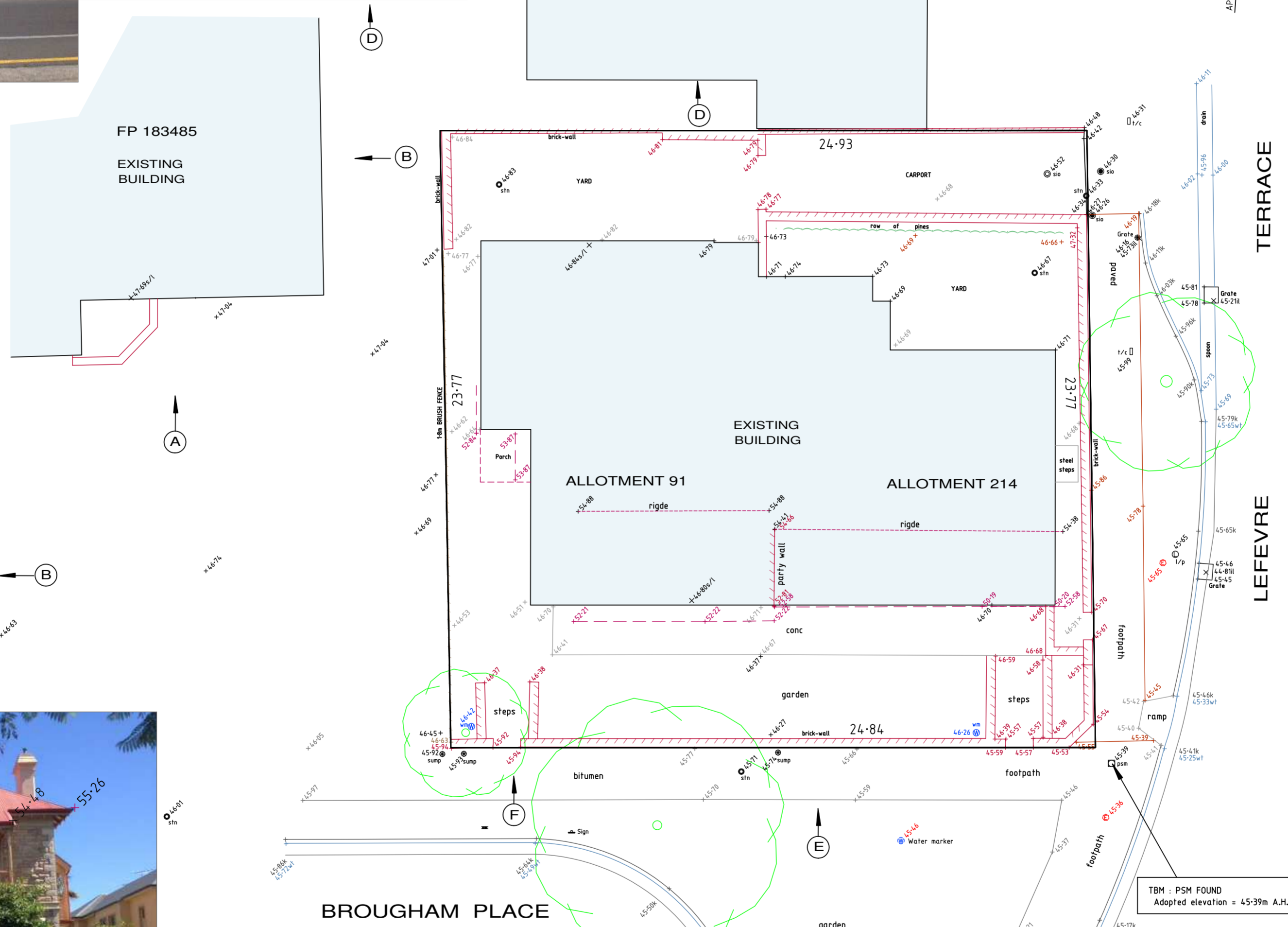
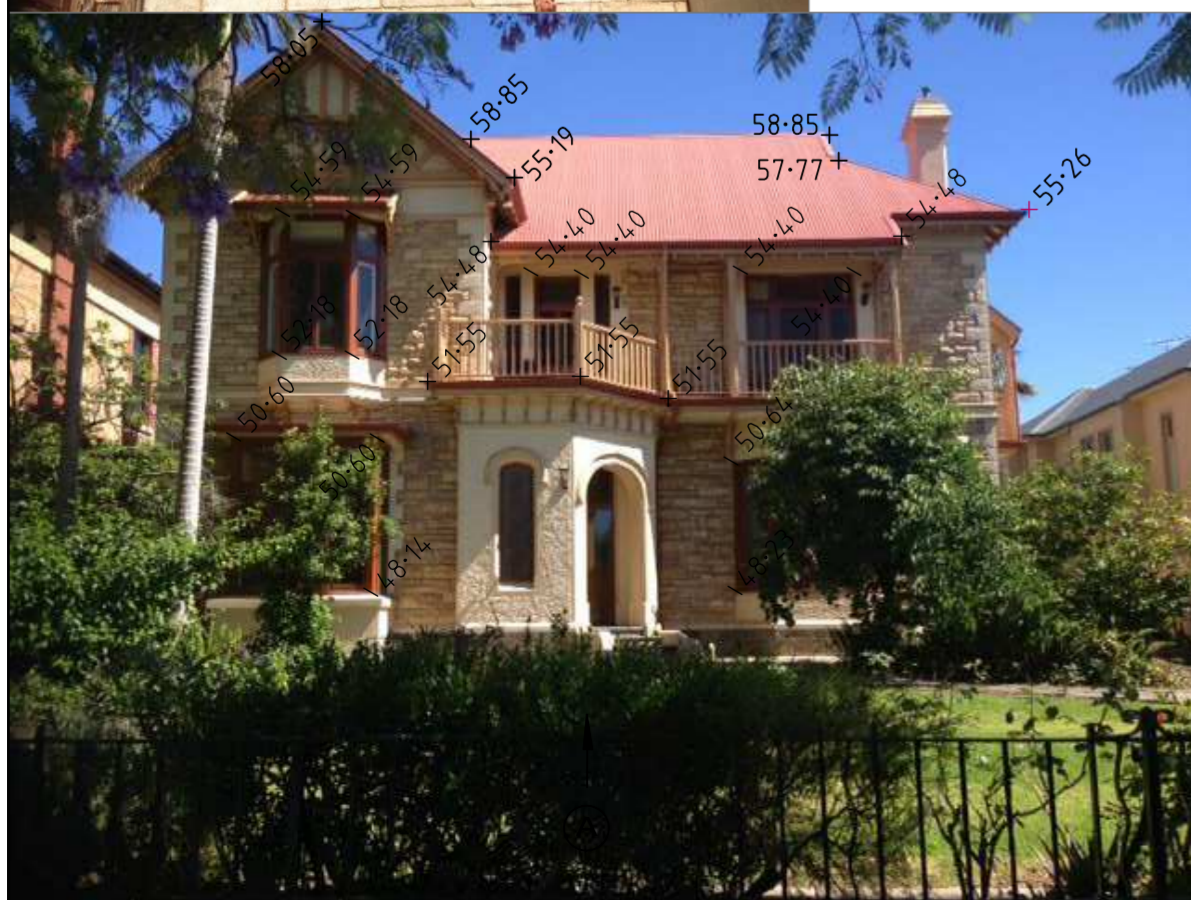
CLIENT: Brougham Place PTY LTD
 PROJECT: Proposed Apartments
 1-3 Brougham Place, North Adelaide

DRAWING TITLE :
3D Imagery

PAPER SIZE: A2

PRINT DATE: 13/09/2019

JOB No: 1306 DWG No: SK14



LEGEND

□ Permanent survey mark	--- Offset line
▲ Temporary bench mark	--- Grid line
● Peg	--- Top of bank
○ Spike	--- Bottom of bank
● Metal pin	--- Change of grade
● GI nail	--- Top of levee bank
● Masonry nail	--- Bottom of levee bank
● Drill hole	--- Edge of vegetation
✕ Scribe	--- Edge of lawn
✕ Texta	--- Centreline creek/drain
✕ Picket	--- Edge of water
✕ Spot height	--- Stormwater pipe
● Unknown point	--- Bridge deck
● Grated inlet pit	--- Edge of bitumen
● Domestic outlet	--- Edge of unmade road/track
✕ Invert	--- Edge of shoulder
● Downpipe - open	--- Water table
● Downpipe - underground	--- Back of kerb
● Sump	--- Edge of gravel
● Stormwater IP	--- Edge of concrete
● Stormwater manhole	--- Edge of pavers
● Sign	--- Underground TSA
● Letter box	--- Building
● Traffic light	--- Building GI
● Speed camera	--- Verandah/Pergola
● TSA junction box	--- Landing
● Ballard	--- Carpet
● Phone box	--- Door opening
✕ FL Floor level	--- Eaves
✕ SL Step level	--- Roof outline
✕+W Water table level	--- Edging sleeper/log/concrete
✕ Back of kerb	--- E (OH) Undergroud ETSA
✕ Rubbish bin	--- E (OH) Undergroud ETSA
✕ Flagpole	--- T (OH) Undergroud Telstra
● Column centres	--- T (OH) Undergroud Telstra
● Stobie pole	--- COMM Undergroud U/G communication cables
● Light pole	--- COMM (OH) O/H communication cables
● ETSA pillar	--- GAS Undergroud gas
● ETSA service	--- S Undergroud sewer pipe
● ETSA cable marker	--- W Undergroud water pipe
● ETSA earth	--- W Above-ground water pipe
● Telstra JB	--- W Above-ground water pipe
● Telstra pillar	--- R Railway track
● Telstra cable marker	--- R Undergroud railway cables
● Communication JB	--- F Above-ground fuel pipe
● Gas meter	--- F Undergroud fuel pipe
● Gas service	--- F Above-ground fuel pipe
● Gas marker	--- F Unknown trench, service etc
● Sewer manhole	--- B Brick fence
● Sewer IP	--- S Stone fence
● Sewer IO	--- C Cyclone fence
● Gully trap	--- P Post & wire fence
● Sewer vent	--- B Brush fence
● Sewer marker	--- P Picket fence
● Stop valve	--- T Tubular fence
● Fire hydrant	--- G GI fence
● Control valve	--- C Colorbond fence
● Fire hose	--- L Log fence
● Water meter	--- G Guardrail
● Tap	--- G Giveaway line
● Garden control	--- C Continuity
● Sprinkler	--- L Lane line 9x3
● Bore	--- L Lane line 6x6
● Water marker	● Fence post
● Railway signal pole	● Stump
● Railway signal box	● Tree
● Railway signal marker	● Shrub
● Fuel pump	
● Fill point	
● Dip point	
● Air vent	
● Cathodic Protection	
● Wooden pole	

B	11.04.19	RIDGE LINES & LEVELS ADDED	Y	AP
REV.	DATE	DESCRIPTION	LC (Y/N)	BY
Client GLENWORTH GROUP				
Project Description DETAIL SURVEY No. 1 & 3 BROUGHAM PLACE NORTH ADELAIDE ALLOT 91 IN F163662, ALLOT214 IN F183486 C.T.5303/297 & 5410/336				
THIS IS SHEET 1 OF 1 SHEETS				
Drawing Scale 1 : 100m		Original Sheet Size A1		
Notes				
This plan should be read in conjunction with the Boundary Identification Survey plan.				
Levels are based on the Australian Height Datum derived from P.S.M. 6628/12744 Adopted elevation = 45.39				

NOTE:

- TITLE ALLOTMENT BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY AND HAVE NOT BEEN SURVEYED.
- REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).
- THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992. THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERALS OFFICE. FUTURE RESURVEY OF ADJOINING LAND OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF GLENWORTH GROUP FOR THE PURPOSE OF SITE REDEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- NO UNDERGROUND SERVICES HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, PLEASE MAKE USE OF THE "DIAL-BEFORE-YOU-DIG" SERVICE.





Title Register Search
LANDS TITLES OFFICE, ADELAIDE
 For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5410 FOLIO 336 *

COST : \$0.00 (GST exempt) PARENT TITLE : CT 1724/17
 REGION : PIRPROD AUTHORITY : CONVERTED TITLE
 AGENT : WALL BOX NO : 571 DATE OF ISSUE : 08/04/1997
 SEARCHED ON : 14/11/2013 AT : 15:40:43 EDITION : 3

REGISTERED PROPRIETOR IN FEE SIMPLE

 DAVID JEROME KEITH ROCHE OF 241 MELBOURNE STREET NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

 ALLOTMENT 214 FILED PLAN 183486
 IN THE AREA NAMED NORTH ADELAIDE
 HUNDRED OF YATALA

EASEMENTS

 SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A

SCHEDULE OF ENDORSEMENTS

 8263987 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

NOTATIONS

 DOCUMENTS AFFECTING THIS TITLE

 NIL

REGISTRAR-GENERAL'S NOTES

 NIL

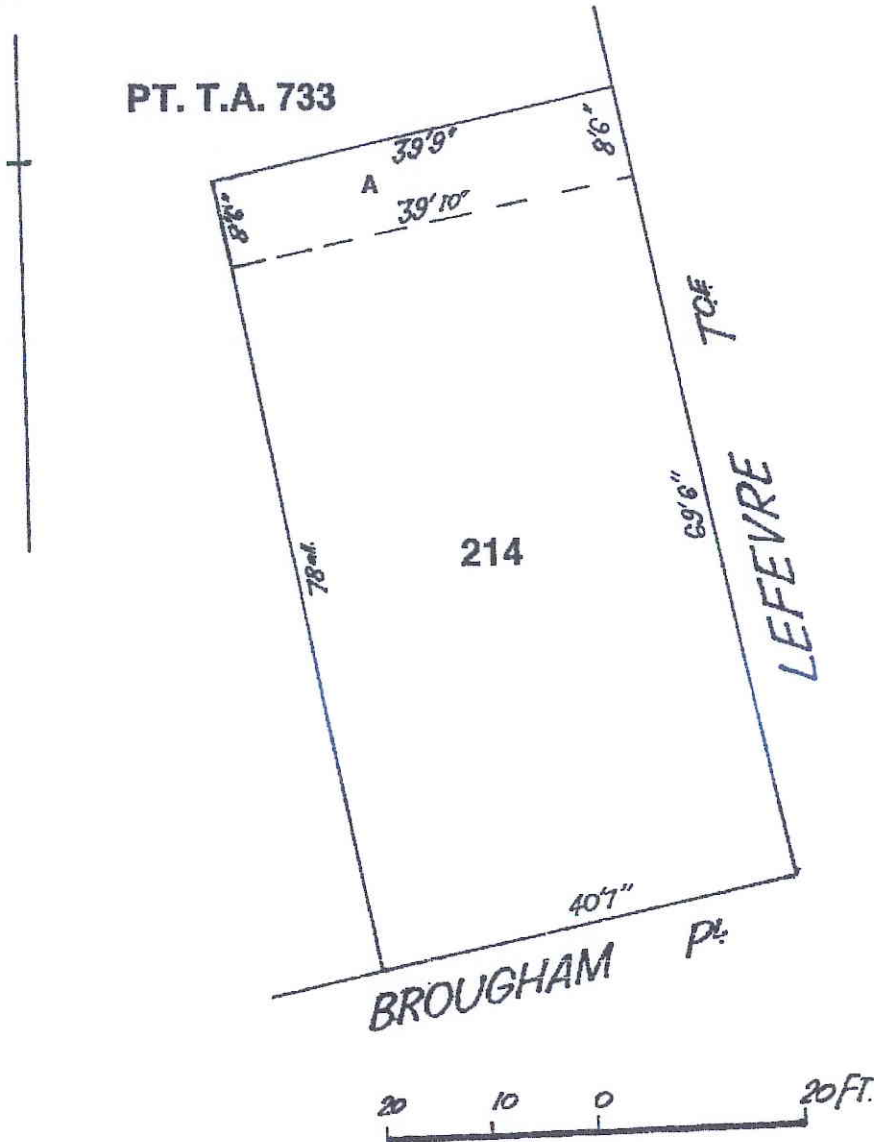
END OF TEXT.

Page 1 of 2

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 

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1724/17
SEE TITLE TEXT FOR EASEMENT DETAILS



DISTANCES ARE IN FEET AND INCHES	
FOR METRIC CONVERSION	
1 FOOT	= 0.3048 METRES
1 INCH	= 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5303 FOLIO 297 *

COST : \$0.00 (GST exempt)	PARENT TITLE : CT 1724/16
REGION : PIRPROD	AUTHORITY : CONVERTED TITLE
AGENT : WALL BOX NO : 571	DATE OF ISSUE : 27/10/1995
SEARCHED ON : 14/11/2013 AT : 15:40:16	EDITION : 3

REGISTERED PROPRIETOR IN FEE SIMPLE

 DAVID JEROME KEITH ROCHE OF 241 MELBOURNE STREET NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

 ALLOTMENT 91 FILED PLAN 163662
 IN THE AREA NAMED NORTH ADELAIDE
 HUNDRED OF YATALA

EASEMENTS

 TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A

SCHEDULE OF ENDORSEMENTS

 10248266 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

NOTATIONS

 DOCUMENTS AFFECTING THIS TITLE

 NIL

REGISTRAR-GENERAL'S NOTES

 NIL

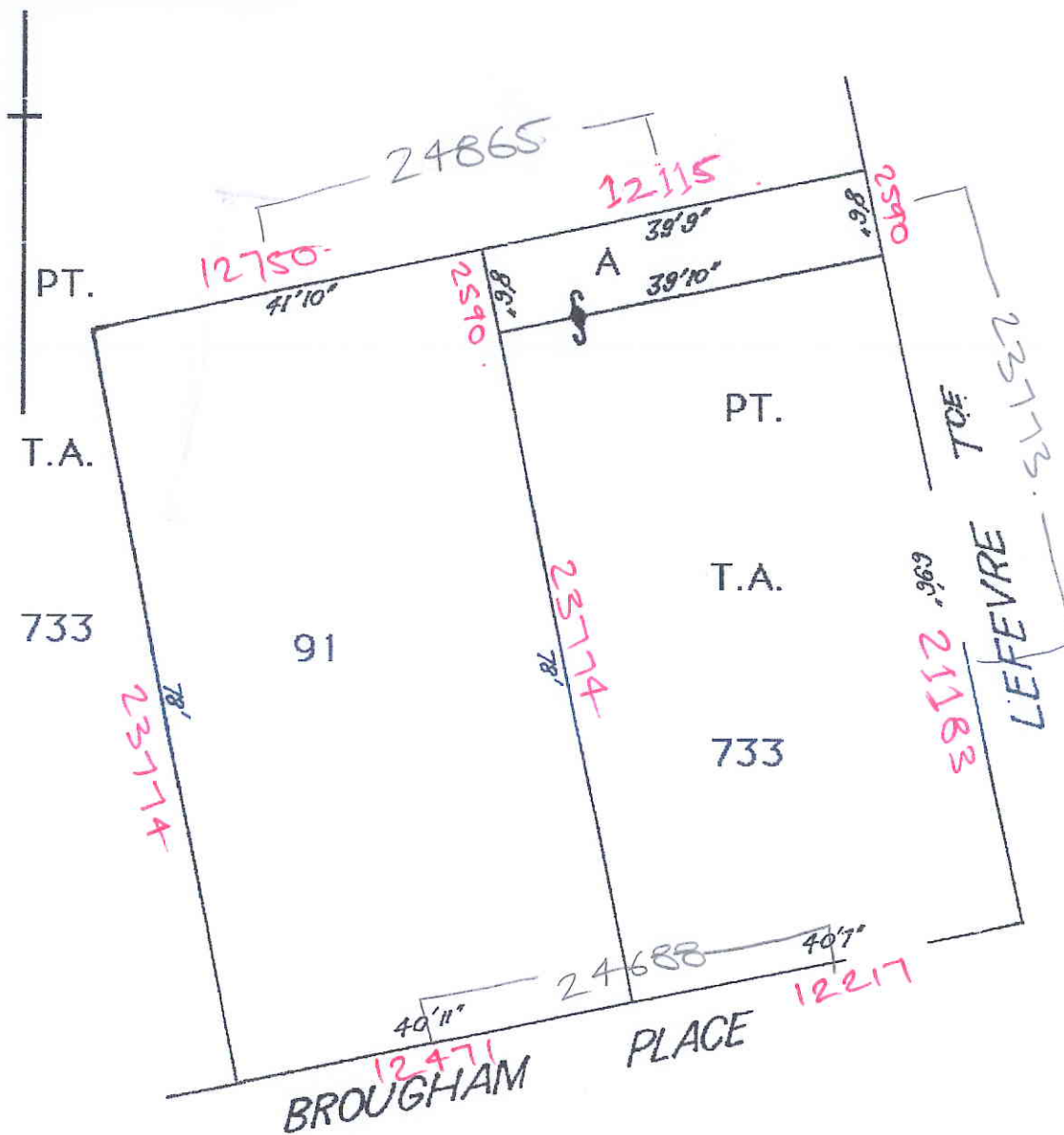
END OF TEXT.

Page 1 of 2

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.



This plan is scanned for Certificate of Title 1724/16
See title text for easement details.



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres

Note : Subject to all lawfully existing plans of division

REF: 0229 – Supporting Letter

12 September 2019

Ms Helen Dand
Principal Planner, Development Assessment
The City of Adelaide
By email: h.dand@cityofadelaide.com.au



Ground Floor,
89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: 08 8221 5511
W: www.futureurbangroup.com
E: info@futureurbangroup.com
ABN: 34 452 110 398

Dear Helen,

RE: 1 – 3 BROUGHAM PLACE, NORTH ADELAIDE

We have been instructed by the Genworth Group to prepare a brief letter in support of its proposal to construct a residential flat building which consists of two building levels and two dwellings at 1 – 3 Brougham Place, North Adelaide ('the site').

In preparing this letter, we have:

- inspected the site and its surroundings;
- identified, and subsequently reviewed, what we consider to be the relevant provisions of the Adelaide (City) Development Plan ('the Development Plan');
- examined the compendium of drawings which were prepared by Mr Damien Jenke of Oxford Architects; and
- had regard to the enclosed letter from Mr Stuart Henry SC which deals with the nature and category of the proposed development.

The purpose of this letter is to assist the City of Adelaide ('the Council') with its assessment of the proposed development by:

- briefly outlining the recent history of the site;
- describing the site, its surroundings and the proposed development;
- identifying the nature and category of the proposed development; and
- summarising the key findings of our assessment of the proposed development.



History

On Thursday, 16 August 2018, the Genworth Group lodged an application with the Council for development plan consent ('consent') to construct a residential flat building ('the previous building') on the site.

The previous building, which was designed to accommodate two dwellings across three building levels, was processed, and subsequently assessed, as a non-complying form of development because:

- the resultant plot ratio (0.97) exceeded the maximum plot ratio that applied to the site (0.8);
- it was designed to accommodate more than two building levels; and
- its uppermost ceiling was located more than 6.0 metres above the finished ground level.

On Thursday, 18 April 2019, the Council Assessment Panel resolved to adopt the Administration's recommendation (to grant consent subject to the concurrence of the State Commission Assessment Panel ('the SCAP')).

On Tuesday, 28 May 2019, the Council, having received the concurrence of the SCAP, granted consent to the application subject to a total of nine conditions.

On Wednesday, 12 June 2019, one of the representors who submitted a written representation within the prescribed time for such purposes instituted an appeal in the Environment, Resources and Development Court against the Council's decision to grant consent to the application.

It is our understanding that this appeal has been postponed until December to afford the Genworth Group a reasonable amount of time to pursue a consent for the proposed residential flat building ('the proposed building').

Whilst the proposed building must be assessed on its merits and from scratch, it should be noted that:

- the number of dwellings within the proposed building (two) remains the same;
- the number of building levels within the proposed building has been reduced from three to two;
- the height of the proposed building has been reduced by 730 millimetres;
- the plot ratio has been reduced from 0.97 to 0.79; and
- the footprint of the proposed building has barely changed (the same can also be said for its external appearance).



The Site

The site consists of two contiguous allotments.

The allotments to which we refer combine to produce a landmark site that has a primary frontage of 24.84 metres to Brougham Place on its southern side, a secondary frontage of 23.77 metres to Lefevre Terrace on its eastern side and an area of 590.44 square metres.

The site is essentially square in shape and slopes mildly from a high point in the north-western corner to a low point in the south-eastern corner.

The site is presently anchored by a residential flat building which consists of two building levels and three dwellings.

The existing building is set back less than 5.0 metres from the southern (primary) boundary of the site and is not heritage listed.

The site is presently accessible via a shared crossover on the western side of Lefevre Terrace.

The existing crossover will not be needed, as the basement beneath the ground floor level of the proposed building will be accessed via a new crossover on the northern side of Brougham Place.

A large portion of the existing stone fence which runs along the southern (primary) and eastern (secondary) boundaries of the site will be retained, and subsequently repaired, as part of the proposal.

There are no regulated or significant trees on the site, and the existing free and unrestricted right of way which runs parallel to the northern (rear) boundary of Allotment 214 (the eastern allotment) will soon be dissolved.



The Locality

Whilst inspecting the site and its surroundings, we noticed, amongst other things, that:

- there is a two storey detached dwelling on the adjoining allotment to the north of the site;
- there is a two storey detached dwelling on the adjoining allotment to the west of the site (this dwelling is a State heritage place that is approximately 13.3 metres tall);
- there is a two storey detached dwelling two doors to the west of the site (this dwelling is also a State heritage place);
- there are two, two storey semi-detached dwellings on the south-eastern corner of the intersection of Lefevre and Kingston Terraces;
- there is a two storey detached dwelling on the north-eastern corner of the T – junction of Lefevre Terrace and Stanley Street;
- there is a multi-unit complex around 40 metres to the west of the site which spans from Ward Street to the north to Brougham Place to the south, and appears to contain 24, two to three storey dwellings;
- the site, when viewed from the intersection of Lefevre and Kingston Terraces, is partially concealed by the mature Jacarandas within the verge on the northern side of Brougham Place and the landscaped public reserve in the foreground; and
- cars are permitted to be parked parallel to the kerb on the northern side of Brougham Place for up to, but not exceeding, two hours at a time between the hours of 8:00 am and 6:00 pm on weekdays (outside of these times, no further parking restrictions apply unless a public event is being held nearby).

The site and its surroundings are captured on Drawing SK02, Revision P3.



The Proposal

The Genworth Group seeks consent from the Council to demolish the existing building on the site and to replace it with a residential flat building which consists of two building levels and two dwellings.

The proposal is described below. It is also depicted across those drawings listed in Table 1.

Table 1: Compendium of Drawings

Name	Number	Revision
Cover Page	SK01	P3
Site Context Plan	SK02	P3
Streetscape Context	SK03	P3
Site Plan	SK04	P3
Landscaping Plan	SK05	P3
Ground Floor Plan	SK06	P3
First Floor Plan	SK07	P3
Undercroft Plan	SK08	P3
Roof Plan	SK09	P3
Elevations 1	SK10	P3
Elevations 2	SK11	P3
Streetscape Elevations	SK12	P3
Sections	SK13	P3
3D Imagery	SK14	P3
Site Survey	SK15	P3



Allotment Amalgamation

The existing allotments will need to be amalgamated in order for the proposed building to be constructed.

With that said, the Genworth Group does not require the Council's approval to undertake this activity, as it does not amount to 'development' in its own right.

Demolition

The existing building will need to be demolished in its entirety in order for the proposed building to be constructed.

The Genworth Group seeks consent from the Council as part of this development application to undertake this activity, as it is a form of 'development' which requires consent.

Land Use

The proposed building is properly described in land use terms as a 'residential flat building'.

Density

The net density of the proposed development equates to 33.87 dwellings per hectare and is some 16.94 dwellings per hectare lower than the net density of the existing development on the site (50.81 dwellings per hectare).

Siting

The ground floor level will be set back not less than:

- 5.28 metres from the southern (primary) boundary of the site;
- 770 millimetres from the eastern (secondary) boundary of the site;
- 1.30 metres from the western (side) boundary of the site; and
- 1.89 metres from the northern (rear) boundary of the site.

The first floor level, excluding the south-facing balconies, will also be set back not less than:

- 5.28 metres from the southern (primary) boundary of the site;
- 770 millimetres from the eastern (secondary) boundary of the site;
- 1.30 metres from the western (side) boundary of the site; and
- 1.89 metres from the northern (rear) boundary of the site.

Building Floor Area

The proposed building will have a 'building floor area' of 466.88 square metres.



Plot Ratio

The plot ratio of this development equates to 0.79.

Basement

The basement will:

- have a finished floor level of 44.57 AHD;
- contain nine line-marked car parking spaces (three spaces will be assigned to Dwelling 1 on the ground floor level, three spaces will be assigned to Dwelling 2 on the first floor level and three spaces will be set aside at all times for the prospective residents' guests to utilise);
- be capable of accommodating not less than four bicycles at any one time; and
- feature a photovoltaic battery plant room, a store for bins, a stairwell, a lift shaft and a riser for the proposed building's services.

Ground Floor Level

The ground floor level will:

- have a finished floor level of 46.00 AHD to 47.57 AHD;
- feature an entry lobby, a stairwell, a lift shaft and a riser for the proposed building's services; and
- be taken up, for the most part, by Dwelling 1.

Dwelling 1 will:

- have an internal floor area of 213.09 square metres; and
- contain:
 - » an open plan kitchen, dining and living room which will butt into a tiled and covered terrace on its southern side, and a tiled and covered loggia on its western side;
 - » a master suite with an ensuite and a walk-in-robe;
 - » two bedrooms, both with built-in-robos; and
 - » a water closet, a bathroom and a laundry.

First Floor Level

The first floor level will:

- have a finished floor level of 52.37 AHD;
- feature a stairwell, a lift shaft and a riser for the proposed building's services; and
- be taken up, for the most part, by Dwelling 2.



Dwelling 2 will:

- have an internal floor area of 212.68 square metres; and
- contain:
 - » an open plan kitchen, dining and living room which will butt into tiled and covered balconies on its southern and western sides;
 - » a master suite with an ensuite and a walk-in-robe;
 - » two bedrooms, both with built-in-ropes; and
 - » a water closet, a bathroom and a laundry.

Floor to Ceiling Heights

The basement will have a floor to ceiling height of 2.15 metres to 2.4 metres.

The ground floor level will have a floor to ceiling height of 3.9 metres.

The first floor level will have a floor to ceiling height of 4.2 metres.

Building Height

The proposed building will consist of two building levels¹.

The proposed building will, when measured from the top of its parapet to the finished ground level below, be 12.37 metres tall.

External Materials

The external materials that have been selected by the Genworth Group are captured on the right-hand side of Drawing SK10, Revision P3. They include, but are not necessarily limited to:

- white roman split face bricks;
- rendered masonry;
- bluestone;
- copper;
- timber;
- rolled zinc;
- powdercoated aluminium and metal; and
- glass.

Landscaped Open Space

The proposed building will be flanked by 194.25 square metres of landscaped open space.

¹ We are of the view that the basement is not a 'building level', as the difference between the finished floor level of the basement and the finished ground level exceeds 1.5 metres.



Private Open Space

Dwellings 1 and 2 will come equipped 92.26 square metres and 36.96 square metres of private open space² respectively.

Access

The basement will be accessible via a new crossover on the northern side of Brougham Place. The ramp, which connects the new crossover and basement together, has been designed with a gradient of not more than 1:7.55.

Bicycle Parking

The basement has been designed to accommodate not less than four bicycles at any one time.

Car Parking

The basement has also been designed to accommodate nine line-marked car parking spaces.

Three of these spaces will be assigned to Dwelling 1 on the ground floor level, three of these spaces will be assigned to Dwelling 2 on the first floor level and the three remaining spaces will be set aside at all times for the prospective residents' guests to utilise.

Stormwater

A stormwater management plan is currently being prepared and will be forwarded to the Council upon completion.

Waste

The bins which belong to both dwellings will be stored in the basement and wheeled to the verge on the northern side of Brougham Place where they will be emptied as part of the Council's existing kerbside collection service.

Environmental Sustainability

The Genworth Group intends to minimise the environmental impact of the proposed development by:

- designing and orienting the roof of the proposed building in a manner that will allow for the installation of an efficient bank of photovoltaic cells;
- installing a photovoltaic battery to capture any unused solar power;
- installing double and triple glazing, as well as water efficient tapware and energy efficient lights;
- using a variety of natural materials; and
- planting a variety of shrubs and grasses which are not expected to require an inordinate amount of supplementary irrigation.

² For Dwelling 1, we have included the loggia and the courtyard on the northern side of the open plan kitchen, dining and living room but have excluded the terraces, as they will be visible from Brougham Place. For Dwelling 2, we have included the balcony on the western side of the open plan kitchen, dining and living room but have excluded the south-facing balconies, as they too will be visible from Brougham Place.



Procedural Matters

The relevant version of the Development Plan for procedural and assessment purposes was gazetted, and subsequently consolidated, on Thursday, 25 July 2019.

