

Council Assessment Panel

Meeting Agenda

Monday, 3 February 2020, 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 – 12/12/2019 [CAP]

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 12 December 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 144 Barton Terrace West, North Adelaide SA 5006 [Page 3]

Application No. DA/1020/2018/A

Proposal Vary previous authorisation for demolition of existing dwelling and carport and construction of two storey detached dwelling with a cellar, double garage, roof terrace and reconstruction of existing front fence - VARIATION - internal and external alterations including reduction of rear setbacks, removal of cellar, alterations to roof terrace and remove lift to roof terrace

Recommendation Development Plan Consent Be Granted

3.2 Subject Site Howland Court, 157-159 Childers Street, North Adelaide SA 5006 [Page 46]

Application No. DA/7/2019

Proposal Demolition of existing buildings and construction of a two storey residential flat building comprising nine retirement village residences ancillary to Helping Hand Aged Care

Recommendation Development Plan Consent Be Refused

3.3 Subject Site 252-260 Pirie Street, Adelaide SA 5000 [Page 143]

Application No. DA/212/2019

Proposal Use existing building for non-ancillary car parking and the installation of associated signage

Recommendation Development Plan Consent Be Granted

- 4. Other Applications - Nil**
- 5. Other Business**
 - 5.1** List of Recent Lodgements for Planning Consent (2017/02505) [CAP] [Page 178]
 - 5.2** Other Business
 - 5.3** Next Meeting – 24 February 2020
- 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 3/2/2020

Item No	3.1
Address	144 Barton Terrace West, North Adelaide SA 5006
Proposal	Vary previous authorisation for demolition of existing dwelling and carport and construction of two storey detached dwelling with a cellar, double garage, roof terrace and reconstruction of existing front fence - VARIATION - internal and external alterations including reduction of rear setbacks, removal of cellar, alterations to roof terrace and remove lift to roof terrace (DA/1020/2018/A - SG) [CAP]
Applicant	Q. Do and T. M. Nguyen
Relevant Development Plan	25 July 2019
Lodgement Date	16 September 2019
Zone / Policy Area	North Adelaide Historic (Conservation) Zone/Hill Street Policy Area 1
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

• Proposal Plans	1 – 8
• Certificate of Title	9 – 10
Comments from Public Notification	11 – 21
Applicant Response to Representations	22 – 24

PERSONS SPEAKING BEFORE THE PANEL

Representors

- Dr Ian Button and Dr Jenni Goold – 149 Barton Terrace West, North Adelaide

Applicant

- Mr Quoc Do and Ms Thao Nguyen

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought to vary the previous proposal by undertaking internal and external alterations including a reduction of rear setbacks, removal of the cellar, alterations to the roof terrace and removal of the lift to the roof terrace.

2. DEVELOPMENT DATA

- 2.1 Not relevant to this application.

3. BACKGROUND

- 3.1 The applicant sought preliminary advice from Council Administration regarding the proposed variation prior to lodgement and a number of issues raised during preliminary discussions were addressed before lodgement.
- 3.2 Further refinement of the proposal has occurred during the assessment process. A key change includes overlooking from the upper level balcony being prevented by the installation of a 1.6 metre high screen on the western side of the balcony which satisfies condition 7 of the previous approval.

4. SITE

- 4.1 The site is located on the southern side of Barton Terrace West, approximately 15 metres west of the intersection between Barton Terrace West, Jeffcott Street and Jeffcott Road.
- 4.2 The site has a frontage to Barton Terrace West of approximately 15.77 metres and side boundary lengths of approximately 35.36 metres. The land has an area of approximately 558m² and is not subject to any easements.
- 4.3 An existing single storey dwelling and carport are located on the site. The existing dwelling is a character building, although not heritage listed.
- 4.4 A number of trees are located on the site, however none of these are regulated or significant.
- 4.5 The land rises approximately 400mm from Barton Terrace West to the southern boundary.
- 4.6 Vehicle access is provided via an existing crossover to Barton Terrace West which is located towards the eastern side of the property.

5. LOCALITY

- 5.1 The locality contains residential properties with both single and two storey buildings.
- 5.2 There is a combination of both contemporary, Local Heritage and State Heritage listed buildings in the locality.
- 5.3 Barton Terrace West is a wide tree lined street and the Park Lands (North Adelaide Golf Course) are located on the northern side of Barton Terrace West.
- 5.4 In summary, the locality has a mixed residential and Park Lands character.



KEY



Subject Site



Local Heritage Place

NAH(C)1

North Adelaide Historic (Conservation) Zone/Hill Street Policy Area 1



State Heritage Place

PL16

Park Lands Zone/Golf Links Policy Area 16



Policy Area Boundary

PL17

Park Lands Zone/Northern Park Lands Policy Area 17



Locality

R

Representor

Photo 1 – Subject site, viewed from the northern side of Barton Terrace West



Photo 2 – State Heritage Place at 149 Barton Terrace West, viewed from the northern side of Barton Terrace West



Photo 3 – Dwelling at 142 Barton Terrace West, viewed from northern side of Barton Terrace West



Photo 4 – Park Lands opposite subject site, viewed from the front of subject site

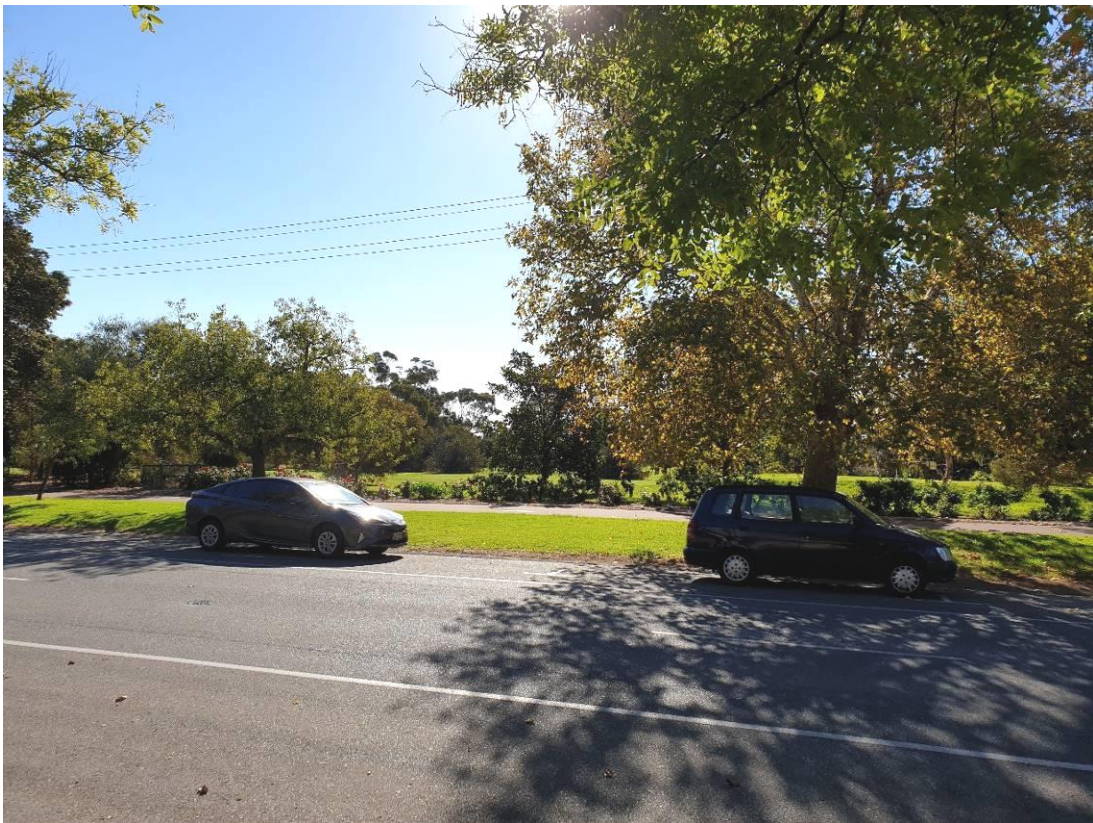


Photo 5 – Dwelling at 152 Barton Terrace West (west of 149) viewed from the northern side of Barton Terrace West



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 – 1	<ul style="list-style-type: none"> Dr Ian Button and Dr Jenni Goold – 149 Barton Terrace West, North Terrace

Summary of Representation	Applicant Response
At the previous Council Assessment Panel (CAP) meeting, there was a condition imposed requiring a privacy screen to a height of 1.6 metres to be installed to the western side of the balcony to prevent overlooking into the representors master bedroom and front garden. This has not been shown on the varied plans. We request this be added as previously required by CAP.	The balcony has been setback from the western wall of the dwelling to avoid overlooking into the master bedroom. However, to address the representor's concerns, a 1.6 metre high privacy screen is included on the western side of the balcony.
A thin fence is shown on the plans for the western boundary, compared to the masonry wall of thickness in excess of 230cm on the eastern boundary. This western boundary is to be reinstated as a masonry wall (DA/261/2018). This would impact 230cm on side setbacks, currently claimed at 1,100mm, which would reduce the side setback to well under 1 metre. The approved plans advise that a setback of 1.2 metres or more is required to excavate on the subject land and more on our side to construct this wall as the two properties have level differences requiring larger footings. We request the side setback be increased to accommodate the construction of this approved wall.	It is our understanding that Council does not make decisions regarding an applicant's ability to utilise adjoining land to construct an approved structure. This is instead a civil matter to be negotiated between the relevant owners. A development approval does not give a person rights over land they do not own and boundary fences are dealt with under the <i>Fences Act 1975</i> . There are many construction methods available that would minimise access to adjoining land. This part of the objection is outside the scope of this application.
Drawing SK073 shows the roof as corrugated iron – Woodland Grey which is complementary to the heritage. However, the hatch over the stair well on the drawing still indicates a tiled roof. All of the roofing material should be constructed in corrugated iron.	The representation refers to drawing SK073, however there is no such drawing in the application. There is only drawings SK02 to SK09. The relevant drawing indicates 'tiled roof so we are not able to provide any further response to the representors' concerns.

<p>The roof terrace has a fixed enclosed roof which represents a third level and is enclosed in the airconditioned space. This means the proposal is non-complying and not Category 2 development. The visual impact could be addressed with a flush roof hatch that opens as required.</p>	<p>There is <i>no 'permanently accessible enclosed air-conditioned space'</i> on the rooftop terrace as referred to by the representors.</p>
<p>The roof terrace has a ridge line of 1.6 metres around it. This would obscure Park Land views, so the purpose of this space is unclear. Our concern is this could be altered later or a raised platform created to allow for views which would impact our privacy.</p>	<p>The rooftop design includes a 1.6 metre height all around it which is in accordance with the Development Plan.</p>
<p>The overall height of the proposal has increased by approximately 300cm. This increase will overshadowing of our home.</p>	<p>We do not understand the calculations presented in the representation. The amended design is within the previous approval.</p>
<p>The footprint has been increased on the ground and significantly to the upper floor which increases the bulk of the building with a sense of enclosure and overlooking. The variation should be contained in its original southern envelope.</p>	<p>The majority of the footprint remains the same as the previous approval. There is a minor change to accommodate a more resolved internal design to the ground and upper floors and most importantly to allow sufficient space for cars to enter and exit the garage. No wall on the western side will be constructed on the boundary. Western walls have a generous setback pattern and are well articulated/reset with frosted glass windows up to 1.6 metres on the upper level.</p>
<p>The upper floor has been increased meaning the building will be located further south and this will extend into the canopy of the golden elm tree. The plans show this tree will be retained but this does not seem possible considering the extent the upper floor will encroach into the canopy of this tree.</p>	<p>Concerns regarding the tree are acknowledged, however please note this tree is not significant or protected. We like the tree and want to keep it. The builder has been tasked with investigating ways the tree can still be retained.</p>
<p>The plans should include fixed obscured glass to all east facing upper level windows to a height of 1.6 metres above finished floor level.</p>	<p>Fixed obscure glazing to all upper level windows to a height of 1.6 metres above finished floor level is proposed.</p>

7. REQUIRED EXTERNAL REFERRALS**7.1 Department for Environment and Water (Heritage South Australia)**

- The proposed variation to the previous approved development, involves reasonable changes and would not have an additional adverse impact upon the adjacent heritage place.

8. SPECIALIST ADVICE**8.1 Council Heritage Architect**

- The amendments since lodgement of this variation are compatible with the desired character of the Zone and the adjacent Heritage Place and are considered to meet the heritage provisions of the Development Plan.

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 **Detailed Discussion**

Floor Area

A floor area of approximately 335m² is proposed. The site has an area of 558m². This results in a plot ratio of 0.6 in accordance with the maximum plot ratio of 0.6 stipulated in Hill Street Policy Area 1 PDC 4.

Setbacks

The upper level rear boundary setback is proposed to be reduced from 7.9 metres to 6.5 metres (600mm reduction). This is expected to increase overshadowing, particularly to the neighbouring property to the south (227 Jeffcott Street).

The applicant has provided shadow diagrams which confirm there will only be a slight increase in overshadowing in the rear yard of this property. In terms of impacts on 227 Jeffcott Street, the following is noted:

- The ground floor portion of the north facing wall and habitable windows are expected to be impacted by overshadowing
- A ground level living room window located further east is not expected to be impacted as it is located away from the proposal
- The alfresco area located on the northern side of this property will not be impacted as it is already covered
- Upper level habitable room windows are not expected to be impacted
- Large trees in the rear yard of the subject site already result in overshadowing of the neighbouring properties.

Considering the above, the variation is expected to satisfy Council Wide PDC 27.

The representor raised concern regarding the setback of the proposed dwelling from the western boundary. The representor is particularly concerned that the setback will not be substantial enough to allow for the construction of a recently approved masonry fence (DA/261/2018).

The western side setback varies and the minimum setback originally approved was 1.1 metres. This has been maintained at 1.1 metres. The remaining setback from the western boundary is almost in line with the original approval, however the southern portion of the dwelling, where a laundry was originally proposed, is proposed to be setback a further 300mm from the boundary to 1.4 metres. Minimal change is proposed between the original approved western boundary setbacks and those proposed as part of this variation.

Furthermore, the documents associated with DA/261/2018 do not refer to a 2.3 metre area being required for footings/construction as suggested by the representor. Setback requirements for construction purposes need to be negotiated between the two parties outside of the assessment process.

Proposed Height Increase

The overall height of the proposal above existing ground level has increased by 1.1 metres compared to the previous approval. The changes are summarised in Table 9.1 below:

Table 9.1 – Height Differences Between Original and Current Applications			
	Original Application	Current Application	Difference
Height to top of rooftop terrace staircase roof	8.2 metres	9.3 metres	1.1 metre increase
Height to pitch of roof	8.4 metres	8.7 metres	300mm increase
Upper level ceiling height	6.4 metres	6.6 metres	200mm increase

The representor has raised concern regarding the proposed height. The two storey height is consistent with the height of other development in the locality and in accordance with the Desired Character for Hill Street Policy Area 1.

The proposed height satisfies Hill Street Policy Area 1 PDC 3 in terms of the number of building levels. However, a ceiling height in excess of 6 metres above finished ground level is proposed which is contrary to this provision. The upper level ceiling will be approximately 6.6 metres above ground level. This represents a 200mm increase compared with the previous approval. This is acceptable as:

- It is only a minor departure from the previous approval
- The height will be consistent with other development in the locality
- Will not result in unacceptable overshadowing.

The representor has also suggested the enclosure over the staircase leading to the roof terrace should be assessed as a third level which would make the proposal non-complying.

Council has sought legal advice previously regarding this issue. The advice concluded when a small enclosure is proposed, either for a lift or a staircase associated with access to a roof terrace, this should not be included as a building level unless the enclosure clearly extends beyond that which would reasonably be considered as directly associated with providing access to the roof terrace.

In this instance the enclosure is clearly being provided for the access only and therefore does not constitute a third building level.

Private Open Space

The variation will reduce the private open space area from 198m² (35%) to 191m² (34%). This is still in excess of the minimum 20% requirement outlined in Council Wide PDC 31.

Visual Privacy

The variation proposes to amend upper level windows and the locations of these on the western, southern and eastern facades.

All of the upper level windows on the western and southern facades are proposed to be obscured. Windows proposed for the upper level of the eastern elevation that have the potential to overlook the neighbouring property to the east are also proposed to be obscured. The obscure glazing is proposed to a height 1.6 metres above the upper floor level which satisfies Council Wide PDC 36.

A privacy screen for the western side of the balcony was not shown on the plans originally lodged for this variation. Amended plans show a 1.6 metre high screen in response to the representation received.

Other Changes

Other relatively minor changes are proposed as follows:

- Internal layout changes
- Changes to the front façade including window and door detailing/locations and the balcony balustrade from glass to a metal open style version
- A realignment and increase in the roof terrace area whilst ensuring it remains contained within the roof structure
- Removal of lift access for the roof terrace with access via a staircase only.

These changes are considered relatively minor and therefore no additional assessment is required.

9.2 **Conclusion**

This application proposes to vary the previous application by undertaking internal and external alterations including a reduction of rear setbacks, removal of the cellar, alterations to the roof terrace and removal of the lift to roof terrace.

The majority of the relevant Development Plan provisions are satisfied by the proposed variation and are considered acceptable for the following key reasons:

- The proposal is in keeping with the mix of single and two storey development in the locality;
- A plot ratio of 0.6 is proposed in accordance with the maximum plot ratio of 0.6 stipulated in Hill Street Policy Area 1 PDC 4;
- The proposal will provide 34% private open space area which is substantially more than the minimum 20% required in Council Wide PDC 31;
- Minimal overshadowing impacts are proposed and will satisfy Council Wide PDC 27;
- Potential overlooking into the neighbouring properties has been mitigated and satisfies Council Wide Objective 17 and PDC 36; and
- In terms of potential heritage impacts, the proposal is considered to be in keeping with surrounding development. It is not expected to have an unreasonable impact upon the neighbouring State Heritage Place and is supported by Council's Heritage Architect and Heritage South Australia.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan as it is a form of development that is desired 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 Q Do and T M Nguyen to vary previous authorisation for demolition of existing dwelling and carport and construction of two storey detached dwelling with a cellar, double garage, roof terrace and reconstruction of existing front fence - VARIATION - internal and external alterations including reduction of rear setbacks, removal of cellar, alterations to roof terrace and removal of lift to roof terrace at 144 Barton Terrace West, North Adelaide SA 5006 as shown on plans designated DA/1020/2018/A:

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 prepared by Oxford Architects as follows:

- **Site Plan, DWG SK02, stamped received 10 January 2020**
- **Ground Floor Plan, SK03, stamped received 10 January 2020**
- **First Floor Plan, SK04, stamped received 10 January 2020**
- **Roof Terrace Plan, SK05, stamped received 10 January 2020**
- **Elevations 1, SK06, stamped received 10 January 2020**
- **Elevations 2, SK06, stamped received 10 January 2020**
- **Section AA, SK08, stamped received 10 January 2020**

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. **A dilapidation survey recording the condition of the dwelling at 231 Jeffcott Street, North Adelaide, adjacent the subject site boundary shall be provided to Council prior to the commencement of works, to the satisfaction of Council. 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 dwellings that might be affected by the proposed works.**

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

3. **External materials, surface finishes and colours of the Development shall be consistent with the descriptions hereby granted consent and shall be to the reasonable satisfaction of the Council.**

Reason: To ensure a high standard of materials and finishes used in the finished presentation of the Development.

4. **The privacy screening as depicted on the plan granted consent described as West Elevation, SK07 and the upper level windows shown as opaque glazing on the West Elevation/East Elevation, SK07 and South Elevation SK04, all stamped received 10 January 2020, shall be installed prior to occupation of the Development and to the reasonable satisfaction of the Council. The windows shall be permanently fixed and translucent to a minimum height of 1.6 metres above the finished floor level.**

Reason: To ensure that the Development does not unreasonably diminish the privacy of residents in adjoining properties.

5. **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.

6. **The noise level of any air conditioning units located on the Land when assessed at the nearest existing or envisaged future noise sensitive location in or adjacent to the Land shall not exceed 50dB(A) during daytime (7am to 10pm) and 40dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and that is applicable to the Land except where it can be demonstrated that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.**

Reason: To ensure that the acoustic amenity of the locality is not unduly affected by air-conditioning noise.

Advices

1. Previous Consent

The applicant should be aware that the conditions of approval and advices issued with the previous consent (DA/1020/2018) where relevant remain valid and should be complied with.

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.

4. Boundaries

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

5. Residential Parking Permits

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

Please contact Customer Centre on 8203 7203 for further information.

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

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

7. Fences Act 1975

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555.

8. 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

Item No. 3.1 – Attachments 1 – 24 (144 Barton Terrace West, North Adelaide SA 5006)

Pages 22 to 45

ATTACHMENTS

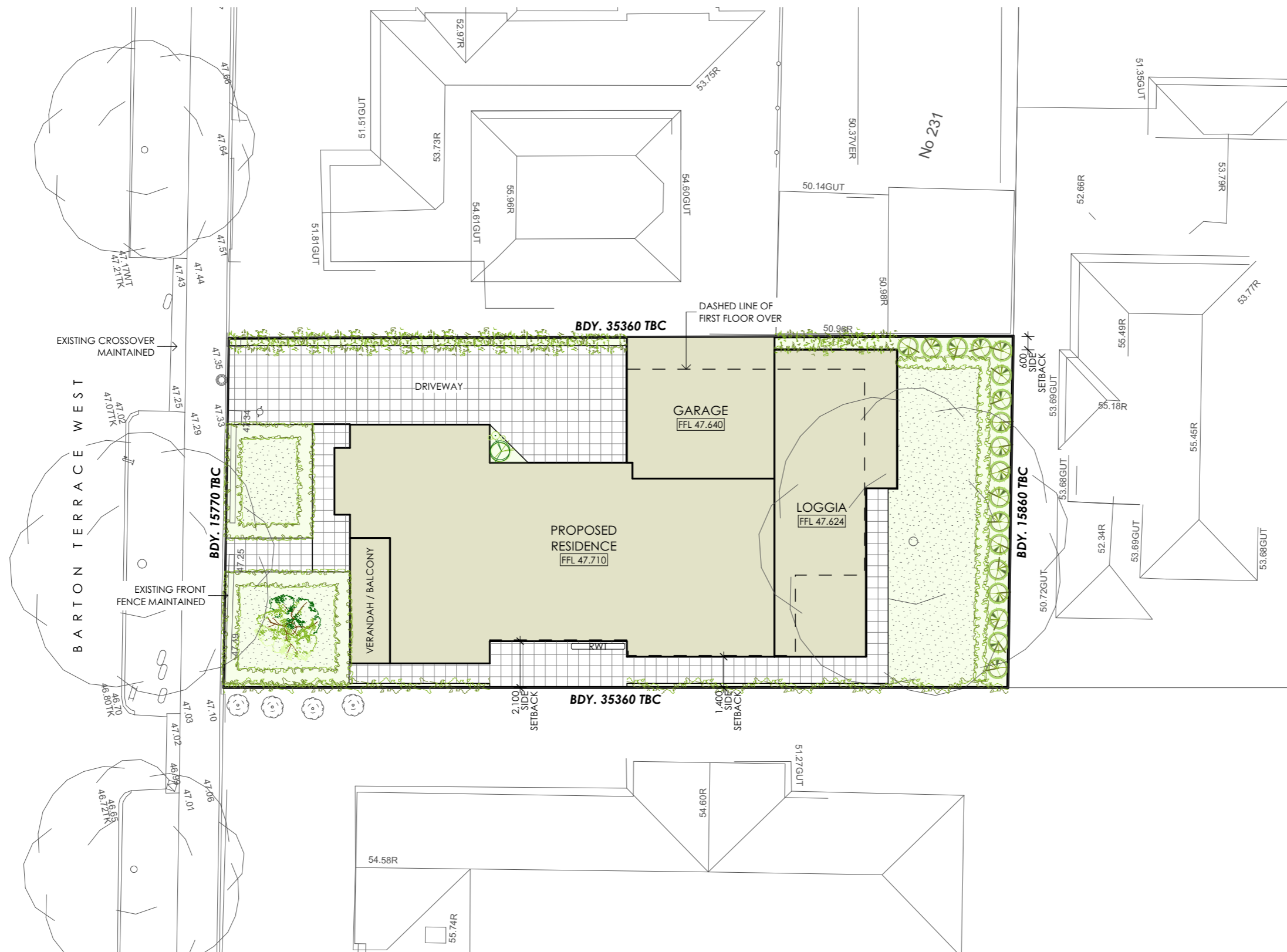
Plans and Supporting Information

- Proposal Plans 1 – 8
- Certificate of Title 9 – 10

Comments from Public Notification 11 – 21

Applicant Response to Representations 22 – 24

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).



PROPOSED SITE PLAN

Scale 1:200 @ A3



CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/1020/2018/A
10/01/2020

ISSUED FOR
DEVELOPMENT PLAN
CONSENT

A DPC APPROVAL 12/09/2019

PROJECT:
New Residence
144 Barton Terrace West, Nth. Adelaide

CLIENT:
Q. Do & T. Nguyen

JOB No: 3271

DATE: 16/12/2019

DRAWING TITLE:
Site Plan

DRAWING NO: SK02

PAGE SIZE: A3

The architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by the builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior any work being undertaken. Drawings to be read in conjunction with the specification.