The site, under this version of the Development Plan, is in Lefevre Policy Area 7 ('PA 7') of the North Adelaide Historic (Conservation) Zone ('the Zone').

For the reasons set out in the enclosed letter from Mr Stuart Henry SC, we say that the proposed development:

- must be assessed and determined on its merits by the Council in its capacity as the relevant authority, as it is neither complying nor non-complying; and
- falls within the ambit of Category 2 development.



Assessment

We have concluded from our assessment of the proposed development that it is worthy of consent.

In support of our conclusion, we wish to highlight the following:

- The existing building can, and should, be demolished, as the Desired Character Statement ('the DCS') for PA 7 advises, in part, that *"new buildings on the Brougham Place frontage are not desired other than where it [sic] should replace non-contributory buildings"*.
(our underlining for emphasis)
- The intended use of the site is entirely appropriate because:
 - » the site is presently used for residential purposes and is anchored by a building of the kind that is proposed;
 - » the DCS for PA 7 advises, in part, that *"large, low density residential flat buildings designed in a grand manner and set in generous landscaped grounds"* are envisaged within this part of the Zone;
 - » Principle 2 of PA 7 reinforces the DCS for PA 7 by going on to advise that *"residential development should be in the form of detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings"*; and
(our underlining for emphasis)
 - » the primary frontage of the site (24.84 metres) comfortably exceeds the minimum frontage that has been prescribed for residential flat buildings in PA 7 (18.0 metres) (this is yet another strong indication that the site is suitable for a building of the kind that is proposed).
- Although Principle 4 of PA 7 seeks to limit the number of dwellings within the confines of the site to one, the proposed development, if consented to, will culminate in the replacement of three dwellings with two dwellings.
- The proposed building, despite consisting of two dwellings, will present to Brougham Place and Lefevre Terrace as a single, detached dwelling, as sought by Principle 12 of the Zone.
- The plot ratio of this development (0.79) does not exceed the maximum plot ratio that has been prescribed for PA 7 (0.8).
- The distance between the proposed building and the southern (primary) boundary of the site will be greater than the distance between the existing building and this particular boundary (the proposed building is, therefore, most unlikely to detract from the visual prominence of the State heritage place on the adjoining allotment to the west of the site).
- The distance between the proposed building and the western (side) boundary of the site will also be greater than the distance between the existing building and this particular boundary.
- The proposed building will contain two building levels, as sought by Principle 3 of PA 7.
- Although the proposed building's uppermost ceiling will be located more than 6.0 metres above the finished floor level, we do not consider this numerical departure to be insurmountable because:



- » it is clear from the 'Streetscape Study' at the top of Drawing SK12, Revision P3 that the height of the proposed building and its floor to ceiling heights take reference from the prevailing heights of the State heritage places immediately to the west of the site, as sought by Principle 7 of the Zone;
 - » it is also clear from the 'Streetscape Study' at the top of Drawing SK12, Revision P3 that no part of the proposed building will extend above the height of the ridgeline of the hipped roof atop the State heritage place on the adjoining allotment to the west of the site;
 - » the first floor level will not become an incongruous element of either streetscape due, in large measure, to the appreciable difference in levels between the site and the adjoining allotments to the north and to the west of the site; and
 - » the proposed building, courtesy of its siting, vertical profile, restrained detailing and exceptional design quality, will remain subordinate to the prevailing character of the historic built form along the northern side of Brougham Place, as sought by the DCS for PA 7.
- New buildings that are innovative and contemporary in design are contemplated by Principle 3 of the Zone provided, of course, that they have a compatible visual relationship with adjacent heritage places (Mr Bruce Harry, a registered and independent architect who specialises in matters of heritage significance, has been commissioned by the Genworth Group to prepare a brief statement which critiques the visual relationship between the proposed building and the State heritage places immediately to the west of the site).
 - A mixture of stone, brick and rendered masonry will be used to assemble the proposed building, as sought by Principle 4 of the Zone.
 - Dwellings 1 and 2 will both come equipped with a sufficient amount of private and functional open space.
 - Although less than half of the area of the site will be set aside as landscaped open space (32.89 percent to be exact), we do not consider this numerical departure to be insurmountable, especially when one considers that the extent of landscaping between the proposed building and the southern (primary) boundary of the site will comfortably exceed the extent of landscaping between the existing building and this particular boundary.
 - The proposed building will not cast any shadows over the habitable room windows or private open spaces associated with the dwelling on the adjoining allotment to the north of the site between the hours of 9:00 am and 3:00 pm on the winter solstice.
 - The proposed building will not cast any shadows over the habitable room windows or private open spaces associated with the State heritage place on the adjoining allotment to the west of the site between the hours of 12:00 pm and 3:00 pm on the winter solstice.
 - The basement has been designed to accommodate the recommended number of bicycle parking spaces (two spaces per dwelling/four spaces in total).
 - The basement has also been designed to accommodate nine line-marked car parking spaces despite the fact that the proposed development only generates a theoretical demand for two spaces per dwelling/four spaces in total.



- Although Principle 20 of the Zone attempts to discourage basement parking, the provision of a basement should, in this particular instance, be considered in a favourable light, as it optimises the use of the site and minimises the visual impact of the proposed building, as sought by Principle 21 of the Zone.
- The basement has been designed to allow all expected vehicles to be driven into, and out of, the site in a forward direction via the new crossover on the northern side of Brougham Place.
- The new crossover on the northern side of Brougham Place will not necessitate the need for the adjacent Jacaranda to the east to be removed.
- The carrying capacity of the Council's existing stormwater drainage network is most unlikely to be overloaded by the proposed development.
- The store within the confines of the basement has been designed to accommodate the requisite type and number of bins.
- All three forms of waste (putrescibles, recyclables and organics) will be stored, and subsequently disposed of, in an environmentally sound manner.
- The waste collection process will not interfere with the surrounding road network.
- The proposed building will be energy efficient for years to come.

In summary, this is a landmark site on a prominent corner at the intersection of two of North Adelaide's three angled grids which, in our opinion, is deserving of a landmark building, such as the one that is currently before the Council.

If you have any queries or concerns in relation to this matter, please do not hesitate to contact Mr Jenke in the first instance.

Yours Sincerely

Fabian Barone
Director

15 September 2019



Oxford Architects
Level 1, 267 Melbourne Street
NORTH ADELAIDE SA 5006

Bruce Harry & Associates

Architects and Heritage Consultants
4 Leslie Street, Glen Osmond SA 5064

T: 0418 825 183

E: ionica@internode.on.net

Attention : Mr Damien Jenke

Dear Sirs

Proposed Apartments , 1 – 3 Brougham Place , North Adelaide

REVIEW OF REVISED DESIGN

I have reviewed the revised design drawings for the above project, noted the proposed changes to its siting , scale , and built form , and provide the following comments in regard thereto .

In summary, the revised scheme recomposes the three storey apartment building with rear undercover car parking at ground level, as a two storey building with a half-basement car park , accessed via a ramped driveway off Brougham Place in lieu of at grade access from Le Fevre Terrace . The revised design will have a reduced built form appearance viewed from Brougham Place and across the adjacent intersection .

The revised design raises the Ground Floor level of the building by 1.07 metres and enlarges its footprint at the rear , to accommodate the Basement level carpark . Overall building height is reduced from 13.1 metres to 12.37 metres , with external wall height to eaves level reduced from 11.4 metres to 10.57 metres at the front . Boundary setbacks to the principal facades remain largely as before , with the exception of a minor reduction of 390 mm to the centre front Entry lobby and stair enclosure . The adjacent front building façades and balcony setbacks are unchanged .

The revised design adopts the same architectural style , palette of building materials and detailing as the previous proposal , accepted by Adelaide City Council in granting Planning Consent , with the concurrence of State Heritage Unit .

Apart from the obvious visual difference between a two and three storey building , the main differences between the former proposal and the revised design are the reduction in overall height , the raising of Ground Floor level and associated terraces and garden

wall heights at the front , and the introduction of a ramped driveway off Brougham Place .

The proposed development site is in the Le Fevre Policy Area 7 of the North Adelaide Historic (Conservation) Zone of the Adelaide (City) Development Plan , at the very south-east corner and limit of the Policy Area , adjacent the wide intersection where Stanley West Policy Area 10 and open landscape of the Brougham and Palmer Gardens Policy Area 26 adjoin . The wide , obliquely angled “T” shaped intersection of Brougham Place , Le Fevre Terrace and Stanley Street adjacent , is an atypical example in the North Adelaide Historic (Conservation) Zone , with four streets connecting but only two , widely separated corner sites .

The “*character of the historic built form*” of the Le Fevre Policy Area’s primary street frontages is described in the Development Plan as being established in Brougham Place by “*the existing historic houses set in landscaped grounds*” and in Le Fevre Terrace by the cohesiveness of “*the grand style and setting of nineteenth century terrace houses and Italianate Villas, groupings of smaller twentieth century villas and bungalows*” . The character of these streetscapes is of highest cohesiveness in Brougham Place west of “St Margaret’s” and in Le Fevre Terrace north of Ward Street .

The revised building design will have a similar , proportionally reduced built form appearance in the Brougham Place and Le Fevre Terrace streetscapes , and a similar visual presence in the open , asymmetrical streetscape of the Brougham Place , Le Fevre Terrace , Stanley Street intersection . The raised Ground Floor level and enlarged footprint does not , in my opinion , significantly alter the buildings appearance , its visual impact on the streetscape character of Brougham Place or Le Fevre Terrace , or the existing (and historical) setting of the adjacent State Heritage Place .

While the terrace balustrade walls at the front of the building will be raised 670mm to accommodate the increased Ground Floor level and half-basement carpark , I consider their setbacks from the existing, non-historic bluestone boundary walls at the front and eastern side of the site (and proposed garden plantings) will provide a suitable scale transition from street level . The existing stone wall to Le Fevre Terrace is to be retained .

It is also my opinion that the introduction of a shallow ramped (1.35 metre deep) driveway access to Basement level adjacent the western boundary and State Heritage place will have no direct impact on the historic residence , and with the proposed boundary wall to match the height of the existing brush fence between the properties , will have no visual presence from within the front garden of the heritage place . The introduction of the driveway has also enabled greater articulation of the building corner above , enhancing the visual transition between the historic and contemporary building forms .

Having reviewed the built form differences in the revised design and revisited the Heritage Impacts Assessment I prepared to accompany the previous development

proposal , I am satisfied that the advice and recommendations contained therein remain relevant , and that my previously expressed opinion regarding the likely impacts on adjacent heritage places , and on the Historic (Conservation) Zone and Policy Area , apply equally to the revised proposal . Consequently I can support the revised design .

Yours faithfully

A handwritten signature in black ink, appearing to read 'Bruce Harry', with a stylized, somewhat abstract flourish.

Bruce Harry FRAIA
Heritage Consultant

September 9, 2019

CARRINGTON CHAMBERS

BARRISTERS

Mellor Olsson
Lawyers
GPO Box 74
Adelaide SA 5001

48 Carrington Street
Adelaide SA 5000
(T) 08 8212 4511
(F) 08 8231 6080

Attention: Anthony Kelly

Dear Anthony

**Genworth Group
1 - 3 Brougham Place, North Adelaide**

I have been asked to advise on the correct characterisation of a proposed new building at the above address.

Zoning

The land is within the North Adelaide Historic (Conservation) Zone, and within Policy Area 7 of that Zone.

Non-complying triggers

Within Policy Area 7 there are two relevant potential triggers for a development to be non-complying.

By Principle of Development Control 47(d)(vi), development is deemed to be non-complying if it '*... exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building ...*'

By Principle of Development Control 47(c), development which exceeds any applicable maximum plot ratio as prescribed in each Policy Area is deemed to be non-complying. In Policy Area 7, the maximum plot ratio is .8.

The City of Adelaide Development Plan contains a number of relevant definitions in Schedule 1:

Building level: *that portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above, that portion between the top of the floor and the ceiling above it. It does not include a floor located more than 1.5 metres*

Liability limited by a scheme approved under professional standards legislation.

2

below the median natural or finished ground level or the roof top location of plant and mechanical equipment.

***Plot ratio:** the ratio between the total building floor area or areas of a building or buildings, and the area of the allotment(s) upon which such building or buildings are or are intended to be erected.*

***Building floor area:** the sum of the gross horizontal areas of each and every floor of a building contained within the inner faces of the outer walls measured at a height of 1.5 metres above the floor. It includes the areas occupied by internal walls and columns, party walls between adjoining properties, staircases, lobbies, corridors and toilets, but excludes any area permanently set aside for the parking, manoeuvring, unloading or loading of vehicles together with ramps or other means of access. It also excludes the accommodation of mechanical or electrical plant or equipment servicing the building, lift shafts, vertical service ducts and space devoted to a required pedestrian link ...*

Proposed Development

The proposed development is shown on the architect's drawings.

The building has three levels.

The undercroft has a finished floor level (FFL) of 44.57 AHD. It provides for resident carparking, bicycle parking, a photovoltaic battery plant room, bin storage, stairs, a lift shaft and a 'riser' for services.

The ground floor contains an entry lobby (at FFL 46.0), a stairwell, a lift shaft and a riser together with a dwelling labeled Apartment 1 (FFL 47.57). Apartment 1 has a loggia associated with it (FFL 47.48). The loggia is surrounded on three sides by the walls of Apartment 1, but the northern side is open to a terrace.

The first floor contains a stairwell, a lift shaft and riser together with a dwelling labeled Apartment 2 (FFL 52.37). Apartment 2 has a northern balcony located over Apartment 1's loggia, and a southern balcony located over a terrace on the ground floor.

The ceiling of Apartment 2 is 4.2 metres above the FFL, at 56.57 AHD .

The floor area of the development has been calculated by the architect.

Apartment 1 living area is 213.09 m², excluding the loggia at 37.07 m².

Apartment 2 living area is 212.68 m², excluding the balconies totaling 99.08 m².

The Undercroft is 342.29 m², the stairwell 28.84 m², the entry lobby is 10.18 m² and the bin storage area is 2.09 m².

The building at ground floor level is proposed to be surrounded on its north, east and south sides, and part of the west side, with a terrace at a FFL of 47.48 and a paving level of 47.33.

The existing building(s) on the site have a FFL of 46.80.

The architect has produced a drawing that takes existing natural ground levels at the corners of the site and interpolates natural ground levels at or near the corners of the building. From these levels two median natural ground levels have been calculated. These are RL 46.25 AHD and 46.23 AHD.

Discussion

Height

The non-complying trigger that relates to height (PDC 47(d)(vi)) requires that two criteria be satisfied before a proposed development is *non-complying*. If one of these criteria is satisfied but the other is not, then the proposal will be *merit* development¹. The criteria relate first to the height of the upper ceiling relative to median natural or finished ground level; and secondly to the number of building levels.

The first criterion can be disposed of briefly. There is little doubt that the proposed development has a ceiling more than 6 metres above the median ground level. The status of the application therefore comes down to the second criterion.

The second criterion requires consideration of whether the undercroft qualifies as a 'building level' for the purposes of the definition quoted above. This definition directs attention to the phrase '*...median natural or finished ground level ...*'.

In my view, 'finished ground level' refers to the ground level adjacent the building when the proposed development is completed. The phrase 'natural ground level' refers to the existing ground level prior to the construction of the proposed building. If the undercroft is more than 1.5m below either of these ground levels, the undercroft does not qualify as a 'building level'.

On one view of the phrase 'natural ground level', the finished floor level of the existing house is the relevant level, because that is the ground level prior to the construction of the proposed building. The existing FFL is 46.8 AHD. The undercroft level is 44.57 AHD. The difference is 2.23 metres. On this approach, the undercroft is more than 1.5 metres below the natural ground level, and the undercroft does not qualify as a building level.

¹Likewise, if neither parameter is met, the development will be *merit* development.

The 'finished ground level' would, in my opinion, most likely comprise the levels of the terraces and paving adjacent the building in the northwest corner, and the eastern and southern sides. The finished ground level in the northwestern corner and the eastern side will be 47.33 AHD. The level of the south facing terraces either side of the entry will be 47.48 AHD. The level adjacent the entry lobby and the stairwell will be 46.0 AHD. Calculating the exact 'median' finished ground level is by no means easy in these circumstances. Strictly speaking, the median is the middle value in a number set. In this case, the middle value is 47.33, as this value lies between the higher value (47.48) and the lower value (46.0). On this approach, the undercroft lies 2.76 metres below the median finished ground level, and hence the undercroft does not qualify as a building level.

It may also be possible to engage in some process of giving each of the values a weighting according to the relative length of the paving at that level compared to the total length of paving under consideration and taking a weighted average of the proposed ground levels. I do not propose to undertake that mathematical calculation. However, given that the undercroft is 1.43 metres below the lowest level of 46.0 (ie just 70mm less than the 1.5 metres referred to in the definition of building level), on any approach to averaging the finished ground level around the building the undercroft would be more than 1.5 metres below the median finished ground level.

A third approach to considering these issues is to take the values calculated by the architect based on the ground levels at the corners of the site, and making allowance for the location of the proposed building. With the undercroft at 44.57 AHD and the median natural ground level at 46.23 AHD, the undercroft is 1.66 metres below ground level.

Accordingly, on each of the various possible approaches to the assessment of '... *median natural or finished ground level* ...' the undercroft does not qualify as a building level under the definitions in the Development Plan. As a consequence, the proposed building has only two levels, being the ground floor and first floor as shown on the architect's drawings.

It follows from these considerations that the development does not exceed 2 building levels for the purposes of PDC 47(d)(vi), and the proposed development is not non-complying on account of height.

Plot ratio

The plot ratio non-complying trigger applies only if the plot ratio of the proposed development exceeds 0.8.

The definition of plot ratio in Schedule 1 of the Development Plan calls for calculation of the ratio between the allotment area and the total building floor area. The allotment area is shown on the plans as 590.98 m².

The definition of building floor area requires the inclusion of some areas and the exclusion of others. Calculations provided by the architect have followed the definition. Areas are calculated to the inner

faces of the outer walls. Areas occupied by internal walls and columns, staircases, lobbies, corridors and toilets have been included. Areas permanently set aside for vehicle parking (including bicycle parking) and manoeuvring have been excluded, as have areas for mechanical or electrical plant and equipment, lift shafts and vertical service ducts. The bin storage area in the undercroft has been included.

Apartment 1's loggia has been excluded. So has Apartment 2's northern balcony. These areas are not contained within the inner faces of outer walls. This approach accords with the meaning of the definition of building floor area, as interpreted by the Full Court of the Supreme Court in *City of Adelaide v Sarris* [2015] SASCFC 48.

With a total building floor area of 466.88 m², and an allotment area of 590.98 m², it follows that the plot ratio, calculated in accordance with the definitions in the Development Plan is 0.79.

As this plot ratio is less than 0.8, it follows that the proposed building is not non-complying on account of plot ratio.

As neither of the non-complying triggers apply the application is a *merit* development.

Public notice category

PDC 28(a) for the Zone provides that the only Category 1 kinds of development in the Zone are advertisements and development which in the opinion of the relevant authority is of a minor nature and will not unreasonably impact on the owners or occupiers of land in the locality.

It is unlikely that the relevant authority will form the opinion that the proposed development is minor in nature, and accordingly it is unlikely that the application will be treated as Category 1.

PDC 28(b) has the effect of making this proposal Category 2 because it is not non-complying and not Category 1.

Yours sincerely



STUART HENRY
Barrister
0409 812 344
s.henry@carringtonchambers.com.au



Our ref: JAL/219121

18 October 2019

Mr Mark Goldstone
Chief Executive Officer
Adelaide City Council
Colonel Light Centre
4th Floor 25 Pirie Street
ADELAIDE SA 5000

By email: city@cityofadelaide.com.au

Dear Mr Goldstone

1-3 Brougham Place, North Adelaide - DA/674/2019

We act for Mr Robert Webb, who is an owner and occupier of 5-7 Brougham Place, North Adelaide (**our client's land**). The dwelling on our client's land is a State Heritage Place.

We lodge this representation on behalf of our client in relation to DA No. 672/2018 which proposes a development described by the Council as "Demolish existing building and Construct residential flat building, with two (2) apartments and basement car parking (**the proposed development**) on land at 1-3 Brougham Place, North Adelaide (**the subject land**). A portion of the eastern boundary of our client's land adjoins the entire western boundary of the subject land.

We also **attach** a copy of a report prepared by Ms Liz Vines on behalf of our client. The report of Ms Vines forms part of our client's representation. The report relates to the 2018 scheme proposed on the same land via DA/672/2018. As there are many similarities as to that scheme in terms of the design, building height, materials and location of the building that report remains relevant.

Our client is opposed to the proposed development and submits that the Council should refuse planning consent.

The locality

The subject land is a prominent site as views to the subject land are available from a number of nearby streets. There are eight buildings with a frontage to Brougham Place (between O'Connell Street and LeFevre Terrace) that are State Heritage Places, including our client's dwelling and the dwelling to its immediate west.

Level 1 Darling Building
28 Franklin Street, Adelaide
GPO Box 1042, Adelaide SA 5001
t. 08 8212 9777
f. 08 8212 8099
e. info@bllawyers.com.au
www.bllawyers.com.au

A key factor in our client purchasing his dwelling was the State Heritage listing and the character and amenity of the locality in which it is situated. This character and amenity is strongly influenced by many State Heritage listed buildings in landscaped grounds and also by Brougham Gardens.

The historic character of the locality and of North Adelaide more broadly is a considerable attraction for visitors. There are many historic walking tours conducted in the area precisely because of these qualities.

Our client's dwelling is set well back from Brougham Place and has a substantial, established, landscaped front garden.

The Proposed Development

The proposal essentially involves the demolition of buildings on the subject land and the construction of a two storey residential flat building. The building will comprise strong horizontal elements with minimal setbacks and landscaping.

It is noted that the current proposal was preceded by various applications including DA/672/2018, which was granted consent but which is subject to our client's appeal in the ERD Court.

The Development Plan

The subject land is located in the North Adelaide Historic (Conservation) Zone (**the HCZ**) and, more specifically, in LeFevre Policy Area 7 (**PAT**).

Summary of our clients' specific concerns

Our clients' concerns with the proposed development can be summarised as follows by reference to the Development Plan

1. Whilst the replacement of buildings is contemplated (HCZ Objective 3) any replacement building needs to be designed carefully so as to achieve a *complementary relationship* with the desired character of the locality and with other Heritage Places
2. New development must be compatible with the heritage values and historic character of the zone (HCZ Objective 2) including a *compatible visual relationship* with adjacent Heritage Places - Policy Area PDC 3.
3. A compatible visual relationship that reinforces desired character can be achieved when a new design comprises a number of features including compatible bulk and scale, compatible setbacks, *compatible proportions and compatible vertical and/or horizontal emphasis* (HCZ PDC 3).
4. Importantly and critically, building "styles" which are out of character from the outset are strongly discouraged (HCZ PDC 6) (See the report from McDougall & Vines.)
5. Development on the subject land should not exceed two storeys in height (HCZ PDC 7 read together with the statement of "Desired Character" for PA7). The overall height of the proposal is 12.370mm, well above the height typically associated with a two storey dwelling.

-
6. Brougham Place exhibits a particular historical significance (PA7, Desired Character, paragraph (b)). This historical significance dictates that new development along its frontage should be *subordinate to the prevailing character of the historic built form*.

Further our client's specific concerns relate to

7. The incompatibility between the built form and the conditions and the locality and in particular a lack of due regard to the heritage aspects of our client's State Heritage Place and its neighbouring property to the west.
8. The siting of the building in terms of the front setback and its setback in particular from the western boundary i.e., adjacent to the common boundary. The mere fact the existing building is currently located in that position is an insufficient basis for the siting of the proposed development as it will 'interfere' with the presentation and setting of the State Heritage Place.
9. The overshadowing that the building will cause onto our client's land.
10. The bulk and scale of the building by reason of the excessive height of the building including use of a 900mm slab between the first and second floors and a floor-to-ceiling height of 4.2m on the upper level, together with the "parapet" roof form. These proportions have the hallmarks of a ruse intended merely to reflect the applicants true intention for development of the site as shown in the proposal subject to appeal.
11. The materials used together with the design/form of the building such that there is a very high ratio of void to solid, completely inconsistent with the form of our client's State Heritage Places - see Z PDC 3(c) .
12. The location of the ramp for the undercroft basement adjacent to our clients dwelling, noting that the previous scheme proposed a car park at "ground floor level" via the LeFevre Terrace.
13. The failure of the new building to incorporate appropriate materials such stone brick and/or brick veneer for the main external walls as is completed by PDC 4.
14. The failure of the proposal which is for residential flat buildings to be designed have the appearance of the detached dwelling – PDC 12.
15. A failure to comply with the historic value of the LeFevre Policy Area 7 – see the Desired Character for Policy Area 7.
16. The failure of the proposal to reinforce the character of historic built form in LeFevre Terrace and Brougham Place. The failure to comply with the express provision in the policy area relating Brougham Place that "new development should comprise detached and semi-detached dwellings or residential flat buildings that should complement existing historic houses set in landscaped gardens".

For all of the above reasons, our client objects to the proposed development.

Report by McDougall and Vines

The **attached** report from McDougall and Vines addressed to our client, Mr Webb dated 4 February 2019 was prepared in relation to the 2018 application. That scheme related

to three-storey building. That said, the height differential between that building and the current scheme is only about 700mm, and importantly the building is sited in the same position and has a very similar design and the external finishes are the same.

Many aspects of the report by McDougall and Vines, who are expert heritage advisers, equally apply to the current scheme. I note and draw your attention particularly to the following parts of that report:

1. 3.2 *Over-development of the site* – see the discussion regarding bulk and density and building levels such that the building is visually dominating, even though it is now about 0.7m lower in height than that scheme.

Building height and the comment that the *building is too high and will dominate the surrounding buildings*.

The proposal is "not subordinate to the prevailing character of historic built form and does not complement the existing houses set in landscaped gardens".

2. 3.3. The comments regarding *insufficient landscaping* such that this will result in a "harsh and dominant building structure".
3. 3.4 - that the proposal have negative impacts on the heritage value of the our client's state heritage place and two other State Heritage properties which is entirely at odds with the intent of the Development Plan and
4. Conclusion - that the proposal is an *over development of the site* by reason of its *excessive bulk, height and almost total site coverage* – which applies equally to the new scheme save that the new scheme is 700mm lower, that there is *insufficient effective landscaping* and critically the proposal *has negative impacts on setting the heritage value of our clients State Heritage Place*.

Conclusion

The proposed development, in its current form, clearly contravenes the relevant provisions of the Development Plan. The current proposal does **not** warrant development plan consent.

Request to be heard

Our client wishes to be heard in person, or by legal representative, at the relevant meeting of the Council Assessment Panel. Please advise the date and time of the relevant meeting.

Yours faithfully



James Levinson
BOTTEN LEVINSON

Mob: 0407 050 080

Email: jal@bllawyers.com.au

McDOUGALL & VINES

CONSERVATION & HERITAGE
CONSULTANTS

4TH February 2019

Mr Robert Webb
7 Brougham Place, North Adelaide SA 5006
sent by email

Dear Mr Webb,

RE: New Development Proposed for 1-3 Brougham Place, North Adelaide – DA/672/2018

I confirm you have requested me to provide an expert opinion in relation to the merits of the above proposal. In particular, you have requested me to consider how the development may impact on your property immediately adjacent to the west (7 Brougham Place, the former C.H. Goode residence (SH ID 13537), which is included on the State Heritage Register) and on the character of the immediate locality. You have requested me to provide this opinion on the basis of my expertise as an expert in conservation and heritage.

The proposed development is located at 1-3 Brougham Place, North Adelaide (subject site), and described by the Adelaide City Council as “Construct three level building comprising parking and common lobby at ground, with two apartments (one per each level) with associated fencing and landscaping”. The proposal is being processed by the Council as a non-complying, category 3 development.

I provide the following advice/opinion in relation to this application:

1. Heritage Expertise

The attached CV shows my **extensive experience and expertise** to provide this heritage advice. I was a previous President of Australia ICOMOS (2012 – 2015). As an experienced conservation architect, my focus is on ensuring that conservation projects and new development associated with existing heritage places is undertaken in a manner which retains identified heritage values. I have written extensively on this matter and am the author of three books advising and outlining principles for Australian and Asian regulatory bodies and designers, which focus on securing design outcomes for heritage places that deliver balance in retaining heritage values while encouraging new development and good design. These publication are as follows:

- *Streetwise Design - A Practical Guide for New Development and Adaptive Reuse in Asian Liveable Heritage Cities*, 2018, Published by Think City Sdn Bhd, Malaysia, 2018
- *Streetwise Asia - A Practical Guide for the Conservation and Revitalisation of Heritage Cities and Towns in Asia*, 2005, Published by UNESCO, the World Bank and Deakin University, Australia. Translated into Chinese in 2008.
- *Streetwise - A Practical Guide for the Revitalisation of Commercial Heritage Precincts in Australian Cities and Towns*, 1996 National Trust (NSW)

I also have run my own architectural heritage conservation practice, McDougall & Vines for over 30 years which has worked both in Adelaide, and throughout Australia and in Asia. I was a joint author of the 2004 North Adelaide Heritage Survey undertaken by McDougall & Vines, which was used as a basis for the establishment of the North Adelaide Historic (Conservation) Zone. I therefore have considerable experience in providing independent and clearly written heritage impact advice.

KATRINA McDOUGALL BA (MELB) HISTORIAN ELIZABETH VINES OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

48 Seventh Avenue, St Peters, South Australia 5069
Mobile 0419 816 525 Email liz@mcdougallvines.com.au
ABN 1664 2902 141

2. Background Information

I have read and assessed the information provided to me which includes the applicant's proposed plans, the applicant's planning report; the applicant's Statement of Effect; and Bruce Harry's Heritage Impact Assessment. I have also read the relevant provisions of the Adelaide (City) Development Plan, 7 June 2018 (the Development Plan). I have also visited the site on 2nd February 2019 and taken the photographs which are included in this letter.

3. Development Plan Provisions

A key issue in considering the heritage and other impacts of this proposal on the Lefevre Policy Area 7 (PA 7) is whether the proposed development conforms to the provisions of the current Adelaide (City) Development Plan, 7 June 2018 (the Development Plan) and in particular contributes to the desired character. The site is located in the Lefevre Policy Area 7 (PA7) of the North Adelaide Historic (Conservation) Zone (the Zone). In addition, the overarching Council Wide Provisions (CWP) need to be considered in the assessment of any development. After detailed consideration of these provisions, I consider that the development **does not provide a satisfactory response to these provisions** for the following reasons:

3.1 Desired Character of PA7

The following are relevant extracts of PA7 Desired Character (which establishes the basis for objectives and principles of the policy area) which should be referred to when determining if the proposed development complements and contributes to this character:

DESIRED CHARACTER PA7 (authors emphasis in bold)

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

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

(a) Lefevre Terrace:

*.....Development should comprise large detached and semi-detached dwellings or residential flat buildings **set in generous landscaped grounds***

(b) Brougham Place:

*The historical significance of Brougham Place requires that new development along these frontages should be **subordinate to the prevailing character of the historic built form**. New development should comprise large detached and semi-detached dwellings or residential flat buildings that should **complement the existing historic houses set in landscaped grounds**.*

3.2 Over Development of the Site

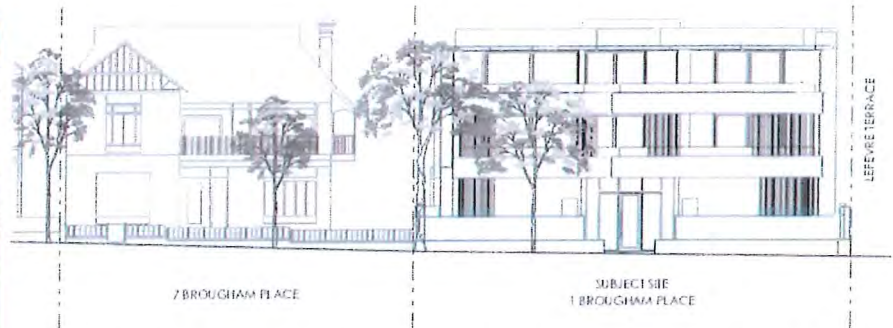
I consider that the proposal is an over development of the site as it **will not result in development** which complements or contributes to the desired character for the following reasons (note that the following 3 reasons result in the development being "non complying")

- **Bulk and Density** - It exceeds the plot ratio prescribed for the Lefevre Policy Area 7 which is .8. The proposed development is .97. (Principles of Development Control PDC 4(a). Variation from the prescribed plot ratio "*should only occur where buildings.... are consistent with the desired character for the Policy Area*". (PDC 5) I consider that this development is not consistent with the desired character for reasons outlined in this letter below. The footprint of the building occupies approximately 75% the whole site resulting in the large bulky volume of the proposed development.
- **Building Levels** – the building incorporates 3 levels exceeding the maximum number of two levels prescribed for PA7 (PDC 3 and Desired Character above). This results in a building which is **too visually dominating** for the Policy Area and visually overbearing with the adjacent heritage listed

KATRINA MCDUGALL BA (MELB) HISTORIAN ELIZABETH VINES OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

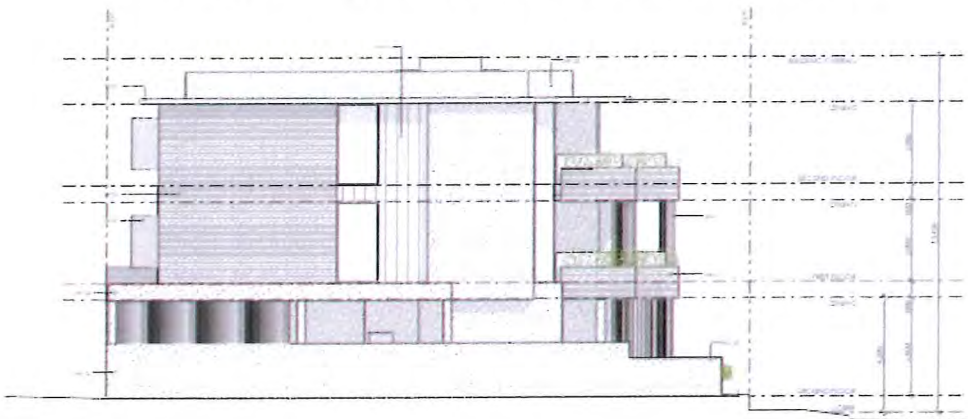
48 Seventh Avenue, St Peters, South Australia 5069
 Mobile 0419 816 525 Email liz@mcdougallvines.com.au
 ABN 1664 2902 141

building. The additional floor level adds significantly to the height and will impact the adjacent property and streetscape character by virtue of the heavy appearance of the frontage. The proposed development is the height of the peak of the roof/ top of the chimney, the development will present an overall block-like appearance over the site and a large overbearing wall on the western boundary which has little visual relief.



Images showing the rectangular block like nature of the design, taking up the whole site, projecting well forward of the adjacent State Heritage house at 7 Brougham Place. Whilst the existing house at 1 Brougham Place is also located forward of the house at 7 Brougham Place, it is considerably lower, and has pitched roof elements, which means the volume is less visually dominant.

- **Building height** – the upper ceiling height is well above the 6 metres prescribed maximum height above the medium or natural ground level. (PA7 PDC 3) The following drawing shows that the proposed maximum height is 13.1 metres high **which is well over the prescribed maximum height (around twice the height)**. The height of the proposed building at the front will be 11.4 metres to the ceiling above existing ground level at Brougham Place and the large central parapet area will be nearly 13.1 metres (no dimensions shown on elevation – see below) with the lift core reaching the height of 13.1 metres. This results in the building which is too high, and will dominate the surrounding buildings, in particular the adjacent State Heritage Listed property at 5 - 7 Brougham Place. It should be noted that the top balcony floor level on the proposed development at 1 Brougham Place is at the gutter level of the adjacent 7 Brougham Place – this is not complementary in scale nor does it “reinforce the character of the historic built form,” as outlined in the Desired Character statement.



Side (west) elevation facing 7 Brougham Place showing height dimensions. Note there are very limited landscaping opportunities to soften the impact of the bulky presence when viewed from 7 Brougham Place (see below).

This proposed height is therefore against the following CW Plan provisions as follows

CWP - Built Form and Townscape OBJECTIVES

Objective 47: Buildings should be designed to:

1.(a) reinforce the desired character of the area **as contemplated by the minimum and maximum building heights** in the Zone and Policy Area provisions;

KATRINA MCDUGALL BA (MELB) HISTORIAN **ELIZABETH VINES** OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

48 Seventh Avenue, St Peters, South Australia 5069
Mobile 0419 816 525 Email liz@mcdougallvines.com.au
ABN 1664 2902 141

Height, Bulk and Scale

PDC 170 *The height, scale and massing of buildings should reinforce:*

1. (a) **the desired character, built form, public environment and scale of the streetscape as contemplated within the Zone and Policy Area....., and have regard to:**

This excessive height and overall bulk due to excessive plot ratio, additional floor **and double the prescribed height** results in over development of the subject site.

The consequence of this will be a development which is **not** "subordinate to the prevailing character of the historic built form. and does **not** complement the existing historic houses set in landscaped grounds". It will detract from the identified character of PA7 as outlined in 3.1 above. It will visually dominate the adjacent State Heritage Place at 7 Brougham Place, and destroy its setting. It will also make a negative and overbearing visual intrusion into PA7 when viewed from the Lefevre Terrace and Brougham Place corners. At this location there are no street trees to minimise the visual impact. The Brougham Street elevation has been rendered using street trees as a technique to minimise the true visual impact of the proposal, concealing both the heritage listed 7 Brougham Place and the proposed development.



Note that street trees are used to minimise the visual impact of the development in this rendering of the proposed development (on the RHS)

3.3 Insufficient Landscaping

As a result of this over development of the site, I consider that the proposal has insufficient landscaping which will result in a **harsh and dominant building structure**, which is not softened in any effective way, by landscaping.

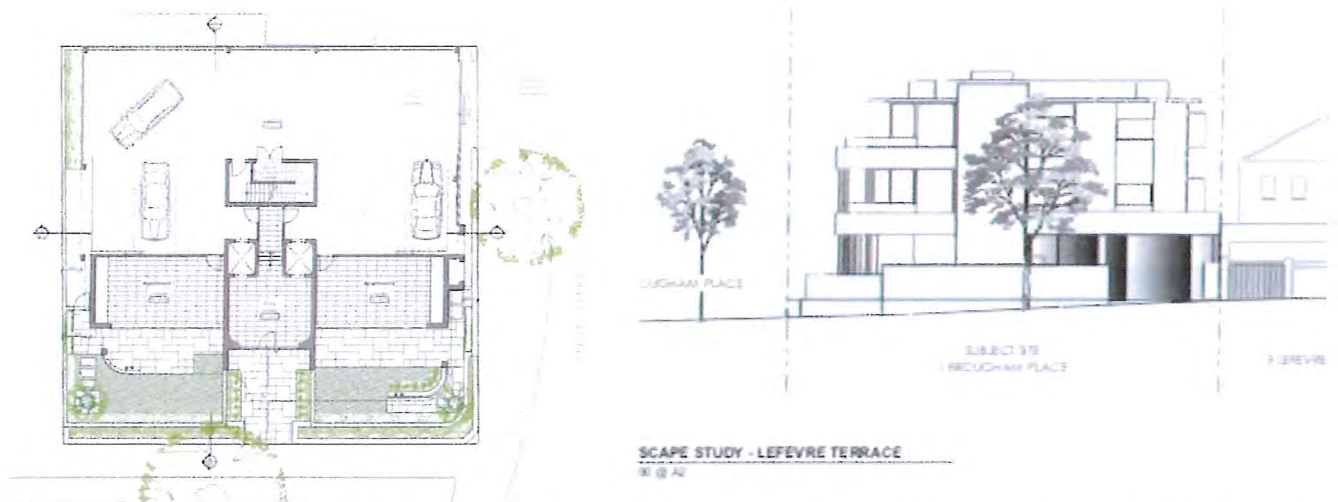
PDC 7 for PA7 outlines a minimum of 50% of the total site area to be allocated to landscaped open space. The intent of this provision is to reinforce the Council Wide Provisions - Landscaping Objective 55 PDC207 which state "Landscaping should form an integral part of the design of development... **and enhance the visual amenity of the area**". (authors emphasis in bold)

The applicant planner's report states that 42% of the site (**inclusive of the loggias**), will be landscaped but when viewing the ground floor plan it is obvious that landscaping will not soften the impact of the development. The loggias show no landscaping, but are open paved "no mans land" not connected vertically to the apartments and providing no greening or landscaping softening. In addition the ceiling heights of these spaces is 3.6 metres, which is excessive and unnecessary. There appears to be no reason why these open, exposed and barren spaces require this excessive ceiling height which continues through to the carpark ceiling height. This undoubtedly contributes to the excessive building height described in 3.1.

There is no room left for landscaping to soften the visual impact of the 3 storey building on the north, east or west elevations. There will be no landscaping on the north or eastern boundaries at ground level, and only partially on the west boundary. The only effective landscaping will be on the southern boundary. The result will be a very visually dominating building, which in relation to the Plan provisions is too high by one floor, over the prescribed height by 7.1 metres, and with no effective landscaping to soften the impact of this development.

KATRINA MCDUGALL BA (MELB) HISTORIAN **ELIZABETH VINES** OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

48 Seventh Avenue, St Peters, South Australia 5069
Mobile 0419 816 525 Email liz@mcdougallvines.com.au
ABN 1664 2902 141



Plan (left hand side) showing almost complete absence of on the ground landscaping on the north and east boundaries, with minimal on the west. Only the southern area of the site has landscaping. The applicants claim that the loggias - the open spaces on the ground floor) are included in the landscaping - is a remarkable claim. No planting is shown, only paving.

The development relies on landscaping provided and illustrated on balconies (and also the street tree in the above drawing), which does not provide effective landscape setting or respond to the intent of the Council Wide or Policy Area Development Plan provisions. The east elevation (above right - with setback to this elevation (1.3 metres and 1.8 metres) has no landscaping presenting to the street with blank garage doors and hard edge walls on the boundary.



Existing Lefevre Terrace elevation - The physical bulk and lack of landscaping of the proposed development will be a very different and barren appearance when compared with the existing character and context (see photos above).

3.4 Negative Impacts on the Heritage Values of the Adjoining State Heritage Listed Property at 5-7 Lefevre Terrace, and two other State Heritage Places.

The nearest State Heritage Place to the subject site and proposed development is the adjacent house to the west, at 5-7 Brougham Place. Immediately west of that property at No 9 Brougham Place is the State Heritage listed "Taylor House" (SH ID 13536). Further west again at the corner of Brougham Place and Margaret Street is the State Heritage listed residence "St Margaret's" (SH ID 13535).

The S.A. Development Act 1993 and Regulations require development "which directly affects a State heritage place or development which in the opinion of the relevant authority materially affects the context within which the place is situated" to be referred to the Minister administering the Heritage Places Act 1993 for review and response.

KATRINA MCDUGALL BA (MELB) HISTORIAN ELIZABETH VINES OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

48 Seventh Avenue, St Peters, South Australia 5069
 Mobile 0419 816 525 Email liz@mcdougallvines.com.au
 ABN 1664 2902 141

There are DP plan provisions which aim to retain the significance of the setting of these places - as per

CWP - Development on Land Adjacent to a Heritage Place (note authors emphasis in bold)

PDC 162 *Development on land adjacent to land containing a Heritage Place should demonstrate design consideration of the relationship with the Heritage Place by establishing compatible*

- (a) **scale, bulk and setbacks;**
- (b) *proportion and composition of design elements;*
- (c) *form and visual interest (as determined by play of light and shade, treatments of openings and depths of reveals, roofline and silhouette, colour and texture of materials and details, landscaping and fencing);*
- (d) *width of frontage and **boundary set-back patterns;** and*
- (e) **vehicle access and carparking arrangements.**

163 *Development on land adjacent to a Heritage Place and sited in prominent locations..... **should have a scale and detail equal to that of the Heritage Place.***

Bruce Harry's Heritage Impact report outlines that the

"siting (with comparable front and side set-backs as existing), scale (of similar height to the adjacent State Heritage place) , and contemporary built form composition (articulated facades , horizontal balustrades and rounded corners , and substantially open ground floor level adjacent the historic Goode house) , construction materials and finishes , will be visually compatible with the adjacent former Goode residence , and the other State and Local Heritage places in the locality , and will not diminish their individual heritage significance or street presence" . (page 19)

The report also states that Mr Harry is

"satisfied that the separation of the proposed development from the adjacent heritage place is sufficient to preserve its historical setting in Brougham Place." (page 22)

These assessments are **strongly disputed**. Whilst the height might be similar to the **peak** of the pitched roof (or the height of the top of the chimney) at 5-7 Brougham Place the overall bulk is quite different being a flat roofed building with a building footprint occupying the majority of the subject site. Whilst some of the materials and finishes (in particular the use of some stone feature elements) of the contemporary built form may be compatible, it is the complete change in mass and scale for PA7 which will be so dominating in the streetscape. The bulkiness of the building is a result of a building which does not have any roof pitch variation, but presents as a large volume of double the recommended height for the Policy Area with flat roof and vertical walls. These high walls will present a complete change in the setting for 5 – 7 Brougham Place, with no opportunity for the impact of this increased height to be minimised - there is insufficient side set back (1.6 – 1.7 metres) to allow for any screen planting.

KATRINA MCDUGALL BA (MELB) HISTORIAN **ELIZABETH VINES** OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

48 Seventh Avenue, St Peters, South Australia 5069
Mobile 0419 816 525 Email liz@mcdougallvines.com.au
ABN 1664 2902 141

4. Conclusion

I consider that the proposed development on the subject site will detract from the identified desired character and historic value of the Policy Area and negatively impact on the heritage values of 7 Brougham Place, as it will be

- An **overdevelopment of the site** by virtue of its excessive bulk, height, and almost total site coverage.
- Has **insufficient effective landscaping** to ensure that the development is softened and achieves the desired character of *"high standard of landscaping"*, and will not *"complement the existing historic houses set in landscaped grounds"*.
- Will have **negative impacts on the setting and heritage values** of the State Heritage Place at 7 Brougham Place

I conclude that these identified negative impacts on the Policy Area as a whole and the adjacent State Heritage Place at 7 Brougham Place warrant refusal of this development by the Adelaide City council.

Please be in touch if you require further information.

With Kind Regards,



ELIZABETH VINES, OAM, Architect, 5 February 2019



View of the front street elevation of the existing house on the subject site from Brougham Place (RHS), including 7 Brougham Place (LHS)

KATRINA MCDUGALL BA (MELB) HISTORIAN ELIZABETH VINES OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

48 Seventh Avenue, St Peters, South Australia 5069
 Mobile 0419 816 525 Email liz@mcdougallvines.com.au
 ABN 1664 2902 141



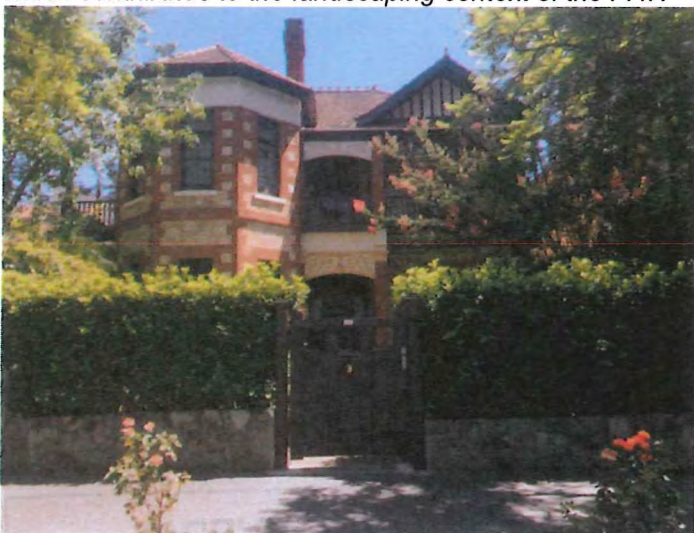
Overall view of the existing house from the SE showing two storey height character



and when viewed from Brougham Place - with existing landscaping

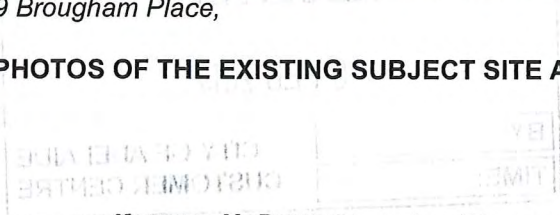


View of 7 Brougham Place with subject site on the RHS showing existing two storey character and landscaping which contributes to the landscaping context of the PA7.



9 Brougham Place,

PHOTOS OF THE EXISTING SUBJECT SITE AND ADJACENT PROPERTIES



KATRINA MCDUGALL BA (MELB) HISTORIAN

ELIZABETH VINES OAM B.ARCH (HONS) MELB, FRAIA ARCHITECT

48 Seventh Avenue, St Peters, South Australia 5069
 Mobile 0419 816 525 Email liz@mcdougallvines.com.au
 ABN 1664 2902 141

Response to Application: DA/674/2019

1-2 Brougham Place North Adelaide SA 5006

We feel the ceiling height is unacceptable when assessed against the Adelaide (City) Development Plan, dated 25 July 2019.

Lefevre Policy Area 7 states the following:

PRINCIPLES OF DEVELOPMENT CONTROL

3. Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building (except on land identified as the Lincoln College site on Fig LF/1).

In the plans the upper floor ceiling height is 9 metres above the finished ground level and we believe this is excessive and 50% higher than the Development Plan states. Taking 500mm off each level's ceiling height would still result in 3.4m ceiling in the ground level apartment and 3.7 (12ft) in the first level apartment.

The resultant reduction in ceiling height would reduce total building height by another metre which we believe is more in keeping with the surrounding buildings. This is particularly relevant as the heritage building to the west whose building height is referred to as a comparison in this Application is set so much further back from the front or southern boundary.

We would request that the material behind the proposed greenery lining the front main southern balcony be opaque as there is no description of the material in the plans provided. This will ensure screening when or if the greenery dies or is compromised.

REF: 0229 – Response to Representations

11 November 2019

Ms Helen Dand
Principal Planner, Development Assessment
The City of Adelaide
By email: h.dand@cityofadelaide.com.au



Ground Floor,
89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: 08 8221 5511
W: www.futureurbangroup.com
E: info@futureurbangroup.com
ABN: 34 452 110 398

Dear Helen,

RE: DEVELOPMENT APPLICATION 674/2019

We have been instructed by the Applicant, the Genworth Group, to summarise and respond to the issues raised by Mr Robert Webb of 5 – 7 Brougham Place, North Adelaide and Mr Wayne Harris of 222 Brougham Place, North Adelaide.

Prior to doing so, we would like to point out that Mr Webb's dwelling is:

- a State heritage place which is commonly referred to by the Department for Environment and Water as 'the Goode House'; and
- located on the adjoining allotment to the west of the site of the proposed development ('the site').

Our response is set out below.

Height

It has been asserted by Mr Harris that the height of the proposed building "*is excessive*".

The proposed building will consist of not more than two building levels, as sought by Principle of Development Control ('Principle') 3 of Lefevre Policy Area 7 ('PA 7') of the North Adelaide Historic (Conservation) Zone ('the Zone').

Whilst the proposed building's uppermost ceiling will be located more than 6.0 metres above the finished floor level of the ground floor level, we do not consider this numerical departure to be insurmountable because:

- it is clear from the 'Streetscape Study' at the top of Drawing SK 12, Revision P3 that the height of the proposed building and its floor to ceiling heights take reference from the prevailing heights of the State heritage places immediately to the west of the site, as sought by Principle 7 of the Zone;
- it is also clear from the 'Streetscape Study' at the top of Drawing SK 12, Revision P3 that no part of the proposed building will extend above the height of the ridgeline of the hipped roof atop Mr Webb's dwelling;
- the first floor level of the proposed building will not become an incongruous element of either streetscape due, in large measure, to the appreciable difference in levels between the site and the adjoining allotments to the north and to the west of the site;
- the proposed building, courtesy of its siting, vertical profile, restrained detailing and exceptional design quality, will remain subordinate to the prevailing character of the historic built form along the northern side of Brougham Place, as sought by the Desired Character Statement for PA 7;



- the proposed building has been referred to, and assessed by, Mr Peter Wells of the Department for Environment and Water (the pre-eminent authority in South Australia for matters of heritage significance); and
- Mr Wells has since advised the City of Adelaide ('the Council') by letter dated November 8, 2019 that:
 - » *"the 4.2 metre ceiling height of the new building's first floor sets the roof edge higher than the main gutter line of the Goode house [sic], but at a similar level to the higher gutter line of Taylor House. Nevertheless, at its highest point the parapet of the new building sits below the roof ridge lines of both State heritage places";* and
 - » *"in its height and scale, I consider that the proposed development responds appropriately to the adjacent State heritage places".*

Visual Relationship

It has been asserted by Mr Webb's representative that the siting of the proposed building "will interfere with the presentation and setting of" their client's dwelling.

Mr Wells has considered the interface between the proposed building and Mr Webb's dwelling, and gone on to advise the Council by letter dated November 8, 2019 that:

- *"the southern and western boundary set-backs [sic] of the proposed apartment building closely approximate those of the building [sic] it will replace, maintaining a similar relationship with the Goode house [sic]";*
- *"the side boundary setback of the Goode house [sic] side is considered satisfactory considering the small [sic] to both sides of Taylor House and the western side of the Good [sic] House, and the fact that the considerable difference in front set-back [sic] between the proposed building and the Goode house [sic] results in the majority of the new building's bulk addressing the open front garden areas of the Goode house [sic] rather than its side elevation";*
- the interface between the proposed building and Mr Webb's dwelling *"is satisfactorily resolved by a well-considered elevational treatment of the western façade, which is physically and visually articulated by variations in its planar setbacks and in the selection and placement of colours, materials and finishes";*
- the proposed building's *"three-dimensional modelling, mix of materials and contrasting dark and light finishes help to break down its scale and visual impact";*
- *"the apparent width of the western façade is relieved by the stepping-back of the first floor balcony and ground floor terrace";*
- *"the form of the proposed building interprets the built form attributes of the heritage dwellings in a modern idiom";*
- *"varying setbacks of different elements achieve a complimentary vertical articulation, and the balcony balustrade and roof edge balance the horizontal articulation of form";* and
- he considers *"the end result to be an acceptable landmark response at this south-eastern termination of the main upper North Adelaide grid"* and that the proposed building *"does not adversely affect the setting of the two State heritage places"*.

Accordingly, it is evident that the proposed building will have a satisfactory visual relationship with Mr Webb's dwelling.



Roof Form

The proposed building's flat roof form has been called into question by Mr Webb's representative.

Mr Wells has also considered this element of the proposed building and gone on to advise the Council by letter dated November 8, 2019 that "*despite its lack of a pitched roof form, the upper level of the proposed design – whereby the lines of the roof edge and parapet on the southern façade can be seen (in the eastern and western elevations) to define a set-back angle from the line of the balcony balustrade – achieve [sic] a mitigating effect on the apparent bulk somewhat similar to that of the receding planes of the historic buildings' roof forms*".

In addition to the above, we note that this roof form is identical to (albeit lower than) the one that was consented to by the Council Assessment Panel ('the CAP') in May this year.

Solid to Void Ratio

It has been asserted by Mr Webb's representative that the proposed building will "*have a very high ratio of solid to void*" and that this is "*completely inconsistent with the form*" of their client's dwelling.

There is no historical precedent or logical justification for adjacent buildings of different eras and disparate scale to mimic each other in architectural form or appearance. Principle 3 of the Zone quite clearly attests to this.

Mr Wells has also considered this aspect of the proposed design and gone on to advise the Council by letter dated November 8, 2019 that the "*wide expanses of glazing are suitably articulated into panels with a vertical proportional emphasis in keeping with the fenestration and balcony elements of the heritage places*".

External Materials

It has been asserted by Mr Webb's representative that the external walls of the proposed building do not "*incorporate appropriate materials such as stone brick [sic] or brick veneer, as is completed [sic] by PDC 4*".

With all due respect to Mr Webb's representative:

- Principle 4 of the Zone, the Principle to which has been referred, relates to external materials and mentions absolutely nothing whatsoever about 'brick veneer construction'; and
- it is abundantly clear from Drawings SK 10 and SK 11 that the external walls of the proposed building will be principally composed of face bricks, rendered masonry and bluestone, as contemplated by Principle 4.

External Appearance

It has been asserted by Mr Webb's representative that "*residential flat buildings to [sic] be designed to have the appearance of the [sic] detached dwelling*".

The Applicant has, by removing the loggias from the ground floor level of the previously approved scheme, ensured that the proposed building presents to both Brougham Place and Lefevre Terrace as a two storey detached dwelling, as sought by Principle 12 of the Zone.



Overlooking

Mr Harris has requested that the balustrade along the edge of the balcony on the southern side of the proposed building be fitted with fixed obscure glass, as he is concerned that his property will be 'overlooked' in the event that the Japanese box hedge is removed or allowed to die.

The Applicant is not prepared to entertain such a request because:

- Mr Harris' property is located on the southern (opposite) side of Brougham Place and some 50 metres to the south-east of the site; and
- Principle 36 of the 'Low Scale Residential' Module of the Adelaide (City) Development Plan ('the Development Plan'), which seeks to minimise 'overlooking', does not apply to properties that are located more than 15 metres away from the balcony in question.

Overshadowing

According to Mr Webb's representative, Mr Webb himself is concerned about "*the overshadowing that the building will cause*".

Whilst we do not have access to a set of shadow diagrams, we believe that it is reasonable to conclude, based on the orientation of the site and the siting of the proposed building, that the proposed building will not cast any shadows across the habitable room windows or private open spaces associated with Mr Webb's dwelling from midday onwards during the winter solstice.

Based upon this conclusion, the proposed development not only complies with, but comfortably exceeds the expectations of, Principle 27 of the 'Low Scale Residential' Module of the Development Plan.

For clarity, this Principle advises that:

- 27** **Development within or adjoining the City Living Zone, the Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone should maintain at least two hours of direct sunlight between 9:00 am and 3:00 pm solar time on 22 June to either the northern façade or at least one ground floor habitable room window (excluding bathroom, toilet, laundry or storage room windows), of any neighbouring residential property and to at least 20 percent of that property's private open space, private landscaped open space or communal open space, where such communal open space provides the primary private open space for any adjacent residential development. Where the existing period of direct sunlight is less than two hours per day or covers less than 20 percent of open space, development should not further reduce it.**

Undercroft Car Park

Mr Webb's representative has stated that their client is concerned about the inclusion of an undercroft car park but has not gone on to explain why.

Although Principle 20 of the Zone discourages undercroft parking, the provision of an undercroft car park should, in this particular instance, be considered in a favourable light, as it optimises the residential use of the site and minimises the visual impact of the proposed building.

It also has the potential to 'free up' an on-street car parking space along the western side of Lefevre Terrace, as the existing crossover will now be closed.



The McDougall and Vines Report

Mr Webb's representative has referred to, and relied upon, the 'McDougall and Vines Report' as part of their written representation by letter dated October 18, 2019.

With respect, we say that little to no weight whatsoever should be placed on the 'McDougall and Vines Report', as it was not prepared in relation to the proposed development, the subject of Development Application 674/2019.

We also say, in the event that the CAP does not share our view, that the 'McDougall and Vines Report' should not be preferred to Mr Bruce Harry's 'Review of Revised Design' or to the Department for Environment and Water's referral response, as both of these documents are, unlike the 'McDougall and Vines Report', centred around the proposed development.

A 'Ruse'

It has been asserted by Mr Webb's representative that the proportions of the proposed building "*have the hallmarks of a ruse intended merely to reflect the applicants [sic] true intention for development of the site as shown in the proposal subject to appeal.*"

The Applicant refutes this assertion and any inference that a third building level will be pursued by stealth. Indeed, the inclusion of a third building level between the ground and first floor levels would tip the proposed development into the 'non-complying basket' which means that a new development application would need to be submitted by the Applicant and then assessed by the Council's Administration.

Needless to say, the proposed building must be assessed and subsequently determined in its current form.

Summary

We remain of the view, despite the handful of issues that have been raised, that the proposed development is worthy of development plan consent in its current form.

When finalising your assessment of the proposed development, it is important to keep in mind that the Council's Administration recommended, less than six months ago, that the CAP resolve to grant development plan consent to a non-complying residential flat building on this site which was designed to accommodate two dwellings across three building levels, and that the most pertinent provisions of the Development Plan have not changed since the CAP handed down its final decision.

It is also important to keep in mind that:

- the number of dwellings within the proposed building has not been increased;
- the number of building levels within the proposed building has been reduced from three to two;
- the height of the proposed building has also been reduced by 730 millimetres;
- the plot ratio has been reduced from 0.97 to 0.79; and
- the footprint of the proposed building has barely changed (the same can also be said for its external appearance).

We trust that our response will enable you to finalise your assessment in time for the next scheduled CAP Meeting.



Please note that Stuart Henry QC will be present at this Meeting, as he has been instructed by the Applicant to respond to any verbal submissions that are made by, or on behalf of, the representors.

Yours sincerely

A handwritten signature in black ink, appearing to read "Fabian Barone". The signature is fluid and cursive, with a prominent initial "F" and a long, sweeping tail.

Fabian Barone
Director

**Heritage South Australia**Environment, Heritage and
Sustainability Division81-95
Waymouth Street
Adelaide SA 5000GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8124 4922

Fax: +61 8 8124 4980

www.environment.sa.gov.auRef: SH/13537D
Date: 8 November 2019Chief Executive Officer
City of Adelaide
GPO Box 2252
ADELAIDE SA 5001
Attention: Helen Dand

Dear Ms Dand

DESCRIPTION: DEMOLISH EXISTING BUILDING AND CONSTRUCT RESIDENTIAL FLAT BUILDING WITH TWO (2) APARTMENTS AND BASEMENT CARPARKING - 1-2 BROUGHAM PLACE, NORTH ADELAIDE

Application number: DA/674/19
 Referral received: 26/09/2019
 State heritage place: SH/13537—Dwelling built for Charles H Goode, 5-7 Brougham Place NORTH ADELAIDE
 SH/13536—Dwelling (Taylor House), 9 Brougham Place NORTH ADELAIDE
 SH/10805—Brougham Place Uniting Church (former North Adelaide Congregational Church), 196-210 Brougham Place NORTH ADELAIDE
 SH/13530—North Adelaide Private Hospital, 21-25 Lefevre Terrace NORTH ADELAIDE
 SH/13551—Dwelling, 222 Brougham Place NORTH ADELAIDE
 SH/13552—Dwelling, 225 Brougham Place NORTH ADELAIDE
 Documentation: As lodged

The above application has been referred to the Minister for Environment and Water in accordance with Section 37 of the *Development Act 1993* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

The subject site occupies the north-western corner of the prominent Brougham Place/Stanley Street/Lefevre Terrace intersection, at the node between two of North Adelaide's three angled grids. It abuts the eastern boundary of the State heritage-listed Goode house at 5-7 Brougham Place. A second State heritage place (Taylor House) flanks the Goode house on its western side. Other State heritage places as listed above are located to the south on the far side of the Brougham Place continuation of Stanley Street and to the north on the Lefevre Terrace/Ward Street corner.

The historic context of the Goode house and Taylor House is typified by the substantial two-storey historic built form that they themselves exemplify, reinforced by St Margaret's further to the west on the Margaret Street corner. The land between was cleared and redeveloped in the 1970s, comprising a large group of 2-3 storey townhouses, which although a departure in architectural style are nevertheless of similar overall height to the historic built form due to the townhouses' lesser floor-to-floor heights.

The context of the State heritage places at 222 and 225 Brougham Place is typified by their single-storey street presentation on the edge of the Torrens valley escarpment. In this case, the historic context is very much intact due to a combination of State and local heritage listings.

The lower-scale built form of the southern streetscape is reinforced by the fall-off in topography across the wide open intersection from north to south towards the escarpment. The Brougham Place Uniting Church stands as a prominent landmark at the north-western corner of the lower North Adelaide grid, and the former North Adelaide Private Hospital exemplifies the large dwellings on substantial grounds along the parklands frontage of Lefevre Terrace.

The application is accompanied by a letter titled *Review of Revised Design* (Bruce Harry & Associates, 15 September 2019), which makes reference to the author's *Heritage Impacts Assessment* report that accompanied an earlier development application DA/672/18 for the subject site. I generally concur with its analysis of heritage impacts.

Subject to the recommendation set out below, the proposed development is considered to be acceptable in relation to the above State heritage place/s for the reasons generally expressed in the *Review of Revised Design* and as follows. Various references are noted to objectives and principles of the *Adelaide (City) Development Plan* that are directly relevant to State heritage places.

Direct effect on a State heritage place

[Council-wide PDC 158]

- a) The proposed development includes an undercroft garage and access ramp against the common side boundary with the Goode house. Although not directly affecting the heritage-listed dwelling, further information will be required on the structural and constructional approach to this interface including the impact on the existing retaining wall and brush fence and the maintaining of structural support at the boundary during construction. A condition to this effect is included in the recommendation below.

Material effect on the context within which a State heritage place is situated

- b) *Scale, bulk and setbacks*

[Council-wide Objective 43 / PDC 162]
[North Adelaide H(C)Z Objective 2(b) / PDC 3]

In eye-level views of the proposed building from the south-west and south-east along Brougham Place, the articulation of its three-dimensional form and profile will be defined principally by the masonry balustrade band of the first floor balcony and by the slender edge of its flat roof projection.

In pure elevational projection, the horizontal datum of the new building's balcony band equates to the first floor balcony balustrades of the two State heritage places.

The 4.2 metre ceiling height of the new building's first floor sets the roof edge higher than the main gutter line of the Goode house, but at a similar level to the higher gutter line of Taylor House. Nevertheless, at its highest point the parapet of the new building sits below the roof ridge lines of both State heritage places.