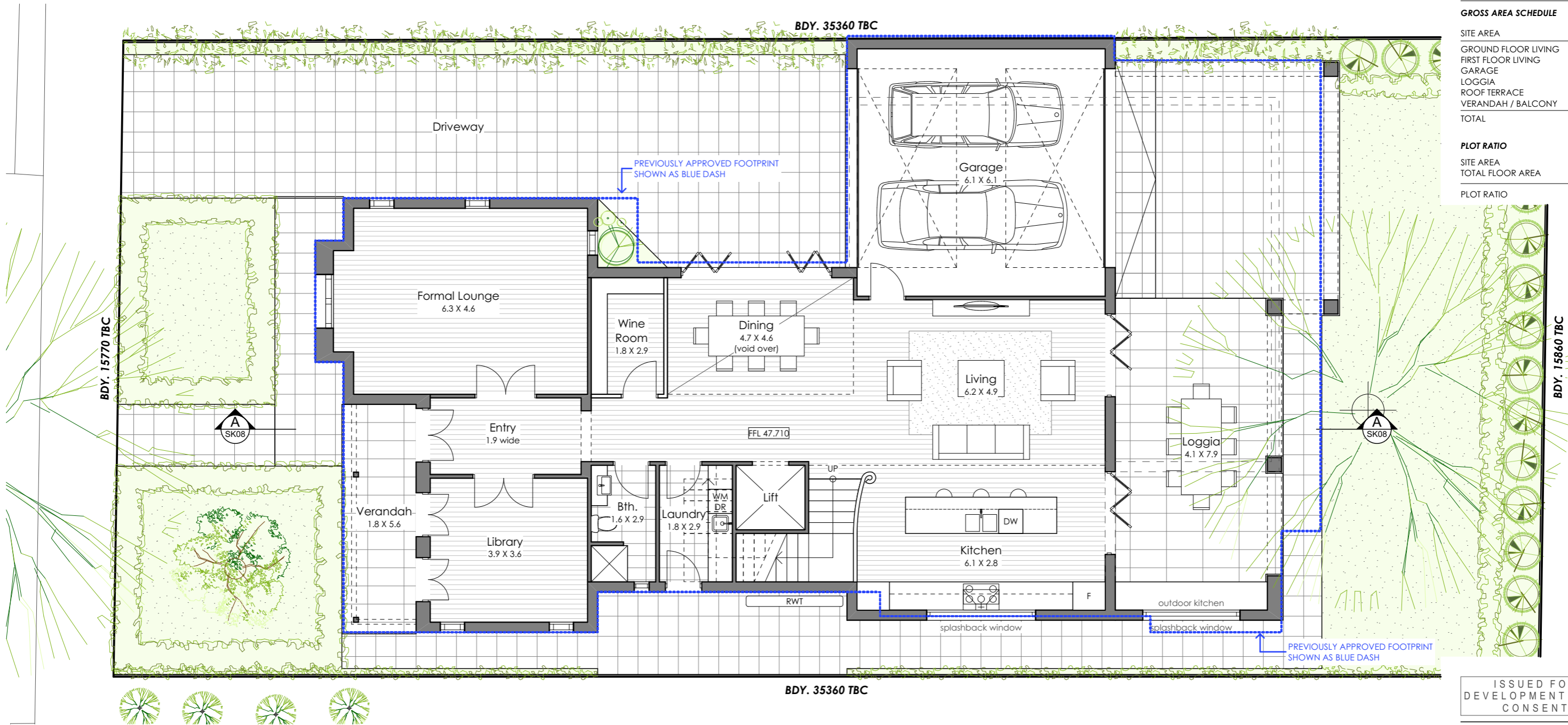
© Copyright Reserved Oxford Architects Pty Ltd 2014

GROSS AREA SCHEDULE

SITE AREA	559.1m ²
GROUND FLOOR LIVING	163.0m ²
FIRST FLOOR LIVING	235.2m ²
GARAGE	42.3m ²
LOGGIA	65.7m ²
ROOF TERRACE	57.5m ²
VERANDAH / BALCONY	18.9m ²
TOTAL	582.6m²

PLOT RATIO

SITE AREA	559.1m ²
TOTAL FLOOR AREA	334.6m ²
PLOT RATIO	0.59



ISSUED FOR DEVELOPMENT PLAN CONSENT

A DPC APPROVAL 12/09/2019

PROJECT:
New Residence
 144 Barton Terrace West, Nth. Adelaide

CLIENT:
Q. Do & T. Nguyen

JOB No: 3271

DATE: 16/12/2019

DRAWING TITLE:
Ground Floor Plan

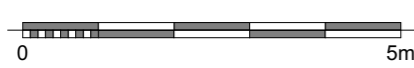
DRAWING NO: SK03

PAGE SIZE: A3

The architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by the builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior any work being undertaken. Drawings to be read in conjunction with the specification.
 © Copyright Reserved Oxford Architects Pty Ltd 2014

GROUND FLOOR PLAN

Scale 1:100 @ A3



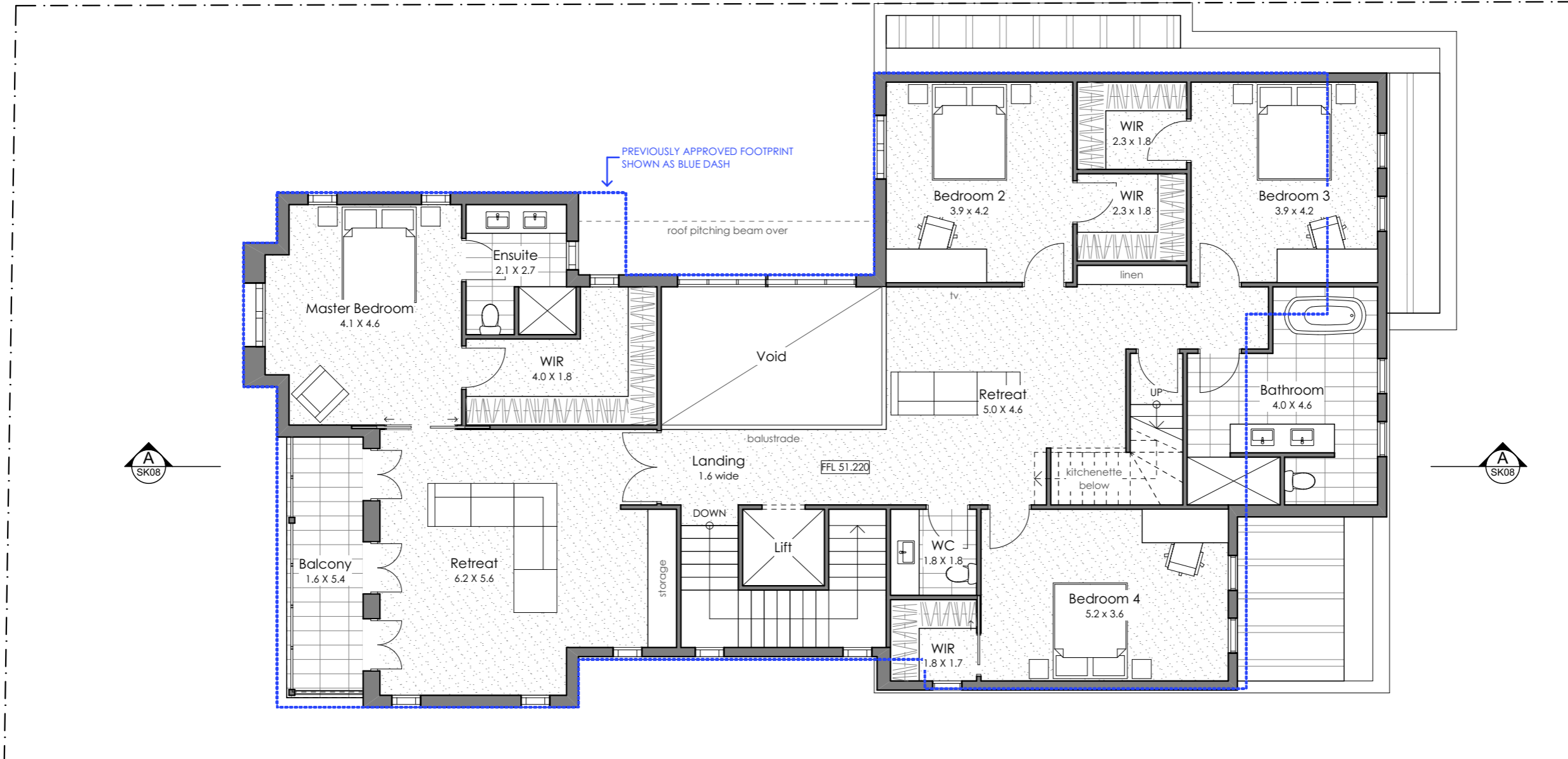
CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/1020/2018/A
 10/01/2020

GROSS AREA SCHEDULE

SITE AREA	559.1m ²
GROUND FLOOR LIVING	163.0m ²
FIRST FLOOR LIVING	235.2m ²
GARAGE	42.3m ²
LOGGIA	65.7m ²
ROOF TERRACE	57.5m ²
VERANDAH / BALCONY	18.9m ²
TOTAL	582.6m²

PLOT RATIO

SITE AREA	559.1m ²
TOTAL FLOOR AREA	334.6m ²
PLOT RATIO	0.59



ISSUED FOR DEVELOPMENT PLAN CONSENT

A DPC APPROVAL 12/09/2019

FIRST FLOOR PLAN

Scale 1:100 @ A3



CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/1020/2018/A
10/01/2020

PROJECT:

New Residence

144 Barton Terrace West, Nth. Adelaide

CLIENT:

Q. Do & T. Nguyen

JOB No:

3271

DATE:

16/12/2019

DRAWING TITLE:

First Floor Plan

DRAWING NO:

SK04

PAGE SIZE:

A3

The architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by the builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior any work being undertaken. Drawings to be read in conjunction with the specification.

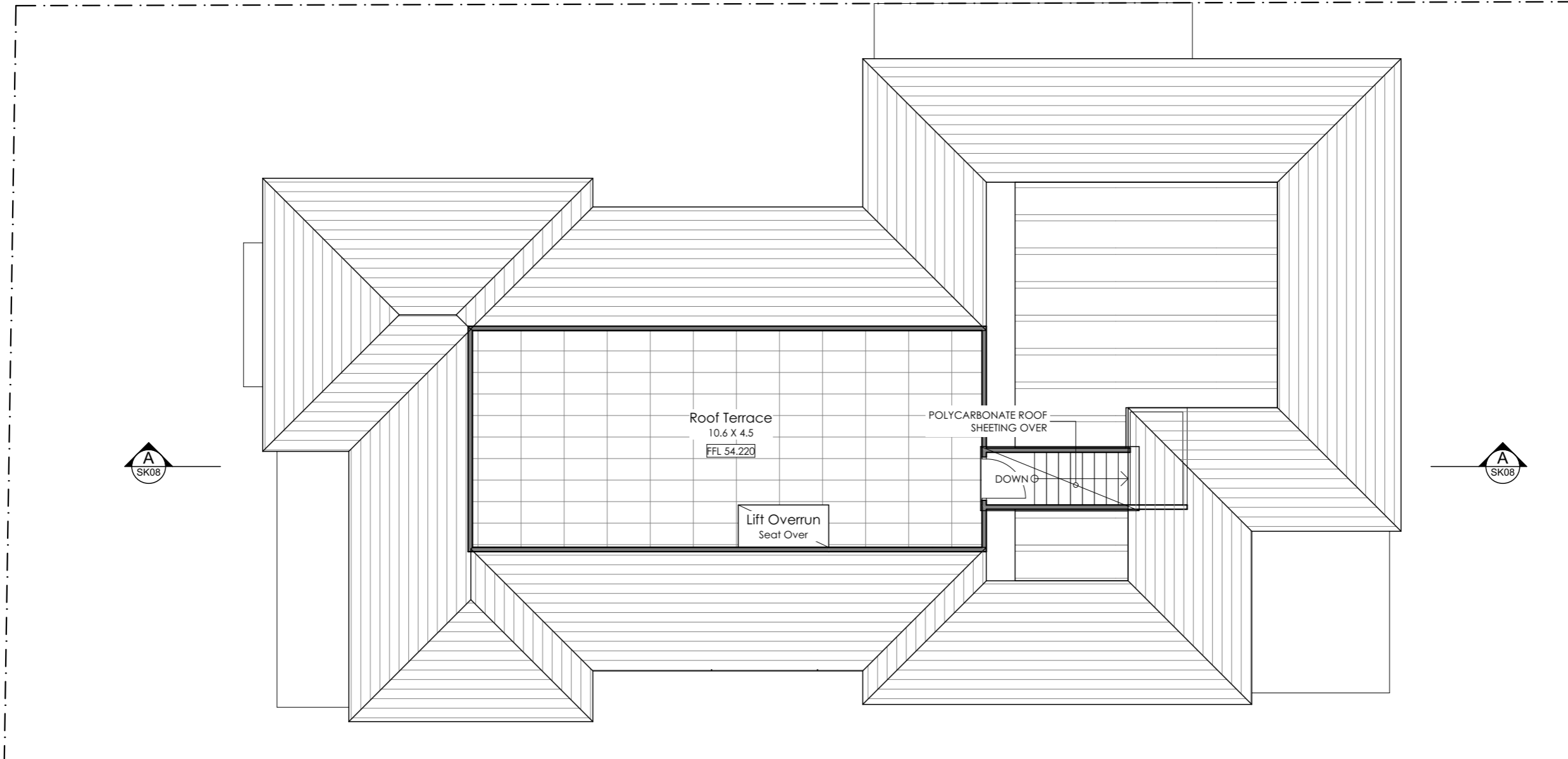
© Copyright Reserved Oxford Architects Pty Ltd 2014

GROSS AREA SCHEDULE

SITE AREA	559.1m ²
GROUND FLOOR LIVING	163.0m ²
FIRST FLOOR LIVING	235.2m ²
GARAGE	42.3m ²
LOGGIA	65.7m ²
ROOF TERRACE	57.5m ²
VERANDAH / BALCONY	18.9m ²
TOTAL	582.6m²

PLOT RATIO

SITE AREA	559.1m ²
TOTAL FLOOR AREA	334.6m ²
PLOT RATIO	0.59



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

A DPC APPROVAL 12/09/2019

ROOF TERRACE PLAN

Scale 1:100 @ A3



CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/1020/2018/A
10/01/2020

PROJECT:

New Residence
144 Barton Terrace West, Nth. Adelaide

CLIENT:
Q. Do & T. Nguyen

JOB No: 3271

DATE: 16/12/2019

DRAWING TITLE:
Roof Terrace Plan

DRAWING NO: **SK05**

PAGE SIZE: **A3**

The architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by the builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior any work being undertaken. Drawings to be read in conjunction with the specification.

© Copyright Reserved Oxford Architects Pty Ltd 2014

MATERIALS SCHEDULE

WF-01	FACE SANDSTONE FINISH (AS PREVIOUSLY APPROVED)
WF-02	NATURAL RENDER FINISH
GF-01	COLORBOND OG GUTTER
RF-01	COLORBOND CUSTOM ORB ROOF FINISH COLOUR: WOODLAND GREY
OG	OPAQUE GLAZING



NORTH ELEVATION

Scale 1:100 @ A3



SOUTH ELEVATION

Scale 1:100 @ A3

ISSUED FOR DEVELOPMENT PLAN CONSENT

A	DPC APPROVAL	12/09/2019
B	DPC AMENDMENT	30/10/2019

PROJECT:
New Residence
 144 Barton Terrace West, Nth. Adelaide

CLIENT:
Q. Do & T. Nguyen

JOB No: 3271

DATE: 16/12/2019

DRAWING TITLE:
Elevations 1

DRAWING NO: SK06

PAGE SIZE: A3

CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/1020/2018/A
10/01/2020

MATERIALS SCHEDULE

WF-01	FACE SANDSTONE FINISH (AS PREVIOUSLY APPROVED)
WF-02	NATURAL RENDER FINISH
GF-01	COLORBOND OG GUTTER
RF-01	COLORBOND CUSTOM ORB ROOF FINISH COLOUR: WOODLAND GREY
OG	OPAQUE GLAZING



EAST ELEVATION

Scale 1:100 @ A3



WEST ELEVATION

Scale 1:100 @ A3

ISSUED FOR DEVELOPMENT PLAN CONSENT

A	DPC APPROVAL	12/09/2019
B	DPC AMENDMENT	30/10/2019
C	DPC AMENDMENT	16/12/2019

PROJECT:
New Residence
 144 Barton Terrace West, Nth. Adelaide

CLIENT:
Q. Do & T. Nguyen

JOB No: 3271

DATE: 16/12/2019

DRAWING TITLE:
Elevations 2

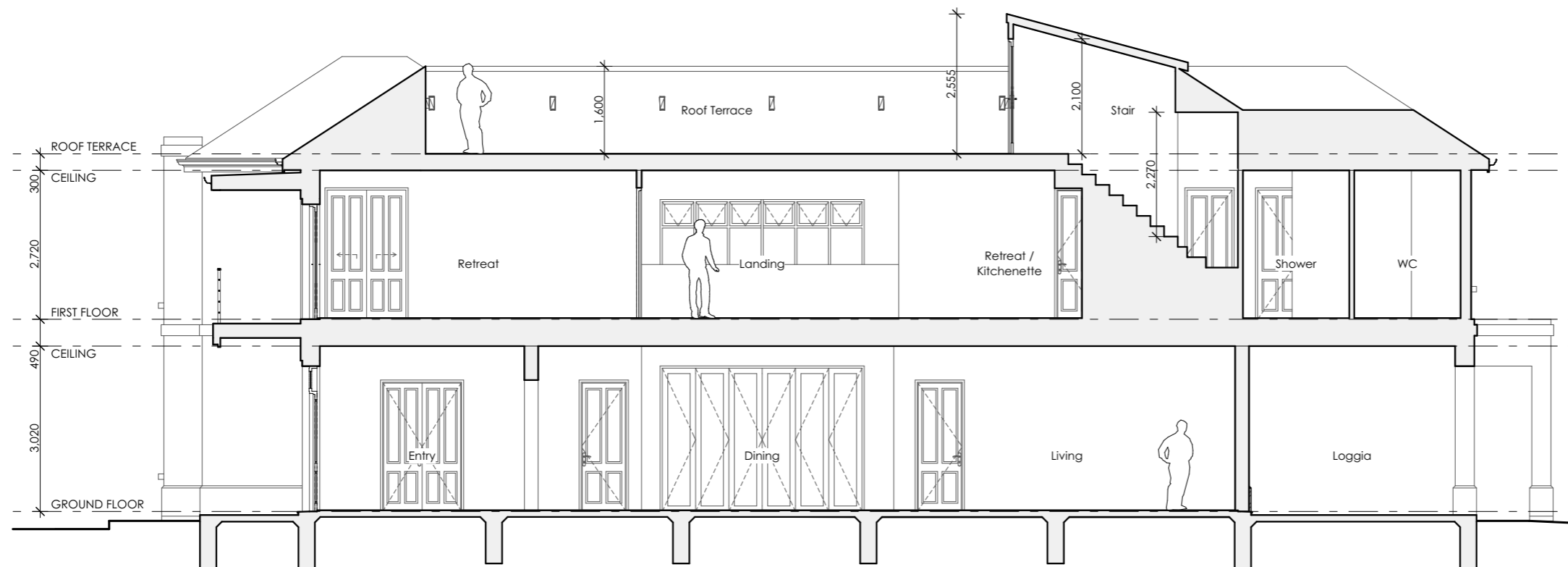
DRAWING NO: SK07

PAGE SIZE: A3

The architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by the builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior any work being undertaken. Drawings to be read in conjunction with the specification.

© Copyright Reserved Oxford Architects Pty Ltd 2014

CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/1020/2018/A
 10/01/2020



SECTION AA

Scale 1:100 @ A3

ISSUED FOR
DEVELOPMENT PLAN
CONSENT

A DPC APPROVAL 12/09/2019

B DPC AMENDMENT 30/10/2019

PROJECT:

New Residence
144 Barton Terrace West, Nth. Adelaide

CLIENT:
Q. Do & T. Nguyen

JOB No: 3271

DATE: 16/12/2019

DRAWING TITLE:
Section AA

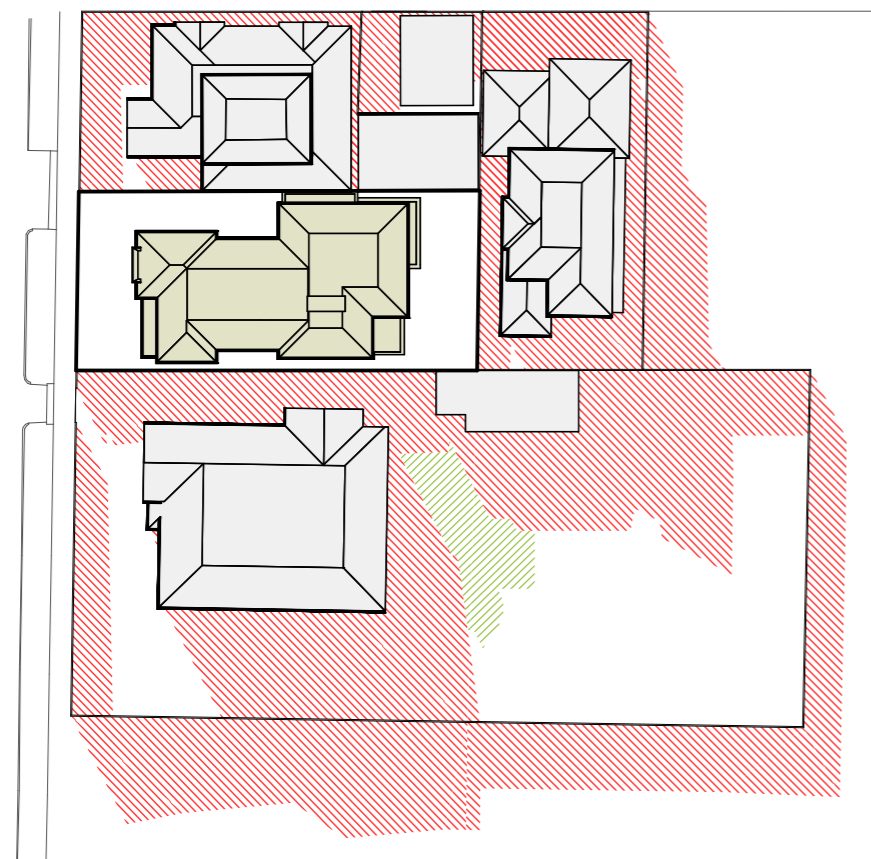
DRAWING NO: SK08

PAGE SIZE: A3

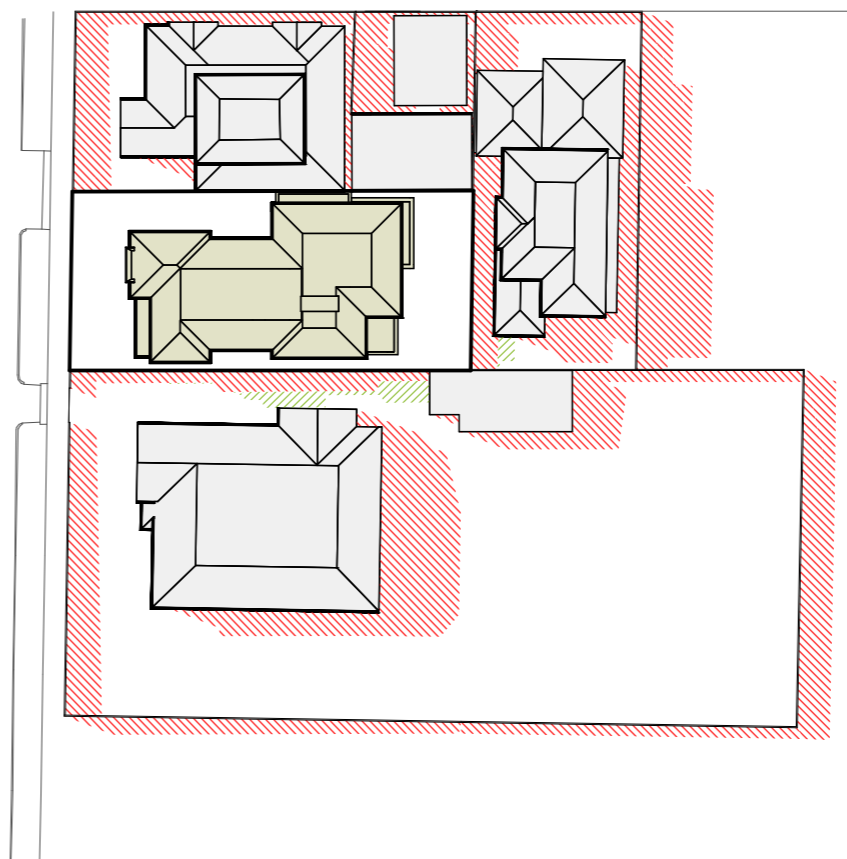
CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED

DA/1020/2018/A
10/01/2020

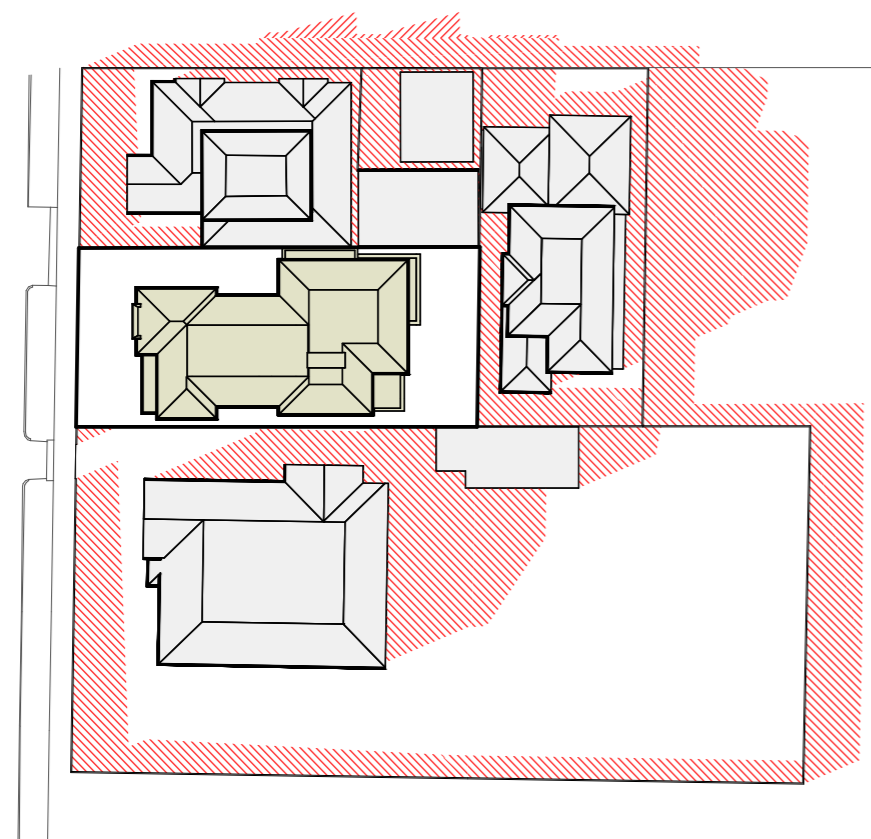
- OVERSHADOWING LEGEND**
- NEIGHBOURING RESIDENCE
 - PROPOSED RESIDENCE
 - EXISTING SHADOWS
 - PROPOSED SHADOWS



JUNE 21 9AM
NOT TO SCALE



JUNE 21 12PM
NOT TO SCALE



JUNE 21 3PM
NOT TO SCALE



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

A	DPC APPROVAL	12/09/2019
B	DPC AMENDMENT	30/10/2019

PROJECT:
New Residence
144 Barton Terrace West, Nth. Adelaide

CLIENT:
Q. Do & T. Nguyen

JOB No: 3271

DATE: 16/12/2019

DRAWING TITLE:
Sun Shading Diagrams

DRAWING NO: SK09

PAGE SIZE: A3

CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/1020/2018/A
10/01/2020

REAL PROPERTY ACT, 1886



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.



Certificate of Title - Volume 5790 Folio 428

Parent Title(s) CT 236/3
Creating Dealing(s) CONVERTED TITLE
Title Issued 19/07/2000 **Edition** 4 **Edition Issued** 07/08/2018

Estate Type

FEE SIMPLE

Registered Proprietor

THAO MINH NGUYEN
OF 1A HARCOURT STREET MANSFIELD PARK SA 5012

Description of Land

ALLOTMENT 104 FILED PLAN 183376
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

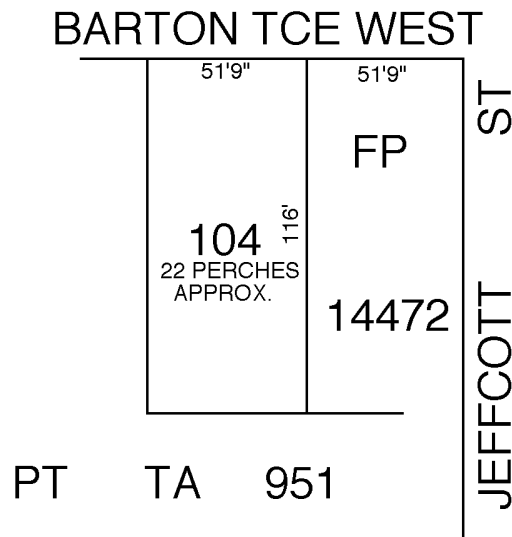
Schedule of Dealings

Dealing Number	Description
12965163	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 236/3



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

Button

Dr Jennifer Goold & Dr Ian

149 Barton Tce West,
North Adelaide. 5006

25/11/2019

Attn Mr Seb Grosse

Dear Seb,

Thank you for the opportunity to comment on the variation to development application DA/1020/2018 at 144 Barton Tce West, North Adelaide, which was presented to CAP in May 2019.

We are pleased for the Do family to build their new home as we have lived next to a dilapidated house for 17 years. We want this build to be respectful to the heritage of the North Adelaide precinct, our adjacent State Heritage home, the former Queens College, and the amenity of our family home, at 144 Barton Tce West, North Adelaide.