In its height and scale, I consider that the proposed development responds appropriately to the adjacent State heritage places.

The southern and western boundary set-backs of the proposed apartment building closely approximate those of the building it will replace, maintaining a similar relationship with the Goode house.

The side boundary setback on the Goode house side is considered satisfactory considering the small to both sides of Taylor House and the western side of the Good House, and the fact that the considerable difference in front set-back between the proposed building and the Goode house results in the majority of the new building's bulk addressing the open front garden area of the Goode house rather than its side elevation.

- c) *Proportion and composition of design elements*

[Council-wide Objective 43 / PDC 162]
[North Adelaide H(C)Z PDC 3]

The three-dimensional form of the proposed building as seen from the south-west in the vicinity of the Goode house and Taylor House is articulated into a cohesive composition of horizontal and vertical proportioning. Primary emphasis is given to the interplay of the horizontal balcony band and roofline against the verticality of the projecting masonry stair

shaft and the masonry panels of the side elevation. The wide expanses of glazing are suitably articulated into panels with a vertical proportional emphasis in keeping with the fenestration and balcony elements of the heritage places.

d) *Form and visual interest*

[Council-wide Objective 43 / PDC 162]
[North Adelaide H(C)Z PDC 3]

As a result of the differing front setbacks between the Goode House and the proposed apartment building, it is the western elevation of the apartment building that directly engages with the front elevation of the heritage place, while at the same time presenting a backdrop to its front garden setting. This interface is satisfactorily resolved by a well-considered elevational treatment of the western façade, which is physically and visually articulated and modulated by variations in its planar setbacks and in the selection and placement of colours, materials and finishes. Its three-dimensional modelling, mix of materials and contrasting dark and light finishes help to break down its scale and visual impact. The apparent width of the western façade is relieved by the stepping-back of the first floor balcony and ground floor terrace.

The form of the proposed building interprets the built form attributes of the heritage dwellings in a modern idiom. Varying setbacks of different elements achieve a complimentary vertical articulation, and the balcony balustrade and roof edge balance the horizontal articulation of form. The overall composition displays a three-dimensional depth and proportion that I consider responds satisfactorily to the form of the heritage dwellings. Despite its lack of a pitched roof form, the upper level of the proposed design—whereby the lines of the roof edge and parapet on the southern façade can be seen (in the eastern and western elevations) to define a set-back angle from the line of the balcony balustrade—achieve a mitigating effect on apparent bulk somewhat similar to that of the receding planes of the historic buildings' roof forms.

The modern architectural expression of the apartment building employs a materials palette comprising mostly natural materials (white clay brick, bluestone, dark oxide-tinted cement render, sheet zinc, pre-painted steel, clear-finished timber). I consider that this approach to materials and finishes compliments the overall visual character of the traditional materials palette typified by the State heritage places.

e) *Width of frontage and boundary set-back patterns*

[Council-wide Objective 43 / PDC 162]
[North Adelaide H(C)Z Objective 2(b) / PDC 3]

The amalgamation of the existing two titles into one results in a width of frontage for the subject site approximately 20% greater than the neighbouring Goode property and 40% greater than that narrower land parcel of Taylor House. The small side setbacks result in a building footprint considerably wider than either of the heritage dwellings. Visually, this is somewhat relieved through the setting back of the building's western projection (accommodating the walk-in wardrobes on each level) and through the strong articulation of the southern façade by the central stair shaft projection and first floor balcony break-line.

Given the prominent corner location of the subject site, I consider the end result to be an acceptable landmark response at this south-eastern termination of the main upper North Adelaide grid. I consider that it does not adversely affect the setting of the two State heritage places.

f) *Vehicle access and carparking arrangements*

[Council-wide Objective 43 / PDC 162]

The incorporation of undercroft parking is a departure from the traditional at-grade use of land typified by the two State heritage places. An assessment of its visual effect on the context of the two State heritage places requires more detailed information than is provided in the application, including the boundary condition with the adjacent State heritage place. I suggest this could be conditioned in the planning consent as recommended below.

I note that the sightlines of the ramp and garage door are beneficially somewhat masked by the overhanging corner of the ground floor footprint above, and that other remedies

such as a gate on the alignment of the ground floor terrace upstand might assist in mitigating an adverse visual impact.

The comments above apply to the context of the two State heritage places immediately to the west of the subject site. There are four other State heritage places that could be considered to fall within the wider visual catchment of the subject site (refer to the listing on the first page). In each case, I am of the opinion that the proposed development will have no appreciable impact on the context of these other places by virtue of their relative separation distances and because the proposed development will not affect any of their principal streetscape views.

Recommendation

A. The following condition/s should be incorporated into any consent or approval.

Condition 1: Prior to the commencement of site excavation works or demolition at the western boundary, further information on the following matters shall be submitted to the satisfaction of Council in consultation with Heritage South Australia (Department for Environment and Water).

- a) Confirmation that the structural design and construction methodology of retaining structures at the common boundary with the State heritage place will adequately maintain the structural support of the adjoining land and infrastructure.**
- b) Details of fencing along the common boundary including construction, materials, colours and finishes.**
- c) Visual modelling of the undercroft ramp access from Brougham Place to enable assessment of the visual impact on the streetscape and to determine the need for screening measures.**

Reason for condition: Sufficient information not included with the application to ensure that physical and visual impacts are sufficiently mitigated.

Condition 2: A dilapidation survey recording the condition of the State heritage place shall be prepared prior to the commencement of demolition or excavation works, to Council's satisfaction. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, site works and construction works.

Reason for condition: To provide a record prior to the commencement of the proposed works, as a reference for the assessment of any subsequent damage.

Condition 3: During ground works, the short term vibration levels in the vicinity of the heritage-listed structure shall be monitored, and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3. Immediate action shall be taken to address any structural distress that becomes evident during the ground works and construction stages.

Reason for condition: To protect the State heritage place from structural movement due to the proximity of new construction. To allow for timely and appropriate remedial measures in the event of any impacts on the State heritage place.

Condition 4: Samples of external materials, colours and finishes shall be provided for further assessment to Council's satisfaction prior to the installation of any finished materials or the on-site application of any external finishes.

Reason for condition: Information provided with the application is provisional and requires confirmation by means of actual samples to enable an assessment of the building's finished appearance and visual quality (and in particular, to understand the visual compatibility of the proposed materials palette with the adjacent State heritage place).

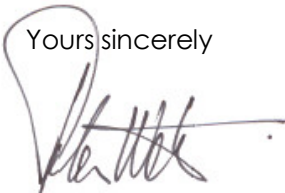
General notes

1. Should Council not adopt the above recommendation in full, it will be necessary to obtain the concurrence of the State Commission Assessment Panel before a decision is conveyed to the applicant.
2. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
3. To ensure a satisfactory heritage outcome, the relevant planning authority is requested to consult the Department for Environment and Water in finalising any conditions or reserved matters above.
4. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department for Environment and Water a copy of the Decision Notification.
5. The relevant planning authority is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department for Environment and Water.
6. The relevant planning authority is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.
 - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

For any enquiries in relation to this application, I can be contacted on telephone 8124 4935 or e-mail peter.wells@sa.gov.au.

Yours sincerely



Peter Wells
Principal Conservation Architect
 DEPARTMENT FOR ENVIRONMENT AND WATER
as delegate of the
MINISTER FOR ENVIRONMENT AND WATER

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/11/2019

Item No	3.2
Address	Aquinas College, 1-25 Palmer Place, North Adelaide SA 5006
Proposal	Construct new study annexe with undercroft parking (DA/489/2019, HD) [CAP]
Applicant	Aquinas College Inc.
Relevant Development Plan	7 June 2018
Lodgement Date	10 July 2019
Zone / Policy Area	North Adelaide Historic (Conservation) Zone - Carclew Policy Area 5
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Contentious, controversial or significant
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

• Plans and Elevations	1 – 5
• Letter from architect	6 – 8
• Certificate of Title	9 – 14
Comments from Public Notification	15 – 16
Applicant Response to Representations	17 – 19
State Heritage Advisor Report	20 – 22

PERSONS SPEAKING BEFORE THE PANEL

Representors:

- Ms Jane Walkley – 26- 27 Palmer Place, North Adelaide

Applicant:

- Mr Kevin Preece – from Brown Falconer (on behalf of the applicant)

1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for construction of a study centre with undercroft car parking for 10 vehicles.
- 1.2 The structure sits elevated at first floor level, allowing car parking to occur underneath. The building features CFC cladding, precast concrete and frameless glass windows.

2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area – 11,250m ²		
Plot Ratio	1.0	0.76
Building Height - Storeys - Metres (building height)	3 storeys	2 storeys
Landscaped Open Space (LOS)	50%	27%
Car parking and Access - Number of spaces	34	N/A

3. **BACKGROUND**

- 3.1 The college has been operating from the site since 1950. By the year 2000, the college was at its full capacity of 135 occupants. Since that time, due to increasing demand, the college has been accommodating more students. The College is now continuing to update its facilities which have become aged, cramped and substandard.
- 3.2 A number of applications expanding the capacity of the college have been approved in the past:
- DA/0361/2002 – to construct an additional 3 bedrooms in Roche House.
 - DA/912/2011 – to convert the existing common room into 8 bedrooms with smaller common room and formally set the maximum capacity of the College at 172 persons.
 - DA/781/2012 – to construct a three level student accommodation building containing 19 single occupancy units, relocate tennis court and demolish a gymnasium and stables to increase on site car parking from 6 to 24 vehicles.

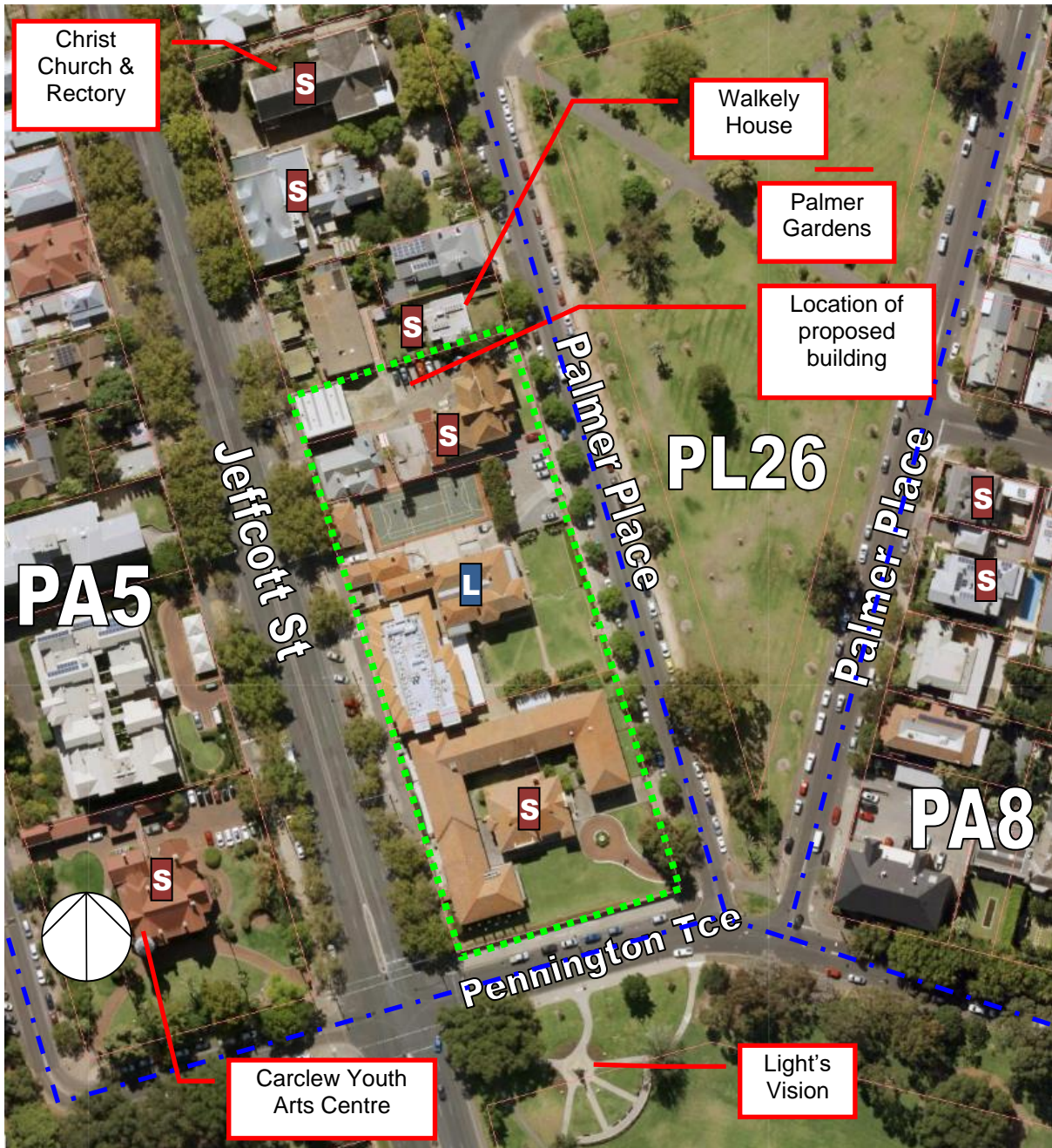
4. **SITE**

- 4.1 The subject site comprises four parcels of land. The total site area is approximately 11,250m². The site measures 64 metres in width and 164 metres in length.
- 4.2 The subject land contains four two storey buildings and a number of single storey buildings which accommodate Aquinas College. The site is bounded by Jeffcott Street to the west, Montefiore Hill to the south and Palmer Place to the east. In the north the site abuts 60 Jeffcott Street, which is a three storey residential flat building, and 26 Palmer Place which is a State Heritage listed dwelling built in the 1960s by notable architect Robin Boyd.

- 4.3 The land gently slopes from north to south, falling 3.5 metres from 44 metres AHD to 40.5 metres AHD.
- 4.4 The site is largely enclosed on all sides by masonry fencing and hedges particularly along Jeffcott Street. As a result, clear views into the site are only possible from the corner of Montefiore Hill/Palmer Place and an 8 metre long section of low wrought iron fencing on Palmer Place approximately 65 metres north of the aforementioned intersection.
- 4.5 The site contains a number of buildings:
- Beovich / Hannan House - which contains residential rooms, kitchen, dining hall, student lounges
 - Montefiore House, which contains offices for administration of the college
 - Gleeson House, Roche House and Marcellin House which contain residential rooms and student lounges
 - Gymnasium and old stables associated with Roche House and various minor structures
- 4.6 Montefiore House and Roche House are State Heritage places, whilst Gleeson House and Marcellin House are Local Heritage place
- 4.7 A significant tree; *Syzygium paniculatum* (Brush-cherry) is located on the site near the main entrance at the corner of Montefiore Hill and Palmer Place. The tree is not affected by the proposed development.

5. **LOCALITY**

- 5.1 The locality is characterised by residential uses at low density with the exception of two high-rise residential flat buildings located on the opposite side of Jeffcott Street. In general, dwellings are large in size and set in generous grounds with substantial landscaping.
- 5.2 The streetscape around Palmer Place is particularly notable for the number of important State and Local heritage places located around its periphery especially Bishops Court, Christ Church Rectory and Aquinas College itself.
- 5.3 Palmer Gardens, Montefiore Hill and Adelaide Golf Course form the periphery of the immediate locality and provide an open setting and outlook for much of the residential properties.








KEY			
	Subject Site		Local Heritage Place
PA5	Carclew Policy Area		State Heritage Place
PA8	Cathedral Policy Area		Policy Area Boundary
PL26	Park Lands Zone – Brougham and Palmer Gardens Policy Area		Locality

Photo 1 – The site looking east with Roche House in the background



Photo 2 – View of the site from Palmer Place



Photo 3 – View of Walkely House from footpath



Photo 4 – View of Roche House and Walkely House from Palmer Place



6. PUBLIC NOTIFICATION

Category of Notification	Category 2
Representations Received - 1	Jane Walkley, 26 Palmer Place, North Adelaide

Summary of Representations	Applicant Response
The proposed form is bulky, lacks articulation, and along with the selected materials and finishes, does not respond to either of the neighbouring buildings, nor does it complement the high standard of materials and finishes that characterise the area.	The building is not large. The City of Adelaide Development Plan Principles of Development Control allow for up to 3 stories on this part of the site. The building is a 2-storey building, significantly lower in height than the existing Roche House building on the site.
The expression of the proposed building appears more commercial than domestic and does not respond to the traditions of university student accommodation, further detracting from the residential character of the precinct.	No specific response received.
The dominance of the raised building as viewed from my property, the negative impact it will have on my amenity and historic vistas currently enjoyed. The image labelled 'View from Next Door' demonstrates the visual dominance as well as the potential for overlooking into our property, particularly to our front and side yards which are key private outdoor spaces.	<p>The building is set back from the northern boundary a distance which is consistent with the City of Adelaide Development Plan Principles of Development Control.</p> <p>Deliberately there are no windows in the northern façade so there can be no overlooking into the side or rear yards of the neighbouring property. The building is behind the alignment of the rear of Walkley House, so there cannot be any overlooking into the front yard.</p> <p>The stair and lift, which are closer to the boundary, are located beyond the alignment of the rear boundary of the Walkley property.</p> <p>The existing mature pencil pines along the college's northern boundary will also soften the appearance of the building.</p> <p>The building is on the southern side of the Walkley House so there is no overshadowing.</p>

<p>The infill development compromises the characteristic pattern of grand buildings set in landscaped grounds. While the subject site is currently a carpark, it helps to maintain this traditional built form pattern.</p>	<p>The representation is concerned that the building “does not reinforce the established built form pattern and hence heritage values ... and amenity of the streetscape”.</p> <p>This was well considered during the design phase and in preliminary discussions with Council prior to making the application.</p>
<p>The proposed development does not align with the established side set-back pattern that exists between State Heritage Listed Roche House, State Heritage Listed Walkley House and Local Heritage Place at 29 Palmer Place. It is my opinion that the proposed development will change how this historic pattern is read from Palmer Place and hence the character of the streetscape.</p>	<p>The proposal meets the objective of Principle of Development Control 8 as the location maintains the prominence of the Heritage Places and visual integrity of the Palmer Place street frontage.</p> <p>The proposal is situated well back from the Palmer Place frontage and well behind the facades of the adjoining State Heritage Places Roche House on the Aquinas College Site and Walkley House on the adjoining site.</p> <p>As can be seen from the images submitted with the application, the proposal cannot even be readily observed from Palmer Place except from a narrow corridor directly in front of the proposed building.</p> <p>The meeting of this objective is clearly illustrated by the fact that the proposal has the support of Heritage SA.</p> <p>We have incorporated changes to the design since the application was submitted which are in line with the recommendations made by Heritage SA to enhance adherence to this Principle. These are:</p> <ul style="list-style-type: none"> • use of non-reflective glass, and • use a recessive external colour <p>to reduce the building’s visual presence.</p>
<p>The proposal fails to satisfy Principle of Design 12 for the Policy Area in that it encroaches on a 45-degree plane measured from a height 3 metres above natural ground level at the boundary. Many of the abovementioned issues: bulk and visual dominance; interruption of built form pattern; potential overlooking</p>	<p>The building does encroach on a 45 degree plane measured from a height 3 metres above natural ground level at the boundary, but for the reasons stated above we do not believe this has a detrimental impact on the amenity of the neighbour.</p>

<p>issues, could be reduced if the proposed form was designed within the stipulated 45-degree plane described above. It may also provide a more sensitive transition of scale between the Walkley House and Roche House.</p>	
<p>Acoustic privacy is a concern given that the nature of planned activity within the proposed Study Annexe is unclear. The 'flexible open-plan' space lends itself to recreational activities, as well as communal study, which could generate greater levels of noise. Additionally, the covering of car parking spaces may have a negative impact in terms of acoustics, reflecting noise with potential disturbance to my property by people coming and going at all hours. There is also greater potential for car fumes to be concentrated and deflected in to my property.</p>	<p>On behalf of the College, we clarify that the purpose of this building is purely for study purposes and not for recreational or social activities.</p> <p>The northern wall of the building has no openings and will be of solid and insulated construction to minimize sound transmission.</p>
<p>The drawings do not provide critical dimensions relating to building height, setbacks or overall length. The apparent height of the development in relation to Walkley House as shown on the East Elevation is significantly higher than the 'View from Palmer Place' image indicates. While understanding that the view is a perspective, the view appears to diminish the impact of the mass and bulk of the proposal.</p>	<p>No specific response received.</p>

7. **REQUIRED EXTERNAL REFERRALS**

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

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

- The proposed building footprint sits behind the main northern side elevation of Roche House and behind the southern side elevation of Walkley House. It will therefore not obstruct views of these side elevations either front-on or obliquely from Palmer Place.
- The new building's proximity to the north-western corner of Roche House does not affect elevations of high significance.
- The blank modular panelised northern elevation abutting the Walkley House allotment forms a visually and stylistically neutral backdrop to Walkley House,

- The building is set back from the common side boundary with the Walkley House, and its visual presence softened by the existing pencil pines on the subject land.
- The front boundary setback of approximately 22 metres will result in the building having little visual presence within the streetscape context of the two State heritage places. The dark, neutral colour and finish of the external cladding and the use of low-reflectivity glass will further assist in reducing its streetscape presence. Plantings shown to the east of the new building may provide a partial screening effect from Palmer Place.

8. SPECIALIST ADVICE

8.1 Local Heritage

- The proposed development is adjacent to the College's Marcellini House, a former residence and, a Local heritage place at 44 Jeffcott Street. The elements of heritage value listed in the Development Plan are: House and fence; Edwardian/Federation asymmetrically fronted period residence and masonry and iron front fence.
- The proposed development is sited behind an existing two storey concrete block school building on the Jeffcott Street boundary. It will not be visible from Jeffcott Street and will not impact on the heritage significance of the local heritage place. The development is considered to meet the Development Plan provisions for Heritage and Conservation.

8.2 Infrastructure

There are no infrastructure related objections to this development.

8.3 Traffic

There are no traffic/transport related objections to this development, subject to the following matter/s being addressed:

- Wheelstops are recommended for car parking spaces that have a walkway area at the front of the park to prevent intrusion.
- The overall provision of car parking spaces on site appears to be in the order of 25 spaces. There should be some form of accessible parking provision on site, though it is unclear in this application if any allocated spaces are provided in the other car park.
- The parking layout shall comply with the requirements of AS2890.1:2004. Note: the sketch plan submitted appears to comply with the standards aside from the lack of apparent turn around space for the end of the blind aisle (that may be acceptable if the parking spaces are reserved for specific users) and some wobbly lines that are assumed to be drafting errors.

RELEVANT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN ACTIONS

Whilst an assessment against the Strategic Plan is not required, the Development Plan is informed by Council's Strategic Plan Actions

SMART	GREEN
<ul style="list-style-type: none"> • Become a world-renowned education city by supporting and partnering with the City's education sector to attract and retain international, national, regional South Australian and local students, and highly credentialed academic and research staff 	N/A
LIVEABLE	CREATIVE
<ul style="list-style-type: none"> • Develop and celebrate strong and resilient City communities that are welcoming and encourage people of all ages, cultures and means to participate in City life, including through volunteer opportunities 	<ul style="list-style-type: none"> • N/A

9. **DETAILED ASSESSMENT**

9.1 **Detailed Discussion**

Background

In mid-2014, Council received approval from the Minister for Planning to commence a Development Plan Amendment (DPA) to review the Development Plan for the 11 colleges and institutions located within North Adelaide. The DPA known as, the “North Adelaide Large Institutions and Colleges DPA” was initiated by the then Planning Minister with the intent of “Enabling the colleges and institutions to continue meet the contemporary demands of the sectors and provide services to the community”.

Following consultation, the “North Adelaide Large Institutions and Colleges DPA” became planning policy in May 2017.

Statement of Heritage Value – Upper North Adelaide

The North Adelaide Historic (Conservation) Zone provides a Statement of Heritage Value in lieu of a Desired Character Statement. The statement outlines the historical development of North Adelaide from the establishment of the colony to present day.

The Statement of Heritage Value divides North Adelaide into three distinct areas (residential villages), Upper and Lower North Adelaide and the Cathedral Area. The statement also recognises the development of the health and education sectors within North Adelaide through established public and private organisations on large land holdings. These organisations provide an important range of education, student accommodation, health and aged care services.

The subject site is located within Carclew Policy Area 3 which falls within “Upper North Adelaide” and the Desired Character statement for the Policy Area states:

‘The Carclew Policy Area should be conserved as one of the most attractive and historically significant residential areas in the City. The Policy Area is characterised by intact and generally cohesive townscapes of nineteenth and twentieth century detached houses set in landscaped grounds and imposing two-storey terrace houses.

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

(a) Montefiore Hill, Palmer Place and Brougham Place:

There should be little change to the unique historic townscapes derived from the setting of large mansions set in landscaped grounds. Heritage Places exhibit variations in architectural style but are generally articulated and modelled, and constructed of stone and brick with intricate detailing and ornamentation. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the townscape through the use of traditional materials.

Development along these frontages should be subordinate to the prevailing and traditional built form and should be generously proportioned one or two storey detached or semidetached dwellings or residential flat buildings set in landscaped grounds. However, infill development opportunities should be

limited due to the need to conserve an appropriate landscape setting to Heritage Places.

Development of ancillary buildings associated with existing uses should be set back from the road frontage in order to be subordinate to Heritage Places. Development of similar height and building levels may be appropriate provided it does not detract from the heritage value of a place or adversely affect the high quality streetscapes and settings.

(c) Jeffcott Street:

North of Ward Street the residential character is derived from the low scale and close grouping of small cottages and row dwellings sited close to the street frontage. South of Ward Street, the townscape character is derived from detached residences, institutional buildings and a large contemporary apartment building. Unifying elements include articulated masonry facades, gable frontages, pitched roofs, verandahs and cast iron decoration.

Development should be low density residential development in the form of detached and semi-detached dwellings with new buildings primarily limited to the replacement of non-contributory buildings of a height and form established by Heritage Places. Development should reinstate the character of residential buildings close to the street frontage where it is compatible with adjacent Heritage Places.

Development should retain vistas to major landmark buildings, particularly in the vicinity of Bishops' Court, where a distinctive silhouette is created by the juxtaposition of steeply pitched roof profiles, gables and tall narrow chimneys, and on Montefiore Hill by the distinctive roof forms of the prominent mansion, Carclew.

The Policy Area should maintain a safe, pleasant and attractive pedestrian environment, with complementary landscaping in public places to complement the character of Palmer Gardens and the Park Lands below Montefiore Hill south of the Policy Area.

The intent of the Desired Character statement for the North Adelaide Historic (Conservation) Zone is to identify the unique historic development pattern of North Adelaide. The precinct around Palmer Place is a combination of the Cathedral Precinct to the west and Upper North Adelaide to the north and west. In this particular area, large stately homes and institutional buildings set within landscaped gardens have been the primary form of development, with smaller scale cottages and institutional uses also being notable elements.

Where new development will address public streets, they should be of a scale compatible with the height and form established by heritage places and utilise architectural elements typical of the area. In this instance the proposed building is set back from frontages to public streets and is mostly obscured by existing surrounding buildings and there is little visibility external to the site.

The proposed new building achieves the desired character by way of being a recessive visual form within the local context. It achieves this by having modest floor to ceiling heights, having no external adornment and incorporating muted external colours that are complementary to built form in the locality.

Land Use

The expansion of accommodation and ancillary support services on the Aquinas College site is envisaged within the Carclew Policy Area 5 provided it supports attainment of the Desired Character of the Policy Area.

Built Form and Design

The building consists of two levels with the ground level composed of stairs and lift, plant enclosure, and an upper level open-plan study space which is supported by pillars. The southern façade is clad in extensive frameless glazing, with limited painted CFC cladding. On the north façade, facing 26-27 Palmer Place, there are no windows and the walls are composed of precast concrete and painted CFC cladding. The materials are satisfactory, although it should be noted the painted finishes are not considered to be of high quality.

To the west, the proposed building attaches to the existing gymnasium building at first floor level.

Policy Area PDC 3 states that building should not exceed the maximum building height of 2 levels, except for Aquinas College where buildings up to 3 levels may occur. The proposed development is two levels in height, in recognition of its location at the periphery of the land, close to the boundary of adjacent properties.

With regards to plot ratio, a maximum of 1.0 applies to the site. The proposal increases the floor area on the college site from 0.76 to 0.78 and therefore remains under the stipulated maximum.

The site has 27% of the land dedicated to landscaping. This is well below the 50% desired in PDC 7. The proposed development, being located on land previously dedicated to an open lot car park, preserving car parking below, does not result in any net loss or gain of landscaped open space.

As outlined above, the North Adelaide Large Institutions and Colleges DPA introduced specific provisions relating to the development of Aquinas College. Specifically, Policy Area PDC 12 and Concept Plan Fig. C5/1 which provide guidance with respect to how and where new development on the site should occur.

An assessment of the proposal against these provisions is summarised in the table below.

DPC12 – Development of Aquinas College should:

(a) be in accordance with the Concept Plan as Fig C5/1;	✓
(b) not exceed a plot ratio of 1.0;	✓
(c) ensure new buildings up to a maximum of 3 building levels or 9 metres above the median natural or finished ground level at any point or any part of a building are located and designed to:	
(i) be located in areas identified as 'Taller Built Form';	✓
(ii) provide compatible setbacks with adjoining residential allotments and State and Local Heritage Places; and	✓
(iii) minimise building mass at the interface from an adjoining boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing through alternative design methods.	✗

The siting and massing of the proposed development does not satisfy above criteria in all respects. Whilst the proposed building is sited approximately in accordance with Concept Plan Fig C5/1, the upper storey intrudes into the 45-degree angled plane.

The building presents a 7.4 metres height wall to the north. Where the wall exceeds 4.8 metres, the intrusion is 2.7 metres.

Although not satisfying the desired setback angle, the proposed siting provides sufficient separation from the private open space of the adjacent dwelling to avert the sense of unreasonable enclosure. It provides space in which to preserve and add to the existing landscaping consisting of Tuscan pine trees which line the boundary on the subject site, enabling vegetation that softens the appearance of the proposed building.

The impact of the building when viewed from the public realm is limited. The building will be practically invisible from view from Jeffcott Street, being shielded by an existing two storey building. View from Palmer Place will be limited to a small vantage arc due to its location behind Roche House and Walkley House. Both the setback and presence of a large tree on the College site ensures that the streetscape of Palmer Place, including views from within Palmer Gardens will be preserved virtually intact. The proposed development therefore satisfies the Development Plan requirement to preserve the existing low scale character.

Heritage and Conservation

The subject site contains two State Heritage places; Roche House to the north and Montefiore House to the south, and two Local Heritage place, Gleeson House located centrally, and Marcellin House located in the north-west section of the site. The proposed building impacts upon Roche House as it is sited directly behind. To the north on the land adjacent the State Heritage listed Walkley House, designed by Robin Boyd.

The proposed building is located on the northern boundary of the site and maintains at least a 3 metre separation distance from Roche House.

The State Heritage Unit of the Department for Environment and Water has expressed no concerns regarding the proposed works, commenting as follows:

- The proposed building footprint sits behind the main northern side elevation of Roche House and behind the southern side elevation of Walkley House. It will therefore not obstruct views of these side elevations either front-on or obliquely from Palmer Place.
- The new building's proximity to the north-western corner of Roche House does not affect elevations of high significance.
- The blank modular panelised northern elevation abutting the Walkley House allotment forms a visually and stylistically neutral backdrop to Walkley House,
- The building is set back from the common side boundary with the Walkley House, and its visual presence softened by the existing pencil pines on the subject land.
- The front boundary setback of approximately 22 metres will result in the building having little visual presence within the streetscape context of the two State heritage places. The dark, neutral colour and finish of the external cladding and the use of low-reflectivity glass will further assist in reducing its streetscape presence. Plantings shown to the east of the new building may provide a partial screening effect from Palmer Place.

Council's Senior Heritage Architect has also reviewed the proposal with regards to the Local heritage listed Marcellin House located west of the proposed building, fronting Jeffcott Street and provides the following advice:

- The proposed development is adjacent to the College's Marcellin House, a former residence and, a local heritage place at 44 Jeffcott Street. The elements of heritage value listed in the Development Plan are: House and fence; Edwardian/Federation asymmetrically fronted period residence and masonry and iron front fence.
- The proposed development is sited behind an existing two storey concrete block school building on the Jeffcott Street boundary. It will not be visible from Jeffcott Street and will not impact on the heritage significance of the local heritage place. The development is considered to meet the Development Plan provisions for Heritage and Conservation.

Transport, Access and Parking

The site is currently vacant and periodically accommodates 10 – 12 cars belonging to staff and students of the college. The car park beneath the proposed building will accommodate 10 vehicles. There is no change proposed to the existing entrance driveway from Jeffcott Street.

Council's transport advisor advises that there are no traffic/transport related objections to this development, however it is advised that the parking spaces be provided with wheel stops where they abut walkway areas to prevent intrusion.

Public Notification

The application was publicly notified to adjoining owners and occupiers of the site, as a Category 2 development, in accordance with the legislative requirements.

One representation was received from the adjoining owner to the north of the site. This submission felt that the proposal did not adequately complement the adjoining property or the locality and that it was out of character.

The representations and the applicant's response are summarised in Section 6 of this report with full copies of both included with this report as attachments.

9.2 Conclusion

In summary the application seeks consent to construct an elevated study annexe to support the existing students of Aquinas College and preserve car parking on site with a reduction of car parking of approximately one or two vehicles.

While the Development Plan seeks to reinforce the role of the Colleges and Institutions and support their growth within the North Adelaide Historic (Conservation) Zone, they should only do so where it reinforces the heritage value of the Zone and maintains residential amenity.

The proposed building is within an area shown on Concept Plan Fig SW/1 as being appropriate for development of up to three storeys, yet only seeks a two storey building. The siting of the proposal will have an impact on the residential amenity currently enjoyed by the adjoining property at 26-28 Palmer Place. The degree of intrusion into the setback plane is determined to be acceptable as it does not create an unreasonable sense of enclosure, having established landscaping that visually ameliorates the bulk of the building. Furthermore, as the site is located south of the residential property, there is no overshadowing created by the proposed building, thus there is no loss of useability of the private open space.

For the reasons outlined above, the proposal is not considered to be seriously at variance with the provisions of the Development Plan and it has been determined on

balance that the proposal warrants support as it proposes a land use and form of development that is desired in the Zone and Policy Area with acceptable impacts upon adjacent land.

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

10. **RECOMMENDATION**

That the development, the subject of the application from Aquinas College Inc to construct new study annexe with undercroft parking at Aquinas College, 1-25 Palmer Place, North Adelaide SA 5006 as shown on plans designated DA/489/2019:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Plans drafted by Brown Falconer – reference no. 2018 018, plan nos. DA01 – to DA04**
- **Plan drafted by Brown Falconer – reference no. 2018 018, plan no. DA05, Rev. A**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. **Samples of external materials, colours and finishes shall be submitted for approval by Council, in consultation with Heritage South Australia (Department for Environment and Water).**

Reason: External appearance supported in principle but not detailed in application.

3. **The landscaping depicted on the plans shown on the site plan (Brown Falconer sheet DA 02) including the existing pencil pines on the northern boundary and other plantings shall be maintained in good health and condition at all times to the reasonable satisfaction of the Council. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.**

Reason: To ensure the proposed landscaping assists in the screening of views of the new building from the adjacent State Heritage property, ('Walkley House').

4. **All line marking for car park spaces and traffic signs on the Land shall conform to AS/NZS 2890.1:2004 Off-street Car Parking.**

Reason: To ensure that the Development meets the requirements of the relevant Australian Standards.

5. **Accessible car parking spaces shall be provided within the proposed development to the reasonable satisfaction of Council.**

Reason: To ensure the development provides adequate parking for people with disabilities.

- 6. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Council.**

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

Advices

1. Building Consent for Approval

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

2. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent will lapse at the expiration of 12 months from the operative date of the consent unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

3. Boundaries

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

4. Public Utilities

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

In addition you are advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.

5. Requirements of the Heritage Places Act 1993

The applicant is advised of the following requirements of the *Heritage Places Act 1993*:

- a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment and Water (DEW) on 8124 4960.

6. Requirements of the Aboriginal Heritage Act 1988

The applicant is advised of the following requirements of the *Aboriginal Heritage Act 1998*:

- a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.
-

7. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

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

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be lodged via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

8. Wheelstops

Wheelstops are recommended for car parking spaces that have a walkway area at the front of the park to prevent intrusion.

**Item No. 3.2 – Attachments 1 – 22 (Aquinas College, 1-25 Palmer Place,
North Adelaide SA 5006)**

Pages 134 to 155

ATTACHMENTS

Plans and Supporting Information

- Plans and Elevations 1 – 5
- Letter from architect 6 – 8
- Certificate of Title 9 – 14

Comments from Public Notification 15 – 16

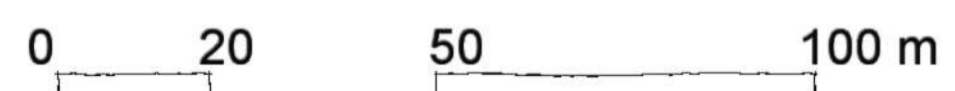
Applicant Response to Representations 17 – 19

State Heritage Advisor Report 20 – 22

This document is subject to copyright. Any reproduction of this document without the express written permission of the copyright owner will constitute an infringement of the Copyright Act 1968 (Cth).



Location Plan

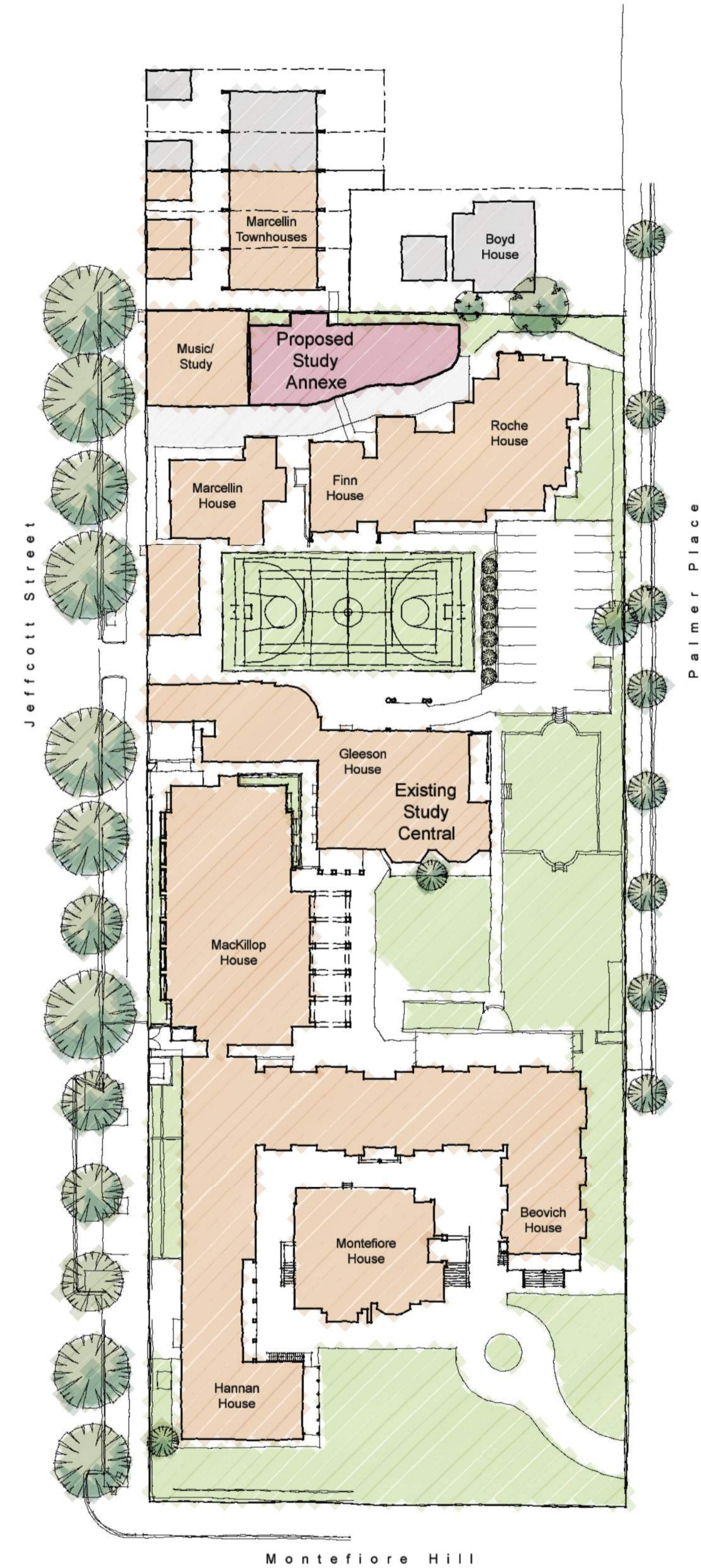


Scale

Aquinas College

1 Palmer Place North Adelaide

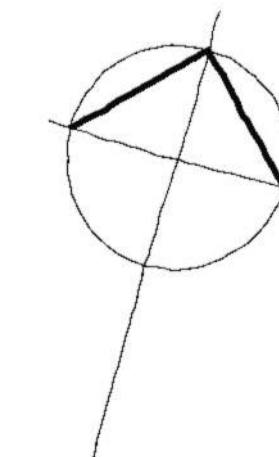
Proposed Study Annexe



Site Plan



Scale



2018 018
DA 01

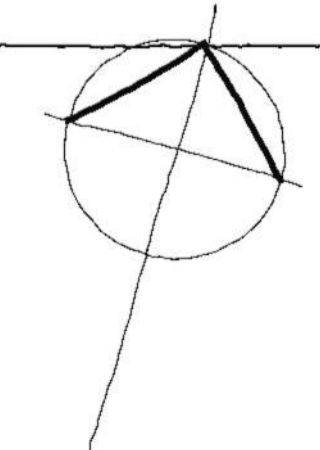
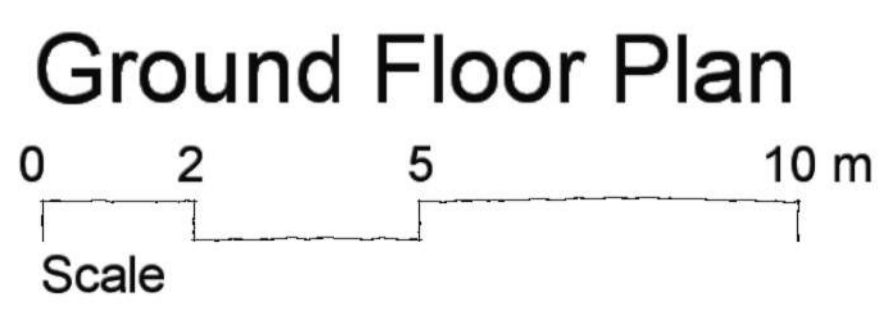
July 2019

BROWN FALCONER

28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au



Aquinas College
 1 Palmer Place North Adelaide
Proposed Study Annexe



2018 018
 DA 02

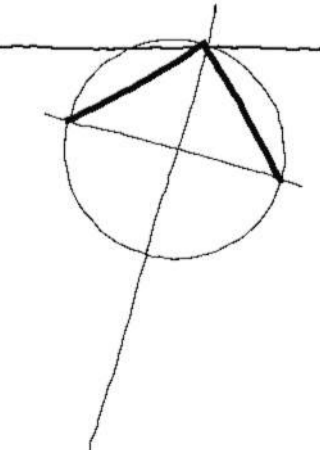
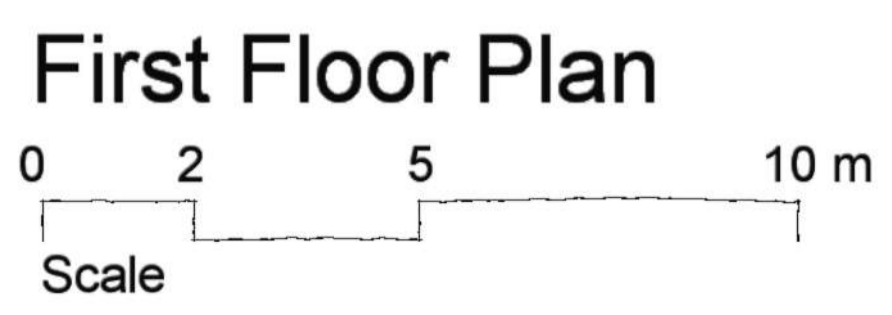
July 2019

BROWN FALCONER

28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au



Aquinas College
 1 Palmer Place North Adelaide
Proposed Study Annexe



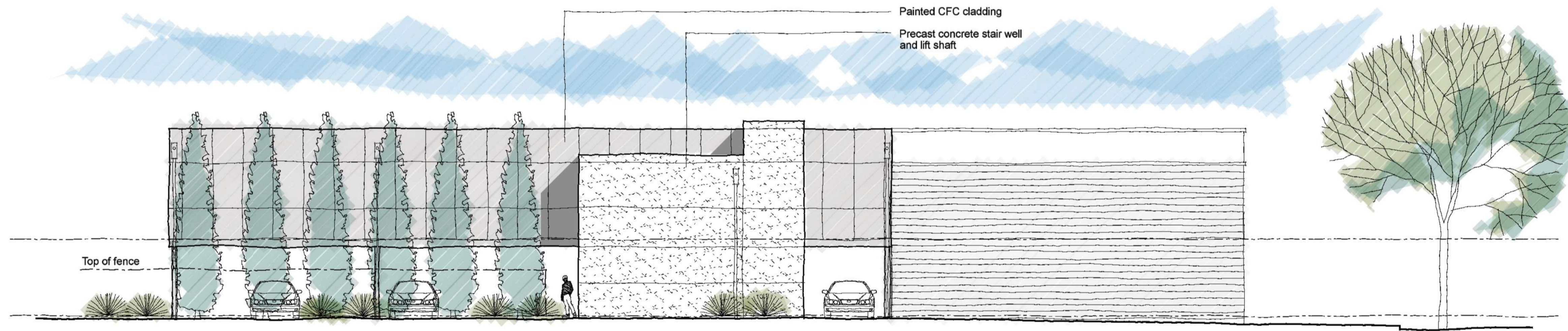
2018 018
 DA 03
 July 2019

**BROWN
 FALCONER**
 28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au

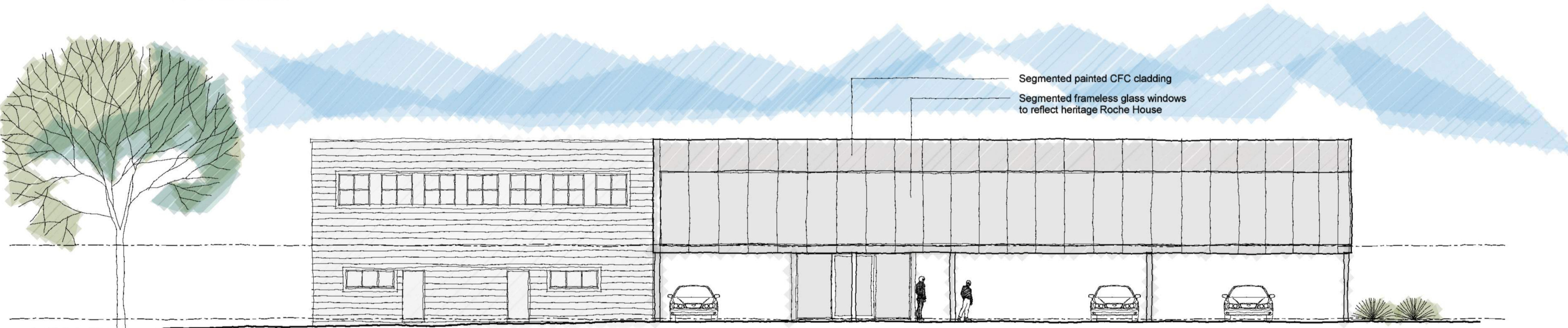


East Elevation (from Palmer Place)

East Elevation

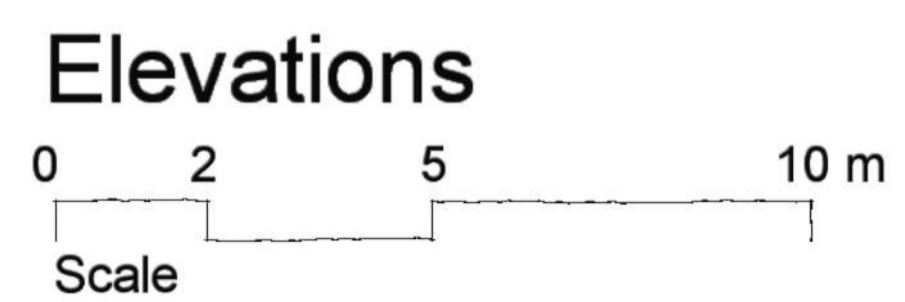


North Elevation



South Elevation

Aquinas College
 1 Palmer Place North Adelaide
Proposed Study Annexe



2018 018
DA 04

July 2019

**BROWN
 FALCONER**

28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au



View from Palmer Place



View from East



View from Next Door

Aquinas College
 1 Palmer Place North Adelaide
Proposed Study Annexe

Perspectives

2018 018
DA 05 REV A

September 2019

**BROWN
 FALCONER**

28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au

BROWN FALCONER

10 July 2019

Senior Planner – Development Assessment
 Planning Assessment
 City of Adelaide
 4th Floor 25 Pirie Street
 ADELAIDE SA 5000

Attention: Edouard Pool

Brown Falconer Group
 ABN 65 007 846 586
 brownfalconer.com.au

28 Chesser Street, Adelaide
 South Australia 5000
 Telephone 08 8203 5800
 Facsimile 08 8223 2440

9/300 Rokeby Road, Subiaco
 Western Australia 6008
 Telephone 08 6382 0303

**RE: PROPOSED STUDY ANNEXE
 AQUINAS COLLEGE NORTH ADELAIDE**

We hereby submit an application for Provisional Development Plan Consent under the Development Act 1993, for the above project.

Documents

We enclose the following documents for your attention:

- A completed Development Application Form,
- Drawings:
 - DA 01 Location & Site Plan
 - DA 02 Ground Floor Plan
 - DA 03 First Floor Plan
 - DA 04 Elevations
 - DA 05 Perspectives
- Copies of the Certificates of Title,

We can also forward the 'Sketch Up' 3D model of the building for your internal use as requested.

Can you please advise us immediately of the Application Fee?

We propose that the Construction Industry Training Board levy be paid at the time of the Building Rules Consent application.

The Proposal

The College is wishing to build upon the existing provision of communal study facilities (Study Central) which are currently based in the centre of the site on the ground floor of Gleeson House.

An opportunity to do this has presented itself following the recent removal of a transportable accommodation building and a shed outbuilding adjacent to Roche House at the northern end of the site.

The proposal is for a flexible open-plan Study Annexe at first floor level, accessible by lift and by stair.

BROOK FALCONER

The proposal will also increase the provision of parking on this part of the site from the previously informally arranged parking area which could accommodate 7 cars, to a formal 10-space car park at ground level. There is no proposed increase in student numbers.

The new building abuts the former squash courts, which are now disposed as a music room and gymnasium. The music room will remain, and the gym will be upgraded for another quiet study area at ground floor level.

It is proposed to extend the new Study Annexe through the squash courts building by constructing a new upper floor in that building, which will also provide access to a second, existing stair.

The new building optimizes the additional study floor area whilst at the same time maintaining a compatible setback of 4.0 m to the adjoining State Heritage Place Roche House, with a segmented façade of reflective glass. The colour of the proposed building is neutral grey tones so as not to detract from the adjacent heritage place.

The Site

The main Aquinas College site occupies 4 conjoined titles in North Adelaide:

- 1-10 Palmer Place; Montefiore House; CT5855/212 (a State Heritage Place),
- 19 Palmer Place; Gleeson House; CT 5740/660 (a Local Heritage Place),
- 44 Jeffcott Street; Marcellin House; CT 5855/313 (a Local Heritage Place), and
- 21-25 Palmer Place; Roche House; CT 727/106 (a State Heritage Place)

The proposal has been considered with regard to the principles and objectives of the Development Plan for the City of Adelaide.

Zoning

The Aquinas College campus is in the Carclew Policy Area 5. Within this area Aquinas College has a dedicated Principle of Development Control 12.

This proposal meets the objectives of this Principle as follows:

- (a) It is in accordance with Concept Plan Fig C5/1 which envisages built form of up to 3 levels on this part of the site,
- (b) The additional floor area does not exceed the plot ratio of 1.0 for the site,
- (c) (i) it is located in the area identified as ‘taller built form’,
 - (ii) it provides compatible setbacks to the adjoining residential allotment at 1.65 m setback from the adjoining allotment boundary, and State and Local Heritage Places at 4.0 m minimum distance from Roche House, and
 - (iii) although it encroaches on a 45 degree plane measured from a height 3 metres above natural ground level at the boundary, it has been designed with no windows on the north face so that there is no overlooking, and being to the south of the adjoining allotment there will be no overshadowing.

BROWN FALCONER

The proposal also meets the objective of Principle of Development Control 8 as the location maintains the prominence of the Heritage Places and visual integrity of the Palmer Place street frontage.

We trust the above and the enclosed are satisfactory. Please contact me should you require any clarification or additional information.

Yours Sincerely
for **BROWN FALCONER**



KEVIN PREECE
Director / Practice Manager

cc. Aquinas College; Rector, Brother Michael Green

Encl.



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Item No. 3.2 - Attachment 9

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5740 FOLIO 660 *

COST : \$25.75 (GST exempt)	PARENT TITLE : CT 1526/113
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131	DATE OF ISSUE : 03/03/2000
SEARCHED ON : 09/10/2013 AT : 15:02:59	EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

AQUINAS COLLEGE INC. OF 1 PALMER PLACE NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

TOWN ACRE 747 CITY OF ADELAIDE
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

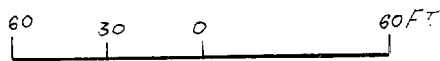
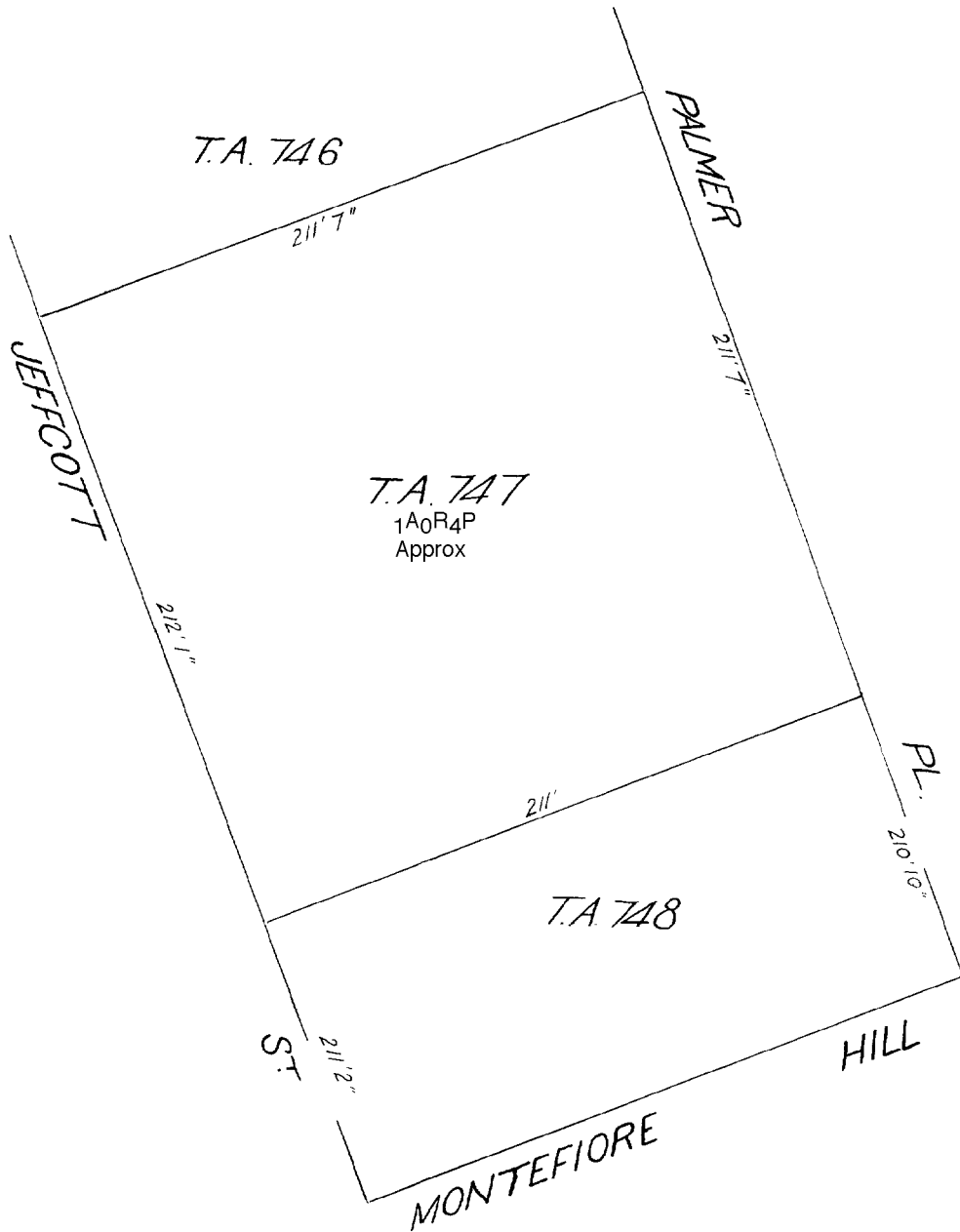
REGISTRAR-GENERAL'S NOTES

CONVERTED TITLE-WITH NEXT DEALING LODGE CT 1526/113

END OF TEXT.

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5740 FOLIO 660

SEARCH DATE : 09/10/2013 TIME: 15:02:59



FOR METRIC CONVERSION	
1 FOOT	= 0.3048 METRES
1 INCH	= 0.0254 METRES
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7m ²
1 PERCH	= 25.29 m ²



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Item No. 3.2 - Attachment 11

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5855 FOLIO 212 *

COST : \$25.00 (GST exempt)	PARENT TITLE : CT 727 /106
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : PUSH BOX NO : 000	DATE OF ISSUE : 14/09/2001
SEARCHED ON : 05/11/2012 AT : 11:24:59	EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

AQUINAS COLLEGE INC. OF 1 PALMER PLACE NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

ALLOTMENT 115 FILED PLAN 183387
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

TOGETHER WITH A RIGHT OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO
THE LAND MARKED X (TT 9170984)

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

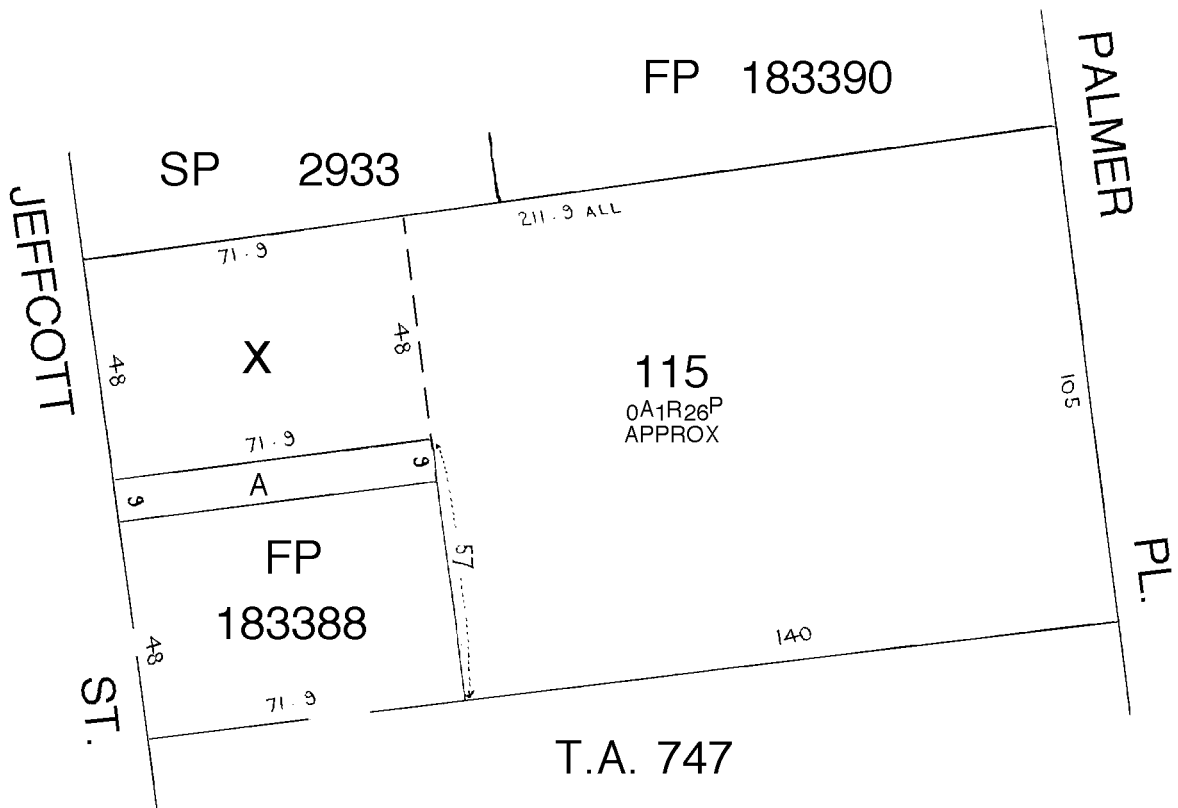
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 727/106
ON S.A. HERITAGE REGISTER VIDE GAZ 08/11/1984

END OF TEXT.

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5855 FOLIO 212

SEARCH DATE : 05/11/2012 TIME: 11:24:59

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 727/106
SEE TITLE TEXT FOR EASEMENT DETAILS



40 20 0 40 FEET

FOR METRIC CONVERSION	
1 FOOT	= 0.3048 METRES
1 INCH	= 0.0254 METRES
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Item No. 3.2 - Attachment 13

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5855 FOLIO 313 *

COST : \$25.75 (GST exempt)	PARENT TITLE : CT 3707/40
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131	DATE OF ISSUE : 17/09/2001
SEARCHED ON : 09/10/2013 AT : 15:02:29	EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

AQUINAS COLLEGE INC. OF 1 PALMER PLACE NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

ALLOTMENT 116 FILED PLAN 183388
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

SUBJECT TO A RIGHT OF WAY OVER THE LAND MARKED A (TT 9170984)

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

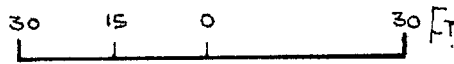
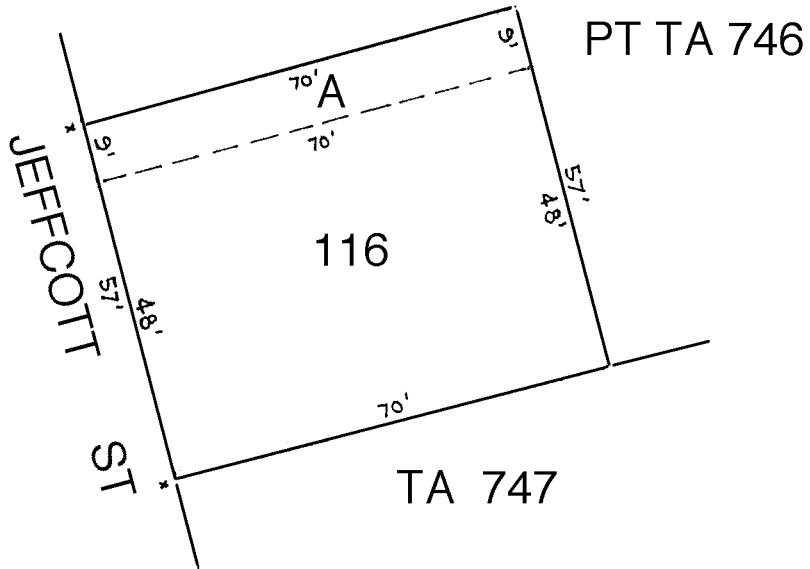
NIL

END OF TEXT.

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5855 FOLIO 313

SEARCH DATE : 09/10/2013 TIME: 15:02:29

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3707/40
SEE TITLE TEXT FOR EASEMENT DETAILS



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Jane Walkley
26 Palmer Place
North Adelaide SA 5006

PO BOX 167
North Adelaide SA 5006

Rebecca Rutschack
Manager, Planning Assessment
City of Adelaide
4th Floor 25 Pirie Street
ADELAIDE SA 5000
cityofadelaide.com.au/da

23 October 2019

Dear Rebecca,

**PROPOSED STUDY ANNEXE, AQUINAS COLLEGE, 1-25 PALMER PLACE, NORTH ADELAIDE
APPLICATION DA/489/2019**

I am writing regarding Aquinas College's proposal for a new Study Annexe on their North Adelaide site. As the owner and resident of the neighbouring property at 26 Palmer Place, North Adelaide, I have concerns about the impact of this proposal on the character of this significant area and on the amenity of my property.

The proposed development is envisaged to sit between my property, Walkley House, a highly significant example of modern 'International Style' built in 1956, to the design of Robin Boyd in collaboration with my father Gavin Walkley, and the College owned Roche House, an 1850s Regency-style mansion with later Italianate-style ornamentation. Both of these buildings are State Heritage Listed. Such buildings define the valued character of the area through high standards of design and materials, architectural articulation and detailing within generous landscaped settings.