We acknowledge that the overall design seems improved, however, very little detail was provided in the documents supplied and the planning department were unable to provide any further details. We again sourced input from our planner, Marcus Rolfe, (URPS) and heritage architect, Alexander Wilkinson, and the concerns raised are detailed below.

We maintain there are significant impacts from this proposed development on our heritage home and amenity, as described previously in documents prepared, architect report and planner report, provided to CAP and presented at CAP meeting on 27/5/2019.

However, we acknowledge that the panel has conceded to the plan and our comments will focus on the issues with these variations that have been identified by our heritage architect and planner to be of concern.

1. Balcony overlooks master bedroom window.

This issue was discussed at some length at the CAP Meeting on 27/5/2019. It was

our understanding, that the plan was approved with two variations; (1) corrugated iron roof instead of tiles and (2) that the balcony needs a privacy screen to 1.6m to western elevation of the upper level balcony, to prevent overlooking into our master bedroom window and private front garden. This later amendment has not been incorporated into these variations. Arguments raised against this were trees on boundary provide privacy- these trees are in the front of property and finish well before the balcony and hence provide no privacy to the west of the balcony. Trees are also not a permanent fixture and may need removal for rebuilding of the new boundary wall (DA approved DA/26/2018). There was discussion regarding that there is no right to privacy in one's front garden despite our high front fence and private garden. This is about the balcony on first floor looking into our master bedroom window ground floor. The issue of overlooking is covered below- See PDC 36, DT 36.1 Figure 36.1 & 36.2 DT 36.2 figure 36.3 below.

In subsequent discussion with Mr Grosse, we requested this be reviewed from meeting recordings and we did receive confirmation that this addition of privacy screening was a requirement (condition 7) but this has not been added to the variations presented currently.

We request that this be added as previously required by CAP on 27/5/19.

2. Western Boundary setback

The boundary on western side is shown as a thin fence on the amended plan, (consistent with metal fence), compared to Masonry wall of significant thickness, in excess of 230cm, on eastern boundary. We wish to make CAP and planning department aware that this western boundary is to be reinstated as masonry wall, as required by State Heritage and already has approval (DA approval DA/26/2018) so this would impact 230 cm on side setbacks, currently claimed at 1100mm, these would in fact be 230cm closer to the boundary, bringing the side set back well under 1 m. The extreme importance of this is that reconstruction of this masonry wall on this boundary has been approved previously and we are waiting on the applicant to agree to move forward with the build. The DA approval plans advise that a setback of 1.2m or more is required to excavate on this property at 144 Barton Tce West, (more on our side) to construct this wall as the adjacent properties have a height difference and require significantly large footings to ensure safety for the soil capacity. Surely any planning approval on a house on this site must accommodate the previously approved wall to be

constructed. If house is approved without these allowances then the wall will be unable to be constructed as currently approved. It has been a 10 year long process causing much distress, and now approved, it would be devastating, as well as costly, to begin this process again. The property was purchased in full knowledge of the requirement of the masonry wall, stipulated in the contract and announced by auctioneer on the day of sale. This must hold priority over any subsequent approval to this DA. For the applicants to state that the wall will be built first is not adequate, nor binding, as they purchased in mid 2018 and despite approval, they have no date to commence this build.

In addition, as Marcus Rolfe states, 'Given that the subject site is 559m² in area, this provides significant flexibility to achieve greater front and side boundary setbacks that are more sensitive to the adjoining State Heritage Place'. We request the side setbacks be increased to accommodate the building of this approved wall.

3. Roof construction- we note on drawing SK073 that the roof is shown as a corrugated iron in Woodland Grey, which is complimentary to the heritage. However, the hatch over the stair well on the drawing still indicates a tiled roof. This leave some inconsistency and requires clarification so that all of the roofing material will be constructed in corrugated iron.

4. Roof terrace - this has a fixed enclosed roof which represents a 3rd level as it is permanently accessible and is enclosed in the air-conditioned space, making it a third level and hence a non-complying development rather than category 2. The visual impact could be addressed with a flush roof hatch, that opens as required.

5. Roof garden has a ridge line of 1.6m around it. If this is complied with, this space would not have parkland views, so the purpose seems unclear. Our concern, and that of our planner and architect, is that this could be altered later, or a raised platform created to gain the applicants much desired parkland views, which would then impact on our privacy.

6. Height - The amendment do not show the increase in height compared to the previous approved plan, but with some detailed inspection, it is noted the overall height increase is approx 300 cm and making the total wall height to the gutter in excess of 6.53 m compare to the previous measurement of 6.3, but the overall

height is increased over a metre (heritage ridge height 54.6 and new build approx. 56m)- the proposed development is now even higher than previously, over shadowing our state heritage home.

7. Significant increase in Footprint

The footprint has been increased both on the ground floor and significantly to upper floor, increasing the bulk of the building so close to our heritage home, with a sense of enclosure and overlooking. This increase is shown on the amended plans on the 'ground level' and on 'first floor plan' in blue.

We note on the ground floor there is a formal lounge, library and living room. On the first floor there are two retreats, making a total of five living spaces in the home. The cellar has been removed, presumably for cost, and this extra floor space has been recovered by pushing out the footprint of the external walls on ground level and quite significantly on upper level.

The bulk of the building's external walls are excessive and the external impact, visually, shadow wise and over bearing, is quite imposing. This is of note especially where the upper floor space has been increased to accommodate a large back bathroom and bedroom three. The building now encroaches much further into the back garden and will increase into the crown of the golden elm tree.

We are pleased to see that they plan to retain a tree, but it does not seem possible when you look at the impact that the upper floor will have. The branches and foliage of tree are well under the height of the home and these diagrams below (Ground floor plan, first floor plan and proposed site plan) show that the crown of the tree will have to be lost by such a significant amount that the tree would visually look unpleasant and would not survive. With the previous design, the second story did not extend anywhere near this far and the tree could be accommodated. See attached diagrams where crown of tree has been superimposed on the plan.

Simple amendments would improve this. The second-floor retreat could be reduced to retain the upper level external boundary to where it was previously (in the initial application) and hence minimising the impact of the bulk of the second story and affecting the tree.

Landscape open-space should be checked, but even if complying there are concerns, as it's a large building with no recessing of upper levels. The 'void' could be filled in in the future, meaning the open space would be exceeded. But even if the void was not approved to be filled in, the damage of the impact to the tree

and the size of the second story is already in place because in this 'variation' the exterior walls have been pushed out significantly on both levels.

When looking from our property this second story will now impose even further. We feel that building should be contained in original southern envelope as this 'variation' gives a completely different form.

8. Overlooking

With respect to the west facing window we note that these windows are obscured to a height of 1.6 m, and we are advised by Mr Grosse that they must be fixed. We are all aware that this frosting can be and is often readily removed, with council planners' reticence to replace the frosted glass. Such an example was a recent open inspection in Childers Street where all of the upstairs windows overlooked the neighbour but the windows were clear at eyelevel and it was obvious that the obscured glass has been removed. We are concerned about privacy. Marcus Rolfe raised the issue of potential overlooking of our property into all 5 bedrooms and 2 bathrooms that run along the eastern side of our dwelling. He states, 'The Applicant has not provided an indication of the alignment of the proposed west facing windows of the proposed dwelling with the east facing bedroom windows in Jenni and Ian's dwelling. This makes it difficult to determine whether the proposed upper level windows are off-set/oblique to Jenni and Ian's windows.

Regardless, it is requested that the plans include fixed obscure glass to all, east facing, upper level windows to a height of 1.6m above finished floor level. And privacy screening to 1.6m to western elevation of upper balcony '.

Council Wide Principle of Development Control 36 states:

PDC 36 In the event that direct overlooking occurs from proposed upper level habitable room windows, external balconies, terraces, decks and roof gardens to habitable room windows and primary areas of private open space of adjacent dwellings, such direct overlooking should be minimised by:

(a) setting buildings back from boundaries;

(b) screening devices such as:

(i) canopy projections above windows to minimise viewing down into rooms;

(ii) horizontal projecting sills to restrict downward overlooking; or

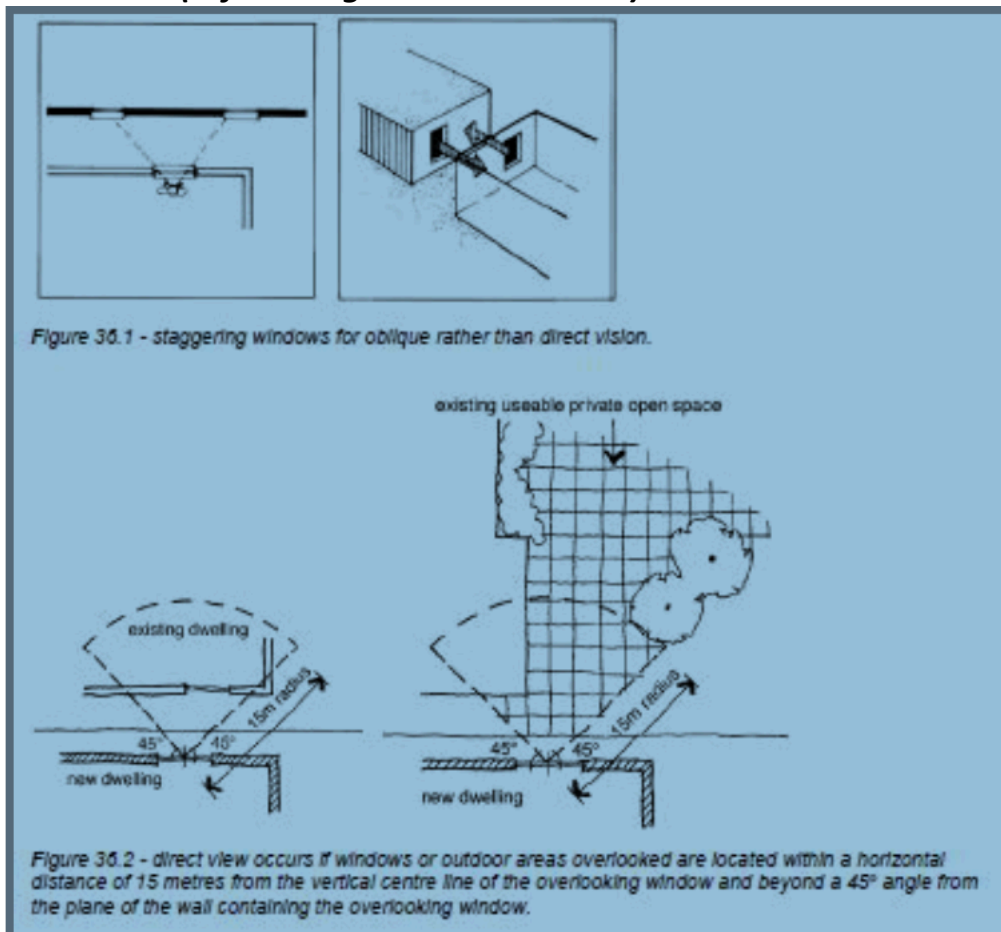
(iii) side window or balcony screens to restrict sideways/oblique overlooking;.

- (c) orientating windows to avoid direct views; and
 (d) landscaping. (underlining added)

This PDC is supported by the following Design Techniques:

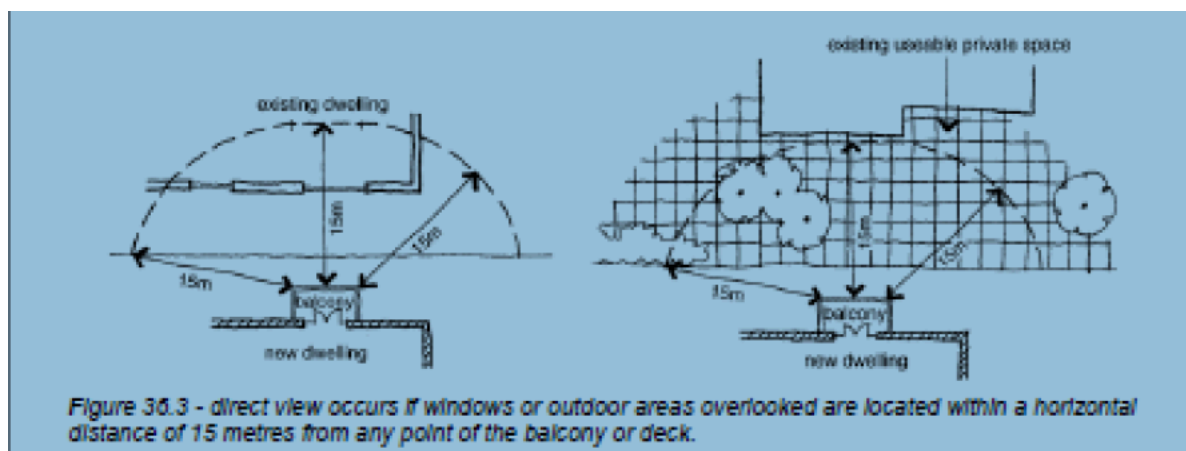
DT 36.1 Direct views from upper level habitable room windows to the habitable room windows or useable private open space* of an adjacent residential development restricted (assuming a viewing height of up to 1.6 metres above floor level) by:

- (a) permanently fixed translucent glazing in the part of the window below 1.6 metres above floor level for non-habitable rooms such as bathrooms, laundries or storage areas;
 (b) window sill heights of 1.6 metres above the finished floor level;
 (c) screening devices such as lattice screens to balconies, permanently fixed external perforated panels or trellises which have a maximum of 25 percent openings; and/or
 (d) staggering windows which face one another so viewing is oblique rather than direct (refer to Figure 36.1 and 36.2).



DT 36.2 Direct views from external upper level balconies, terraces or decks to the habitable room windows or useable area of private open space of an adjacent residential development restricted by permanently fixed external screens, including (refer to Figure 36.3):

- (a) wing walls for the length of the balcony, terrace or deck;**
- (b) solid or translucent panels; and/or**
- (c) perforated panel or trellises which have a maximum of 25 percent openings;**
- (d) below 1.6 metres above ground level. (underlining added)**



In summary, we request that

1. Balcony privacy screen to western end to at least 1.6m as previously required CAP 27/5/19 condition 7
2. Side setbacks to accommodate build of approved boundary wall (as per State Heritage)
3. Roof construction- material to be consistent in corrugated iron
4. Roof terrace- consideration of flush hatch / as 3rd level is noncomplying
5. Roof Garden purpose and ensuring privacy to our property
6. Increase in height- now even higher than our State Heritage home
7. Increase in footprint- the original southern envelope be retained and not extended due to bulk In the small space and impact of tree.
8. Overlooking- fixed obscured windows

Jenni and Ian request to be heard in support of their representation by the Council Assessment Panel. Can you please advise of any amended plans proposed by the Applicant prior to the CAP meeting so that their presentation is focused on any remaining elements of concern.

Yours sincerely,

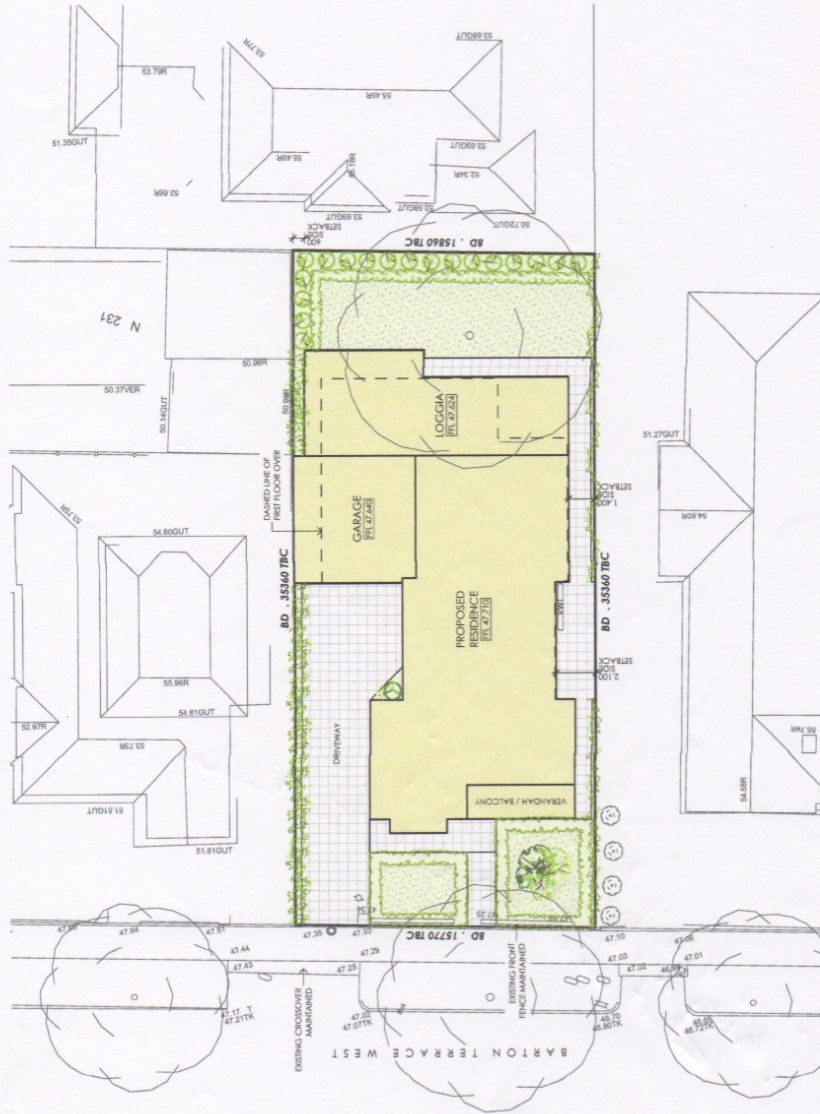
Dr Jennifer Goold & Dr Ian Button

OXFORD ARCHITECTS
 Level 1, 307 Melbourne St, North Adelaide
 SA 5006
 Tel: 08 8332 1172
 www.oxfordarchitects.com.au

ISSUES FOR DEVELOPER PLAN CONSENT
 A. DPC APPROVAL 15082919

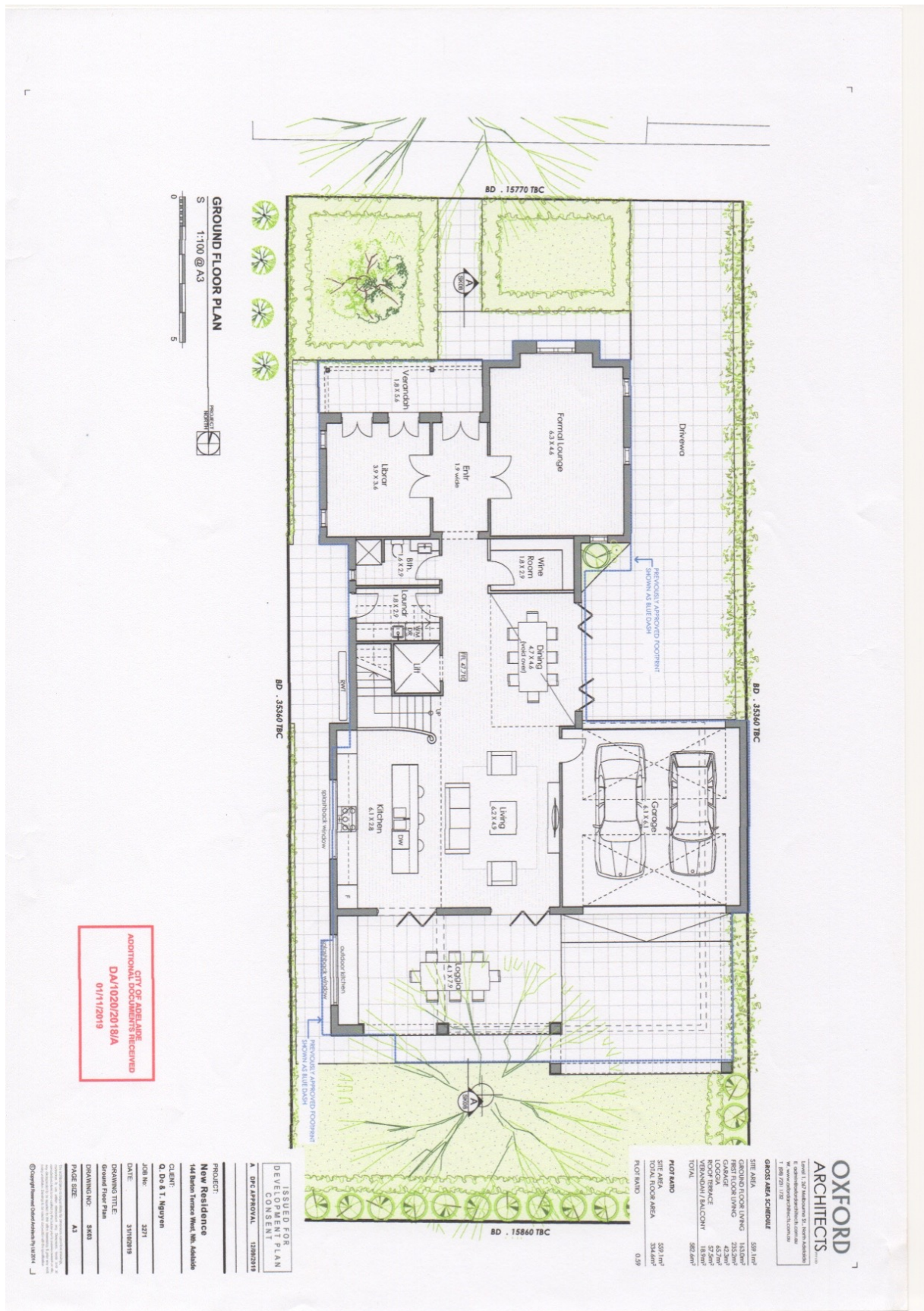
PROJECT:
New Residence
 144 Barton Terrace West, Adelaide
 CLIENT:
 O. Do & T. Nguyen
 JOB No: 3271
 DATE: 31/10/2019
 DRAWING TITLE:
 Site Plan
 DRAWING NO: 31K2
 PAGE SIZE: A3

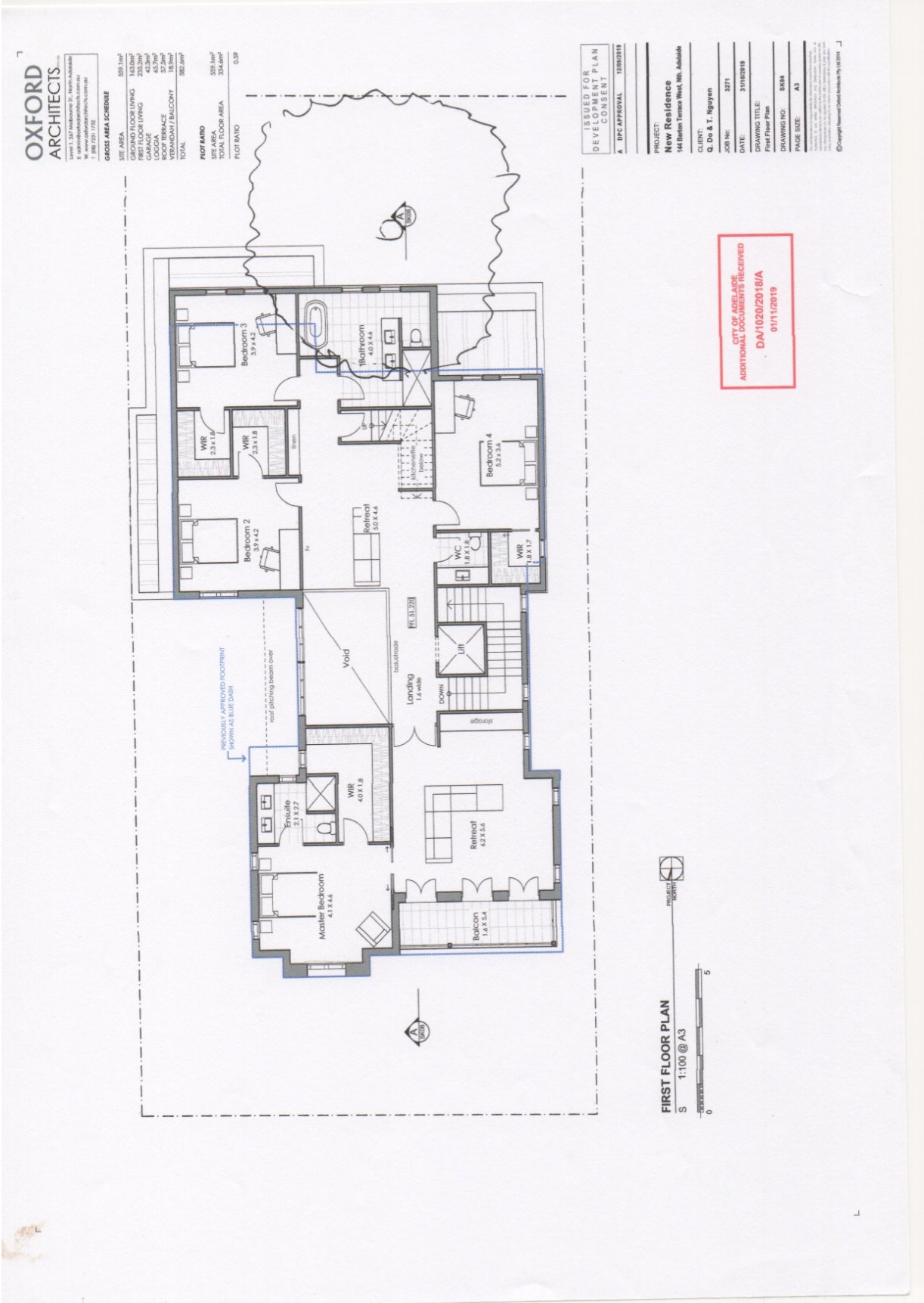
Copyright Reserved. All Rights Reserved.
 No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Oxford Architects.



SET OF ASSESSMENT DOCUMENTS RECEIVED
 DA/1020/2019/A
 01/11/2019

PROPOSED SITE PLAN
 S 1:200 @ A3
 0 10





Dr Quoc Do and Dr Thao Nguyen
144 Barton Terrace West
North Adelaide, SA 5006
Email: Quocvdo@gmail.com
MB: 0421 990 789

Date: 10 January 2020

Mr Seb Grose
Senior Planner - Development Assessment
Planning & Development
4th Floor 25 Pirie Street
Adelaide, South Australia, 5000

Dear Seb,

Re: DA/1020/2018/A – Response to Representation

I am writing in responding to the representation provided by the City of Adelaide Council on 28/11/2019 in relation to the proposed amendment to the development at 144 Barton Terrace West, North Adelaide (DA-1020/2018/A).

I acknowledged the 8 objections in the representation, dated 25/11/2019 from Dr Jennifer Goold and Dr Ian Button of 149 Barton Terrace West, North Adelaide. I have formatted our responses under separate headings that deal with the matters in each of the 8 objections raised by the representation.

1. BALCONY OVERLOOKS MASTER BEDROOM WINDOW.

We are aware of Condition 7 of the previous Planning Approval (DA/1020/2018 granted on 27/05/2019). As such, in the amended design, North Elevation – Drawing SK07, the balcony has been setback from the western wall of the house. Therefore, this setback would avoid potential overlooking from the balcony balustrade into the master bedroom. Also, overlooking the front yard is permitted as it can be considered as Public Open Space, given that 149 Barton terrace has a large backyard with a swimming pool and a tennis court.

However, to address Ian and Jennifer's concerns of this matter, we therefore, will be prepared to install a 1.6m screen on the western side of the balcony. The Development Plan indicates *“screening devices such as lattice screens to balconies, permanently fixed external perforated panels or trellises which have a maximum of 25 percent openings”*. In consultation with Council Local Heritage Advisor, we have engineered a 1.6m slates screening on the balcony. Please see the amended drawing (SK07).