In contrast to this, the proposed form of the Study Annexe is a single mass clad in painted CFC cladding and with frameless glass windows along one curved façade. The bulky form, which lacks articulation, along with the selected materials and applied finishes, does not appear to respond to either of the neighbouring buildings, nor does it complement the high standard of materials and finishes that characterise the area. The expression of the proposed building appears more commercial than domestic and does not respond to the traditions of university student accommodation, further detracting from the residential character of the precinct.

I am concerned about the dominance of the proposed raised building as viewed from my property and the negative impact it will have on the amenity and historic vistas we currently enjoy. The image labelled 'View from Next Door' demonstrates the visual dominance as well as the potential for overlooking in to our property, particularly to our front and side yards which are key private outdoor spaces.

Additionally, the proposal presents as infill development, which compromises the characteristic pattern of grand buildings set in landscaped grounds. While the subject site is currently a carpark, it helps to maintain this traditional built form pattern. Furthermore, the proposed development does not align with the established side set-back pattern that exists between State Heritage Listed Roche House, State Heritage Listed Walkley House and Local Heritage Place at 29 Palmer Place. In this sense, it is my opinion that the proposed development will change how this historic pattern is read from Palmer Place and hence the character of the streetscape.

As identified by the proponent, the proposal fails to satisfy Principle of Design 12 for the Policy Area in that it encroaches on a 45-degree plane measured from a height 3 metres above natural ground level at the boundary. It is my opinion that many of the abovementioned issues: bulk and visual dominance; interruption of built form pattern; potential overlooking issues, could be reduced if the proposed form was designed within the stipulated 45-degree plane described above. It may also provide a more sensitive transition of scale between the Walkley House and Roche House.


I also have concerns about acoustic privacy as the nature of planned activity within the proposed Study Annexe is unclear. The 'flexible open-plan' space would appear to lend itself to recreational activities, as well as communal study, which could generate greater levels of noise. Additionally, the covering of car parking spaces may have a negative impact in terms of acoustics, reflecting noise with potential disturbance to my property by people coming and going at all hours. There is also greater potential for car fumes to be concentrated and deflected in to my property.

In summary, I am of the opinion that the proposed development does not reinforce the established built form pattern and hence heritage values of the Policy Area and that it will negatively impact on the amenity of the streetscape and of my property. I am also concerned that the drawings do not provide critical dimensions relating to building height, setbacks or overall length. The apparent height of the development in relation to Walkley House as shown on the East Elevation is significantly higher than the 'View from Palmer Place' image indicates. While understanding that the view is a perspective, the view appears to diminish the impact of the mass and bulk of the proposal.

I do not support the proposal in its current form and request Council to seek a more contextual and sensitive design response that allows Aquinas College to meet their community needs whilst reinforcing the heritage values of the area.

I wish to make a verbal representation at Council's Development Assessment Panel.

Yours sincerely,



Jane Walkley

BROWN FALCONER

14 November 2019

Senior Planner – Development Assessment
 Planning Assessment
 City of Adelaide
 4th Floor 25 Pirie Street
 ADELAIDE SA 5000

Attention: Edouard Pool

Brown Falconer Group
 ABN 65 007 846 586
 brownfalconer.com.au

28 Chesser Street, Adelaide
 South Australia 5000
 Telephone 08 8203 5800
 Facsimile 08 8223 2440

9/300 Rokeby Road, Subiaco
 Western Australia 6008
 Telephone 08 6382 0303

Dear Edouard

**RE: PROPOSED STUDY ANNEXE
 AQUINAS COLLEGE NORTH ADELAIDE
 REFERENCE: DA/489/2019**

Thank you for forwarding the Representation from Public Notification received for the above Project. We hereby provide responses to the concerns raised.

Principles of Development Control

We preface our response with a reminder that the building meets the objectives of the City of Adelaide Development Plan Principles of Development Control with regard to height (built form of up to 3 levels is envisaged on this part of the site), plot ratio, compatible setbacks to the adjoining residential allotment and from State and Local Heritage Places, and maintains the prominence of the Heritage Places and visual integrity of the Palmer Place street frontage.

Scale

The representation is concerned that the building is of *“bulky form, which lacks articulation”*.

The building is not large. The City of Adelaide Development Plan Principles of Development Control allow for up to 3 stories on this part of the site. The building is a 2-storey building, significantly lower in height than the existing Roche House building on the site.

The segmented eastern and southern facades provide a form of unadorned articulation. The scale of the northern façade is visually broken down by the expressed joints in the cladding. The stair and lift walls are precast concrete, of different texture and colour to further break down the scale of the building.

BROWN FALCONER

Amenity

The representation is concerned that the building has “*visual dominance as well as the potential for overlooking into our property particularly to our front and side yards*”.

The building is set back from the northern boundary a distance which is consistent with the City of Adelaide Development Plan Principles of Development Control.

Deliberately there are no windows in the northern façade so there can be no overlooking into the side or rear yards of the neighbouring property. The building is behind the alignment of the rear of Walkley House, so there cannot be any overlooking into the front yard.

The stair and lift, which are closer to the boundary, are located beyond the alignment of the rear boundary of the Walkley property.

The existing mature pencil pines along the college’s northern boundary will also soften the appearance of the building.

The building is on the southern side of the Walkley House so there is no overshadowing.

The building does encroach on a 45 degree plane measured from a height 3 metres above natural ground level at the boundary, but for the reasons stated above we do not believe this has a detrimental impact on the amenity of the neighbour.

Use

The representation is concerned “*about acoustic privacy as the nature of planned activity within the proposed Study Annexe is unclear*”.

On behalf of the College, we clarify that the purpose of this building is purely for study purposes and not for recreational or social activities.

The northern wall of the building has no openings and will be of solid and insulated construction to minimize sound transmission.

Heritage

The representation is concerned that the building “*does not reinforce the established built form pattern and hence heritage values ... and amenity of the streetscape*”.

This was well considered during the design phase and in preliminary discussions with Council prior to making the application.

BROWN FALCONER

The proposal meets the objective of Principle of Development Control 8 as the location maintains the prominence of the Heritage Places and visual integrity of the Palmer Place street frontage.

The proposal is situated well back from the Palmer Place frontage and well behind the facades of the adjoining State Heritage Places Roche House on the Aquinas College Site and Walkley House on the adjoining site.

As can be seen from the images submitted with the application, the proposal cannot even be readily observed from Palmer Place except from a narrow corridor directly in front of the proposed building.

The meeting of this objective is clearly illustrated by the fact that the proposal has the support of Heritage SA.

We have incorporated changes to the design since the application was submitted which are in line with the recommendations made by Heritage SA to enhance adherence to this Principle. These are:

- use of non-reflective glass, and
- use a recessive external colour

to reduce the building's visual presence.

Attendance

We request that we be able to attend the meeting of the Council Assessment Panel on 25th November to make verbal response if required.

Please contact me should you require any clarification or additional information.

Yours Sincerely
for **BROWN FALCONER**



KEVIN PREECE
Director / Practice Manager

cc. Aquinas College; Rector, Brother Michael Green

**Heritage South Australia**Environment, Heritage and
Sustainability Division81-95
Waymouth Street
Adelaide SA 5000GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8124 4922

Fax: +61 8 8124 4980

www.environment.sa.gov.auRef: SH/11582D
Date: 13 November 2019Chief Executive Officer
City of Adelaide
GPO Box 2252
ADELAIDE SA 5001

Attention: Edouard Pool

Dear Mr Pool

DESCRIPTION: AQUINAS COLLEGE (FORMER DWELLINGS 'MONTEFIORE' AND 'ROCHE HOUSE' ONLY) – CONSTRUCT NEW STUDY ANNEXE WITH UNDERCROFT PARKING – AMENDED EXTERIOR PROPOSAL 30/09/19 – 1-25 PALMER PLACE, NORTH ADELAIDE

Application number: DA/489/19-A
 Referral received: 30/09/2019
 State heritage place: SH/11582—Aquinas College (former Dwellings 'Montefiore' and 'Roche House' only), 1-25 Palmer Place NORTH ADELAIDE
 SH/13515—Dwelling ('Walkley House') designed by Robin Boyd in the International Style, 26 Palmer Place NORTH ADELAIDE
 Documentation: As referred 16/07/2019, subject to amended exterior finishes (Brown Falconer Sheet DA 05 'Perspectives' revision A) referred 30/09/2019

The above application has been referred to the Minister for Environment and Water in accordance with Section 37 of the *Development Act 1993* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

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

- The proposed building footprint sits behind the main northern side elevation of Roche House and behind the southern side elevation of Walkley House. It will therefore not obstruct views of these side elevations either front-on or obliquely from Palmer Place.
- The new building's proximity to the north-western corner of Roche House does not affect elevations of high significance.
- The blank modular panelised northern elevation abutting the Walkley House allotment forms a visually and stylistically neutral backdrop to Walkley House,
- The building is set back from the common side boundary with the Walkley House, and its visual presence softened by the existing pencil pines on the subject land.
- The front boundary setback of approximately 22 metres will result in the building having little visual presence within the streetscape context of the two State heritage places. The dark, neutral colour and finish of the external cladding and the use of low-reflectivity glass will further assist in reducing its streetscape presence. Plantings shown to the east of the new building may provide a partial screening effect from Palmer Place.

Recommendation

A. The following condition/s should be incorporated into any consent or approval.

Condition 1: Samples of external materials, colours and finishes shall be submitted for approval by Council, in consultation with Heritage South Australia (Department for Environment and Water).

Reason for condition: External appearance supported in principle but not detailed in application.

B. The following advice is provided for the relevant planning authority's information.

Advice 1: It is recommended that Council apply relevant standard conditions of planning consent for the establishment and/or maintenance of plantings shown on the site plan (Brown Falconer sheet DA 02) including the existing pencil pines on the northern boundary and other plantings shown to the north and east of the proposed building. The indicated plantings will assist in the screening of views of the new building from the adjacent property (State heritage place SH/13515 Dwelling ('Walkley House') designed by Robin Boyd in the International Style) and from Palmer Place.

General notes

1. Should Council not adopt the above recommendation in full, it will be necessary to obtain the concurrence of the State Commission Assessment Panel before a decision is conveyed to the applicant.
2. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
3. To ensure a satisfactory heritage outcome, the relevant planning authority is requested to consult the Department for Environment and Water in finalising any conditions or reserved matters above.
4. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department for Environment and Water a copy of the Decision Notification.
5. The relevant planning authority is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.For further information, contact the Department for Environment and Water.
6. The relevant planning authority is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.
 - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

For any enquiries in relation to this application, I can be contacted on telephone 8124 4935 or e-mail peter.wells@sa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Wells', with a large, stylized initial 'P' and a horizontal flourish extending to the right.

Peter Wells
Principal Conservation Architect
DEPARTMENT FOR ENVIRONMENT AND WATER
as delegate of the
MINISTER FOR ENVIRONMENT AND WATER

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/11/2019

Item No	3.3
Address	6/35 Lefevre Terrace, North Adelaide SA 5006
Proposal	Install louvre roofed verandah between garage and dwelling (DA/727/2019, PC) [CAP]
Applicant	Yeltana P/L
Relevant Development Plan	25 July 2019
Lodgement Date	30 Sep 2019
Zone / Policy Area	North Adelaide Historic (Conservation) Zone – Lefevre Policy Area 7
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

• Plans and details	1 – 3
Comments from Public Notification	4 – 6
Applicant Response to Representations	7 – 8

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought for the installation of a louvred verandah at Unit 6 / 35 Lefevre Terrace, North Adelaide.
- 1.2 The verandah will be constructed from 200mm aluminium frame and louvre blades which are operable by remote control. The structure will be fixed using custom brackets to the underside of first floor balcony slab and roof of carport. The frame will be painted 'satin white.'
- 1.3 The verandah, otherwise known as a 'vergola' will span the 6m width of the allotment and project 2.4m from the balcony slab. It will have a clearance of 2.65m from the underside of the frame to ground and a clearance of approximately 950mm from the underside of the frame to the existing boundary fence.

2. DEVELOPMENT DATA

Not applicable to this application.

3. BACKGROUND

- 3.1 Approval was granted under DA/502/2019 for re-roofing and additional roofing of existing carport.

4. SITE

- 4.1 The subject site, known as 6/35 Lefevre Terrace is one of nine two-storey townhouses within a Strata Plan.
- 4.2 The townhouses abut one another, having party walls and common masonry fences on north and south boundaries. The subject site abuts two dwellings within the complex; Unit 5 to the south and Unit 7 to the north.
- 4.3 Unit 6 is located at the rear of the allotment and is accessible via a single storey carport. There is a small entry courtyard between the carport and the townhouse which is where the verandah is proposed to be installed.
- 4.4 A courtyard is located at the rear of the dwellings which constitutes the formal private open space.

5. LOCALITY

- 5.1 Given the nature of development, the locality is defined by the strata complex, with adjacent allotments considered for notification purposes.
- 5.2 The complex contains nine two-storey townhouses. Four of the townhouses have frontage to Lefevre Terrace, comprising of two groups of two which are separated by a common driveway. The remaining five dwellings are located at the rear of the allotment which share party wall rights with abutting townhouses.
- 5.3 The townhouses were constructed in 1981 and are relatively consistent in form and the internal floor layouts. Units 5-9 have a single storey carport/gate entry at the front of their allotments which are separate to the main dwelling. Formal courtyards/private open space are at the rear of the townhouses on the west boundary.
- 5.4 Vehicle access is gained by via shared driveway which is of a 'T' formation and accessible via Lefevre Terrace.



KEY



Subject Site



Local Heritage Place

NAH(C)7

Policy Area



State Heritage Place

PLZ

Zone



Policy Area Boundary

R

Representor(s)



Locality

Photo 1 – Subject site viewed from within the complex



Photo 2 – Subject land viewed from Lefevre Terrace



Photo 3 – Proposed location of louvered verandah viewed from 5/35 Lefevre Terrace



Photo 4 – View of inside of carport viewed from 5/35 Lefevre Terrace



6. **PUBLIC NOTIFICATION**

- 6.1 Please note: Category 2 representations are only 'valid' and taken into account if the representor has been directly notified in writing, by Council, of the development. Only valid Category 2 representations are afforded the opportunity to be heard by the Council Assessment Panel. This is in accordance with legislation and a resolution of Council on 27 June 2017.

Category of Notification	Category 2
Representations Received – 3	<ul style="list-style-type: none"> • Mr. Ian H Lloyd – 38-40 Lefevre Terrace, North Adelaide • Dr. Uma Prasad – 7/35 Lefevre Terrace, North Adelaide • Mr. I.R. Searles – 5/35 Lefevre Terrace, North Adelaide

SUMMARY OF REPRESENTATION	APPLICANT'S RESPONSE
<ul style="list-style-type: none"> • Restriction of airflow once the louvred verandah is installed. • Concern the louvres are to be remained closed at all times causing no air movement. • Due to the boxing in of the air we will also have an issue with the noise that will travel outwards instead of upwards. This would effectively cause a sound tunnel. • Smoke caused by bbq/cooking area can then only travel into adjacent properties due to restricted airflow. 	<ul style="list-style-type: none"> • The Louvretec frame has been specifically designed to sit above the garage roof keeping 3 sides open on the north, east and southern sides. • The Louvretec system allows blade rotation of up to 180 degrees allowing our client the ability to maximise ventilation and natural light. • The structure will be open on three sides and not be 'boxed in' as suggested • The Louvretec system is not sealed and will allow some airflow even when closed. • There are no infills between the fence height and our perimeter frame. • The 2 adjoining properties currently have trees and umbrellas that would impede airflow more than the proposed Louvretec structure. • The structure was approved by the strata.
<ul style="list-style-type: none"> • Privacy will also be an issue. The resident is also extending the patio area and increasing the current patio area. I believe that this might be a concern for me as people to look over our fence. 	<ul style="list-style-type: none"> • The Privacy will not be affected by the addition of the operable sun louvres with the patio size and heights are the same as the existing units so privacy unaffected.
<ul style="list-style-type: none"> • Change the look of the exterior look of the property. 	<ul style="list-style-type: none"> • This project has been specifically designed to suit the requirements laid out by the strata corp approvals.
<ul style="list-style-type: none"> • There is no proposed guttering or 	<ul style="list-style-type: none"> • Small roof 14.4 sq/m

<p>widening of the drainage pipes. With an increase of water, there is concern of runoff over the property boundary.</p> <ul style="list-style-type: none"> • During heavy rain the gutters and drainpipes overflow currently and further gathering of water could cause significant property damage. 	<ul style="list-style-type: none"> • Stormwater will be directed onto the garage roof keeping stormwater off the existing tiled and concreted areas helping prevent damage to neighbouring properties
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7. **REQUIRED EXTERNAL REFERRALS**

7.1 No external referrals required.

8. **SPECIALIST ADVICE**

8.1 No external referrals required.

9. DETAILED ASSESSMENT

9.1 Summary of Policy Area Objectives & Principles

Not relevant to application.

9.2 Summary of Zone Objectives & Principles

Not relevant to application.

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
LOW SCALE RESIDENTIAL DEVELOPMENT		
Daylight & Sunlight O15 P25-28	<ul style="list-style-type: none"> Verandah will not impact light to POS which is sited at the rear of the townhouses. While the structure will have some shadow impact on townhouse to the south, the operable nature of the verandah will still maintain access to light/ventilation. 	✓
ENVIRONMENTAL		
Micro climate and sunlight P119-121	<ul style="list-style-type: none"> See Detailed Discussion 9.4. 	✓
Stormwater management P131	<ul style="list-style-type: none"> Drainage water collected from the verandah will flow to roof of carport and connect to existing stormwater system. Achieved. 	✓
Landscape Open Space P177	<ul style="list-style-type: none"> Given louvered verandahs are operable and able to maintain ability for landscaping, it is considered the proposal does not impact existing LOS. 	-
Materials, Colours & Finishes P187-188	<ul style="list-style-type: none"> The structure will not be visible from public view. Satin white colour selection is considered to appropriately integrate with existing built form. 	✓

9.4 **Detailed Discussion**

This development proposal seeks to install a 6m x 2.4m aluminium louvred verandah (vergola) at 6/35 Lefevre Terrace, North Adelaide.

The proposal is considered to be relatively minor in nature, with the exception of it being installed on both north and south boundaries. It is proposed to be installed via custom brackets to the balcony slab and the roof of existing carport. The verandah system will maintain a clearance of 2.65m from the underside of the frame to the ground.

The representors have raised number of concerns around the perceived impacts to airflow that may arise from the installation of the verandah. Whilst these concerns are acknowledged, it should be noted that the abutting carports are not fully enclosed with the roof structure raised above and supported by 1.7m masonry fencing as seen in Figures 1 and 2.



Figure 1 – Existing carport showing of raised roof construction

The structure proposed comprises of operable louvres, whereby the unit is motorised to open and close by a remote control. As stated above, the structure will be installed with a clearance of 2.65m from to the ground. Therefore, even when the louvres are closed, there will be approximately 950mm of open space between the structure and existing masonry fence, allowing for airflow to be maintained. Therefore, the proposed development in is considered to appropriately respond to micro-climatic impacts such as shadowing and wind, thus satisfying CW PDC119-121.



Figure 2 – Existing open space above existing masonry fence

9.5 **Conclusion**

This application proposes the installation of a louvered verandah to front courtyard at 6/35 Lefevre Terrace, North Adelaide.

The proposal is considered acceptable for the following key reasons:

- The development is an operable louvered verandah, which is appropriately sited to mitigate micro-climatic impacts in accordance with CW PDC119-121;
- The proposal will result in minimal shadowing impacts and will satisfy Council Wide PDC 27;
- Stormwater collected from the structure will be collected and directed to existing stormwater system, as not impact adjoining owners, satisfying CW PDC131;
- It will have no impact on the quantitative requirements for low scale development.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan.

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

10. **RECOMMENDATION**

That the development, the subject of the application from Yeltana P/L to install louvre roofed verandah between garage and dwelling at 6/35 Lefevre Terrace, North Adelaide SA 5006 as shown on plans designated DA/727/2019:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**
 - **Ground floor plan – Proposed operable sun louvres – designated DA/727/2019**
 - **Pergolas of Distinction – LouvreTec Sun Louvres – Plans, Elevations and Details – Drawing No. 1 – Issue A – Dated 11 July 2019****to the reasonable satisfaction of the Council except where varied by conditions below (if any).**

Reason: To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. **The applicant or the person having the benefit of this consent shall ensure that all storm water run off from the development herein approved is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Council.**

Reason: To ensure that stormwater runoff does not have an adverse impact upon the public realm.

Advices

1. **Commencement and Completion**

Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of the building work on the site and any other relevant stages as specified in the attached "Notice to Council". To notify Council, contact City Planning via d.planner@cityofadelaide.com.au or phone 8203 7185.

2. **Building Consent for Approval**

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

3. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

Item No. 3.3 – Attachments 1 – 8 (6/35 Lefevre Terrace, North Adelaide SA 5006)

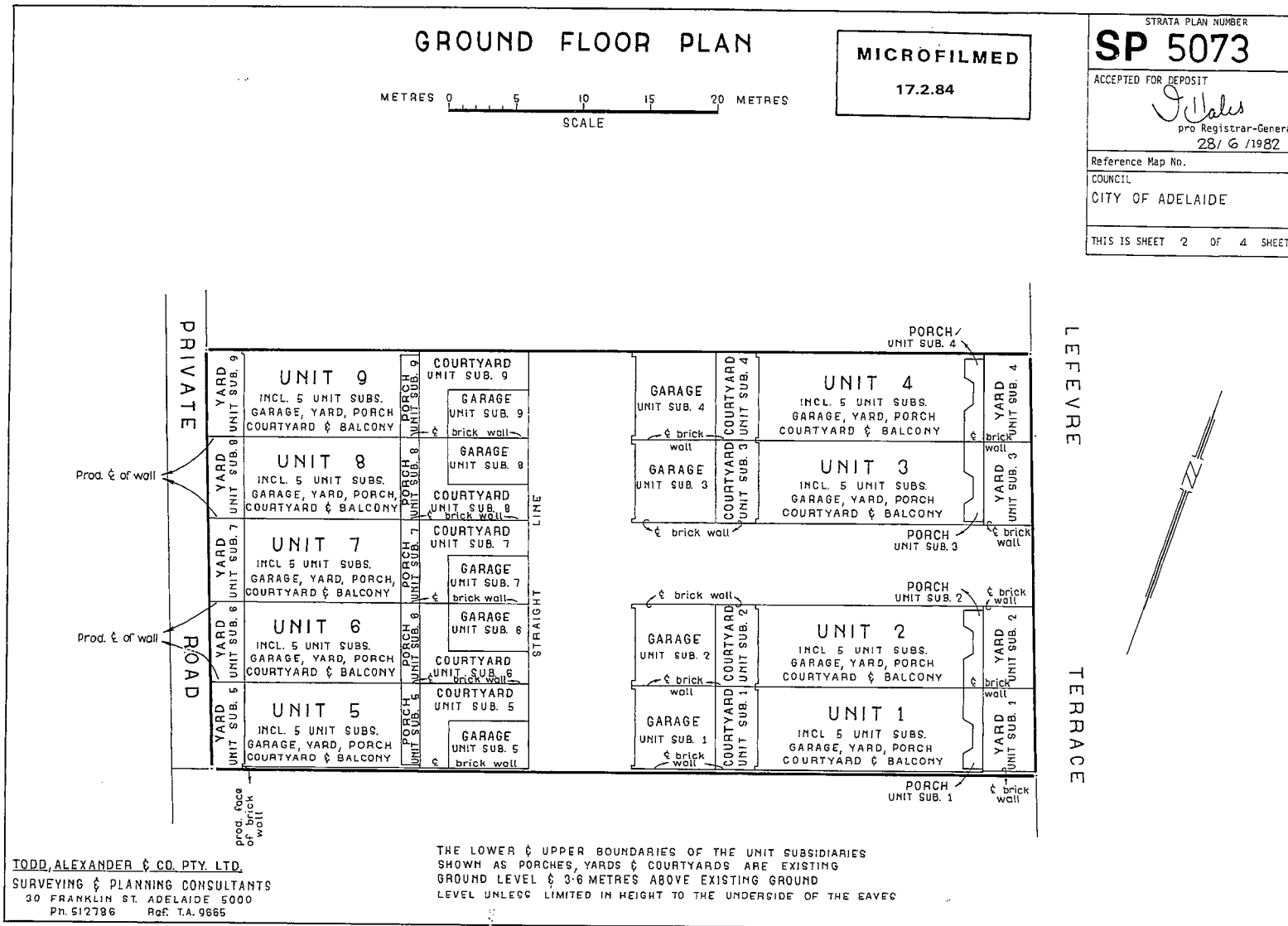
Pages 169 to 176

ATTACHMENTS

Plans and Supporting Information

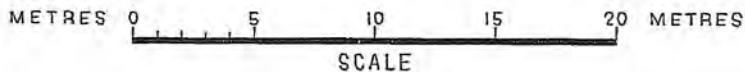
• Plans and details	1 – 3
Comments from Public Notification	4 – 6
Applicant Response to Representations	7 – 8

This document is subject to copyright. Any reproduction of this document without the express written permission of the copyright owner will constitute an infringement of the Copyright Act 1968 (Cth).

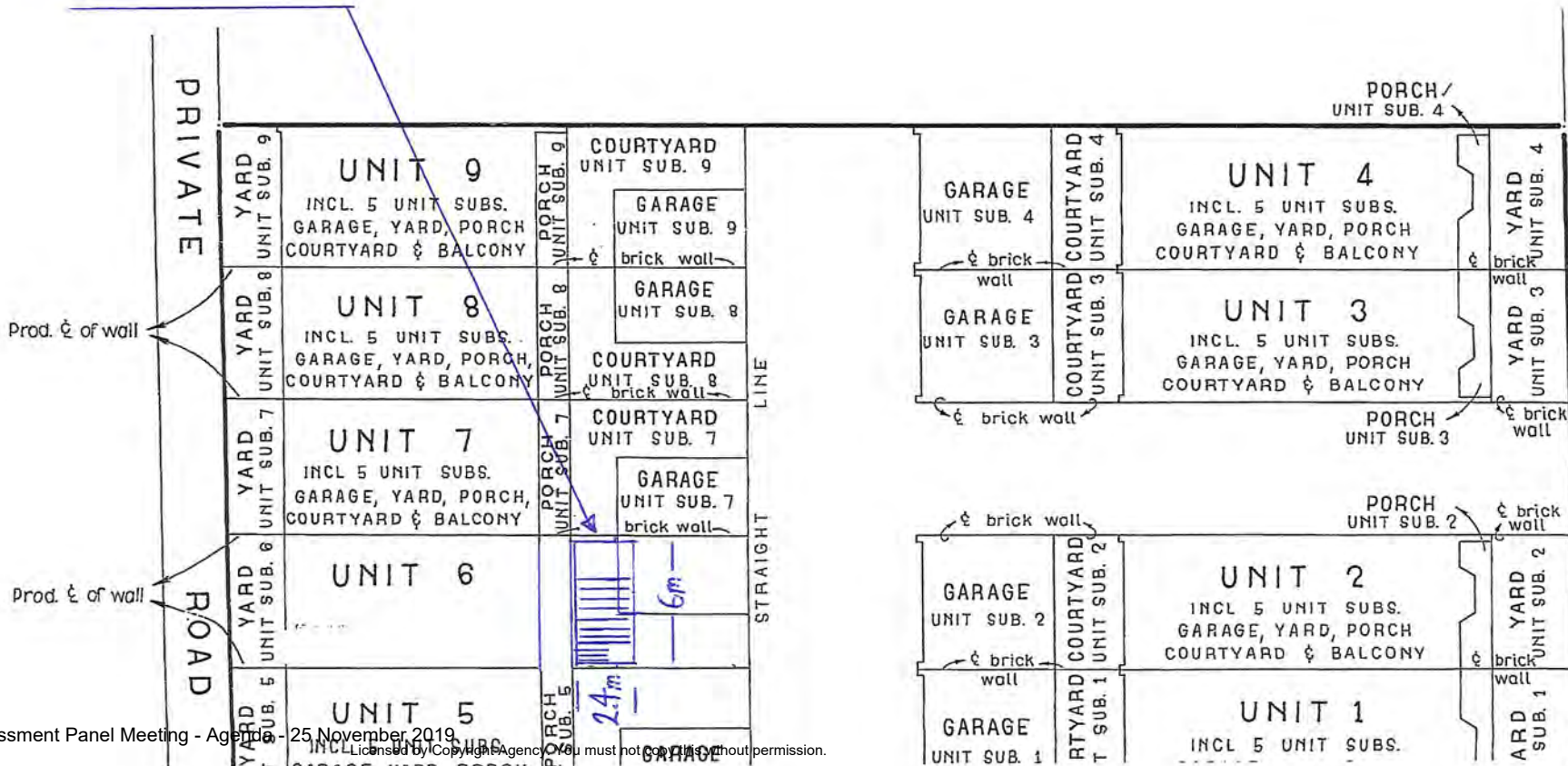


GROUND FLOOR PLAN

MICROFILMED
17.2.84

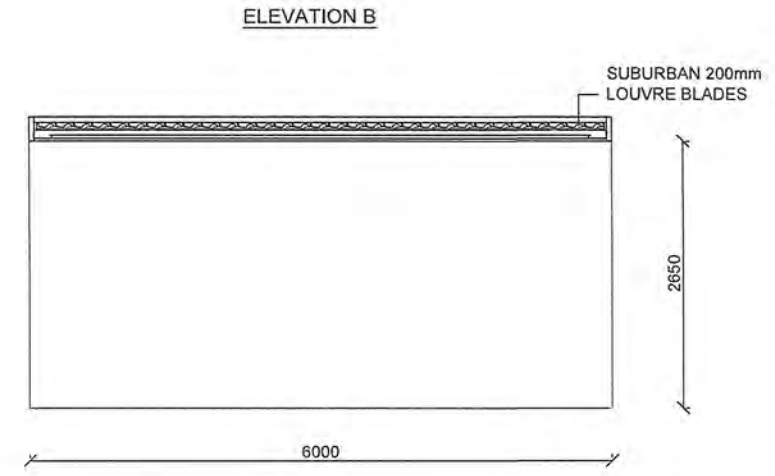
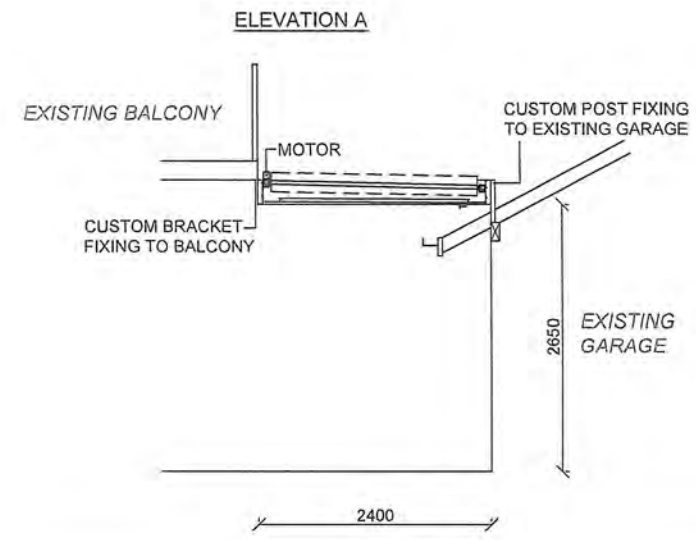
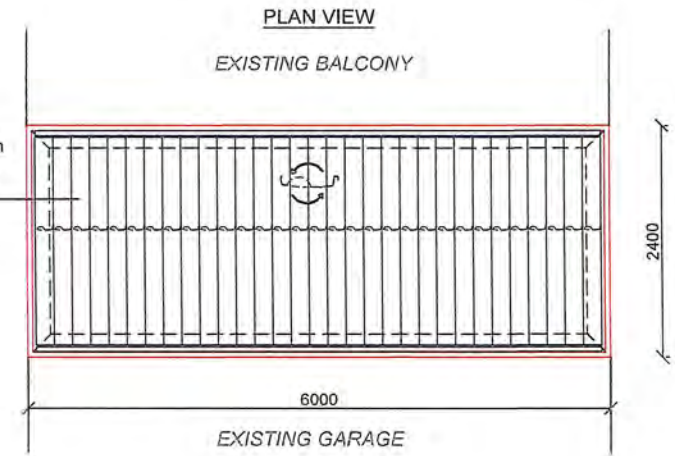


*Proposed
- Operable Sun Louvers*



DRAFT

FRAMING MEMBERS	
FRAME	250 X 50
POSTS	CUSTOM BRACKETS
MATERIALS & FINISHED	
LOUVRETEC ALUMINIUM BOX FRAME	
FRAME	TBA
ROOFING	200mm SUBURBAN - SATIN WHITE
FLASHINGS	TBA
FASTENERS	ALL TO BE GALVANISED
SOMFY 240V AUTOMATION & REMOTE CONTROL	
NO CHANGES TO EXISTING GROUND LEVELS	



PERGOLAS OF DISTINCTION
 22 Delray Ave
 Holden Hill, 5088
 South Australia
 Ph: 8395 4500

CLIENT:
 P. GOUSCOS

LOCATION:
 6 / 35 LEFEVRE TCE, NORTH ADELAIDE

NOTES:
 LOUVRETEC SUN LOUVRES

DATE: 11-JULY-2019
 SCALE: 1:100 (A3)
 JOB NAME: GOUSCOS
 DRAWING NO.: 1 ISSUE: A

Dr. Uma Prasad
7/35 Le Fever Tce
North Adelaide SA 5006

Friday, 1 November 2019

Dear Mr. Chrysostomou,

Re: DA/727/2019 6/35 Le Fever Tce North Adelaide SA 5006

I write in reference to the application for the above-mentioned dwelling located in North Adelaide.

We are the adjoining property and I believe that this proposal will cause significant issues as follows:

- The main concern is the lack of quality airflow once the louvred verandah is installed. I believe from previous meetings with the owner that he intends to make it an outdoor area and keep the roofed area closed as all times. With the sealing of his garage which currently is opened and allows air through it will box the property in causing no air movement.
- Due to the boxing in of the air we will also have an issue with the noise that will travel outwards instead of upwards. This would effectively cause a sound tunnel into our property and the neighbouring property being 5/35 Le Fever Tce North Adelaide SA 5006.
- Smoke caused by his bbq/cooking area can then only travel into our property as again no airflow.
- Privacy will also be an issue. The resident is also extending the patio area and increasing the current patio area. I believe that this might be a concern for me as people to look over our fence.
- I believe it will also change the look of the exterior look of the property.
- Final concern is the flow of water during a wet weather event. There is no proposed guttering or widening of the drainage pipes. With an increase of water, I am worried of the overflow into my property. During heavy rain the gutters and drainpipes overflow currently and further gathering of water could cause significant property damage.

At this point we would reject to the installation of this, I believe that it would be a significant issue. Even if the resident agreed to keep the louvre open, we couldn't enforce him to do so on wet/dry/hot or any weather period if he is entertaining or whilst he was cooking.

He also wouldn't be allowed to install an extraction fan outside as this would be against the Strata rules and regulations.

I believe he has already been approved to have his roof enclosed and I believe that is enough.

Regards,

Dr. U. Prasad

**PO Box 1038
Nth Adelaide SA 5006**

**Rebecca Rutschack
Manager – Planning Assessment
City Of Adelaide
25 Pirie Street
Adelaide SA 5001**

Dear Ms Rutschack

Re: DA/727/2019. 6/35 Lefevre Terrace North Adelaide SA 5006

**This development was approved by the Corporation at a special meeting on
2.1.7/2019, but subject to building approval by the Adelaide City Council.**

The only issue is that the structure should not impede the airflow between the house proper and the new extended roof structure currently approved for this property in relation to the Building Act.

Your Mr Chrysostomou was made aware of this with regards the above issue for clarification before approval.

Yours sincerely



Mrs I.R Searles

**Unit 5/35 Lefevre Terrace
North Adelaide SA 5006**

P O Box 87

North Adelaide, 5006

8/11/19

To - Planning Assessment.

Your reference DA/727/2019

I acknowledge your letter of 30th October 2019 with the above reference.

In my opinion the proposal could restrict the airflow between the unit and the garage roof and thus create concerns under the Building Act.

I do not wish to make a verbal representation.

Yours faithfully

Ian H Lloyd



Application: DA/727/2019

Address: 6/35 Lefevre Terrace, NORTH ADELAIDE, SA 5006

To Whom it May Concern,

Regarding the representations to DA/727/2019 we would like to put forward the following response regarding the Louvretec roof that was approved by the strata corp

Issues Raised

Airflow

- The Louvretec frame has been specifically designed to sit above the garage roof keeping 3 sides open on the north, east and southern sides
- The structure will be open on three sides and not be 'boxed in' as suggested
- The Louvretec system is not sealed and will allow some airflow even when closed.
- There are no infills between the fence height and our perimeter frame.
- The 2 adjoining properties currently have trees and umbrellas that would impede airflow more than the proposed Louvretec structure.
- The structure was approved by the strata.

Privacy

- The Privacy will not be affected by the addition of the operable sun louvres
- The Patio size and heights are the same as the existing units so privacy unaffected

Stormwater

- Small roof 14.4 sq/m
- Stormwater will be directed onto the garage roof keeping stormwater off the existing tiled and concreted areas helping prevent damage to neighboring properties
- FYI - Water is currently entering #6 from adjoining properties during heavy rainfalls

PARTNERS

LOUVRETEC MARKILUX RENSON EVAYA CORRADI

VOGUE REVOLUTION PROFORM
City of Adelaide Council Assessment Panel Meeting Agenda - 25 November 2019
Licensed by Copyright Agency. You must not copy this without permission.

ABN. 76 145 000 540

BLD No. 278 900

Benefits

- The Louvretec system allows blade rotation of up to 180 degrees allowing our client the ability to maximise ventilation and natural light
- Sun and Weather protection
- Energy Efficient leading to minimized heating and cooling costs
- Manufactured from high grade aluminium and marine Grade stainless steel so no ongoing maintenance required

Louvretec is the market leader in providing high quality louvered systems to compliment the current building while allowing our client control of the elements. We have never encountered any issues with ventilation, airflow or stormwater runoff from the numerous installations we have completed around the state both residentially and commercially.

This project has been specifically designed to suit the requirements laid out by the strata corp approvals previously emailed through

If you have any questions, please do not hesitate to get in touch

Regards

Jeremy Whyte

Director

PARTNERS

LOUVRETEC MARKILUX RENSON EVAYA CORRADI

VOGUE REVOLUTION PROLINE
City of Adelaide Council Assessment Panel Meeting Agenda - 25 November 2019
Licensed by Copyright Agency. You must not copy this without permission.

ABN. 76 145 000 540

BLD No. 278 900

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/11/2019

Item No	3.4
Address	Various locations throughout Adelaide
Proposal	Change in content of advertising display on payphones at various locations
Applicant	JCDecaux
Relevant Development Plan	7 June 2018
Lodgement Date	Applications lodged between 22 June and 21 November 2018
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Request by Panel
Recommendation	That the Panel delegate determination of the various applications as detailed in Attachments 3-9 to the Assessment Manager, Planning Assessment

ATTACHMENTS

Plans and Supporting Information

- | | |
|----------------------------------------------------------|---------|
| • Map of locations | 1 |
| • Zoomed map | 2 |
| • Table of applications proposed for determination | 3 – 9 |
| • General information in relation to Smart Hub payphones | 10 – 14 |
-

PERSONS SPEAKING BEFORE THE PANEL

Nil

1. DESCRIPTION OF PROPOSALS

- 1.1 Development approval is sought for the change in the nature of advertising content to new Telstra payphones being installed in various locations throughout the City.
- 1.2 The sign component of these new payphones includes a 75" LED display on the back of the payphone.
- 1.3 These LED screens will change advertising displays every 45 seconds.

2. DEVELOPMENT DATA

Not applicable to this application.

3. BACKGROUND

- 3.1 Mid 2018, Council was approached by Ekistics planning consultants to discuss a proposal on behalf of Telstra, who are partnering with JCDecaux, to install new payphones throughout Australia. Telstra are seeking to replace existing payphones with new Smart Hub payphones throughout the city, incorporating 3rd party advertising LED displays to each of the payphones.
- 3.2 The installation of payphones is covered by Commonwealth legislation. Telstra is able to install, operate and maintain payphones as 'low impact facilities' (LIF) without the need to seek state or local government planning approvals under the *Telecommunications Act 1997 (Cth)* and *Telecommunications (Low-Impact Facilities) Determination 2018*. Installation of public payphones do not need development approval providing they are:
 - (a) used solely for carriage and content services; and
 - (b) not designed for other uses (for example, as a vending machine); and
 - (c) not fitted with devices or facilities for other uses; and
 - (d) not used to display commercial advertising other than advertising related to the supply of standard telephone services.
- 3.4 In essence, this means that Telstra can install public payphones, displaying Telstra service and products, without the need to seek development approval.
- 3.5 However Telstra are seeking to install non-Telstra related 3rd party advertising displays in place of Telstra related advertising displays. This means the proposal is not exempt from seeking development approval for 3rd party advertising. The applicant will be required to seek a Local Government Section 222 permit from Council as they are creating a revenue stream by installing 3rd party advertising on the payphones.
- 3.6 At its meeting on 18 June 2018, the Council Assessment Panel (CAP) determined to "call in" some of the initial applications received.
- 3.7 On 21 January 2019, the Administration tabled a report to the CAP seeking that determination of each of the applications be delegated to the Manager, Planning Assessment.
- 3.8 The CAP did not agree with the recommendation and resolved that all the applications will be determined by the CAP.
- 3.9 One application (located adjacent 157 Grote Street, DA/521/2018) was granted consent by the CAP on 11 February 2019. This was on the basis that Council's traffic team were comfortable with this particular installation.
- 3.10 The remaining applications were not progressed as there were concerns regarding impact on traffic safety.

- 3.11 Council also became aware that the Department of Planning, Transport and Infrastructure (DPTI) had concerns with some of the installations on their roads. It was considered prudent to place the applications on hold and allow negotiations to take place between all parties.
- 3.12 The applicant has been working through these issues and have agreed to alter the dwell time from 10 seconds (as originally proposed) to 45 seconds, as well as alter the siting to make it acceptable within the public realm. The applicant engaged with Council's traffic team to work through some of the issues raised with applications lodged with Council.
- 3.13 At its last meeting the CAP granted approval to an additional three sites being:
- Adjacent, 118 King William Street, Adelaide (DA/454/2018)
 - Adjacent, 41 Grenfell Street, Adelaide (DA/507/2018)
 - Adjacent, 202 Rundle Street, Adelaide (DA/474/2018)

At this meeting, the Administration questioned if the current Panel members would be open to delegating determination of the remaining applications to staff, given the applications had been modified to meet Council's traffic concerns.

It was recommended that a new report be tabled at the next meeting providing further information on the remaining applications to allow the Panel the opportunity to review the list and potentially 'uncall' any they were comfortable with. This would allow the Administration to determine the applications under delegation.

4. SITES

- 4.1 The payphones and signs will be installed in various locations within the city.
- 4.2 Each payphone will be sited in the public realm (see attached map for each of the proposed locations).

5. LOCALITY

- 5.1 The locality for each of the proposals is varied however, they are generally in footpath areas that are well trafficked and in similar, if not identical, locations to existing payphone installations.

Photo 1 – Photo of approved and installed Smart Hub payphone in Grote Street

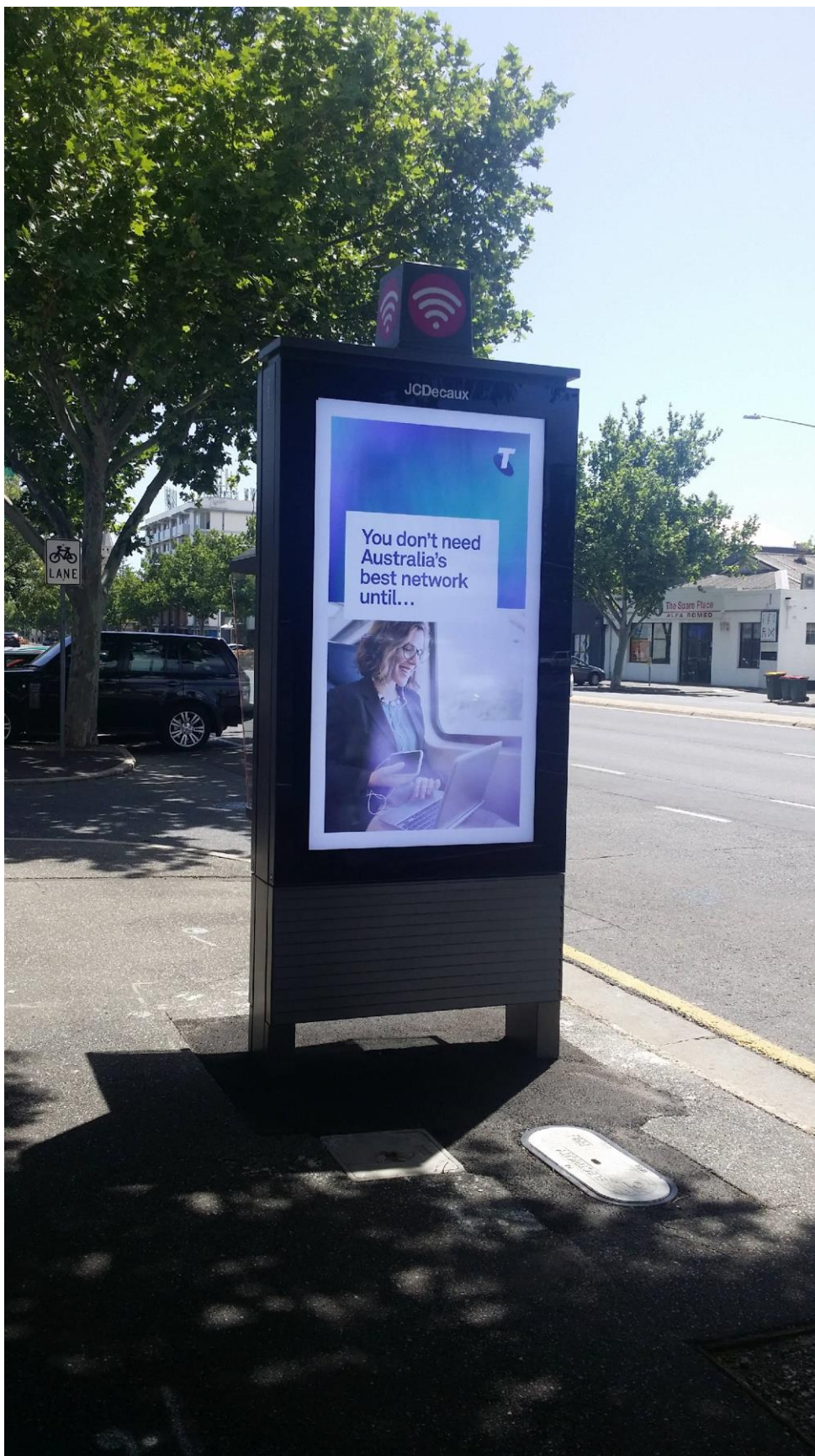


Photo 2 – Reverse side of the Smart Hub payphone installation



6. PUBLIC NOTIFICATION

- 6.1 All of the applications are a Category 1 form of development therefore no public notification is required.

7. REQUIRED EXTERNAL REFERRALS

- 7.1 No external referrals required for the sites the subject of this report. Any that the Administration deem require a referral to Heritage SA will form the part of a separate report.

8. SPECIALIST ADVICE

8.1 Legal Advice

The Administration sought legal advice in relation to the role for planning assessment in determining these applications, given the payphones and Telstra related advertising can be installed without planning approval.

In summary, this legal advice concludes that the planning assessment is limited to the change from Telstra-related advertising to non-Telstra related advertising. Matters such as size of payphones, orientation and siting are not to be considered.

As Telstra are creating a revenue stream by installing 3rd party advertising on the payphones, the installation of each will require a Local Government Act S222 permit. Matters such as placement, scale and impacts of the Smart Hubs can be negotiated via the permits process.

8.2 Traffic and Infrastructure

Whilst this assessment relates to the change in advertising only, each of the applications has been assessed by Council's Traffic team in conjunction with the applicant. Only the applications Council's Traffic team are satisfied with are included in this report.

9. Summary and Conclusion

Telstra are seeking to replace existing payphones within the City of Adelaide. The new Smart Hub payphones will also include non-Telstra related 3rd party advertising. This advertising means that the installation does not meet the LIF legislation and therefore development approval is required.

The Administration sought legal advice as to how the assessment and determination of the planning merits of each of the applications should be approached. In summary, this advice indicated that there is likely to be negligible, if any, difference from a planning perspective between the two types of advertising and that it would be difficult to conceive of any relevant planning basis on which the applications could be refused.

As Telstra are creating a revenue stream by installing 3rd party advertising on the payphones, the installation of each will require a Section 222 permit. Matters such as appropriate location, rotation etc. can be dealt with through the permits area of Council.

Whilst Section 222 permits have not yet been granted, for the purpose of assessment of the development applications, the installation of the booth are not 'hypothetical'. This is because the booths can be installed without Council Consent if no 3rd party advertising is proposed. It is only the conversion to non-Telstra advertising that triggers the requirement for a Section 222 permit.

In the event that an individual report is required for each site, this would equate to approximately six hours per report, with 27 individual sites, totalling 162 hours of the Administration's time.

Given the Panel would have little to assess in the way of the planning merits of each of these applications, it is recommended that the Panel delegate determination of the various applications to the Assessment Manager, Planning Assessment.

10. RECOMMENDATION

The City of Adelaide Council Assessment Panel delegates determination of the 27 applications detailed in Attachments 3-9 (Item 3.4 on the Agenda for the meeting of the City of Adelaide Council Assessment Panel held on 25 November 2019) for the change in content of advertising displays on Telstra payphones at various locations throughout Adelaide to the Assessment Manager, Planning Assessment.

Item No. 3.4 – Attachments 1 – 14 (Various locations throughout Adelaide)

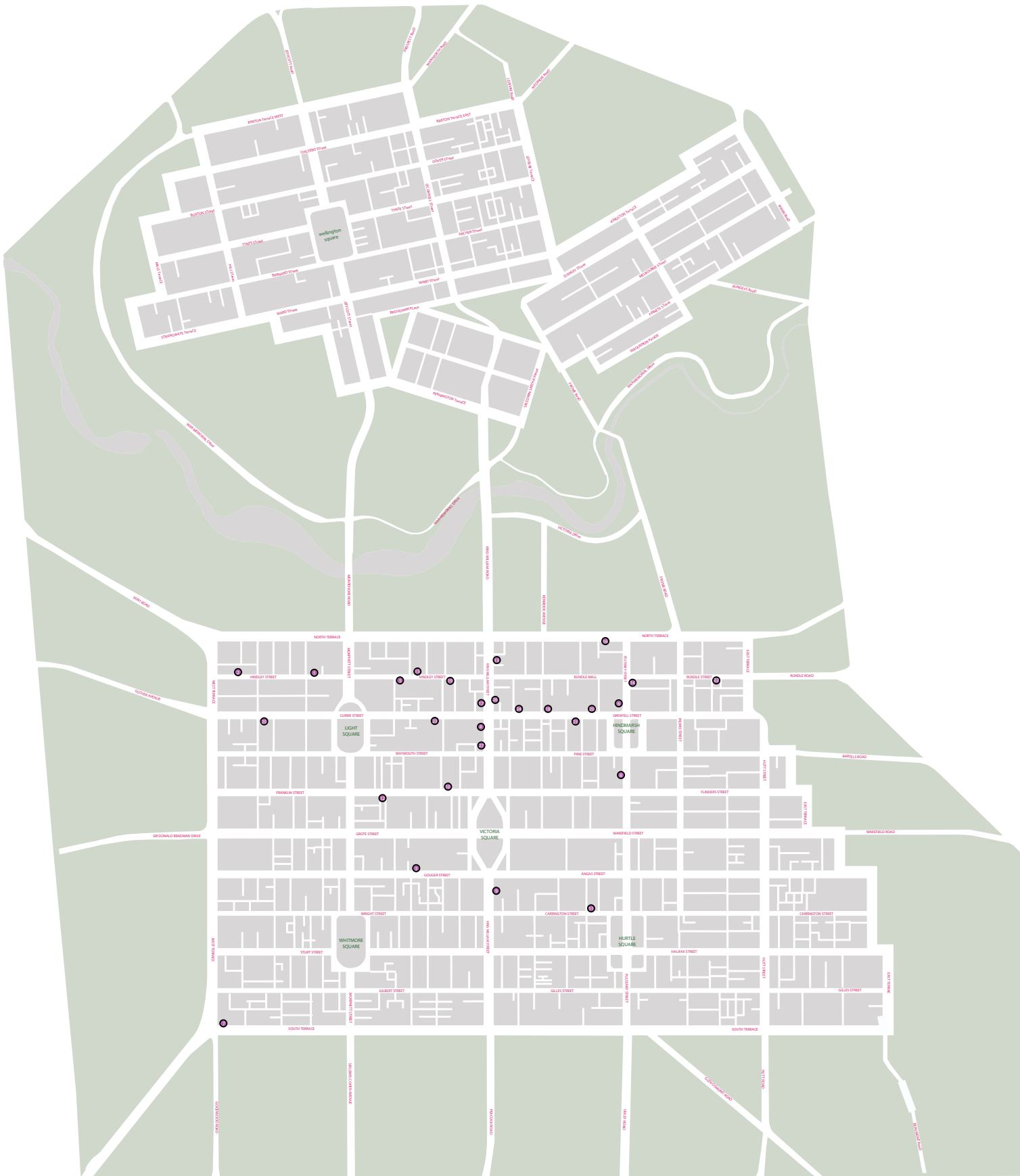
Pages 185 to 198

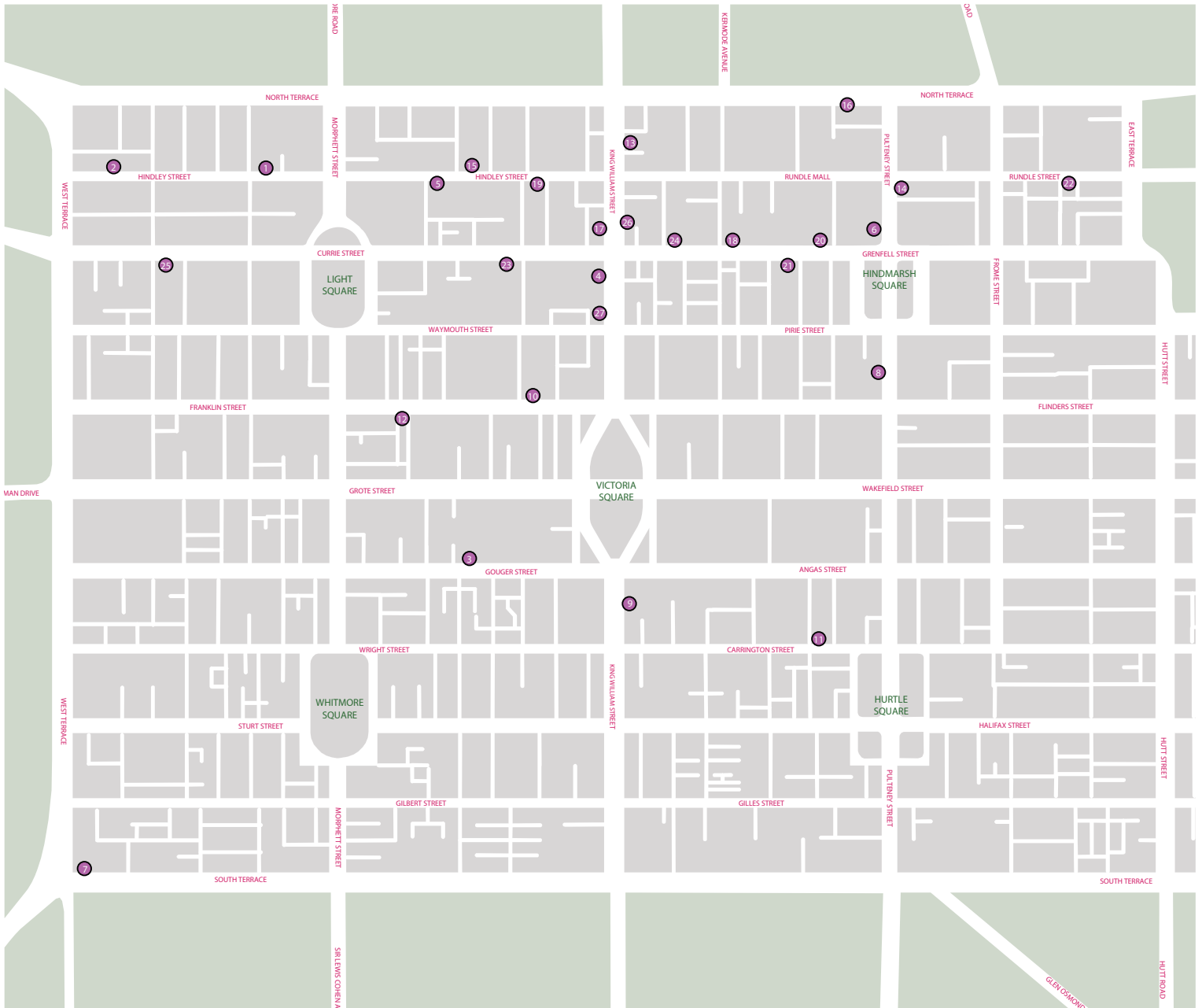
ATTACHMENTS

Plans and Supporting Information

- Map of locations 1
- Zoomed map 2
- Table of applications proposed for determination 3 – 9
- General information in relation to Smart Hub payphones 10 – 14

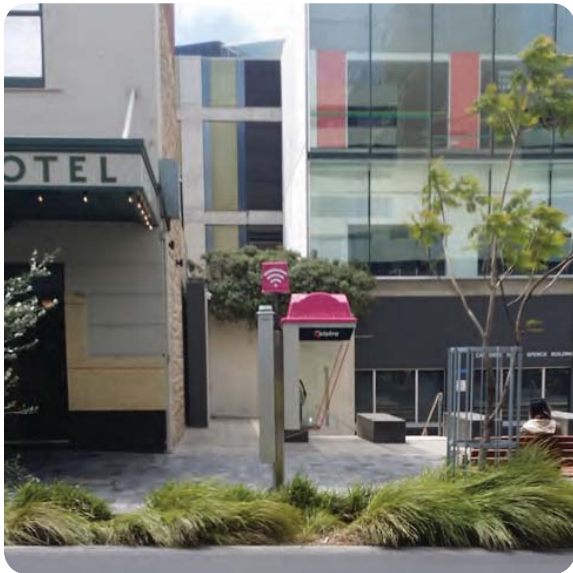
This document is subject to copyright. Any reproduction of this document without the express written permission of the copyright owner will constitute an infringement of the Copyright Act 1968 (Cth).





1

address	208 Hindley Street, Adelaide
reference	DA/417/2018
zone	Capital City Zone



2

address	302 Hindley Street, Adelaide
reference	DA/412/2018
zone	Capital City Zone



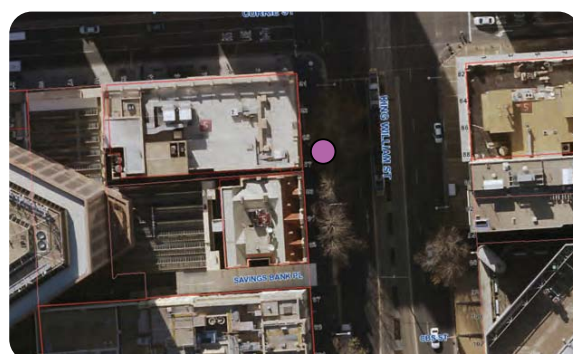
3

address	64 Gouger Street, Adelaide
reference	DA/523/2018
zone	Capital City Zone



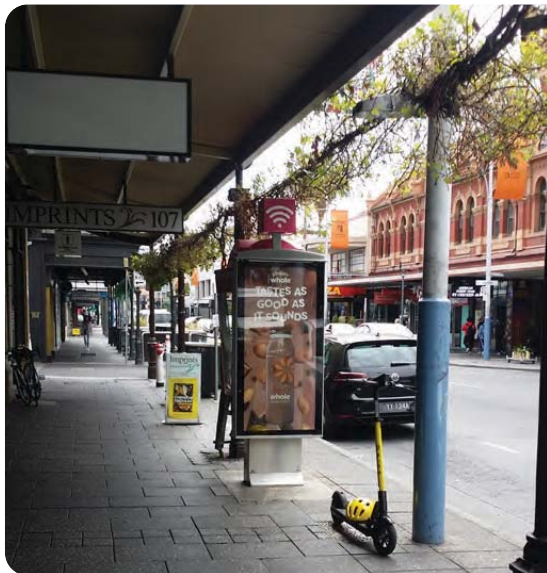
4

address	89 King William Street, Adelaide
reference	DA/451/2018
zone	Capital City Zone



5

address 97 Hindley Street, Adelaide
reference DA/416/2018
zone Capital City Zone



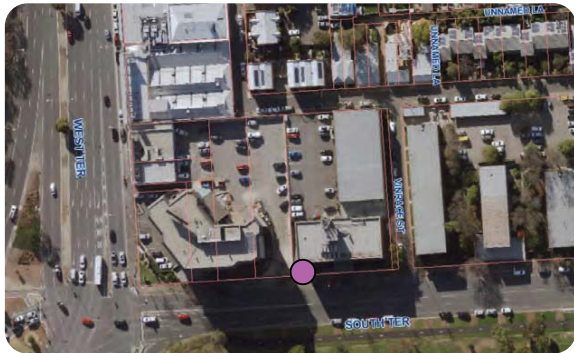
6

address 2 Hindmarsh Square, Adelaide
reference DA/484/2018
zone Capital City Zone



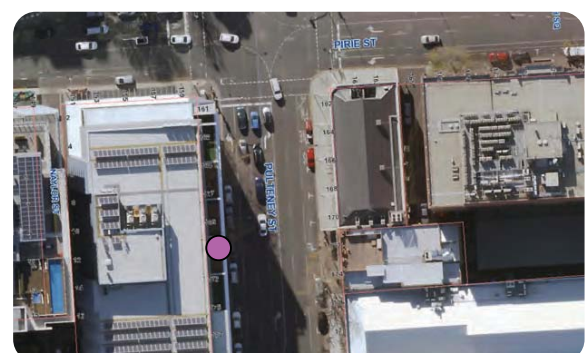
7

address 11 South Terrace, Adelaide
reference DA/561/2018
zone City Frame Zone



8

address 171 Pulteney Street, Adelaide
reference DA/478/2018
zone Capital City Zone



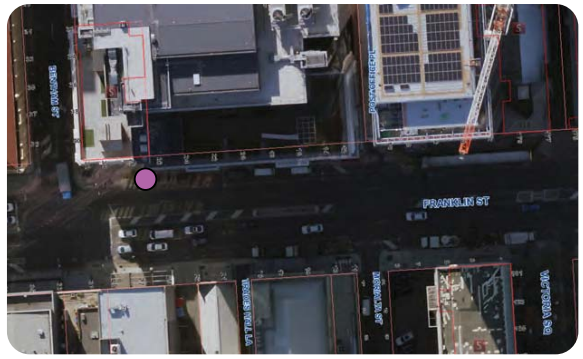
9

address 302 King William Street, Adelaide
reference DA/546/2018
zone Capital City Zone



10

address 28 Franklin Street, Adelaide
reference DA/531/2018
zone Capital City Zone



11

address 120 Carrington Street, Adelaide
reference DA/538/2018
zone City Living Zone



12

address 93 Franklin Street, Adelaide
reference DA/533/2018
zone Capital City Zone



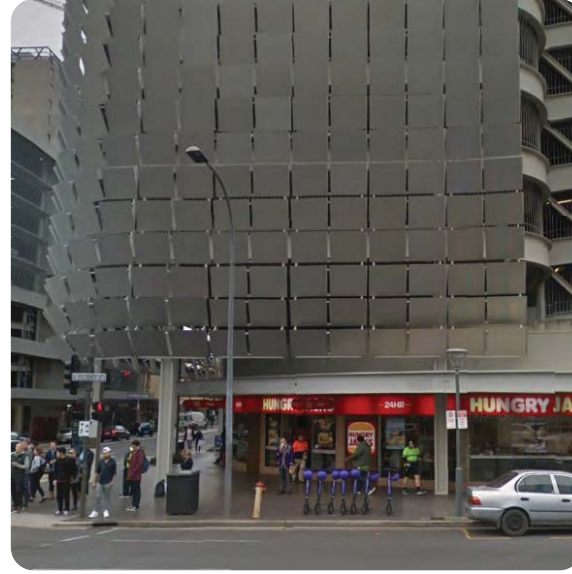
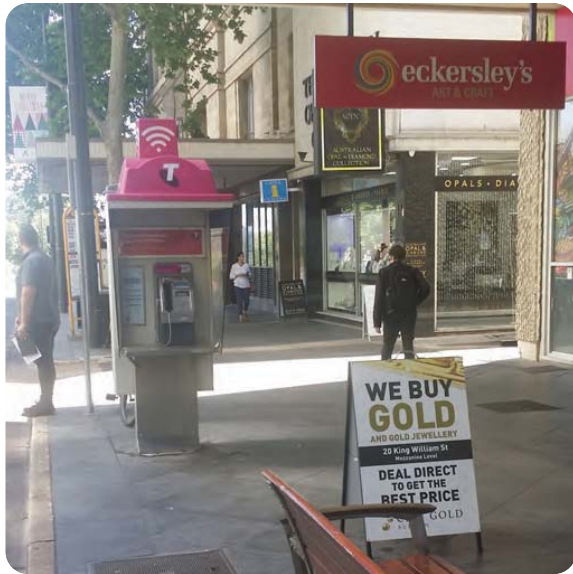
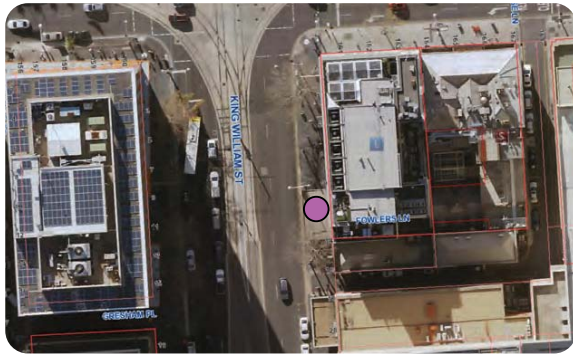
13

address 18 King William Street, Adelaide
reference DA/482/2018
zone Capital City Zone