2. WESTERN BOUNDARY SETBACK

In regards to the proposed construction of the western boundary wall (fence), we have contacted council staff and were confirmed that there was no reference to DA/26/2018. We believe that Ian and Jennifer might have referred to DA/261/2018, which was the application for the boundary wall between the Barton Terrace/Jeffcott Street properties. Our understanding was that Council does not make decisions on an applicant's ability to utilise adjoining land to build an approved structure, this is a civil matter to be negotiated between the relevant owners. A development approval does not give a person rights over land they do not own, and boundary fences are dealt with by the Fences Act 1975.

Note that the objection in the representation is based on the constructability of the boundary wall between Barton Terrace/Jeffcott street properties, and there are many construction methods available that would minimise access to adjoint lands. This is to be discussed between owners when selecting a builder.

Therefore, this objection is outside the scope of this application, DA/1020/2018/A. Our proposed development is in accordance with the Development Plan in term of setback, scale and is well resolved.

3. ROOF CONSTRUCTION

There are two main points in this section of the representation:

- The representation refers to drawing SK073. However, there is no such drawing in our application, which only contains drawings from SK02 to SK09.
- Moreover, we then further discussed this matter with council staff on Wednesday, 11/12/2019, and failed to locate Ian's and Jennifer's comments of "...on the drawing still indicates a tiled roof". As the result, no further action is possible from us.

4. ROOF TERRACE

In consultation with council staff on Wednesday, 11/12/2019, we confirmed that there is no "*permanently accessible and is enclosed in the air-conditioned space*" on the rooftop terrace as claimed by Ian and Jennifer, please refer to diagram SK05 for further details.

Furthermore, our development is CAT 2 as previously approved on 27/05/2019 (DA/1020/2018), and remains as CAT 2 for this minor amendment.

5. ROOF GARDEN

Our rooftop design has 1.6m ridge height all around it. It is in accordance with the Development Plan.

6. DWELLING HEIGHT

We appreciate the concerns raised by Ian and Jennifer. However, in consultation with council staff on 11/12/2019, we failed to understand the calculations presented in the representation. We further seek clarification with our architect at Oxford Architects Pty Ltd, and hereby confirmed that our amended design is within the previous Planning Approval (DA/1020/2018) granted on 27/05/2019.

7. SIGNIFICANT INCREASE IN FOOTPRINT

While the majority of the footprint remains the same as the previous Planning Approval, we acknowledge a minor change to accommodate a more resolved internal design to the ground floor and upper floor, and most importantly to allow sufficient space for cars to enter and exit the garage. Furthermore, no wall on the western side will be built on the boundary. Western walls have a generous setback pattern and are well articulated/reset with frosted glass windows up to 1.6m on the upper floor in accordance with the Development Plan.

We acknowledge the concerns raised in relation to the tree. However, please note that this tree is not a significantly tree or protected tree. We like this tree and would like to keep it, and have tasked our builder to investigate and see how we can best keep this tree without overly compromising our home.

8. OVERLOOKING

The west elevation drawing (SK07) already shows that fixed obscure glasses to all upper level windows to a height of 1.6m above finished floor level in accordance with the Development Plan.

SUMMARY

We proposed only minor amendments to the dwelling footprint, removal of the cellar, enhanced the facades, and a more resolved rooftop terrace and internal design. The scope of the development remains unchanged.

We believe that the proposed development design is more balanced and resolved, with due respect to the State Heritage Place, consistent with the Zone PDC 1 and Council Wide policy and State Heritage Conservation requirements, and that the prominence of the State heritage place is maintained.



Sincerely,
Dr Quoc Do



Dr Thao Nguyen

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 3/2/2020

Item No	3.2
Address	Howland Court, 157-159 Childers Street, North Adelaide SA 5006
Proposal	Demolition of existing buildings and construction of a two storey residential flat building comprising nine retirement village residences ancillary to Helping Hand Aged Care (DA/7/2019 - SG) [CAP]
Applicant	Helping Hand Aged Care Incorporated
Relevant Development Plan	7 June 2018
Lodgement Date	8 January 2019
Zone / Policy Area	North Adelaide Historic (Conservation) Zone/Hill Street Policy Area 1
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
Recommendation	Development Plan Consent Be REFUSED

ATTACHMENTS

Plans and Supporting Information

- Proposal Plans 1 – 10
- Planning Report 11 – 33
- Heritage Report 34 – 57
- Certificates of Title 58 – 61

Comments from Public Notification 62 – 64

Applicant Response to Representations 65 – 71

PERSONS SPEAKING BEFORE THE PANEL

Representors

- Future Urban on behalf of Mr M. Mead and Ms A. Mead – 147 Childers Street, North Adelaide
- Mr Jim Hurst and Mrs Cathy Hurst – 163B Childers Street, North Adelaide
- Mr Scott Griffin and Mrs Jacqui Griffin – 161 Childers Street, North Adelaide

Applicant

- Mr Adam Williams of Access Planning on behalf of the Applicant Helping Hand Aged Care Incorporated

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning consent is sought for the demolition of two existing single storey residential flat buildings and the construction of a two storey residential flat building providing nine, 2 bedroom, retirement village residences ancillary to Helping Hand Aged Care.
- 1.2 The proposed building will have varying heights. The highest portion to the ridge of the roof is proposed at 8.4 metres above ground level. A ceiling height of 5.6 metres above ground level is proposed.
- 1.3 A building floor area of 1,285m² is proposed.
- 1.4 Each residence is proposed to have an undercover garage providing 1 car parking space per residence. These garages will be accessed by 2 driveways. One driveway will be located on the eastern side of the site and the other on the western side. Both will be accessed from Childers Street.
- 1.5 The proposal will result in the reinstatement of an existing crossover, resulting in 3 additional on-street car parking spaces.
- 1.6 A range of building materials and finishes will be used including stone, brick and rendered surfaces painted in light tones. Aluminium louvre screening is proposed to upper level windows and balconies located along the eastern and western facades of the building.
- 1.7 A masonry plinth and pier fence with palisade metal inserts is proposed at the front of the property, abutting Childers Street. This fence will have a height of 1.6 metres.
- 1.8 No tree damaging activity will be carried out as part of the development.
- 1.9 Landscaped areas are proposed at the front of the site and along the driveways. Landscaping will consist of formal hedging, lawn and *Pyrus ussuriensis* trees at the front and landscaped beds with groundcovers and shrubs along the driveways and yard areas for the residences.

2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area: 1,874m²		
Plot ratio	1.7 / 3,200m ²	0.68 / 1,285m ²
Building height - Storeys - Metres (ceiling height)	2 6 metres (max.)	2 5.6 metres
Private Open Space (POS) - m ²	Total 35m ² with minimum dimension – 2.5m comprising 13m ² accessible from living area with min dimension 4 metres and Balconies 8m ² with min dimension 2m	Areas summarised in Section 9.4 - Detailed Discussion (do not satisfy the minimum requirements)
Landscaped Open Space (LOS) - % of total site area	937m ² / 50%	405m ² / 21%
Street frontage width (metres)	18 metres	32 metres
Car parking and Access - Number of spaces	15 spaces (including visitors spaces)	9 spaces (3 additional on-street parking spaces by reinstatement of crossover)

3. **BACKGROUND**

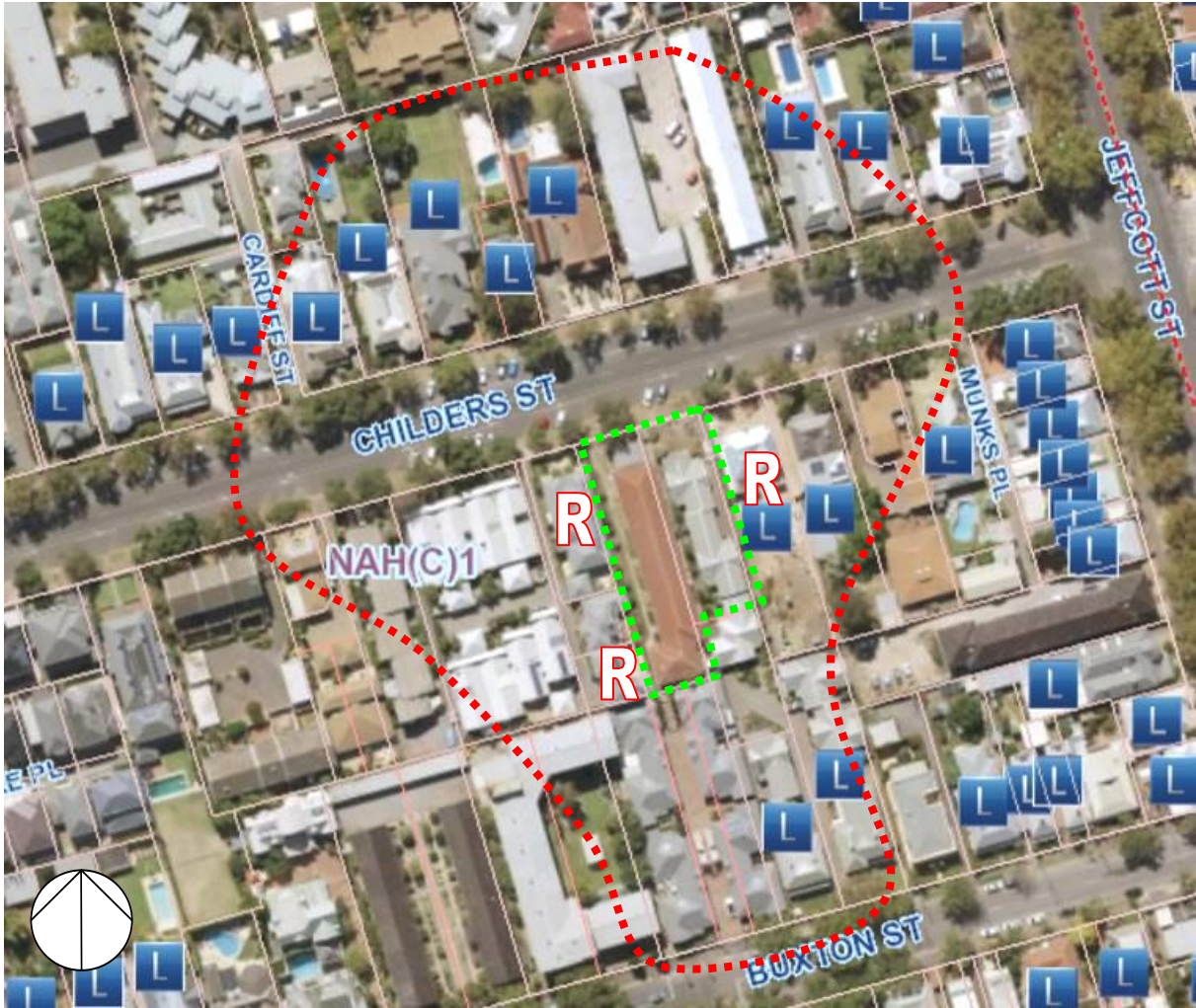
- 3.1 The applicant sought preliminary advice from Council Administration regarding this proposal. A number of issues were raised, particularly regarding the inability of the proposal to reinforce the Hill Street Policy Area heritage values and meet the desired single storey character; inadequate vehicle manoeuvrability, lack of landscaping and suitable mitigation of visual privacy concerns.
- 3.2 Council Administration requested changes to the proposal during the assessment process. Some of these have been included and others have not. The front appearance of the proposal remains a key concern.

4. SITE

- 4.1 The subject site is located on the southern side of Childers Street, approximately 97 metres west of the Jeffcott Street and Childers Street intersection.
- 4.2 The site has a frontage to Jeffcott Street of approximately 32.3 metres, a western side boundary length of approximately 64.3 metres and an eastern side boundary length of 51.1 metres. The land has an area of approximately 1,874m² and is not subject to any easements.
- 4.3 Two single storey residential flat buildings are located on the site. There is a total of 8 dwellings in both buildings. The existing buildings are not heritage listed.
- 4.4 A number of trees are located on the site, however none of these are regulated or significant.
- 4.5 The land is generally level.
- 4.6 Vehicle access is provided via existing crossovers to Childers Street which are located towards the western and eastern sides of the property.

5. LOCALITY

- 5.1 The locality contains residential properties in primarily single storey buildings with some examples of two and three storey buildings.
- 5.2 There is a combination of both contemporary and Local Heritage listed buildings in the locality.
- 5.3 Childers Street is a wide tree lined street with mature trees lining both sides.
- 5.4 Directly to the west of the subject site at 161-163 Childers Street is a single storey detached dwelling with two storey group dwellings at the rear. Further to the west at 165-175 Childers Street is a single storey residential flat building.
- 5.5 Two storey dwellings present to Childers Street at 177-179 and 183 -185 Childers Street in the form of a residential flat building and group dwellings respectively.
- 5.6 Directly to the east and further east of the subject site are two Local Heritage listed single storey semi-detached dwellings at 147-149 and 141-145 Childers Street. Further to the east at 137 Childers Street is a modest two-storey group dwelling facing Childers Street with two single storey group dwellings to the rear.
- 5.7 Immediately to the south of the subject site are existing Helping Hand Aged Care Incorporated properties which do not have a direct frontage to Childers Street.
- 5.8 Opposite the subject site to the north are a number of Local Heritage listed dwellings which are predominantly single storey detached dwellings with the exception of a three-storey residential flat building and two-storey tudor style dwelling at 148-154 and 156-160 Childers Street respectively.
- 5.9 Front fencing is generally 1.2 to 1.8 metres in height in varying styles.
- 5.10 In summary, the locality has a primarily single storey residential character presented to Childers Street.



KEY



Subject Site



Local Heritage Place

NAH(C)1

North Adelaide Historic
(Conservation)
Zone/Hill Street Policy
Area 1



Policy Area Boundary



Representor



Locality

Photo 1 – Subject site, viewed from the northern side of Childers Street



Photo 2 – Subject site, viewed from the northern side of Childers Street



Photo 3 – 147 Childers Street (east of subject site), taken from northern side of Childers Street



Photo 4 – 161 Childers Street (west of subject site), taken from northern side of Childers Street



Photo 5 – Development on the northern side of Childers Street, opposite subject site



Photo 6 – Development on the northern side of Childers Street, opposite subject site



6. **PUBLIC NOTIFICATION**

- 6.1 Please note: Category 2 representations only have effect under the legislation if the representor has been directly notified in writing, by Council, of the development. Only representations made by a person who is entitled to be given notice 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"> • Future Urban on behalf of Mr M. Mead and Ms A. Mead – 147 Childers Street, North Adelaide • Mr Jim Hurst and Mrs Cathy Hurst – 163B Childers Street, North Adelaide • Mr Scott Griffin and Mrs Jacqui Griffin – 161 Childers Street, North Adelaide

Summary of Representation	Applicant's Response
Overall scale and bulk of the development will present an unreasonable impact upon the private open space at 147 Childers Street.	The private open space at 147 Childers Street is large compared with similar areas associated with other dwellings on the southern side of Childers Street. A total wall height of 5.95 metres is proposed. The Desired Character for the Policy Area and Concept Plan Figure HS/3 envisage built form up to two building levels when not adjacent and addressing the primary street frontage. The height, particularly when viewed from the private open space area of 147 Childers Street, does not exceed policy expectations. Significant and varied side setbacks and resulting articulation of the façade will ensure minimal impact on neighbouring properties.
The overall form of the development does not pay sufficient regard to the Desired Character envisaged for Childers Street as expressed in Hill Street Policy Area 1 as the replacement does not have the appearance of single storey detached dwellings adjacent to the primary street frontage.	The development will remove existing incongruent development and replace it with high quality residential development. This will complement, rather than mimic adjacent heritage places in the street. Proposed two storey form provides a fitting interface with streetscape character created by existing development along both sides of the street.
The proposed screening treatments to the bedrooms of apartments 7 and 8 do not satisfy PDCs 35 and 36.	Angled louvre blades, generous side setbacks and window positioning will prevent direct views into neighbouring properties. The proposed development has been amended to include additional

	<p>privacy measures as requested by neighbouring properties. The sill heights of the side windows of apartments 6 and 7 have been raised to 1.6 metres above the upper floor level. Additional screening has been added to the windows of apartment 5. Additional angled louvres have been added to the existing window screening frames. The angled louvre blades, balcony columns and window screening frames will be arranged to prevent direct overlooking.</p>
<p>Serious overlooking and privacy issues. Proposed louvres are inadequate and need to wrap around. Currently high level of privacy with walls up to two metres in height between 163B Childers Street and the subject site. This privacy will be compromised. Windows at 163B Childers Street facing the subject site are frosted providing privacy to the Helping Hand site.</p>	<p>The louvre blades, balcony columns and window screening frames are proposed to be arranged to restrict and minimise oblique rather than direct views which satisfies the relevant Development Plan provisions.</p>
<p>Privacy and overlooking with views into the front and rear yards and bedrooms at 161 Childers Street. The screening of windows is not adequate. Screens shown on the western elevation are façade only and these should be designed with a base to obstruct the view of the property at 161 Childers Street. Western elevation side balcony shutters do not seem adequate to exclude overlooking and windows are not clearly obscured or covered.</p>	<p>Open space at the front of dwellings, especially when not directly accessible from a living room, is rarely afforded the same level of privacy protection as functional open spaces located at the side or rear of a dwelling. It should be noted only the balcony and the western most window on the front elevation of apartment 6 will have direct views into the front yard of 161 Childers Street.</p>
<p>The front balconies will have direct vision into the front yard and side bedroom windows of 161 Childers Street. There is no screening above the standard balcony level. The windows in the front rooms of the development will also directly overlook the yard at 161 Childers Street.</p>	<p>Neither the balcony nor window will provide views to the windows on the side elevation of the dwelling. The front balcony and window of apartment 7 have a horizontal distance of no less than 17 metres from the property boundary to ensure no direct view is provided to the front yard of this dwelling. It is also understood the subject site already has views to the front yard due to the topography of the locality and the finished floor level of the existing residential flat building. The views to the front yard at 161 Childers Street are not considered detrimental to the privacy of occupants.</p>

7. **SPECIALIST ADVICE**

7.1 **Council Heritage Architect**

The amended plans do not address the fundamental concerns regarding the heritage impact of the proposed development.

The proposed development is within Hill Street Policy Area 1 of the North Adelaide Historic (Conservation) Zone. Existing buildings on the site, which do not contribute to the historic character of Childers Street, are to be demolished. The replacement development comprises nine two storey residential apartments, with two apartments addressing Childers Street.

The Desired Character for the Policy Area seeks that *'development of these long-established institutions (i.e. Helping Hand, St Dominic's Priory and Calvary Hospital) should meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area'*. This is reinforced by the statement: *'New development should respect the low scale ... and historic value of the Policy Area...'*

The Development Plan describes the historic built form of Childers Street as *'primarily large low density single storey detached dwellings adjacent to the primary street frontage'*.

There are twelve Local Heritage Places on the northern side of Childers Street, all but two being single storey detached dwellings with a frontage of 11-12 metres, eave heights of approximately 3.6 metres and ridge height of approximately 5.5 metres. 156-160 Childers Street, opposite the proposed development, is a single storey inter War era English revival dwelling with a generous front setback and prominent steeply pitched roof. 202-220 Childers Street is a two storey 1870s bluestone residence with a frontage of approximately 18 metres and wall height of approximately 7 metres.

The overall bulk and width of the proposed development is at odds with the historic character of Childers Street. Larger scale 1970s residential flat development in the locality constructed prior to the establishment of the Historic Conservation Zone should not justify new large scale residential development in this Policy Area.

The double hipped roof reduces the mass and height of the roof; however the lack of eaves and the parapeted projecting bay do not produce the modulation and 'visual interest through play of light and shade' that is sought for development in the North Adelaide Historic (Conservation) Zone.

The building undercroft created by the smaller footprint of the ground floor bedrooms in relation to the upper floor living areas results in an ungrounded built form which conflicts with the solidity of the historic built form in the Policy Area.

The open balcony with a solid balustrade fails to reference the historic built form character of Childers Street. Front verandahs are integral to the heritage character of the Zone.

The front setback of the development is forward of the adjacent Local Heritage Place which increases the visual impact of the development on the adjacent Local Heritage Place.

The proposed development requires further refinement to create visual interest, modulation and a scale that are compatible with the Desired Character for the Policy Area and Zone.

The width and bulk of the front facade, the undercroft and the upper balcony form fail to reference the historic townscape of Childers Street.

Whilst two storey development is envisaged in the Hill Street Policy Area, the desired character for Childers Street is *'development that has the appearance of single storey detached dwellings'*. This is not achieved with the current design.

Inappropriate later development has occurred in Childers Street over many decades, particularly on the southern side. Demolition of the existing buildings creates an opportunity to meet the heritage provisions of the Development Plan and strengthen the Desired Character for the Policy Area. The lack of sympathetic building stock on the southern side of Childers Street should not justify inappropriate replacement development.

I am unable to support the proposed development in its current form.

7.2 Traffic

Vehicle manoeuvring paths have been assessed to be satisfactory on the amended plans and the proposed development is acceptable from a traffic perspective.

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

8. DETAILED ASSESSMENT

8.1 Summary of Hill Street Policy Area 1 Objectives & Principles

Subject DP Ref	Assessment	Achieved Not Achieved x
Desired Character	<ul style="list-style-type: none"> Refer Section 9.4 – Detailed Discussion. 	x
Objectives O1&2	<ul style="list-style-type: none"> Not consistent with Desired Character for the Policy Area, does not reinforce traditional character. 	x
Desired Character P1	<ul style="list-style-type: none"> Refer Section 9.4 – Detailed Discussion. 	x
Form P2	<ul style="list-style-type: none"> Residential flat building proposed. 	✓
Height P3	<ul style="list-style-type: none"> Two levels and a ceiling height of 5.6 metres are proposed satisfying Concept Plan Fig HS/3 which nominates low scale built form up to 2 building levels for this site. 	✓
Dwelling Unit Factor P4	<ul style="list-style-type: none"> This provision excludes a plot ratio requirement of 0.6 for the Helping Hand site. Dwelling unit factor has not been excluded, however it is not considered relevant in this instance as the dwellings are proposed for retirement living. 	✓
Street Frontage Width P6	<ul style="list-style-type: none"> Street frontage width of 32 metres proposed and minimum of 18 metres required. 	✓
Helping Hand Aged Care Site P11	<ul style="list-style-type: none"> In accordance with Concept Plan Fig HS/3. A plot ratio of 0.68 is proposed. The Development Plan incorrectly references Kermode Street and not Buxton Street. Proposal satisfies the plot ratio requirement of 1.7. 2 storey development proposed fronting Childers Street as opposed to 1 mentioned in this provision and the Desired Character. Street setback of 6.6 metres proposed, Adjoining Local Heritage Place to the west has a setback of 7.4 metres and adjoining dwelling to east 7.2 metres. Building form sited within a building envelope of a 45 degree plane, measured at heights of 3 metres at the eastern and western boundaries. 	✓ ✓ x x ✓

8.2 Summary of North Adelaide Historic (Conservation) Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	In accordance with the range of single and two storey development in the area, apart from two storey form facing Childers Street.	✓/✗
Objectives O1 & 2	<ul style="list-style-type: none"> Development not compatible with historic character. 	✗
Form and Character P1-3	<ul style="list-style-type: none"> Does not demonstrate a compatible visual relationship to adjacent historic built form and character. Residential land use. 	✗ ✓
Design and Appearance P4, 12	<ul style="list-style-type: none"> Proposed rendered finish. Residential flat building not designed to have the appearance of a detached dwelling when viewed from Childers Street. 	✓ ✗
Landscaped Open Space P5	<ul style="list-style-type: none"> 21% proposed instead of 50% requirement. 	✗
Height P7, 8	<ul style="list-style-type: none"> Overall height acceptable, however portion fronting Childers Street should be single storey instead of two storeys. Low profile solution to this two storey development not considered appropriate design response 	✗
Setbacks P9	<ul style="list-style-type: none"> Consistent building setback not evident, proposed dwellings are sited forward of the adjacent Local Heritage Place adjacent to the site. 	✗
Fencing P14, 16	<ul style="list-style-type: none"> Front fencing of a traditional style and open character. 	✓
Access and Car parking P17	<ul style="list-style-type: none"> Proposal will result in the removal of a crossover to Childers Street Eastern crossover will need to be re-aligned closer to the eastern boundary. 	✓

8.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Community Facilities O4 & 5 P2 & 3	<ul style="list-style-type: none"> Expansion of an aged care facility in an area than can be conveniently accessed. Designed to meet the needs of the elderly community. 	✓
Housing Choice O6 P5 & 9	<ul style="list-style-type: none"> Will add to the variety of housing types in the Council area. Provides a variety of accommodation that meets the needs of the elderly and persons with a disability. A mix of landscaped public and private open space areas are proposed. 	✓
LOW SCALE RESIDENTIAL DEVELOPMENT		
Building Appearance & Neighbourhood Character O11 & 12 P17-21	<ul style="list-style-type: none"> A landscape front yard area will be provided. Overall visual bulk of the proposal minimised through articulation of the facades and variation in building materials. Concern regarding overall visual bulk of the front portion of the proposed building. 	✓ ✗
Dwelling Setbacks O13 P22	<ul style="list-style-type: none"> Development generally in accordance with prevailing setbacks in the area. 	✓
Building Siting O14 P23 & 24	<ul style="list-style-type: none"> Setbacks generally in accordance with prevailing setbacks. Bedrooms are not proposed at ground level facing the driveways. 	✓
Daylight & Sunlight O15 P25 & 27	<ul style="list-style-type: none"> Shadow diagrams demonstrate the extent of shadow at 9am, 12pm and 3pm on 21 June and indicate minimal shadow impact to neighbouring properties. 	✓
Private Open Space O16 P29-34	<ul style="list-style-type: none"> Overall private open space areas and minimum dimensions of private open space are less than those required in PDC 31. 	✗

Visual & Acoustic Privacy O17 P35-38	<ul style="list-style-type: none"> Refer Section 9.4 – Detailed Discussion. 	✓
Carports, Garaging & Fencing O18 & 19 P40-41	<ul style="list-style-type: none"> Garaging proposed on the western and eastern sides of the building, facing side boundaries which will ensure it does not dominate views from the street. 	✓
On-Site Parking & Access O20 P44-45	<ul style="list-style-type: none"> Refer Section 9.4 – Detailed Discussion. 	✗
Site Facilities & Storage O21 P46	<ul style="list-style-type: none"> Adequate areas for storage considering relatively small floor area for each residence. 	✓
ENVIRONMENTAL		
Crime Prevention through Urban Design O24 P82-84	<ul style="list-style-type: none"> Passive surveillance of the public realm anticipated with windows and balconies facing Childers Street. Passive surveillance of the internal driveway also anticipated. 	✓
Waste Management O28 P101 & 102	<ul style="list-style-type: none"> Sufficient area available on the site to accommodate the storage of waste bins. 	✓
Energy Efficiency O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> Some living areas will incorporate north facing windows, others will have east and west facing windows, some of which will be screened. Natural cross ventilation will be possible by opening the windows to capture breezes. Balconies will assist also assist in shading some windows during the warmer months. 	✓
Stormwater Management O35-39 P126-131	<ul style="list-style-type: none"> Ability to accommodate rainwater tanks on-site. 	✓

Heritage & Conservation O42 P141	<ul style="list-style-type: none"> Refer Section 7.1 – Council Heritage Architect Discussion. 	x
Heritage & Conservation – North Adelaide Development Adjacent a Heritage Place P162-165	<ul style="list-style-type: none"> Refer Section 7.1 – Council Heritage Architect Discussion. 	x
Height, Bulk and Scale P168-174	<ul style="list-style-type: none"> Refer Section 9.4 – Detailed Discussion. 	x
Plot Ratio P175	<ul style="list-style-type: none"> The proposed plot ratio is 0.68 which is well under the 1.7 requirement. 	✓
Landscape Open Space P177	<ul style="list-style-type: none"> 21% landscaped open space proposed, instead of the 50% requirement. 	x
Building Setbacks P178	<ul style="list-style-type: none"> Proposal is generally in accordance with prevailing setbacks in the locality. 	✓
Materials, Colours & Finishes P187-190	<ul style="list-style-type: none"> The use of rendered surfaces will make references to traditional materials evident in existing buildings in the locality. Low light reflective rendered surfaces, painted in light tones articulates facades and will result in a contemporary built form that does not appear out of context with existing built form, apart from two storeys proposed at the front of the building. 	✓ x
Landscaping O55 P207-210	<ul style="list-style-type: none"> Landscaping is proposed at the front of the property to 'soften' the appearance of the building when viewed from Childers Street. Landscaping is also proposed in communal areas and along the driveway. 	✓
Bicycle Access O64-65 P233-238	<ul style="list-style-type: none"> Adequate areas on-site to accommodate bicycle parking. 	✓
Car Parking O71-72 P251-265	<ul style="list-style-type: none"> Refer Section 9.4 – Detailed Discussion. 	✓/x

8.4 Detailed Discussion

Desired Character

Hill Street Policy Area 1 PDC 1 states that *'Development should strengthen, achieve and be consistent with the desired character for the Policy Area.'*

The Desired Character for the Hill Street Policy Area 1 within the North Adelaide Historic (Conservation) Zone states,

'This area should remain one of the lowest density residential areas in Upper North Adelaide and should be protected and enhanced as one of the most historically intact residential areas in South Australia.'