190

14

address 44 Pulteney Street, Adelaide
reference DA/504/2018
zone Capital City Zone



15

address 82 Hindley Street, Adelaide
reference DA/415/2018
zone Capital City Zone

16

address 232 North Terrace, Adelaide
reference DA/990/2018
zone Capital City Zone



17

address 75 King William Street, Adelaide
reference DA/449/2018
zone Capital City Zone

191

18

address 80 Grenfell Street, Adelaide
reference DA/508/2018
zone Capital City Zone

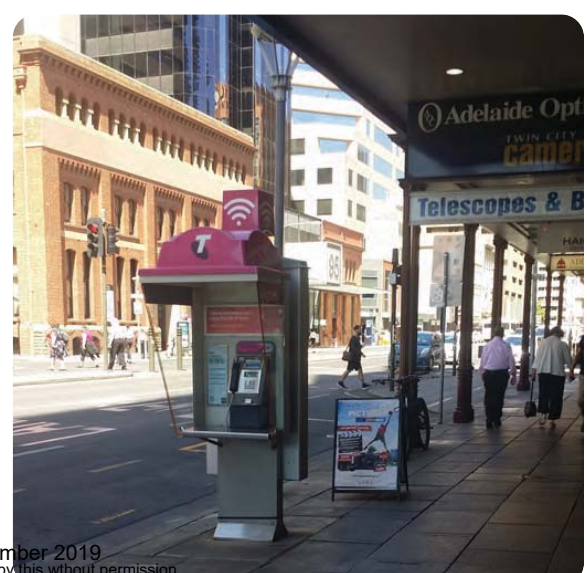
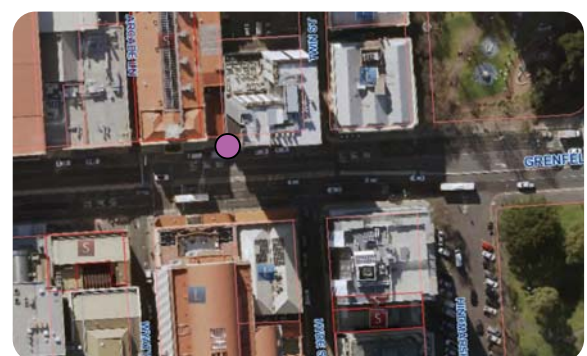


19

address 37-39 Hindley Street, Adelaide
reference DA/413/2018
zone Capital City Zone

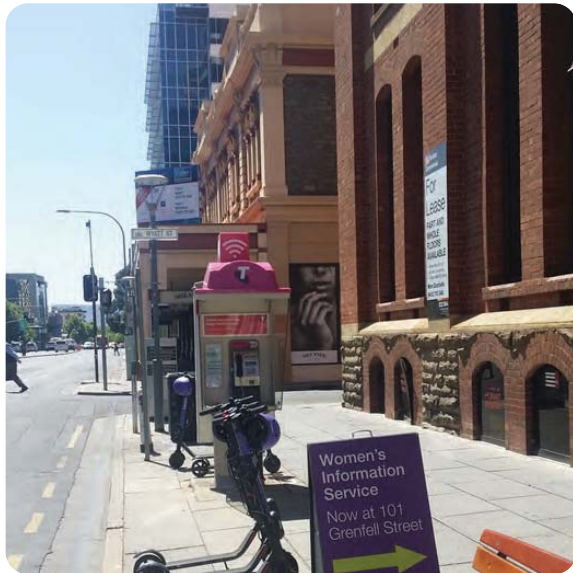
20

address 120 Grenfell Street, Adelaide
reference DA/511/2018
zone Capital City Zone



21

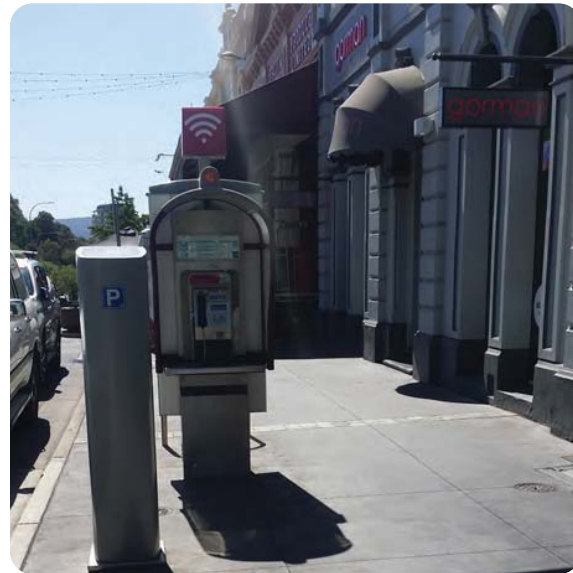
address 135 Grenfell Street, Adelaide
reference DA/510/2018
zone Capital City Zone



192

22

address 267 Rundle Street, Adelaide
reference DA/476/2018
zone Capital City Zone



23

address 55 Currie Street, Adelaide
reference DA/532/2018
zone Capital City Zone



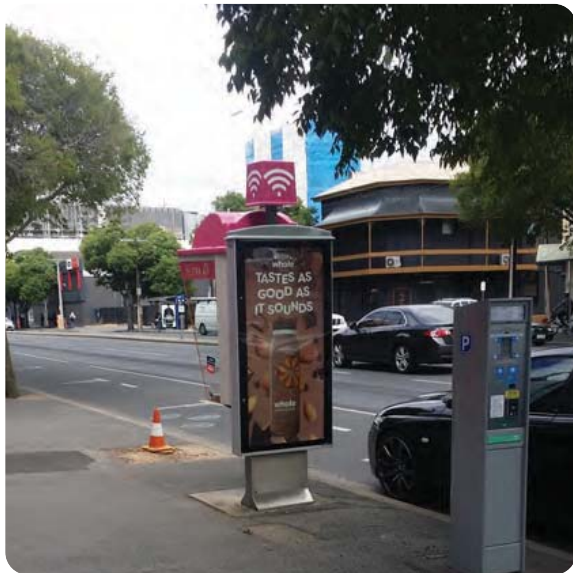
24

address 28 Grenfell Street, Adelaide
reference DA/505/2018
zone Capital City Zone



25

address 213 Currie Street, Adelaide
reference DA/545/2018
zone Capital City Zone



193

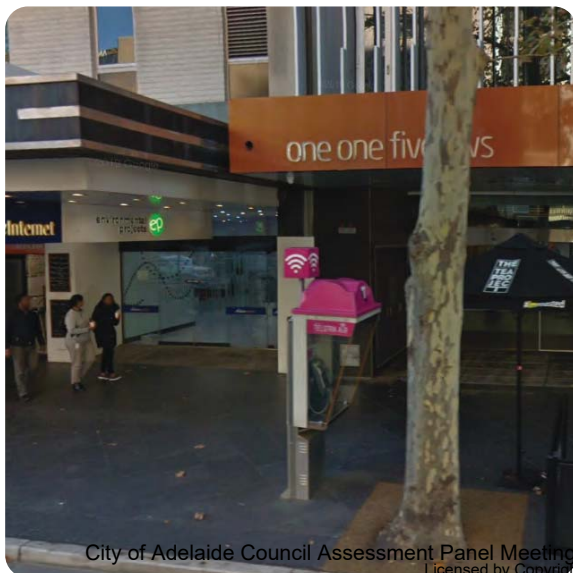
26

address 80 King William Street, Adelaide
reference DA/450/2018
zone Capital City Zone



27

address 115 King William Street, Adelaide
reference DA/452/2018
zone Capital City Zone



Map ref.	Application no.	Address
1	DA/417/2018	208 Hindley Street
2	DA/412/2018	302 Hindley Street
3	DA/523/2018	64 Couger Street
4	DA/451/2018	89 King William Street
5	DA/416/2018	97 Hindley Street
6	DA/484/2018	2 Hindmarsh Square
7	DA/561/2018	11 South Terrace
8	DA/478/2018	171 Pulteney Street
9	DA/546/2018	302 King William Street
10	DA/531/2018	28 Franklin Street
11	DA/538/2018	120 Carrington Street
12	DA/533/2018	93 Franklin Street
13	DA/482/2018	18-20 King William Street
14	DA/504/2018	44 Pulteney Street
15	DA/415/2018	82 Hindley Street
16	DA/990/2018	232 North Terrace
17	DA/449/2018	75 King William Street
18	DA/508/2018	80 Genfell Street
19	DA/413/2018	37-39 Hindley Street
20	DA/511/2018	120 Genfell Street
21	DA/510/2018	135 Genfell Street
22	DA/476/2018	267 Rundle Street
23	DA/532/2018	55 Currie Street
24	DA/505/2018	28 Genfell Street
25	DA/545/2018	213 Currie Street
26	DA/450/2018	80 King William Street
27	DA/452/2018	115 King William Street



Smart Hub

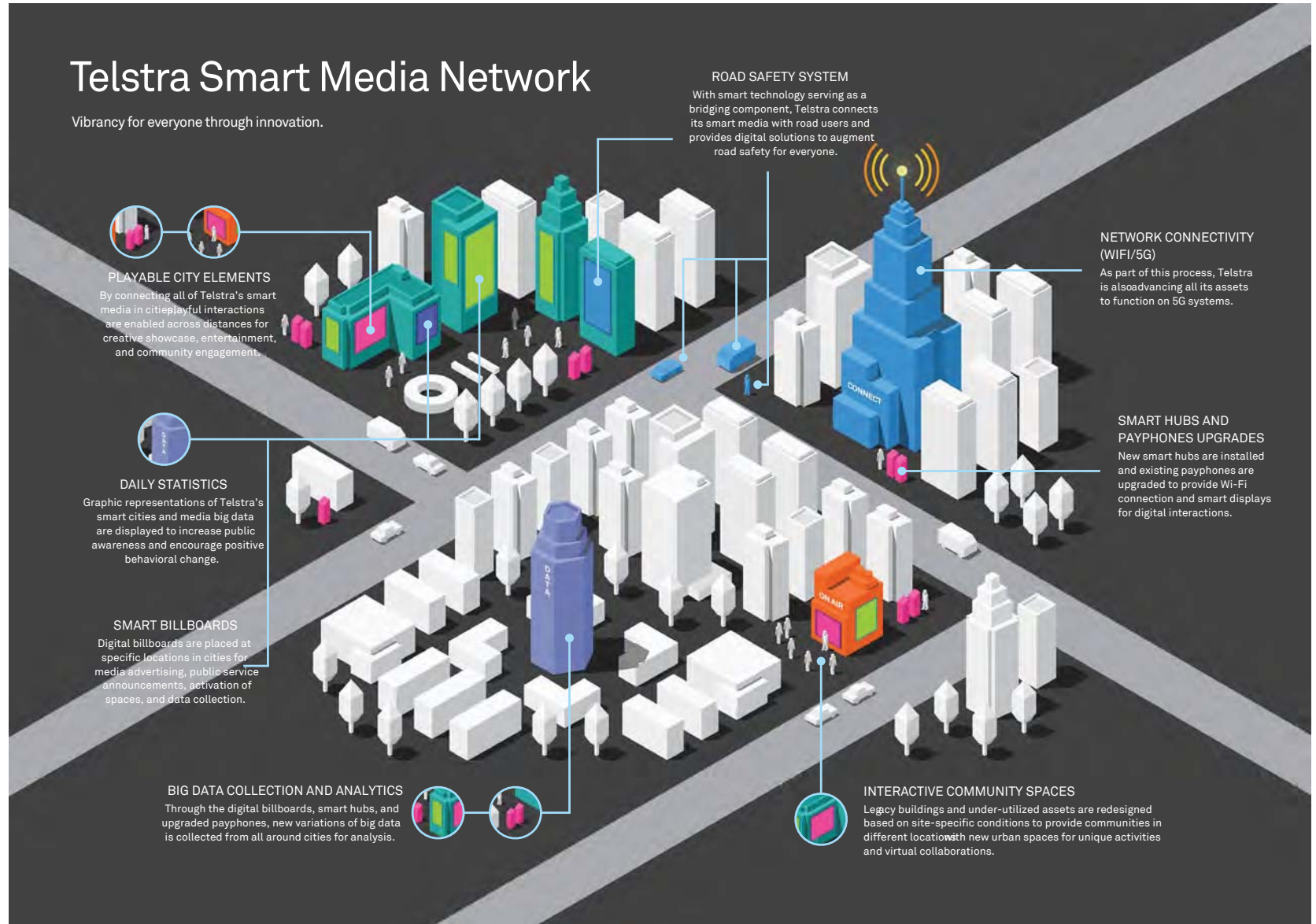
Introducing Telstra Next Generation Payphone









Telstra Smart Media Network...

Is a city-wide connectivity infrastructure that integrates current technology, information and services providing smarter and faster digital content to everyone, regardless of their device, location or information requirements e.g. traffic information, tourist maps, events, directions, advertising or shopping.





Features

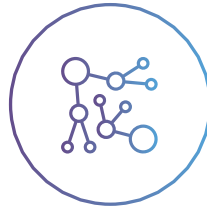
-  Two "Tap for Information" NFC tags for council content
-  Large 32" screen for Telstra and agreed council content
-  Telstra WiFi (at selected locations)
-  USB Charging station



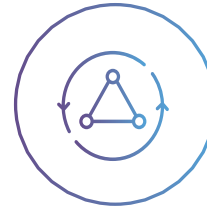
Future Proofed



Interface with Smart
Media Network
technology



New technology
integration



New or improved
system updates



Functional
urban design

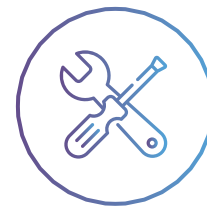
Benefits



24/7
Maintenance hotline



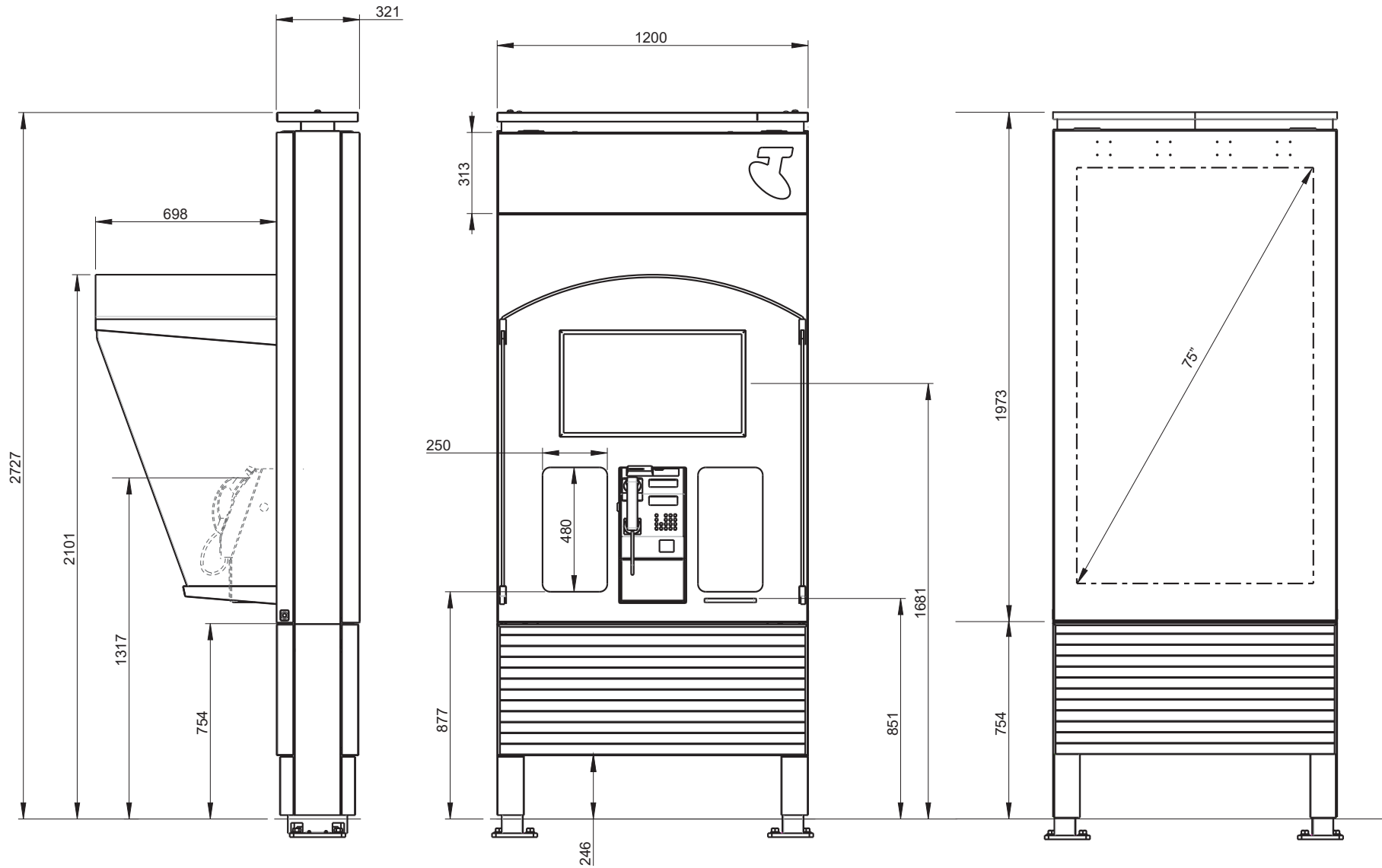
Regular cleaning



High quality
construction



Automatic Light
Sensor Control



Dimensions subject to change

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 25/11/2019

Item No: 5.1
From: Assessment Manager
Subject: List of Recent Lodgment's for Planning Consent (2017/02505) [CAP]

PURPOSE

To provide Panel Members with a list of development applications lodged for planning consent for the period 18 October 2019 to 14 November 2019.

A total of 70 development applications with a total value of \$8,019,445 have been lodged for planning consent for this period.

ATTACHMENTS

Lodged Applications for Planning Consent 1 - 7

RECOMMENDATION

That the report be received.

Item No. 5.1 – Attachments 1 - 7 (List of Recent Lodgements for Planning Consent)

Pages 201 to 207

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 18/10/2019 To 14/11/2019

Item No. 5.1 - Attachment 1

Application Assessed on Merit

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
1	DA/285/2018/B	111-117 Hindley Street ADELAIDE SA 5000	Vary previous authorisation install two rear outdoor decks at first floor level - VARIATION - to have permanent background music to roof decks 1-3 for approved operating times	19/10/2019	TBA	Category 1
2	DA/340/2017/B	91 Lefevre Terrace NORTH ADELAIDE SA 5006	Vary previous authorisation demolish existing garage and construct new garage with carport, bay window, plant room and store and conservatory - VARIATION - swimming pool design, conservatory adjustment and southern wall material changes	14/11/2019	TBA	
3	DA/521/2017/A	22-24 Hurtle Square ADELAIDE SA 5000	Vary previous authorisation demolish existing buildings and construct a nine level residential flat building comprising 32 dwellings with carparking for 32 vehicles accessed via private road from Pope Street - VARIATION - Boundary wall adjustment and other various alterations	12/11/2019	TBA	To Be Determined
4	DA/584/2019/A	144-150 Hindley Street ADELAIDE SA 5000	Vary previous authorisation change of use to bar and arts venue and internal alterations - VARIATION - change trading hours from 9am - 3am to 9am - 5am	7/11/2019	TBA	Category 1
5	DA/709/2018/A	194-198 Grenfell Street ADELAIDE SA 5000	Vary previous authorisation internal alterations for toilet upgrade - VARIATION - Insert opening in existing wall, insert ramp and relocate toilet door	25/10/2019	TBA	Category 1
6*	DA/779/2019	128 Grote Street ADELAIDE SA 5000	Construct new verandah	18/10/2019	\$10,000	Category 1
7	DA/780/2019	Red Gum Park / Karrawirra (Park 12) King William Road ADELAIDE SA 5000	Install public art sculpture	18/10/2019	\$420,000	Category 1
8	DA/781/2019	40 McLaren Street ADELAIDE SA 5000	Works to existing facade including replacement of bullnose verandah, repointing stone work, requoining brickwork, renovation of chimney and repainting of building	18/10/2019	\$16,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 18/10/2019 To 14/11/2019

Item No. 5.1 - Attachment 2

9*	DA/783/2019	Level 9 Suite 26 108 King William Street ADELAIDE SA 5000	Change of use to educational facility	21/10/2019	\$200,000	Category 1
10	DA/788/2019	228 Gilles Street ADELAIDE SA 5000	Replacement verandahs, garage extension and boundary screen walls	21/10/2019	\$120,000	To Be Determined
11	DA/789/2019	85-89 Jeffcott Street NORTH ADELAIDE SA 5006	Undertake external painting to existing dwelling and make modifications to front wall to include a gate	21/10/2019	\$21,647	Category 1
12	DA/790/2019	336 Halifax Street ADELAIDE SA 5000	Remove old flashing from parapet wall, supply and install replacement lead flashing	21/10/2019	\$1,801	Category 1
13	DA/793/2019	Land 92-94 Kermode Street NORTH ADELAIDE SA 5006	Temporary change of use to ancillary parking (11 car parking spaces) during construction of nearby St Mark's College car park building extension	22/10/2019	\$2,000	Category 2
14	DA/794/2019	185 Sturt Street ADELAIDE SA 5000	Change of use to restaurant and shopfront alterations	22/10/2019	\$20,000	To Be Determined
15	DA/795/2019	18 Power Street ADELAIDE SA 5000	Demolish existing dwelling	22/10/2019	\$10,000	Category 2
16*	DA/796/2019	ST DOMINICS PRIORY 101-159 Molesworth Street NORTH ADELAIDE SA 5006	Heritage restoration works to windows of chapel and cloister	23/10/2019	\$113,330	Category 1
17*	DA/798/2019	Ground 127 Rundle Mall ADELAIDE SA 5000	Install temporary event kiosk in Rundle Mall as a box office for Adelaide Fringe adjacent 127 Rundle Mall	23/10/2019	TBA	Category 1
18	DA/799/2019	Ground 241 Wright Street ADELAIDE SA 5000	Change of use to laundromat, signage and canopy alterations	23/10/2019	\$38,000	To Be Determined
19*	DA/801/2019	245 Currie Street ADELAIDE SA 5000	Installation of sign to front garden bed (retrospective)	24/10/2019	TBA	Category 1
20	DA/802/2019	Ground 55/57 Melbourne Street NORTH ADELAIDE SA 5006	Install double sided LED illuminated light box sign to underside of verandah	24/10/2019	\$2,500	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 18/10/2019 To 14/11/2019

Item No. 5.1 - Attachment 3

21	DA/803/2019	177 Gilles Street ADELAIDE SA 5000	Install new under awning light box sign and external vinyl graphic to window	24/10/2019	\$5,000	Category 1
22*	DA/805/2019	26 Crowther Street ADELAIDE SA 5000	Construct three level addition at rear with garage at ground level and outdoor garden area at upper level	25/10/2019	\$125,000	Category 1
23	DA/806/2019	Ground 71-75 Franklin Street ADELAIDE SA 5000	Install signage on facade of building	25/10/2019	\$5,000	Category 1
24	DA/807/2019	Skycity Adelaide North Terrace ADELAIDE SA 5000	Installation of lighting and painting of Marble Hall	25/10/2019	\$400,000	Category 1
25	DA/808/2019	Level 2 132 Franklin Street ADELAIDE SA 5000	Change of use to educational establishment and internal fitout	28/10/2019	\$100,000	Category 1
26	DA/809/2019	Ground 38 Currie Street ADELAIDE SA 5000	Change of use to restaurant/bar and internal alterations including mezzanine level	28/10/2019	\$300,000	Category 1
27	DA/811/2019	CRANFORD HOUSE 338-339 South Terrace ADELAIDE SA 5000	Install rear gate to car park	29/10/2019	\$7,000	Category 1
28	DA/812/2019	SA Cricket Association Port Road ADELAIDE SA 5000	Installation of lighting towers to main oval	29/10/2019	\$1,000,000	Category 1
29*	DA/814/2019	Whitmore Square / Iparriyi Whitmore Square ADELAIDE SA 5000	Erect temporary 2m x 1m banners from 25 November - 6 December 2019 for event	29/10/2019	TBA	Category 1
30*	DA/816/2019	47-49 Kermode Street NORTH ADELAIDE SA 5006	Change the use of laneway to licenced area for 29 November until 1 December 2019	29/10/2019	TBA	Category 1
31*	DA/817/2019	CENTRAL ADELAIDE 152-160 Grote Street ADELAIDE SA 5000	Change use to shop including internal alterations	29/10/2019	\$30,000	Category 1
32	DA/818/2019	21-25 Lefevre Terrace NORTH ADELAIDE SA 5006	Masonry and metal fence remediation	30/10/2019	\$40,000	Category 1
33	DA/819/2019	Toast Cafe - Bank Street Ground 12/136 North Terrace ADELAIDE SA 5000	Retractable awning and lightbox signage	30/10/2019	\$11,500	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 18/10/2019 To 14/11/2019

Item No. 5.1 - Attachment 4

34	DA/820/2019	24 Gilbert Street ADELAIDE SA 5000	Change of use of office portion of building to warehouse/store and amalgamate bar areas	30/10/2019	\$100,000	Category 1
35	DA/821/2019	219 Melbourne Street NORTH ADELAIDE SA 5006	Conservation works to damaged front fence	31/10/2019	\$8,000	Category 1
36*	DA/822/2019	Ground 78 Rundle Mall ADELAIDE SA 5000	Install sign to shopfront	31/10/2019	\$11,000	Category 1
37	DA/824/2019	ADELAIDE MOSQUE 22-28 Little Gilbert Street ADELAIDE SA 5000	Repair of wall plaster damage due to water leakage	31/10/2019	\$8,250	Category 1
38	DA/825/2019	125-127 Pirie Street ADELAIDE SA 5000	Change of use of the ground floor to cookery/hospitality school with associated dining	31/10/2019	\$9,000	Category 1
39	DA/826/2019	21 Marion Street ADELAIDE SA 5000	Construct carport to the side of dwelling	31/10/2019	\$8,000	Category 1
40	DA/827/2019	Basement 3 James Place ADELAIDE SA 5000	Change use to licensed premises in addition to shop	31/10/2019	TBA	Category 1
41	DA/828/2019	Level 7 127 Rundle Mall ADELAIDE SA 5000	Change land use to indoor recreation centre	1/11/2019	\$5,000	Category 1
42	DA/832/2019	ST DOMINICS PRIORY 101-159 Molesworth Street NORTH ADELAIDE SA 5006	Installation of smoke detection system in chapel and surrounding rooms	1/11/2019	\$9,000	Category 1
43	DA/833/2019	Bullrush Park / Warnpangga (Park 10) MacKinnon Parade NORTH ADELAIDE SA 5006	Install additional light fittings on existing poles in Park 10 and relocate existing light poles and install one additional light pole in Park 12	4/11/2019	\$100,000	Category 1
44	DA/834/2019	100-102 Flinders Street ADELAIDE SA 5000	Internal and external alterations including works to rear elevation with new entrance to Stockley Alley	4/11/2019	\$125,000	Category 1
45*	DA/837/2019	178 Wakefield Street ADELAIDE SA 5000	Install vergola	5/11/2019	\$19,547	Category 1
46	DA/838/2019	UNIVERSITY OF ADELAIDE North Terrace ADELAIDE SA 5000	Demolition works within Union House	5/11/2019	\$15,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 18/10/2019 To 14/11/2019

Item No. 5.1 - Attachment 5

47	DA/839/2019	Red Gum Park / Karrawirra (Park 12) King William Road ADELAIDE SA 5000	Installation of temporary signage	5/11/2019	\$1,470	Category 1
48*	DA/841/2019	85 Grote Street ADELAIDE SA 5000	Change of use to shop (takeaway), fitout and signage	5/11/2019	\$100,000	Category 1
49	DA/842/2019	Ground 261 Pulteney Street ADELAIDE SA 5000	Change of use to indoor recreation centre (personal training)	5/11/2019	TBA	Category 1
50	DA/843/2019	ST MARY MAGDALENE MISSION HALL 30 Moore Street ADELAIDE SA 5000	Wall hung signage	5/11/2019	\$400	Category 1
51	DA/844/2019	414 Gilles Street ADELAIDE SA 5000	Alterations and additions including single storey rear extension	6/11/2019	\$30,000	Category 1
52*	DA/845/2019	80 King William Street ADELAIDE SA 5000	Upgrade existing telecommunications facility including the installation of antennas and equipment	6/11/2019	\$56,000	Category 1
53	DA/848/2019	20-40 Victoria Street ADELAIDE SA 5000	Install signage above and on canopy fascia	7/11/2019	\$20,000	Category 1
54	DA/849/2019	29 Halls Place ADELAIDE SA 5000	Construct upper level addition and terrace above existing carport	7/11/2019	\$250,000	Category 1
55	DA/851/2019	254-260 Hutt Street ADELAIDE SA 5000	Undertake alterations to the existing Community Care and Services Facility including internal demolition, construction of front foyer, rear extension, fencing and pergolas	8/11/2019	\$2,200,000	Category 2
56	DA/852/2019	264-266 Wright Street ADELAIDE SA 5000	Three storey detached dwelling	8/11/2019	\$450,000	Category 2
57	DA/853/2019	33 Wakefield Street ADELAIDE SA 5000	Change of use to museum	8/11/2019	\$320,000	Category 1
58	DA/854/2019	74-78 North Terrace ADELAIDE SA 5000	Change of use for two music events - 'So Fresh' 30 November 2019 & 'Stone Cutters' 14 December 2019 and installation of a stage	11/11/2019	\$15,000	Category 1
59	DA/855/2019	453 Morphett Street ADELAIDE SA 5000	Minor facade works	11/11/2019	\$5,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 18/10/2019 To 14/11/2019

Item No. 5.1 - Attachment 6

60	DA/856/2019	GF-1F 226 Grenfell Street ADELAIDE SA 5000	Change of use to cafe with fitout	11/11/2019	\$5,000	Category 1
61	DA/857/2019	89-109 Gray Street ADELAIDE SA 5000	Advertising signage - temporary for 12 months	11/11/2019	\$9,400	Category 1
62	DA/858/2019	MORPHETT STREET BRIDGE Morphett Street ADELAIDE SA 5000	Erect 2 banners on either side of the Morphett Street Bridge over North Terrace	11/11/2019	\$1,500	Category 1
63	DA/861/2019	Ground 66 Rundle Mall ADELAIDE SA 5000	Replace existing canopy signage	13/11/2019	\$2,500	Category 1
64	DA/863/2019	96-100 Franklin Street ADELAIDE SA 5000	Installation of external signage	14/11/2019	\$1,600	Category 1
65	DA/864/2019	Town Hall 128-138 King William Street ADELAIDE SA 5000	Repainting and recarpeting offices and corridors, air- conditioning system alterations in roof space over Banquet Room	14/11/2019	\$200,000	Category 1
66	DA/856/2019	221-225 Flinders Street ADELIAD E SA 5000	Alterations to front facade	14/11/2019	\$180,000	TBA

S49 Crown Development

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
67	S49/14/2019	GOVERNMENT HOUSE North Terrace ADELAIDE SA 5000	Conservation works	23/10/2019	\$250,000	Category 1
68	S49/15/2019	Adelaide Festival Theatre King William Road ADELAIDE SA 5000	Installation of outdoor digital screen at northern promenade side of the Adelaide Festival Centre	24/10/2019	\$150,000	Category 1
69	S49/16/2019	STATE LIBRARY OF SA North Terrace ADELAIDE SA 5000	Replacement floor coverings including stair runners	30/10/2019	\$275,000	Category 1
70	S49/17/2019	95-123 Gilles Street ADELAIDE SA 5000	Re-roofing works at Gilles Street Primary School	11/11/2019	\$80,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report
Lodged Applications for Planning Consent from 18/10/2019 To 14/11/2019

Item No. 5.1 - Attachment 7

Please Note: Category 1 (No notification required)

Category 2 (Adjacent Owners and Occupiers notified only)

Category 3 (As for Category 2, plus other Owners and Occupiers directly affected to a significant degree)

*** Approved**