More specifically, with respect to the Helping Hand Aged Care Institution site,

'Development of these long established institutions should meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area. (emphasis added)

In terms of new development and new residential development,

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 lower building height is prescribed for development addressing the primary street frontage, to reinforce the character of the historic built form as described.' (emphasis added)

Specifically, in Childers Street,

'The historic townscape is established by primarily large, low density, single storey local heritage places comprising detached dwellings. Buildings that are not identified Heritage Places should be replaced by development that has the appearance of single storey detached dwellings adjacent the primary street frontage. Development should reinstate the prevailing building set-back established by Heritage Places relevant to the particular locality.' (emphasis added)

Hill Street Policy Area 1 PDC 11 states *'The development of Helping Hand Aged Care should be in accordance with Concept Plan Fig HS/3'* which nominates the subject site being within the *'Low Scale Built Form up to 2 building levels'* area as shown below in Figure 9.4.1 – Excerpt of Concept Plan Fig HS/3.



Figure 9.4.1 – Excerpt of Concept Plan Fig HS/3

Furthermore, in the instance where a site is located within a taller building form area, Hill Street Policy Area 1 PDC 11 d)(ii) seeks 'to locate Low Scale Built Form between 1 to 2 building levels along Molesworth Street, Buxton Street and Childers Street'. Although not relevant to the subject site, this demonstrates the consistency in the intention of the policy for future redevelopment to retain its single storey character where presented to the street frontage, even in the instance of larger scale buildings.

The Desired Character is more direct in its reference to development having a single storey appearance adjacent Childers Street. PDC 11 refers to between 1 and 2 building levels and shows an area suitable for low scale built form up to 2 building levels which includes 1 building level as well as 2 building levels where appropriate (emphasis added). In this instance there are further policies, as outlined earlier in this report, prescribing a lower scale of development (single storey) addressing the primary street frontage to reinforce the character of the historic built form.

The above issue was raised with the applicant when pre-lodgement advice was sought. At that time Council Administration confirmed two storey development fronting Childers Street was unlikely to be supported. This has also been mentioned to the applicant throughout the assessment of this application. The applicant has opted to maintain the two storey form adjacent Childers Street.

The applicant has amended the design in an attempt to lessen the visual impact from Childers Street. These changes are not considered to adequately reduce the overall width and bulk of the front façade. This width and bulk will not provide the appearance of a single storey detached dwelling. Consequently, the proposal is not considered to satisfy the Desired Character for the Policy Area.

Inappropriate later development has occurred in Childers Street over many decades, particularly on the southern side (within the locality) and further to the west outside of the locality.

Demolition of existing buildings creates an opportunity to meet the heritage provisions of the Development Plan and strengthen the Desired Character for the Policy Area as opposed to creating an opportunity for development that fails to respect the desired and heritage character of the area.

The encroachment of unsympathetic building stock should not justify inappropriate replacement development within the locality where the prevailing character in the locality is consistent with the Desired Character of single storey detached dwelling presentation to the street.

Heritage and Conservation

Detailed heritage advice is provided in Section 7.1 – Council Heritage Architect Discussion. The heritage advice does not support the proposal for the following reasons:

- The overall bulk and width of the proposed development is at odds with the historic character of Childers Street.
- The double hipped roof reduces the mass and height of the roof, however a lack of eaves and the parapeted projecting bay do not produce modulation and ‘visual interest through play of light and shade’.
- The building undercroft created by the smaller footprint of the ground floor bedrooms in relation to the upper floor living areas results in an ungrounded built form which conflicts with the solidity of the historic built form in the area.
- The open balcony with a solid balustrade fails to reference the historic built form character of Childers Street.
- The front setback of the development is forward of the adjacent Local Heritage Place which increases visual impact of the development on the adjacent Local Heritage Place.
- Further refinement required to create visual interest, modulation and a scale that are compatible with the desired character for the Policy Area and Zone.
- The width and bulk of the front facade, the undercroft and the upper balcony form fail to reference the historic townscape of Childers Street.
- Whilst two storey development is envisaged in Hill Street Policy Area 1, the Desired Character for Childers Street is *‘development that has the appearance of single storey detached dwellings’* which is not achieved.
- Inappropriate later development has occurred in Childers Street over decades, particularly on the southern side. Demolition of the existing buildings creates an opportunity to meet the heritage provisions of the Development Plan and strengthen the Desired Character for the Policy Area.

Private Open Space

There is a small to moderate shortfall in the private open space proposed for the majority of the proposed dwellings. All dwellings are provided with private open space directly accessible from a living area however the minimum dimension requirements are not met. The following minimum areas are required:

- Total of 35m² private open space with a minimum dimension of 2.5 metres
- The above comprising 13m² accessible from living area with min dimension of 4 metres and balconies 8m² with a minimum dimension of 2 metres.

A summary of the areas proposed is shown in Table 9.4.1.

Table 9.4.1 - Proposed Private Open Space Areas				
Residence No.	Total POS	Ground <2.5m min. dimension	Balcony <4m min. dimension	Achieved ✓ Not Achieved ✗
1	41m ²	31m ²	10m ²	✓/✗
2	28m ²	18m ²	10m ²	✗
3	24m ²	14m ²	10m ²	✗
4	24m ²	14m ²	10m ²	✗
5	30m ²	20m ²	10m ²	✗
6	46m ²	16m ²	30m ²	✓/✗
7	46m ²	16m ²	30m ²	✓/✗
8	24m ²	14m ²	10m ²	✗
9	41m ²	31m ²	10m ²	✓/✗

Furthermore, ground level private open space areas are provided in linear configurations of between 1 to 1.9 metres in width (with the exception of Dwellings 6 and 7) which result in reduced useable areas for future occupants. Additionally, each dwelling layout has been configured to potentially accommodate three (3) bedrooms.

Given the proposed dwellings are to be used for retirement living under the *Retirement Villages Act 2016*, it is considered the shortfalls in private open space for each dwelling are not fatal to the application on their own and the private open space provided will be functional for the needs of future occupants.

Visual Privacy

Representors have raised concern regarding visual privacy in relation to the proposed upper level windows, balconies and associated screening.

Large upper level windows were originally proposed without screening on the eastern and western facades near the front of the property. These have been amended to high level windows with a sill height of 1.6 metres above the upper floor level in response to concerns raised by the representors.

Screening in the form of aluminium louvres are proposed to all other upper level windows and balconies located on the eastern and western facades. This screening will have a height to 1.6 metres above the upper floor level. The screening will be angled to direct views in an upwardly direction away from windows and private open space areas of neighbouring properties.

The window screens are proposed on frames that are not located flush with the window. However, sightlines to the neighbouring properties are expected to be disrupted as the screening will extend beyond the width of each window. The screening will also not extend to the bottom of each window. This is acceptable considering sightlines will be directed down towards the driveways.

It should also be noted the sides of the balconies located on the eastern and western facades do not include screening. This is acceptable as views will generally be directed along the driveways, as opposed to the neighbouring properties.

In summary, the potential for overlooking into the neighbouring properties has been suitably mitigated and satisfies Council Wide Objective 17 and PDC 36.

Transport, Access and Parking

One (1) undercover car park is proposed for each residence. This accords with Table Adel/7 for residences 1 to 4 and 8 and 9 which are all under 200m² in floor area. However, the remaining residences 5, 6 and 7 have floor areas exceeding 200m² and this requires at least two car parking spaces per residence. This results in a shortfall of three car parking spaces for the dwellings.

Multi-unit dwellings should provide 1 visitor space for each 4 dwellings. No on-site visitor spaces are proposed however the reconfiguration of the crossovers at the front of the property will create three on-street car parking spaces.

Considering the relatively minor shortfall in car parking spaces and the use of the dwellings for retirement living where vehicle ownership rates are generally lower than typical dwellings, the improvement in the provision of garages and an increase in on-street car parking, the shortfall is considered acceptable in this instance.

8.5 **Conclusion**

This application proposes demolition of existing buildings and the construction of a two storey residential flat building comprising nine retirement village residences ancillary to Helping Hand Aged Care on the subject site.

A number of relevant Development Plan provisions are satisfied by the proposal, however key provisions are also not satisfied. The proposal is not considered acceptable for the following key reasons:

- The proposal will not have the appearance of a single storey detached dwelling adjacent Childers Street and therefore does not satisfy the Desired Character for the Policy Area
- Heritage provisions are not satisfied as referred to by Council's Heritage Architect

The proposal is not considered to be seriously at variance with the provisions of the Development Plan. However, it has been determined that, on balance, the proposal does not warrant Development Plan Consent.

9. **RECOMMENDATION**

That the development, the subject of the application from Helping Hand Aged Care Incorporated for demolition of existing buildings and construction of a two-storey residential flat building comprising nine (9) retirement village residences ancillary to Helping Hand Aged Care at Howland Court, 157-159 Childers Street, North Adelaide SA 5006 as shown on plans designated DA/7/2019, is not seriously at variance with the provisions of the Development Plan but is REFUSED Development Plan Consent for the following reasons:

- Fails to strengthen, achieve and be consistent or compatible with the Desired Character of Hill Street Policy Area 1 and the North Adelaide Historic (Conservation) Zone through an inability to:
 - respect the low scale character
 - appear as a single storey detached dwelling adjacent Childers Street
 - reinstate the prevailing building setbacks established by existing Heritage Places in the locality.
- Is not considered to satisfy the following relevant Development Plan provisions:
 - Hill Street Policy Area 1 Desired Character, Objective 1 & 2 and PDC 11(d)(iii)
 - North Adelaide Historic (Conservation) Zone Objectives 1 & 2 and PDCs 1(b), 3(a)(b)(d), 5, 6, 8, 9
 - Council Wide Heritage and Conservation Objectives 43, PDC 141(a)(b), Heritage and Conservation – North Adelaide PDCs 162(a)(b)(c)(d), 164, 165

Item No. 3.2 – Attachments 1 – 71 (Howland Court, 157-159 Childers Street, North Adelaide SA 5006)

Pages 72 to 142

ATTACHMENTS

Plans and Supporting Information

- Proposal Plans 1 – 10
- Planning Report 11 – 33
- Heritage Report 34 – 57
- Certificates of Title 58 – 61

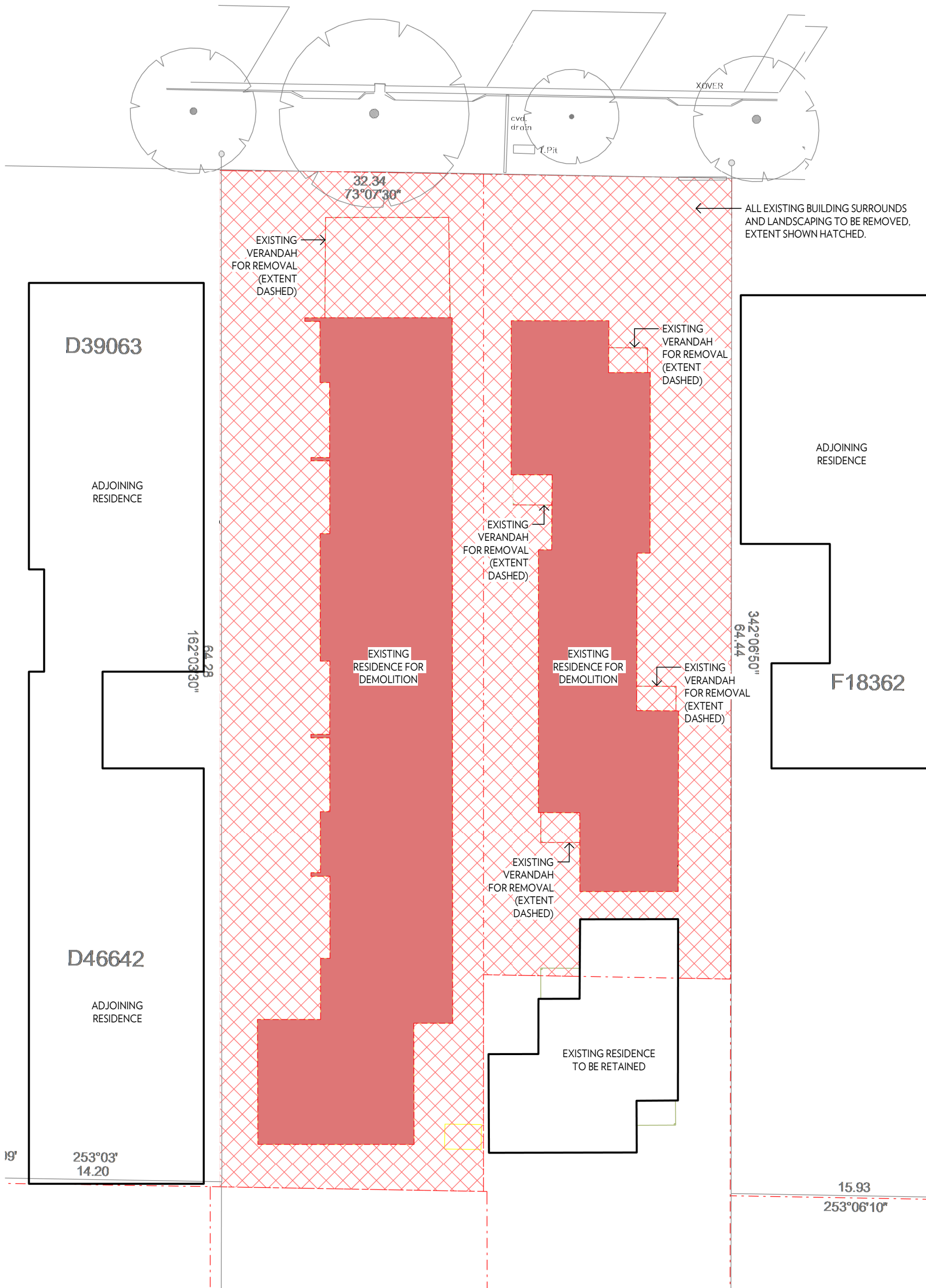
Comments from Public Notification 62 – 64

Applicant Response to Representations 65 – 71

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).

CHILDERS

STREET



ALL EXISTING BUILDING SURROUNDS AND LANDSCAPING TO BE REMOVED, EXTENT SHOWN HATCHED.

EXISTING VERANDAH FOR REMOVAL (EXTENT DASHED)

EXISTING VERANDAH FOR REMOVAL (EXTENT DASHED)

EXISTING VERANDAH FOR REMOVAL (EXTENT DASHED)

EXISTING VERANDAH FOR REMOVAL (EXTENT DASHED)

EXISTING VERANDAH FOR REMOVAL (EXTENT DASHED)

EXISTING RESIDENCE FOR DEMOLITION

EXISTING RESIDENCE FOR DEMOLITION

EXISTING RESIDENCE TO BE RETAINED

D39063

ADJOINING RESIDENCE

ADJOINING RESIDENCE

F18362

D46642

ADJOINING RESIDENCE

19' 253°03' 14.20

15.93 253°06'10"

ARCHITECTURE - INTERIOR DESIGN

LANDSCAPE ARCHITECTURE

MASTERPLANNING

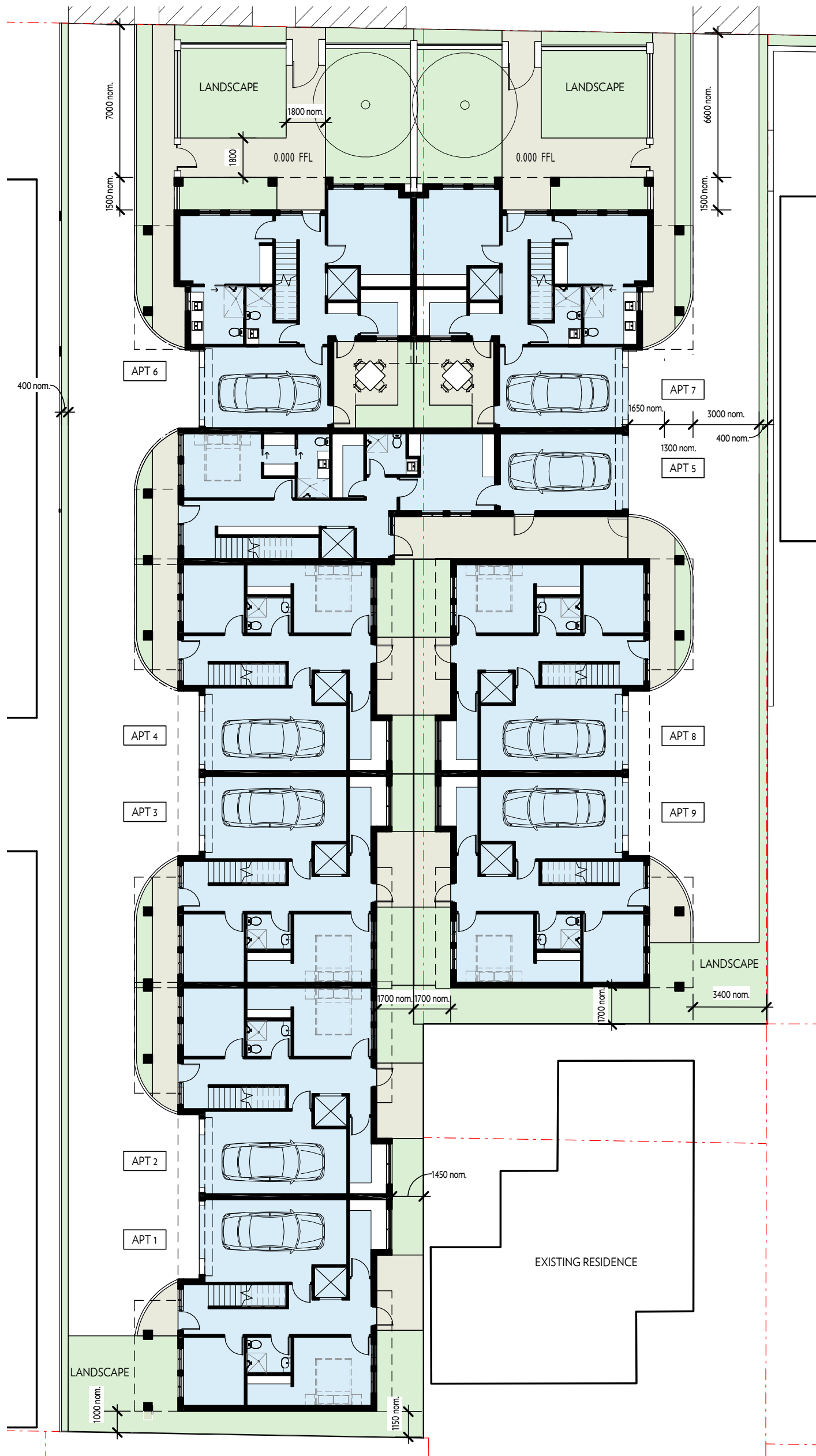
childers street apartments
helping hand aged care

19.08.2019 drawing SK00
 DEMOLITION PLAN revision A
 1 : 250 @A3 job: 10-4783A

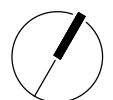
WALTERBROOKE

**CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED**

**DA/7/2019
18/10/2019**

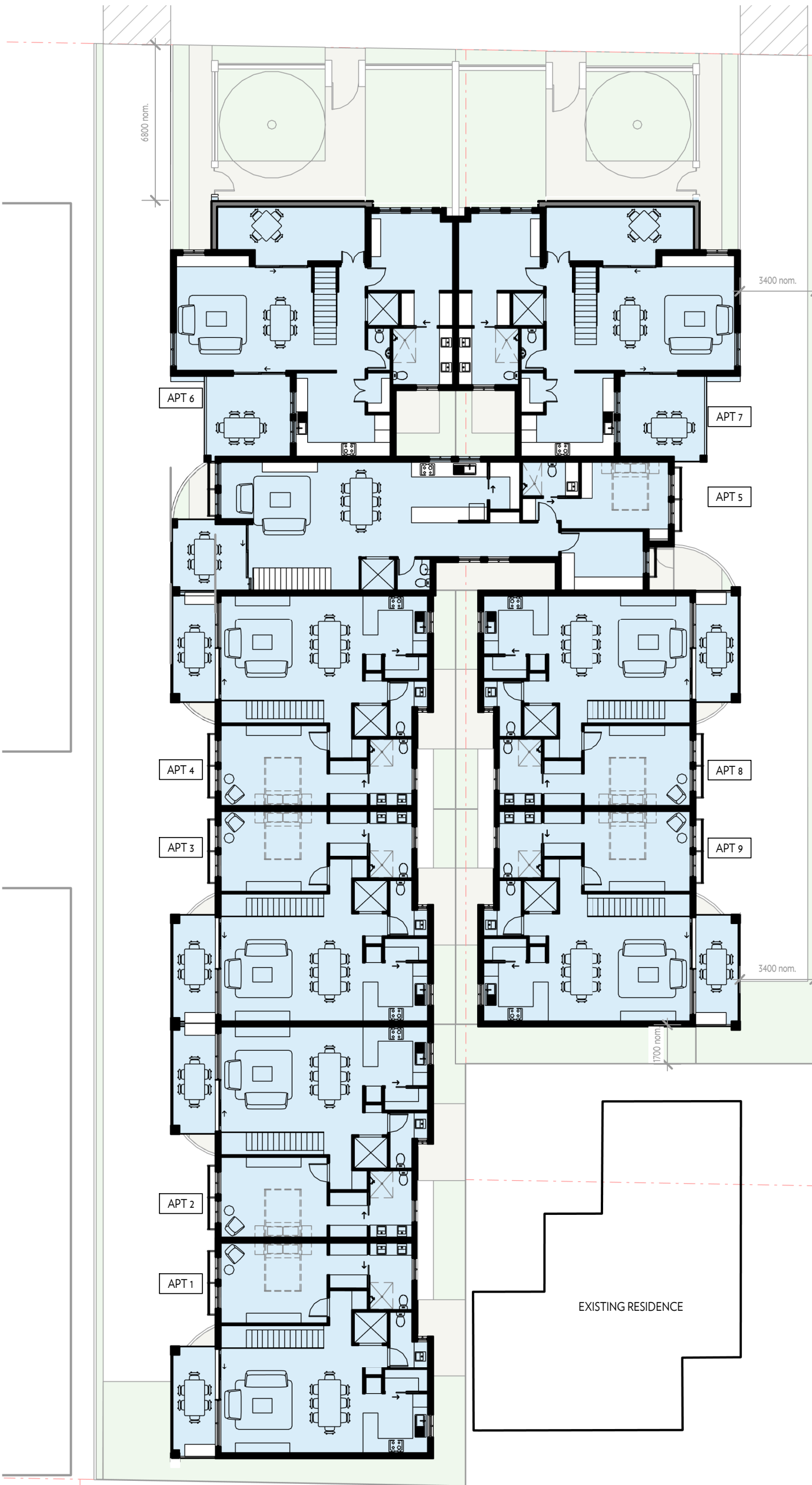


TYPICAL APARTMENT AREAS	
Type 1 (apt 1-4, 8,9)	
Ground	90m ² approx.
First	93m ² approx.
Balconies	10m ² approx.
Total	193m² approx.
Type 2 (apt 5)	
Ground	104m ² approx.
First	106m ² approx.
Balconies	10m ² approx.
Total	220m² approx.
Type 3 (apt 6,7)	
Ground	97m ² approx.
First	100m ² approx.
Balconies	32m ² approx.
Total	230m² approx.

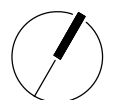


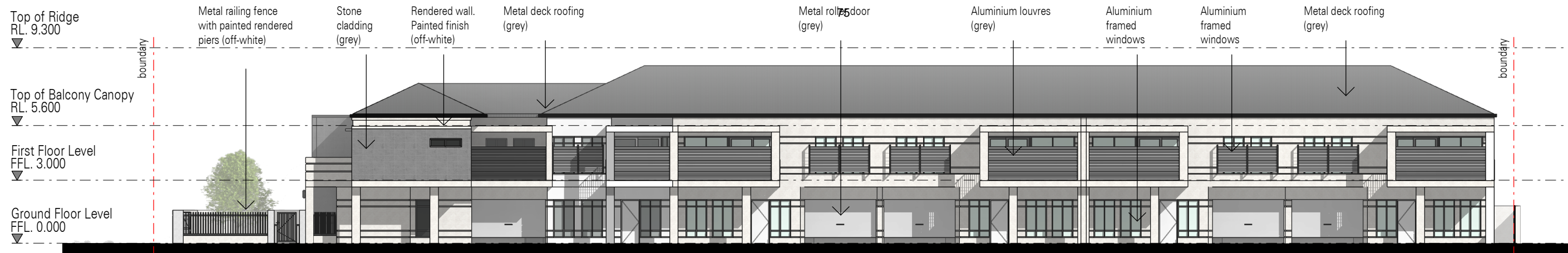
**CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED**

**DA/7/2019
06/12/2019**



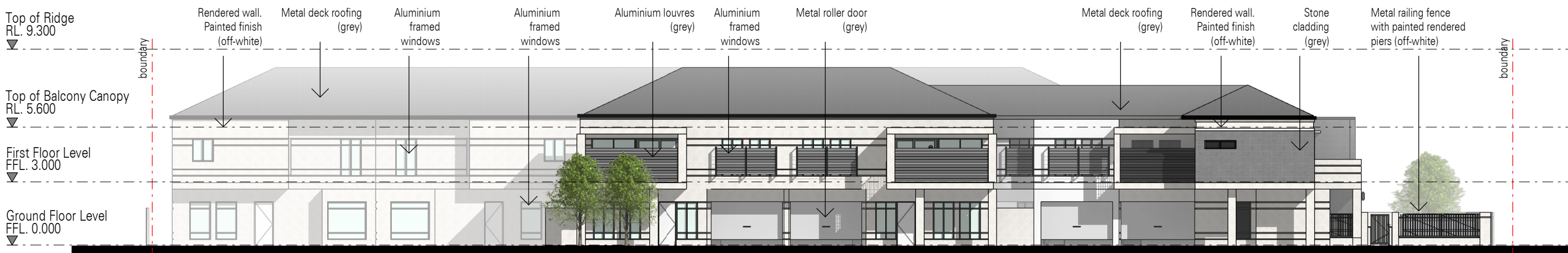
TYPICAL APARTMENT AREAS	
Type 1 (apt 1-4, 8,9)	
Ground	90m ² approx.
First	93m ² approx.
Balconies	10m ² approx.
Total	193m² approx.
Type 2 (apt 5)	
Ground	104m ² approx.
First	106m ² approx.
Balconies	10m ² approx.
Total	220m² approx.
Type 3 (apt 6,7)	
Ground	97m ² approx.
First	100m ² approx.
Balconies	32m ² approx.
Total	230m² approx.





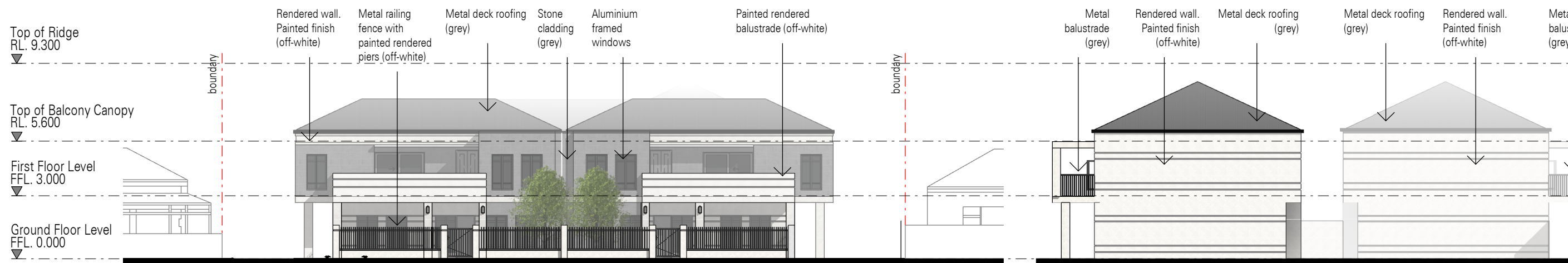
WEST ELEVATION

1 : 200



EAST ELEVATION

1 : 200



NORTH ELEVATION

1 : 200

SOUTH ELEVATION

1 : 200



ARCHITECTURE - INTERIOR DESIGN
 Revision B
 LANDSCAPE ARCHITECTURE
 MASTERPLANNING

CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED
DA/7/2019
06/12/2019

childers street apartments
 helping hand aged care

05/12/2019	drawing: SK03
ELEVATIONS	revision: C
1 : 200 @A3	job: 10-4783A

City of Adelaide Council Assessment Panel Meeting - Agenda - 3 February 2020

plot: 5/12/2019 5:51:07 PM

WALTERBROOKE



ARCHITECTURE - INTERIOR DESIGN
 Revision B
 LANDSCAPE ARCHITECTURE
 MASTERPLANNING

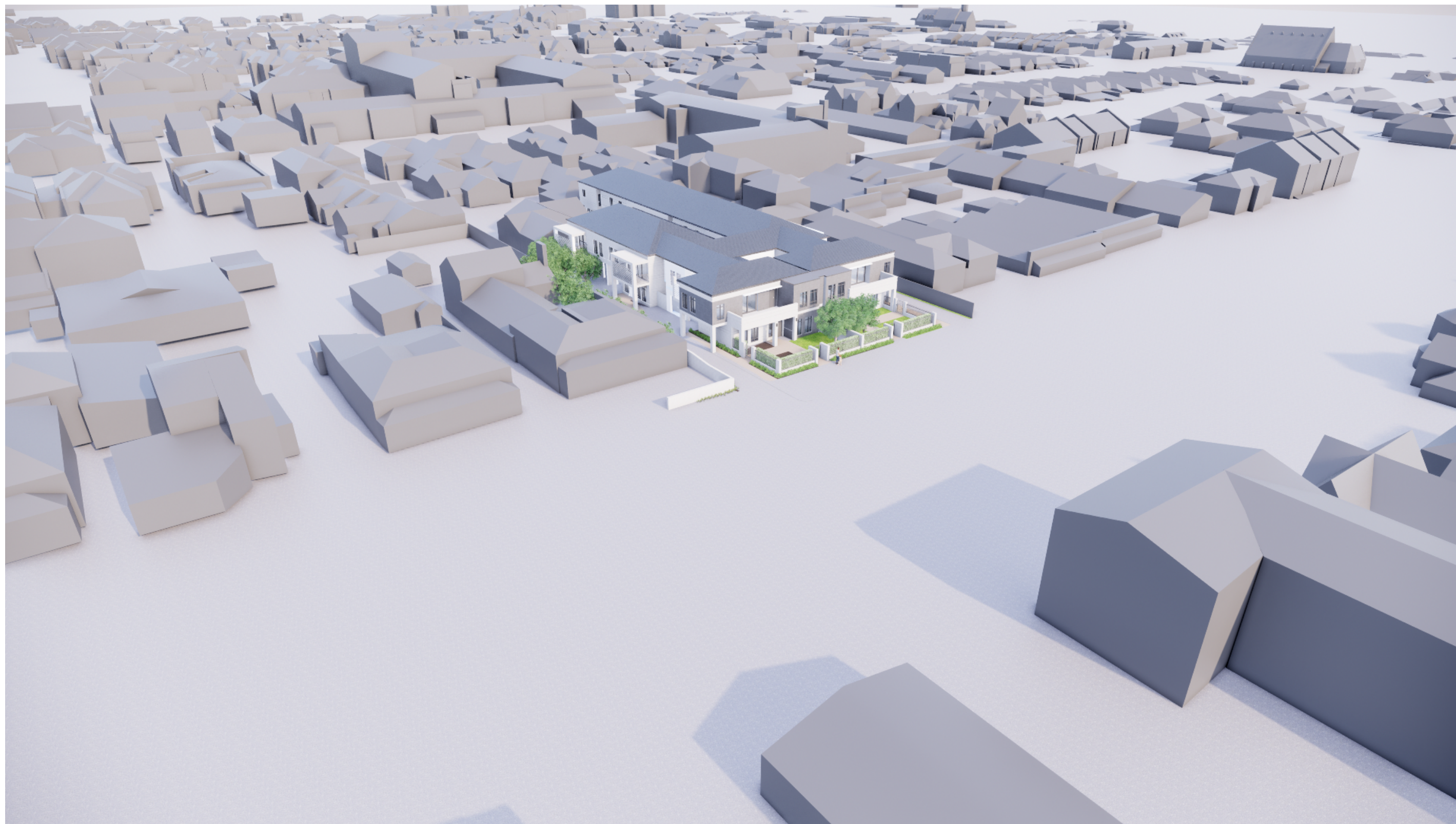
**CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/7/2019
 18/10/2019**

City of Adelaide Council Assessment Panel Meeting - Agenda - 3 February 2020

childers street apartments
 helping hand aged care

03/10/2019	drawing	SK04
3D VIEW 1	revision	B
1 : 1 @A3	job:	10-4783A

plot: 3/10/2019 11:35:58 AM



**CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED**

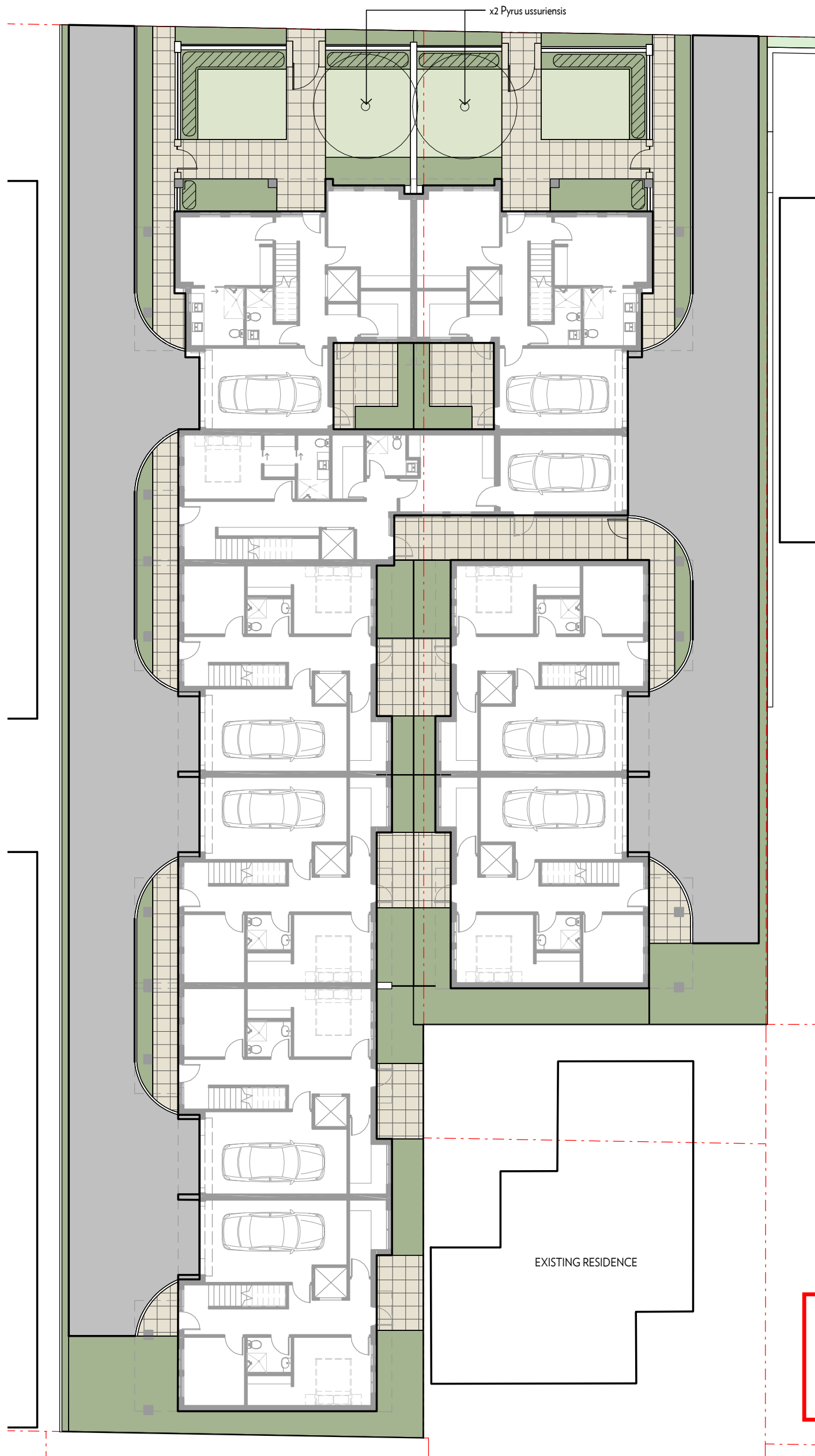
**DA/7/2019
18/10/2019**

ARCHITECTURE - INTERIOR DESIGN	_____
Revision B	_____
LANDSCAPE ARCHITECTURE	_____
MASTERPLANNING	_____

childers street apartments
helping hand aged care

03/10/2019	drawing	SK05
3D VIEW 2	revision	B
1 : 1 @A3	job:	10-4783A

CHILDERS STREET



LANDSCAPE WORKS

LEGEND

- NEW TREE PLANTING
SIZE: 45L
SPECIES: AS SELECTED
- MULCHED PLANTING BED
- IRRIGATED LAWN (KIKUYU)
- HEGGED PLANTING
- BITUMEN DRIVEWAY
- UNIT PAVING

PLANT LIST

TREES
Pyrus ussuriensis

GROUNDCOVERS + SHRUBS
Trachelospermum jasminoides
Raphiolepis 'Oriental Pearl'
Dianella 'Silver Streak'
Scaevola aemula
Dianella 'Little Jess'
Clivea miniata
Liriope 'Evergreen Giant'

HEDGING
Buxus microphylla

**CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED**

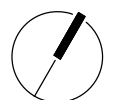
**DA/7/2019
18/10/2019**

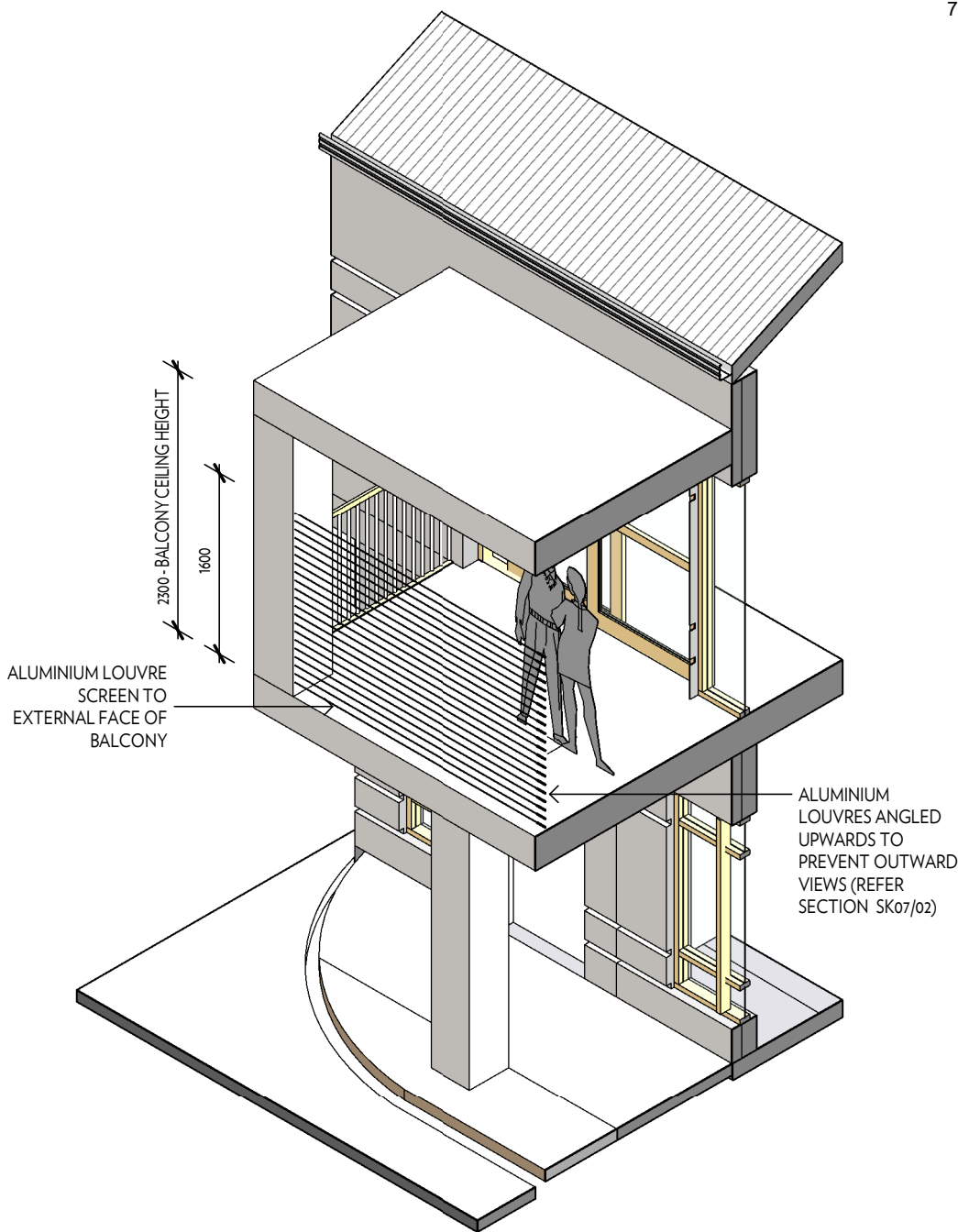
WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
Revision B
LANDSCAPE ARCHITECTURE
MASTERPLANNING

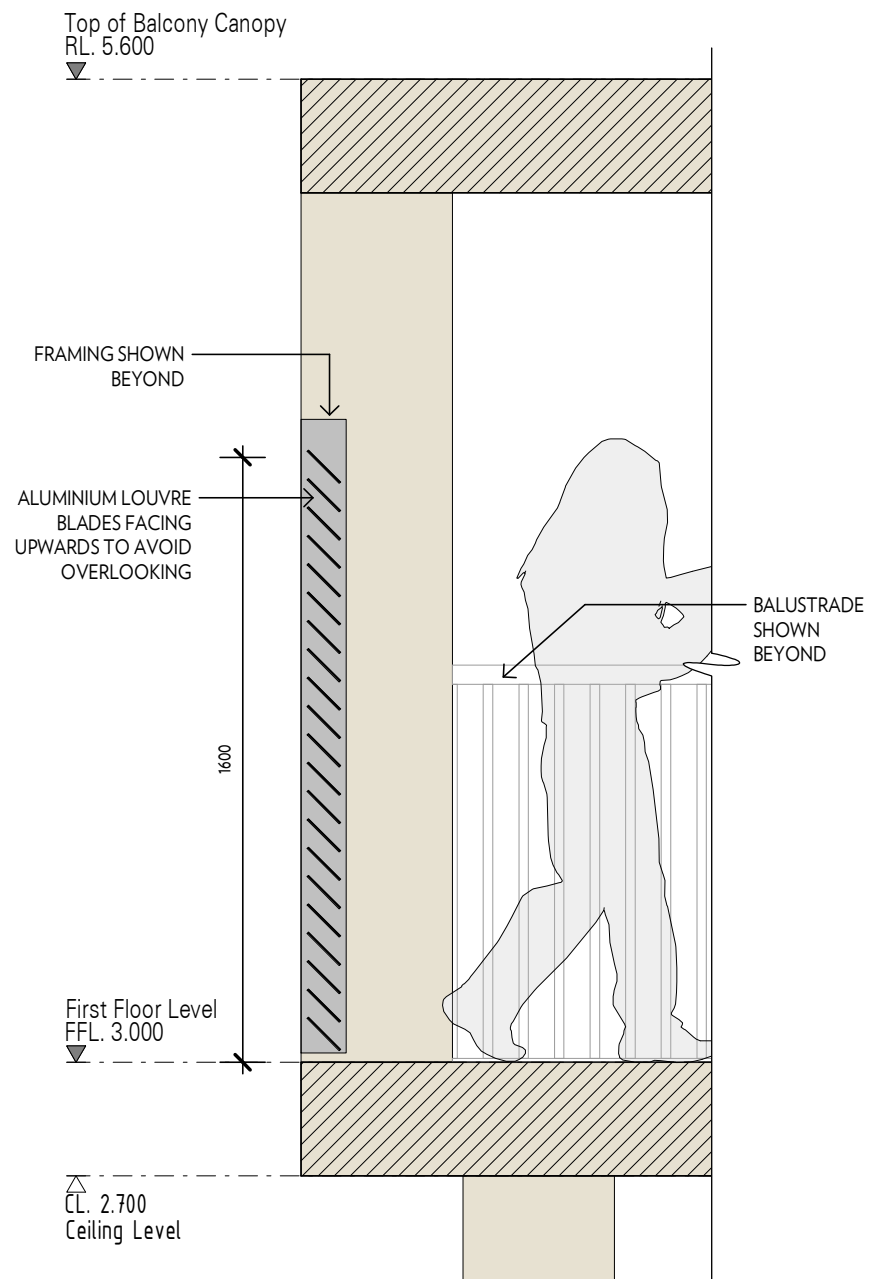
childers street apartments
helping hand aged care

03/10/2019 drawing SK06
LANDSCAPE PLAN revision B
1 : 200 @A3 job: 10-4783A



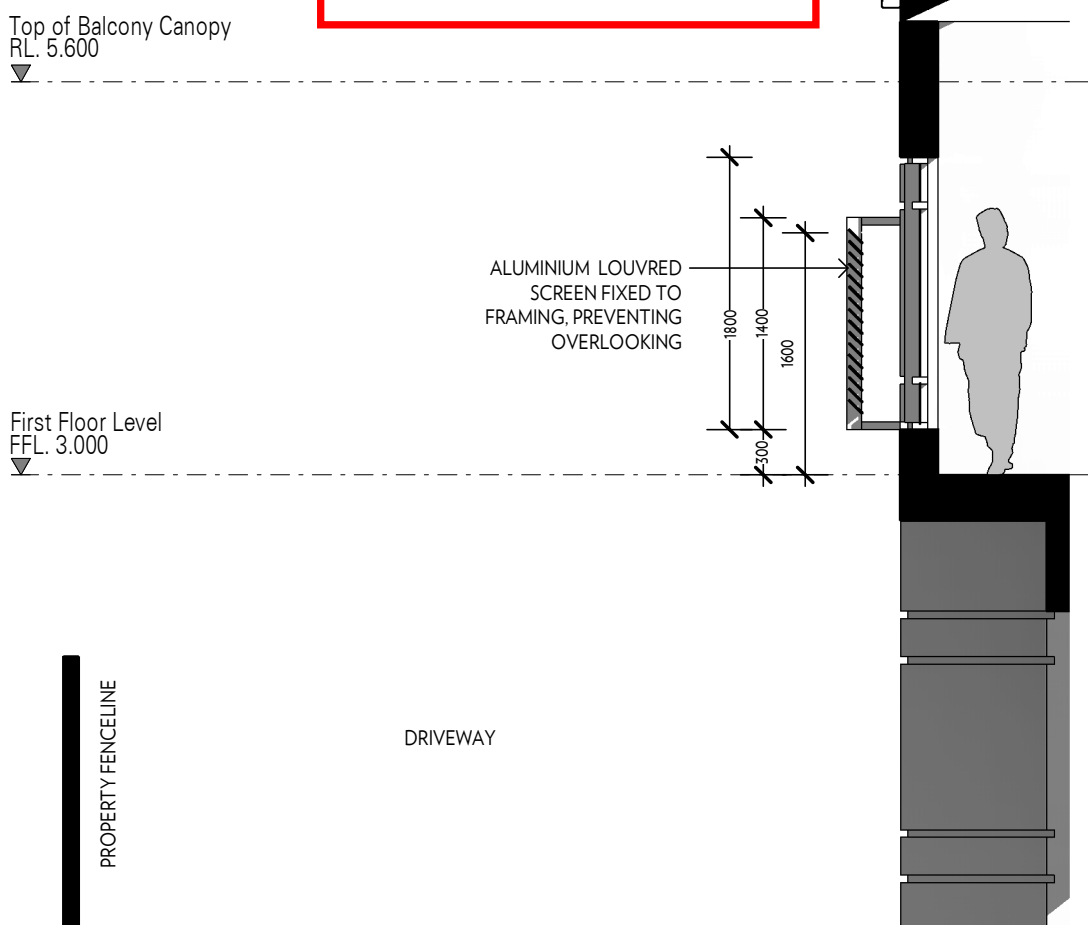


1 BALCONY SCREEN - 3D SECTION

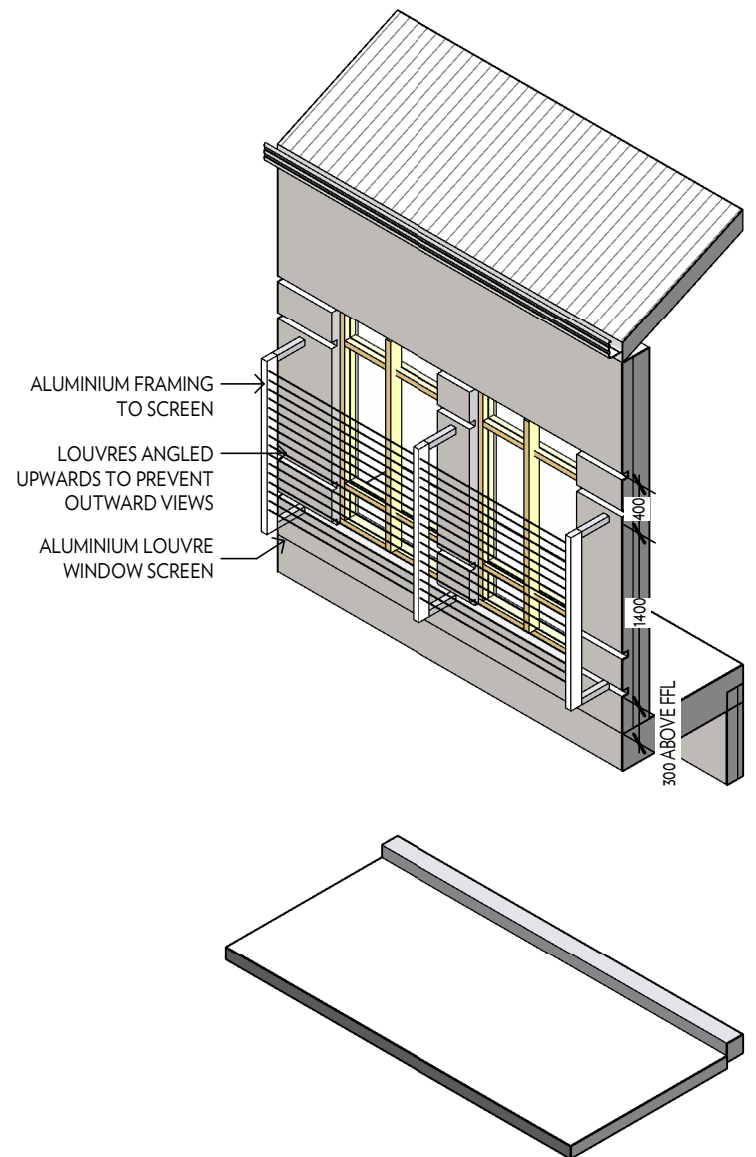


2 BALCONY SCREEN - TYP. SECTION
1 : 20

CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED
 DA/7/2019
 06/12/2019



3 TYPICAL WINDOW OUTLOOK SECTION
1 : 50



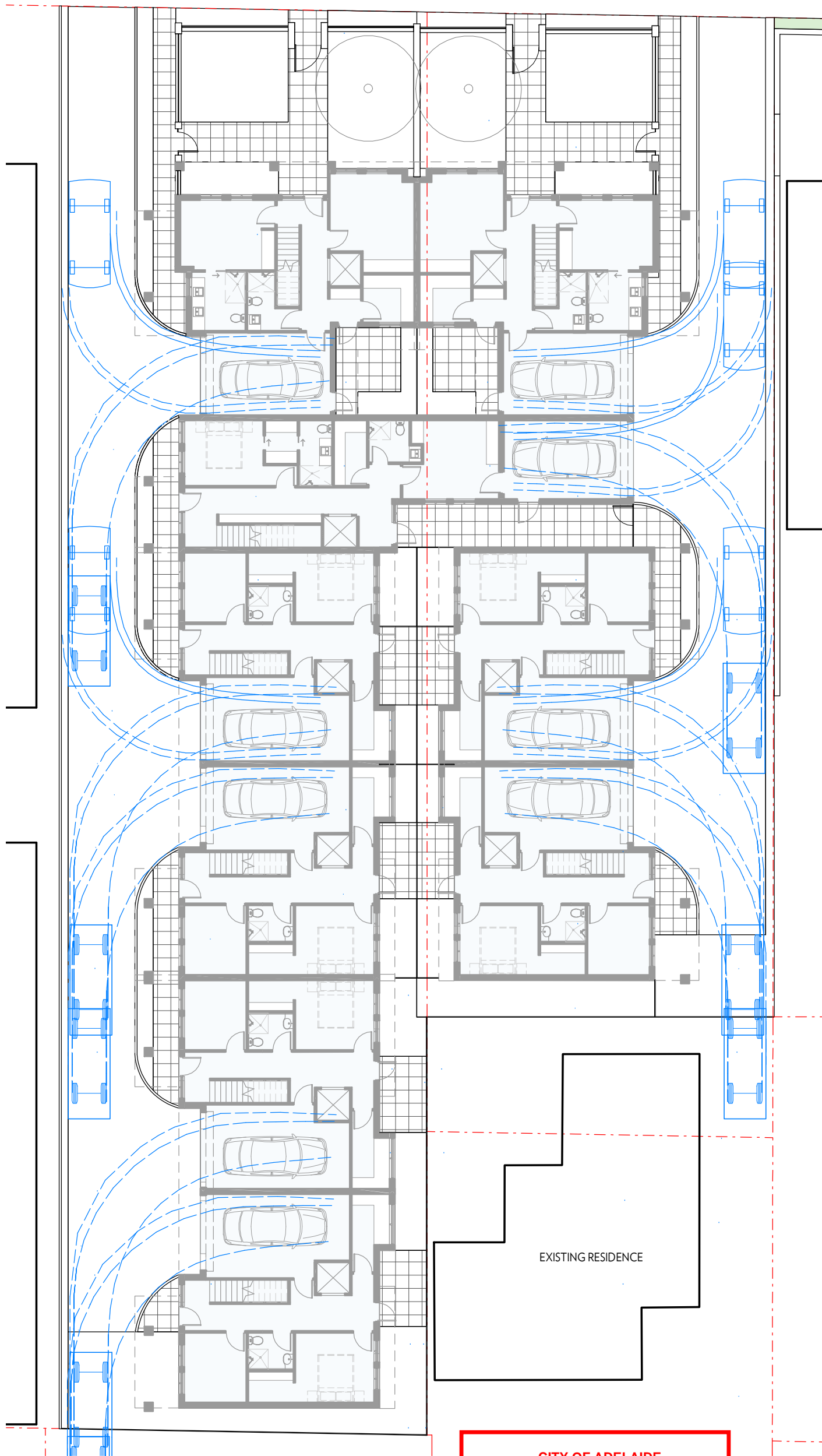
4 WINDOW SCREEN - 3D SECTION

ARCHITECTURE - INTERIOR DESIGN
 Revision C
 LANDSCAPE ARCHITECTURE
 MASTERPLANNING

childers street apartments
 helping hand aged care

05/12/2019 drawing: SK07
 EXTERNAL SCREENS @A3 revision: B
 job: 10-4783A

indicated
 printed: 5/12/2019 3:10:59 PM



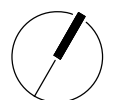
**CITY OF ADELAIDE
 ADDITIONAL DOCUMENTS RECEIVED**

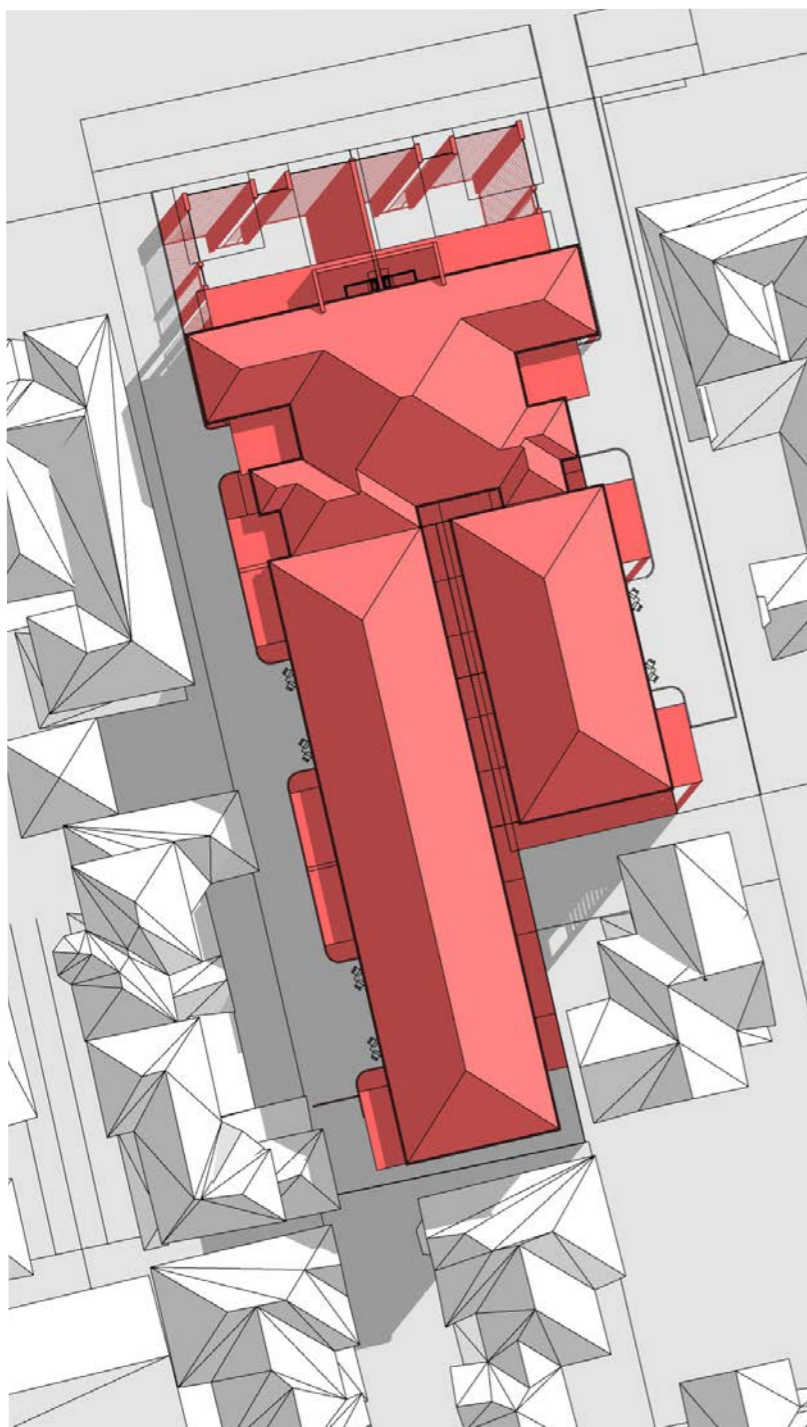
DA/7/2019
18/10/2019

ARCHITECTURE - INTERIOR DESIGN
 Revision B
 LANDSCAPE ARCHITECTURE
 MASTERPLANNING

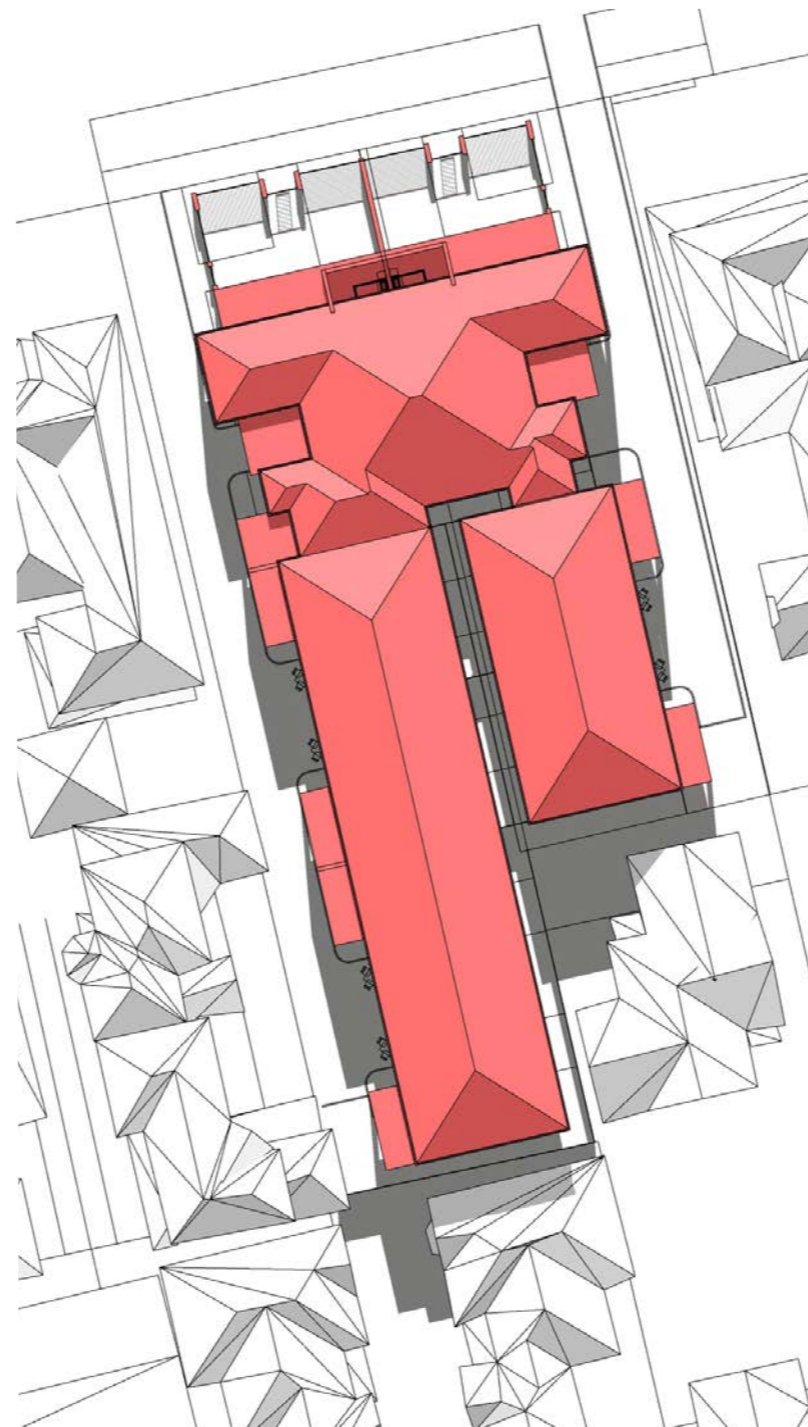
childers street apartments
helping hand aged care

03/10/2019	drawing	SK08
TURNING PATHS	revision	B
1 : 200 @A3	job:	10-4783A

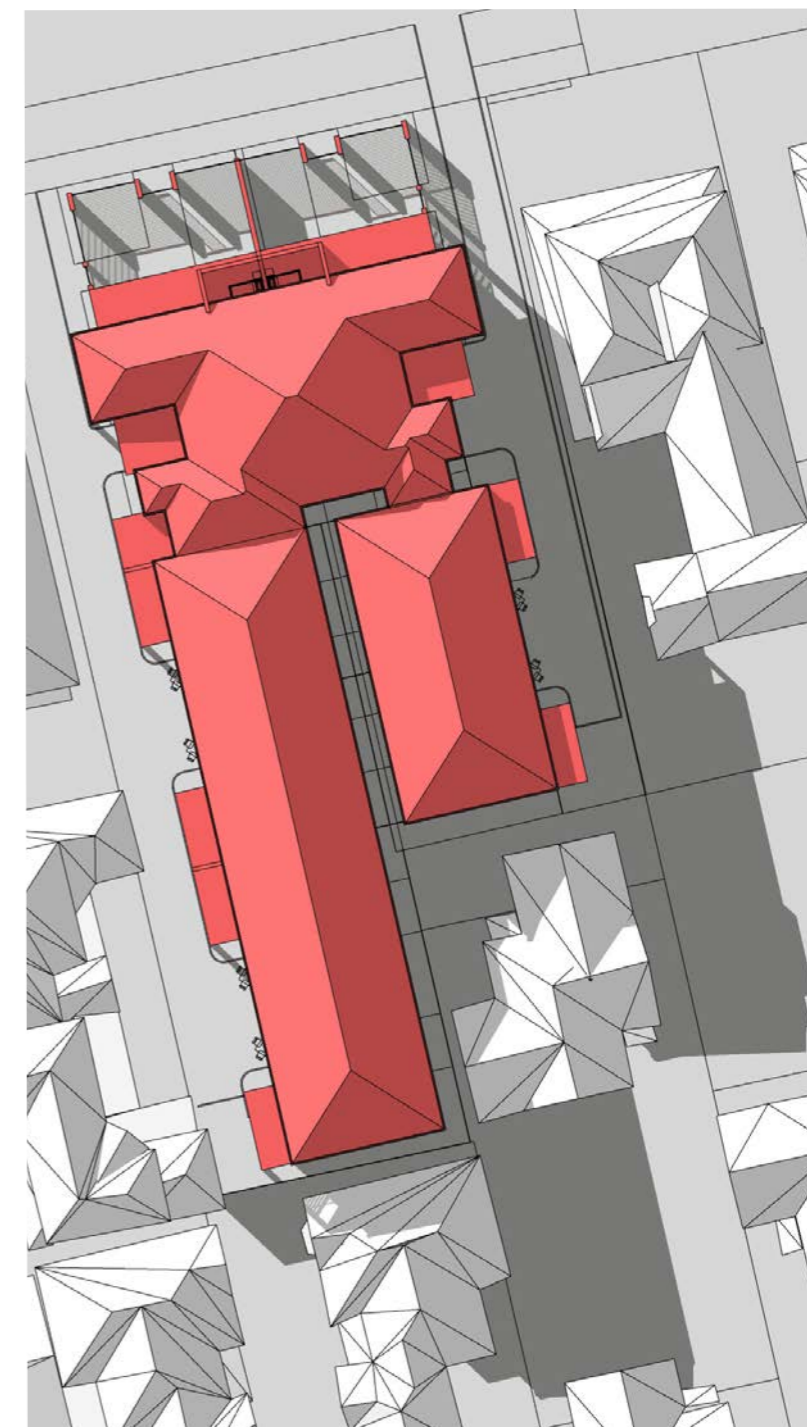




WINTER SOLSTICE 9AM



WINTER SOLSTICE 12PM

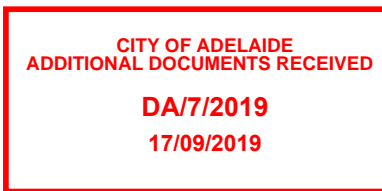


WINTER SOLSTICE 3PM

12 September 2019

Ref:7152Development Report/2

The Chief Executive Officer
City of Adelaide
GPO Box 2252
ADELAIDE SA 5001



Attention Mr. Seb Grose

Dear Seb,

Re: HELPING HAND AGED CARE - REDEVELOPMENT OF TWO EXISTING SINGLE STOREY RESIDENTIAL FLAT BUILDINGS WITH A TWO STOREY RESIDENTIAL FLAT BUILDING – REVISED PLANNING REPORT

This document has been revised on the back of amendments to the development application pertaining to the development of land at 151A - 153 Childers Street and 38-44 Buxton Street, North Adelaide.

1.0 REVISION OF APPLICATION IN RESPONSE TO COUNCIL FEEDBACK

The application documents have been amended in response to Council correspondence dated 26 March, 2019 which included an opinion expressed by Council's Heritage Architect stating the proposal was not supported as it did not reinforce the heritage values of the Policy Area by failing to meet the desired character for the Hill Street Policy Area.

The Heritage Architect also provided the following concerns which were outlined in the correspondence:

- The proposed height, width, centre projecting bay and flat roofed balconies of the front façade would have a negative impact on the historic townscape of Childers Street;
- The institutional character of the proposed high tubular metal fence is inconsistent with the desired character for fencing in the North Adelaide Historic (Conservation) Zone; and
- New development should strengthen the desired character for the Policy Area, not rely on unsympathetic later development to justify an inappropriate replacement development.

Further, Council's Traffic Engineer also expressed concern in relation to the manoeuvrability of the proposed garage spaces and requested swept path diagrams be provided to confirm the proposal will satisfy the relevant Australian Standard.

Finally, the following planning related comment were included in the correspondence, along with the request for additional information being:

- It was suggested the design of the front portion of the building be revisited with a view to it appearing as a single storey element; and
- A landscaping plan being provided with substantial landscaping included at the front of the subject land; and
- Further details of the louvres proposed to the upper level windows and how windows with no treatments will satisfy Council Wide PRC 36 in terms of visual privacy; and

- A streetscape elevation to provide a visual representation of how the proposal will appear in the context of adjacent and nearby buildings along Childers Street.

The amended and additional documentation has been recently provided to the Council, including:

- Landscape Plan (to compliment the previously provided planting selections document);
- External Screen details for upper floor windows and balconies;
- Turning paths for garages;
- A Heritage Impact Statement prepared by Flightpath Architects; and
- Amended site plan (ground and upper floors), elevations and 3D views

A revised description of the proposed development and a revised assessment of the proposal is provided under sections 5 and 7 of this report respectively.

The application represents a substantial long-term investment by Helping Hand Aged Care Inc. (Helping Hand) in providing aged care facilities within North Adelaide.

2.0 ABOUT HELPING HAND AGED CARE INC

Helping Hand Aged Care Inc. is a not-for-profit Uniting Church affiliated organisation which has been providing high quality aged care in South Australia since 1953.

Over the last 65 years the organisation has established itself as one of the State's most diverse and innovative aged care providers, providing residential care, independent housing and community services for about 6,000 people. Its services extend across Metropolitan Adelaide, the Mid-North and the Yorke and Eyre Peninsulas.

The organisation presently employs approximately 1550 staff.

Helping Hand is the largest aged care provider in the Metropolitan North region of Adelaide. Its services in this region include:

- Four Residential Care Facilities at Lightview, Mawson Lakes, Parafield Gardens and Ingle Farm each providing high quality and innovative care in state of the art facilities. A new facility is currently under construction at Golden Grove.
- Commonwealth and State funded community services to support older people to live in their own homes; for example, help with household tasks or with personal care.
- Innovative community development approaches to reducing social isolation, helping older people to remain connected to their communities, creating new connections where they no longer exist.
- Other diverse services include services targeting culturally and linguistically diverse communities and individuals; Mental Health packages (psychosocial rehabilitation support model); contracted services to Veterans Home Care, Dom Care SA, Disability SA, other aged care organisations & local government.
- Creative arts programs, which enable people to participate actively in the broader community.
- Award-winning intergenerational programs between their residential sites and neighbouring schools.

As one of the most successful aged care organisations providing student participation opportunities; Helping Hand currently places over 1000 students every year. Its success is based on strong relationships with all SA universities and TAFE and dedicated internal resources to support and facilitate student participation.

Helping Hand has established relationships with State and local health agencies through ongoing service delivery, participation in service pilots and research initiatives and long term involvement with general practice.

Helping Hand has a long term commitment to the northern region, both in service delivery and through regional initiatives such as Northern Connections. Most of their direct service staff live in the region and they actively seek to employ staff in the region to ensure service staff have local knowledge and to support employment growth and opportunities in the region.

3.0 THE SUBJECT LAND

The subject land comprises two allotments:

- Allotment 100 of Filed Plan 183360 in the area named North Adelaide Hundred of Yatala as contained in Certificate of Title Volume 5801 Folio 554; and
- Allotment 899 of Filed Plan 183361 in the area named North Adelaide Hundred of Yatala as contained in Certificate of Title Volume 5804 Folio 224.

The land is more commonly known as “Chilton Court” at 151A -153 Childers Street and “Howland Court” at 38-44 Buxton Street, North Adelaide and together the allotments form a parcel of land with an area of approximately 1790 square metres and a frontage to Childers Street of approximately 32.3 metres. The subject land is part of the Helping Hand retirement living facility situated between Buxton and Childers streets.

Each allotment contains a single storey residential flat building. The Chilton Court building, at 151A Childers Street, contains two (2) dwellings with garages and common driveway along the eastern side of the allotment which provides vehicle ingress and egress to Childers Street. Each dwelling has small private courtyards at ground level.

The Howland Court flat building contains six (6) dwellings. Three (3) on-site carpark spaces are provided at the front of the building within an enclosed carport which is accessed via two roller doors, one a single width door, the other a double width door. The carport structure forms the primary street elevation of the building and requires vehicles to drive in “noise first”. Vehicles must reverse out of the carports and onto Childers Street to exit the land.

A landscaped garden area with pedestrian path runs along the western side of the flat building and provides occupant access to the dwellings. Small private courtyards are provided at the rear of each dwelling.

The subject land is relatively flat land but has a slight slope with the natural ground level fall from the eastern boundary to the western boundary. The subject land is depicted in Figure 1 provided on the following page.



Figure 1: The subject land

Source: Maps SA

4.0 THE LOCALITY

The locality is characterised by a range of housing types of varying age including:

- A detached dwelling, row dwellings, a residential flat building (comprising five dwellings) and two group dwellings immediately to the west. The dwellings are all serviced by a shared internal driveway which provides vehicle access to Childers Street. A further two-storey residential flat building abuts the western boundary of the adjoining property which abuts the subject land;

- Two Local Heritage listed symmetrical cottages (detached dwellings) are immediately to the east of the subject land and three group dwellings further to Jeffcott Street;
- More Helping Hand Aged Care Inc properties immediately to the south of the subject land;
- Three Local Heritage listed detached dwellings across Childers Street (one being a two storey tudor style dwelling, the others both single storey villas) and a three-storey residential flat building and a single storey residential flat building.

The northern side of Childers Street has retained much of the original villa building stock except for two residential flat buildings which interrupt the run of detached dwellings. The southern side of Childers Street has a more diverse range of dwelling types and contains a much greater percentage of younger and more recently constructed dwellings up to three storeys in scale. In most cases, the front property boundaries on both sides of the street contain front fencing of either masonry, brush, or masonry and metal materials and generally between 1.5 to 1.8 metres in height.

Childers Street is a 30-metre-wide corridor (20 metres kerb to kerb and 5 metre verges on both sides) with single direction carriageways for vehicles and bicycles and angle parking. Mature street trees line both sides of the street.

The locality is situated in the north-western quarter of upper North Adelaide. While the subject land, and the eastern end of Childers Street is relatively flat, the fall in topography becomes more pronounced at the western end of the locality. The locality is depicted in Figure 2 below.



Figure 2: The subject locality

Source: Maps SA

5.0 THE PROPOSED DEVELOPMENT

The application is for the construction of a two-storey residential flat building comprising nine (9) dwellings. The proposed building will replace two, existing single-storey retirement units with retirement townhouse accommodation designed to provide diverse housing choice for the aged population that Helping Hand serves. Being part of a larger, existing facility, the dwellings will be purchased under the Retirement Villages Act and the curtilage around the building managed and maintained by Helping Hand Aged Care.

The dwellings within the flat building have three (3) different floor plans with each dwelling consisting of both a ground floor and an upper floor in a townhouse arrangement.

Type 1 (Apartments 1 to 4 and 8 to 9) have a floor area of 193 sqm (including balconies) comprising two-bedrooms plus study. These apartments are situated on the eastern and western side of the building. Internal private courtyards are provided at ground level at the rear of the dwellings and complemented by balconies of approximately 10 square metres on the upper floor. The balconies comprise privacy louvres for screening.

Type 2 (Apartment 5) has a floor area of 220 sqm (including balcony) and contains two-bedrooms and a study. The dwelling extends across the width of the building to provide an outlook to both side boundaries but primarily towards the west. The dwelling has a ground level courtyard and an upper storey balcony of approximately 10 square metres on the western side of the building which also includes privacy screening.

The remaining dwellings, Type 3 (Apartments 6 and 7) have a floor area of 230 sqm (including balconies) and are both situated at the front of the building and oriented to face Childers Street. These apartments have three-bedrooms, and each comprise ground level courtyard and two separate balcony areas.

All dwellings include kitchen, meals and lounge areas on the upper floors and bedrooms with walk in robes and ensuites. All the balconies are accessed directly from the living areas of the dwellings. Laundry's are provided on the ground floors and a lift, in addition to a single flight stair, provide accessibility to the upper floors of each dwelling. The dwellings have toilets and shower areas on the ground and upper floors.

The wall height of the building is 6 metres and consists of a simple hipped roof design with the top of the ridge being no more than 8.5 metres at the highest point. The building will incorporate a variety of colours and materials ranging from rendered white walls, grey stone cladding (to the front façade), grey metal deck roofing and grey metal balustrades and aluminium louvres to the balconies and upper windows of Apartments 1 - 4, 8 and 9 and the balcony of Apartment 5. The garages will have metal grey roller doors.

The building's front elevation has been re-designed to present to the street as a symmetrical pair of semi-detached dwellings. The double-storey massing of the façade includes a predominant single storey projecting verandah portico and balcony with rendered masonry surrounds. The second storey roof over Apartments 6 and 7 has been revised to reduce the building's scale.

The ground floor of every dwelling includes a single vehicle garage. The garages for Apartment 1 to 6 are accessed from a common internal driveway which runs parallel to the western property boundary while the garages for Apartments 7 to 9 are accessed by a common internal driveway which runs parallel to the eastern property boundary. No on-site visitor parking is provided however the provision of on-street parking will be increased by 3 spaces courtesy of the removal of the existing carport at the front of the Howland Court building.

The front fence will be a plinth and pier design with spear palisade metal inserts. The plinth and piers will be finished in an off-white render and the fencing will enclose the front garden area between the building and the Childers Street boundary. The garden will contain soft landscaping, which will be of a formal style, to complement the front dwellings. Landscaping within the common property along the sides of the building will be formal/semi-formal style involving a variety of species to maintain a pedestrian scale at ground level. Landscaping utilises water sensitive plantings to minimise water use.

External lighting will be provided to common areas and directed and shielded to avoid light overspill into adjoining properties. Where requiring replacement, the side boundaries will be fenced with Colorbond sheet metal good-neighbour fencing.

6.0 ASSESSMENT

6.1 Zone & Policy Area Maps

The subject land is located within the North Adelaide Historic (Conservation) Zone, Hill Street Policy Area as identified in the Adelaide (City) Development Plan Zone Map Adel/7 and Policy Areas Map Adel/38, as Consolidated 7 June 2018.



Figure 3 - Extract from Zone Map Adel/7 & Policy Area Map Adel/38

6.2 Development Plan Provisions

The following provisions of the Development Plan are considered to be relevant in an assessment of this application.

Not all of the identified Development Plan have been reproduced or addressed in detail as set out below only those which are considered to be most relevant to the assessment are specifically referenced.

Hill Street Policy Area 1

Desired Character

Objectives 1, 2 & 3

Principles 1, 2, 3, 4, 5, 6, 7 and 11

North Adelaide Historic (Conservation) Zone

Statement of Heritage Value

Objectives 1, 2, 3 and 4

City of Adelaide Council Assessment Panel Meeting - Agenda - 3 February 2020

Principles 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 14, 16, 17, 18, 19, 20, 21 and 23

General Section

Housing Choice

Objectives: 6, 7 and 8

Principles: 5, 6, 7, 8 and 9

Crime Prevention Through Urban Design

Objective 24

Principles 82, 83 and 84

Waste Management

Objective 28

Principles 101 and 102

Energy Efficiency

Objective 30

Principles 106, 107, 108, 109, 113 and 114

Micro-climate and sunlight

Objectives 33 and 34

Principles 119, 120 and 121

Stormwater Management

Objectives 35

Principles 126 and 128

Heritage and Conservation

Objective 43

Principle 141

Built Form and Townscape

Objectives 47 and 48

Principle 167

Height, Bulk and Scale

Principles 168, 170, 171 and 172,

Plot Ratio

Principle 175

Maximum Dwelling Density and floor Space

Principle 176

Landscaped Open Space

Principle 177

Building Setbacks

Principle 178

Composition and Proportion

Principles 180 and 181

Articulation and Modelling

Principles 182, 184, 185 and 186

Materials, Colours and Finishes

Principles 187, 188, 189 and 190

Active Street Frontages

Objective 50

Principles 196 and 199

Transport and Access

Objectives 60, 61, 62, 63, 71

Principles 224, 232, 249, 250, 251, 252, 253, 254, 265

7.0 DEVELOPMENT PLAN ASSESSMENT

In assessing the development, I have had regard to the relevant provisions as set out in Council's Development Plan for Hill Street Policy Area 1, North Adelaide Historic (Conservation) Zone and Council Wide.

Form of Development

The desired character statement for the Hill Street Policy Area 1 states (et al) the following:

Hill Street Policy Area 1- Desired Character

“Helping Hand Aged Care will be a valuable multi-functional aged care facility providing a variety of levels of care and accommodation for the elderly community.”

and

“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:

(h) Childers Street:

The historic townscape is established by primarily large, low density, single storey local heritage places comprising detached dwellings. Buildings that are not identified Heritage Places should be replaced by development that has the appearance of single storey detached dwellings adjacent the primary street frontage. Development should reinstate the prevailing building set-back established by Heritage Places relevant to the particular locality.

Hill Street Policy Area 1

PDC 2: *Residential development should be in the form of detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings. New residential buildings in the form of row dwellings should not be developed.*

PDC 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 for land identified as the Calvary Hospital site on Fig HS/1 , the St Dominic's Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3).*

PDC 6: *The land for a dwelling should have a primary street frontage to a public road not less than the following (other than in the case of a hammerhead allotment where the frontage to a public road should be no less than five metres):*

(c) Group dwelling or residential flat building: 18 metres.

PDC 11: *Development of Helping Hand Aged Care Incorporated should:*

- (a) be in accordance with the Concept Plan Fig HS/3;*
- (b) not exceed a plot ratio of 1.7 (North of Kermode Street) and 2.3 (South of Kermode Street);*
- (d) ensure new buildings up to a maximum of 4 building levels or 12 metres above the median natural or finished ground level at any point or any part of a building are designed to:*

(i) be located in areas identified as 'Taller Built Form';

(ii) locate Low Scale Built Form between 1 to 2 building levels along the Molesworth Street, Buxton Street and Childers Street;

(iii) provide a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places;

(iv) 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 and overshadowing through alternative design methods.

(f) improve the pedestrian environment and access particularly across Buxton Street.

The desired character statement for the Hill Street Policy Area and PDC's 2 and 3 recognise development comprising residential flat buildings of up to two storeys as suitable forms of development while, within Childers Street, the character statement envisages low density, development which has the appearance of single storey detached dwellings adjacent the street frontage.

Further, I note PDC 11 makes specific reference to development of the Helping Hand Aged Care facility and is placed under the sub-heading 'Non-Residential Development'. Although the proposed development will provide townhouse type accommodation for the aged, and in City of Adelaide Council Assessment Panel Meeting - Agenda - 3 February 2020

the form of a residential flat building, the management, servicing and occupation of the dwellings will be unlike other forms of residential development.

The subject land will remain part of an aged care facility and the proposed development, although providing a different style and range of dwelling options on the land, will continue to provide accommodation for the aged under the *Retirement Villages Act, 2016*. In this respect, the development, while having a residential purpose in principle, warrants different expectations to those applied to private and individual residential developments which create dwellings for the general marketplace.

I also note PDC 11 of the Policy Area, and the Helping Hand Aged Care Concept Plan, prescribe and illustrate a slightly different development scenario than the character statement and PDC 2 & 3. The site-specific provisions anticipate built form on the subject land to vary between one to four building levels. The Concept Plan is attached below.



Figure 4 – Adelaide (City) Helping Hand Aged Care Concept Plan Fig HS/3

While the Concept Plan notes the proximity of Local Heritage places to the north and east, it nevertheless reinforces the possibility for multi-storey built form to be constructed on the subject land, and particularly in line with the adjoining buildings on the southern side of Childers Street. The expectation for single storey development, or development of single storey appearance facing Childers Street is not denoted on the Plan.

A Heritage Impact Statement (HIS) has been prepared for the application in response to Council feedback. The HIS includes an analysis of the existing streetscape and notes the southern side of Childers Street consists of a mixed architectural character and styles, era and scale of predominantly two storeys. It adds the building stock is "*not of a strong or consistent heritage character*" and the southern streetscape from the subject site westward is "*not consistent with the Desired Character Statement and its heritage character has not been established by 'primarily large, low density, single-storey locally heritage places comprising detached dwellings'*".

Further, I maintain the specific Concept Plan, the Desired Character Statement and PDC 11 references to the significance of the Helping Hand site grants greater flexibility to the development of the subject land, more so than that afforded to other properties within the street, especially those along the northern side of Childers Street. The overall vision for Childers Street notwithstanding, I am satisfied two storey development is envisaged, subject to its compatibility with the adjacent heritage places, and believe the building's scale complies with the Concept Plan, the guidelines outlined in PDC 11 of the Policy Area and the broader desired character expectations within Childers Street.

Nevertheless, and in response to concerns expressed by Council staff, the scale of the proposed development has been altered with the overall form and massing of the building's front elevation being considerably reduced. Like the original concept, the amended proposal maintains a two-storey form, albeit with the scale and massing of the building's front facade being significantly reduced and with additional treatments added to the development to complement the adjacent heritage places.

Still being of masonry construction with a combination of face stone cladding and rendered painted finish to walling, the double-storey massing of the façade has been relieved by a large, predominant single-storey projecting verandah portico and balcony with rendered masonry surrounds. Additional detail, such as rebated horizontal banding and string lines, punctuates the masonry and rendered finishes to articulate and reference traditional banded detail. A recessed band to the top edge of the walling provides further relief and emphasis to the eaves line. The pattern of fenestration is of a largely solid to void ratio with traditional proportioned vertical openings, including paired windows.

The overall roof ridge height and massing has also been reduced with the roofscape divided into two separate elements, as opposed to a large single roofscape as previously proposed. The removal of the continuous double-height verandah allows the apartment building to further respond to the features of other heritage places in the street.

The HIS notes the proposed amended verandah and balcony design gives the facade "*a single-storey element, forward of the double-storey portion of the building and reflects the single-storey massing of the large villa of the adjacent heritage place to the east*". As stated in the HIS, the building now provides a compatible visual relationship with adjacent development as the impact of the double-storey scale and massing has been significantly reduced by presenting the development as two smaller elements to the Childers Street facade.

Furthermore, the Character Statement desires new development to conform with the prevailing building set-back of Heritage Places within the street. The front setbacks of the new building echo the original development pattern of the remaining heritage places and is considerably more compatible with the setbacks of the dwellings on the adjoining allotments than the current Howland Court building. The side setback patterns are reasonably consistent with the historic building stock with the private access driveways along the east and west site boundaries providing substantial setbacks which reflect the side setback widths of the historic buildings where a side driveway is provided.

The consolidation of the two sites and deeper setback will also enable a greater area of landscaped space being returned to the front of the subject land. The establishment of gardens at the front of the building and replacement of a substantial crossover area on the adjacent street verge with landscaping, will help improve the streetscape appeal of both the subject land and the street. The depth of soft landscaping will be compatible with other original allotments along Childers Street, while the width of the frontage will also be compatible with the adjacent heritage place. The siting of the new building will deliver the desired setback outcomes expressed in the Policy Area Character Statement specific to Childers Street and, as noted in the HIS, the development has a street presentation which will mirror the original pattern of subdivision.

While I accept the lack of sympathetic buildings stock on the southern side of Childers Street should not justify inappropriate replacement development, I maintain the proposed development, its two storey form notwithstanding, will have a more attractive and preferable presentation to Childers Street than the current buildings on the subject land which have little architectural elements which are compatible with the older buildings along the street.

The proposed development will significantly improve the subject land's presentation to the street and enhance pedestrian amenity as encouraged by the character statement.

PDC 5: *Residential development at a greater density than that prescribed for desired dwelling types should only occur where buildings which will be visible from the primary street frontage are consistent with the desired character for the Policy Area or the street where prescribed (eg single storey detached dwellings) and only in the following circumstances:*

- (b) on land where the existing dwelling unit factor is 250 square metres or less and the development replaces a building that is not an identified Heritage Place; and*
- (c) in either case, the resultant Dwelling Unit Factor should not vary more than 20 percent from that required.*

The existing residential flat buildings contain a combined total of eight dwellings therefore the existing dwelling unit factor is 231 square metres which is less than 250sqm and neither building is identified as a Heritage Place. The new building will have a dwelling unit factor of 206 sqm which is a variation of only 18 percent from that prescribed by PDC 5 of the Policy Area. The plot ratio for the development is 1.03 which is below the 1.7 ratio listed in PDC 11. Both the Plot Ratio and the Dwelling Unit Factor of the proposed development satisfy the relevant provisions applicable to the subject land.

Although the overall vision for Childers Street is one of primarily low density, single storey detached dwellings, the Development Plan is still supportive of the proposed building type and scale. In response to Council's concerns with the scale and width of the original frontage design, the amended proposal provides a design which has massing and a façade which is more compatible with a single, detached dwelling. The proposed development is not considered to be at odds with the prevailing character of the streetscape and achieves a balance between the Development Plan provisions seeking higher density, improved and enhanced facilities for the organisation with built form which will not dominate the street frontage.

Housing Choice

Council Wide - Housing Choice

Objective 6: *A variety of housing options which supplement existing types of housing and suit the widely differing social, cultural and economic needs of all existing and future residents.*

Objective 7: *A range of long and short term residential opportunities to increase the number and range of dwellings available whilst protecting identified areas of special character and improving the quality of the residential environment.*

Objective 8: *A broad range of accommodation to meet the needs of low income, disadvantaged and groups with complex needs whilst ensuring integration with existing residential communities.*

PDC 5: *Development should comprise of a range of housing types, tenures and cost, to meet the widely differing social and economic needs of residents.*

PDC 6: *Development should provide a variety of accommodation to meet the needs of low income people, student housing, social housing, housing for single people, large and small families, people with disabilities and people with other complex needs These forms of housing should be distributed throughout the Council area to avoid over-concentration of similar types of housing in a particular area and should be of a scale and appearance that reinforces and achieves the desired character of the locality, as expressed in the relevant Zone and Policy Area.*

PDC 7: *Residential development should be designed to be adaptable to meet people's needs throughout their lifespan to ensure that changes associated with old age, special access and mobility can be accommodated.*

PDC 8: *Residential development for older people and people with disabilities should be:*

- (a) located within easy walking distance to essential facilities such as convenience shops, health and community services and public transport;*
- (b) located where on-site movement of residents is not unduly restricted by the slope of the land;*
- (c) located and designed to promote interaction with other sections of the community, without compromising privacy;*
- (d) of a scale and appearance that reinforces the desired character of the locality; and*
- (e) provided with access to public and private open space and landscaping to meet the needs of residents.*

PDC 9: *The City Living Zone, Adelaide Historic (Conservation) Zone and North Adelaide Historic (Conservation) Zone should develop as follows:*

(a) Residential areas should comprise a wide range of housing alongside a diversity of community facilities, with many heritage places conserved. Residential amenity should be enhanced and attractive townscape qualities reinforced.

(c) North Adelaide is associated with the foundation of the City of Adelaide. It retains many buildings and sites of State and Local Heritage value and provides strong cultural and historic evidence of the creation of the colony, the establishment of early settlement and the development of the capital city over time. North Adelaide contains excellent examples of a diverse range of residential architecture from

all periods of the City's development, which individually and as groups, reflect the periods of economic prosperity of the City and the social composition of the colonial population. The remaining historic housing is an essential and defining element of North Adelaide's cultural value and is a microcosm of housing styles and periods in the State as a whole. The historic value of the residential parts is such that they are identified as the North Adelaide Historic (Conservation) Zone within which development should complement and protect the historic character.

The subject land is part of a valued large aged care facility which provides a range of service and transport options for the occupants of the land. As mentioned earlier, the dwellings will replace existing housing stock with alternative housing choice not currently provided upon the subject land and has been identified as a necessity to respond to the needs of the aged population that Helping Hand serves.

Social infrastructure and community services and facilities are readily accessible to service the development, much of which is provided on site in any event by Helping Hand. Complementary land uses such as medical consulting rooms are in near proximity to the subject land and occupants can take advantage of the services contained within the North Adelaide generally.

Infrastructure including water supply, sewerage, electricity, telecommunications services, gas, and storm water disposal are already available to the subject land. Where required, infrastructure will be upgraded at the cost of Helping Hand Aged Care and to industry related standards. The Helping Hand will continue to manage waste management responsibilities and will assist with the provision of other services the occupants might require.

The development of the land makes more efficient use of an underutilised site and provides more diverse housing options for the existing aged care facility. The need for supported housing within the region is essential and the desirability of being able to satisfy the needs of the local community for alternative living arrangements. The development will ensure the subject land continues to provide a range of housing choice within North Adelaide as envisaged by the above policies.

Relationship with surrounding heritage places

North Adelaide Historic (Conservation) Zone

PDC 1: *Development should:*

- (a) retain and conserve Heritage Places;*
- (b) reflect the historic built form and its visual character through residential development of complementary design, form and density consistent with the desired character for each Policy Area; and*
- (c) contribute to the landscape character of private and public open spaces and incorporate attractive landscaping to street frontages where building set-backs permit.*

PDC 3: *Development of new buildings or building additions of innovative and contemporary design should demonstrate a compatible visual relationship with adjacent Heritage Places and other buildings prevailing in the Policy Area that reinforce the desired character by compatible:*

- (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.

PDC 4: *New buildings should utilise stone, brick and/or brick render as the main external finish to walls to complement the historic built form in the Zone. Coated surfaces that are visible from the street should be finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Buildings with brightly coloured or highly reflective surfaces should not be developed.*

PDC 6: *Development should not introduce building styles that are out of character with the desired character of the relevant Policy Area.*

PDC 9: *Where consistent building set-backs from front, side and rear allotment boundaries prevail, new development should be consistent with these established setbacks. Where a consistent building set-back is not evident in a particular locality, new buildings should not project forward of Heritage Places adjacent the development site. Building to side boundaries (other than for party walls in semi-detached, row dwellings or residential flat buildings) or to a rear boundary is generally inappropriate, but may be considered where it is demonstrated that there will be no detrimental effect on residential amenity or adjacent Heritage Place(s).*

PDC 11: *Appropriately pitched roofs to visibly reinforce the prevailing character of historic roof forms in the Zone should be incorporated in development rather than mono-pitch or flat roof forms falling to the street frontage or asymmetrically to a side boundary.*

Whilst the area is populated by several historic residences of varying dwelling types and era, an overall inconsistent streetscape has developed over time with buildings on the southern side of Childers Street displaying a variety of scale, form, materials and siting characteristics.

As outlined above, and reinforced in the HIS, the prevailing built form along the southern side of the street, especially between Jeffcott Street and Hill Street, has a considerably more contemporary building character and predominately two-storey in form. There are only three Heritage Places having a primary frontage to Childers Street which are located to the east of the subject land. The historical form of the northern side of the street is more intact however, Childers Street is a relatively wide streetscape consisting of a street carriageway, on-street parking and deep verges with established street trees.

As such there is a reasonable degree of separation between the built form on each side of the street to the point the more contemporary character of development on the southern side of the street does not diminish the visual character of the more historic built form features on the northern side of the street.

The proposed development will not change the heritage fabric of the southern side of the street as the proposed demolition will not result in the removal of a place or places identified in the Development Plan as being of heritage value. Rather, it will remove two underutilised and incongruent buildings from the Childers Street streetscape which exhibit a scale and features which are “are at odds” with Local Heritage Places within the street.

As outlined earlier, further amendments have been made to the proposed development. The amended design has been implemented to complement the existing historic built form without providing a faux-heritage response. While the original scheme, as lodged, aimed to mimic the massing and scale of the large bluestone mansion at 206 Childers Street, the amended scheme has employed alternative massing and volumes to appear as two smaller dwellings fronting the street and more consistent with adjoining developments.

The alterations to the articulation of the proposed building provides a better presentation to the other heritage places in the street. The roofscape has been broken up, as opposed to a large single roofscape and the overall ridge height and massing has been considerably reduced. By dividing the façade with district project bays and replacing the continuous double-height verandah with a verandah and balcony of single-storey massing, the building appearance will better complement the existing heritage places.

The proposed building will incorporate a front setback which is compatible with the Heritage Listed place immediately to the east and while the overall frontage width of the property will be enhanced by the consolidation of two existing buildings into one, single building, the amended development now incorporates alternative massing and volumes to appear as two smaller dwellings fronting the street. The allotment area, and street frontage dimensions will be complemented by the development proposed for the Helping Hand site.

As noted in the HIS, the natural stone cladding finish and natural painted render of the main external wall finish will offer a warm natural colour palette which will ensure the finishes complement the surrounding historic buildings. The proposal has subsequently been amended to address the previous inconsistencies and perceived conflicts with the desired character of Childers Street and the amended design will not introduce a building style which is out of character with the surrounding streetscape character. The amended design is expected to deliver an appropriate interface between the mixed development styles of development to the west of the subject land and the three Local Heritage Places to the east.

The development is deemed to be a well-considered and appropriate infill building for this allotment and the HIS has been deemed it to be compatible with the heritage values and remaining historic character of the Zoe and Upper North Adelaide within this location.

Crime Prevention

Council Wide Objective – Crime Prevention Through Urban Design

Objective 24: *A safe and secure, crime resistant environment that:*

- (a) ensures that land uses are integrated and designed to facilitate natural surveillance;*
- (b) promotes building and site security; and*
- (c) promotes visibility through the incorporation of clear lines of sight and appropriate lighting.*

PDC 82: *Development should promote the safety and security of the community in the public realm and within development. Development should:*

- (a) promote natural surveillance of the public realm, including open space, car parks, pedestrian routes, service lanes, public transport*

stops and residential areas, through the design and location of physical features, electrical and mechanical devices, activities and people to maximise visibility by:

(i) orientating windows, doors and building entrances towards the street, open spaces, car parks, pedestrian routes and public transport stops;

(ii) avoiding high walls, blank facades, carports and landscaping that obscures direct views to public areas;

(iii) arranging living areas, windows, pedestrian paths and balconies to overlook recreation areas, entrances and car parks;

(c) promote territoriality or sense of ownership through physical features that express ownership and control over the environment and provide a clear delineation of public and private space by:

(i) clear delineation of boundaries marking public, private and semi-private space, such as by paving, lighting, walls and planting;

(ii) dividing large development sites into territorial zones to create a sense of ownership of common space by smaller groups of dwellings; and

(iii) locating main entrances and exits at the front of a site and in view of a street.

(d) provide awareness through design of what is around and what is ahead so that legitimate users and observers can make an accurate assessment of the safety of a locality and site and plan their behaviour accordingly by:

(i) avoiding blind sharp corners, pillars, tall solid fences and a sudden change in grade of pathways, stairs or corridors so that movement can be predicted;

(ii) using devices such as convex security mirrors or reflective surfaces where lines of sight are impeded;

(iii) ensuring barriers along pathways such as landscaping, fencing and walls are permeable;

(iv) planting shrubs that have a mature height less than one metre and trees with a canopy that begins at two metres;

(v) adequate and consistent lighting of open spaces, building entrances, parking and pedestrian areas to avoid the creation of shadowed areas; and

(vi) use of robust and durable design features to discourage vandalism.

The building has been designed to overlook external streets and spaces, internal driveways, car parking areas and adjoining open spaces to provide informal surveillance for security.

Fencing will be a mixture of metal fencing with stone clad pillars which not only ensures some site security but also the opportunity to overview some of the more public areas within the site and in the wider public realm.

The development has been designed and will be built using robust materials and finishes to provide a development which is as resistant to vandalism and graffiti, noting that post occupancy maintenance is undertaken by Helping Hand as an on-going responsibility and that aged care facilities are not traditionally a target for anti-social behaviour.

Lighting will be installed in all common areas and access points for vehicles and pedestrians and landscaping for the visual enhancement of the whole environment will be designed to assist in discouraging crime by screen planting areas susceptible to vandalism.

The site planning, buildings, fences, landscaping and other features have been designed to clearly differentiate public, communal and private areas.

The building design includes the use of walls, offsets and spaces to minimise and discourage access around the development other than for residents, and promotes overlooking of common area where people would enter or exiting the building and avoids recessed and obscured entrances and dense shrubbery which would otherwise obstruct passive surveillance.

Undesirable pedestrian movement around the building is discouraged other than by defined pedestrian pathways over the shared common driveways which service the development. The proposed development accords with the CPTUD principles of the Development Plan.

Dwelling Design, Amenity, Overshadowing and Visual Privacy

Council Wide Objective – Low Scale Residential

PDC 23: *The set-back of low scale residential development from side and rear boundaries should progressively increase as the height of the development increases and side boundary walls should be located and limited in length and height to:*

- (a) minimise the visual impact on adjoining properties;*
- (b) minimise the overshadowing of adjoining properties;*
- (c) reduce the risk of damage to significant trees on adjoining properties taking into account potential damage to root systems; and*
- (d) maximise energy efficiency.*

PDC 24: *External noise intrusion and vehicle headlight glare to bedrooms should be minimised by separating or shielding bedroom windows from shared driveways and car parking areas.*

PDC 25: *Low scale residential development should ensure an adequate level of sunlight to:*

- (a) ground level private or communal open space of adjacent residential development;*
- (b) upper level balconies which provide the primary private open space area for any adjacent residential development;*
- (c) communal open space which provides the primary private open space for any adjacent residential development; and*
- (d) habitable room windows of adjacent residential development.*

PDC 29: *Low scale residential development should provide private open space for each dwelling.*

PDC 30: *Private open space should be directly accessible from a living room and in the form of:*

- (a) ground level courtyard or other private open space screened from adjacent properties and public areas (e.g. public roads, public open space); or*
- (b) balconies, terraces, roof gardens, decks or other elevated outdoor areas provided the amenity and visual privacy of adjacent properties is protected.*

- PDC 33:** *Private open space should, where possible:*
- (a) achieve comfortable year-round use by having a northerly aspect;*
 - (b) not be significantly shaded by the associated dwelling or adjacent development during winter; and*
 - (c) be shaded in summer.*
- PDC 35:** *Low scale residential development should be sited and designed to avoid the need for screening devices to protect the privacy of the occupants of adjacent dwellings and to enable internal spaces of proposed dwellings to be as pleasant and as usable as possible.*
- PDC 36:** *In the event that direct overlooking occurs from proposed upper level habitable room windows, external balconies, terraces, decks and roof gardens to habitable room windows and primary areas of private open space of adjacent dwellings, such direct overlooking should be minimised by:*
- (a) setting buildings back from boundaries;*
 - (b) screening devices such as:

 - (i) canopy projections above windows to minimise viewing down into rooms;*
 - (ii) horizontal projecting sills to restrict downward overlooking; or*
 - (iii) side window or balcony screens to restrict sideways/oblique overlooking;.**
 - (c) orientating windows to avoid direct views; and*
 - (d) landscaping.*

The dwellings have been specifically designed to address the needs of aged occupants. This includes upper storey open space which has good exposure to natural light and ventilation, is easy to manage and directly accessible from internal activity areas. The balconies have been designed to be the primary open space function for each dwelling and their dimensions will enable the occupants to enjoy a reasonable level of amenity.

All dwellings will have ground level courtyards however, like the current accommodation on the land, the purpose of these spaces is to provide a small external space which requires little maintenance and to provide landscaped spaces between the dwellings which will complement the upper storey balconies. The ground level courtyards will also provide some utility functions.

The proposed building incorporates varying setbacks to the side boundaries. The ground floor setback to the eastern boundary varies between 5.3 m to 6.4 m while the upper floor setbacks vary between 3.4 m to 7.5 m. The ground floor setback to the western boundary varies between 5.2 m to 6.4 m for the ground floor and 3.4 to 5.4 metres.

As mentioned previously in this report, the building will provide a generous separation from the side boundaries of the subject land which will benefit both the occupants of the subject land and the adjoining properties. The side setbacks will diminish the two-storey scale of the building and create suitable distance between buildings to mitigate the built form dominating the spaces around the adjoining dwellings.

The proposed building accords with height limit for buildings as specified for the subject land and the design applies building articulation both on vertical and horizontal planes on all facades to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view and adjoining properties.

Further articulation is achieved using colour and detailing, and the design and placing of windows in facades to add visual interest to the development and to assist in minimising the impact of building bulk and scale. These design techniques have been particularly chosen to ensure the building complements older, and more historic building stock within the locality.

The positioning of the building has been carefully considered to also achieve compatibility with surrounding properties while also preventing the overshadowing of, and visual intrusion into, adjoining properties to the east and west and in this regard the site provides substantial separation from the adjoining dwellings. Privacy screening involving louvres to the upper balconies and treatments to upper storey windows will ensure privacy is afforded to adjoining properties

Building entry points and pedestrian pathways have been designed having regard to the ultimate development of the land, and in this regard pedestrian entry points have been provided to ensure perceptible and direct access from public street frontages and common property areas.

Landscaping will be provided along the side boundaries, between the dwelling and the common internal driveway and within private open spaces. The landscaping and paving will be co-ordinated to enhance the appearance and presentation of the development and amenity for the occupants. Fencing and other elements of the site's development add a further element of scale and articulation to the development that will further enhance the streetscape presentation of the development.

Outdoor lighting on the buildings, along pedestrian paths, in the gardens areas and communal spaces within the development has been selected and located to ensure there will be no light spillage that would affect adjacent properties.

Energy Efficiency

PDC 106: *Buildings should provide adequate thermal comfort for occupants and minimise the need for energy use for heating, cooling and lighting by:*

(a) providing an internal day living area with a north-facing window, other than for minor additions, by:*

(i) arranging and concentrating main activity areas of a building to the north for solar penetration; and

(ii) placing buildings on east-west allotments against or close to the southern boundary to maximise northern solar access and separation to other buildings to the north.

(b) efficient layout, such as zoning house layout to enable main living areas to be separately heated and cooled, other than for minor additions;

(c) locating, sizing and shading windows to reduce summer heat loads and permit entry of winter sun;

(d) allowing for natural cross ventilation to enable cooling breezes to reduce internal temperatures in summer;

(e) including thermal insulation of roof, walls, floors and ceilings and by draught proofing doors, windows and openings;

(f) ensuring light colours are applied to external surfaces that receive a high degree of sun exposure, but not to an extent that will cause glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles;

(g) providing an external clothes line for residential development; and

(h) use of landscaping.

Energy efficiency has been adopted as an integral principal in the design process and seeks to maximise access to natural sources of light and air. All dwellings will have access to natural light and the building design uses other elements to achieve efficient energy use including, verandahs, shade screens over windows, wing walls in some locations and deciduous landscaping to promote access to natural sources of light and air and provide protection from direct incident heat in summer and to allow it in winter time.

Transportation and Access

PDC 44: *On-site car parking should be provided for low scale residential development in accordance with the car parking requirements set out in Table Adel/7 (disregarding infrequent, high-visitation events, such as parties, garage sales or auctions), taking account of:*

- (a) the number and size of proposed dwellings;*
- (b) availability of employment and centre facilities within walking distance;*
- (c) the anticipated mobility characteristics of the likely occupants; and*
- (d) availability of public transport and on-street car parking in proximity to the development.*

PDC 45: *Car parking areas, driveways and access ways servicing more than one dwelling within a low scale residential development should be located and dimensioned to:*

- (a) efficiently, conveniently and safely serve users, including pedestrians, cyclists and motorists;*
- (b) provide adequate space for vehicles to manoeuvre between the street and the parking area; and*
- (c) reinforce or contribute to attractive streetscapes.*

Table Adel/7 of the Council Development Plan prescribes 1 on-site parking space per dwelling up to 200 square metres of building floor area and at least 2 spaces per dwelling greater than 200 square metres of building floor area. Multi-unit dwellings should provide 1 visitor space for each 4 dwellings.

The development is provided with 9 on-site car parks, with each dwelling having its own exclusive garage incorporated within the floor plan of the proposed dwellings. This arrangement is a considerable improvement upon the current on-site parking supply in which only five on-site parking spaces are provided for the eight dwellings.

The on-site parking provided to the Howland Court flat building also requires residents to walk some distance to their cars and then reverse from the existing carport onto Childers Street. The proposed garages are part of the dwellings therefore they will considerably more accessible for the occupants who can still utilise their own private vehicles. Being aged care accommodation the reliance on individual motor vehicles is less likely nevertheless provision for one space per dwelling will satisfy the needs of the occupants.

No on-site visitor spaces are provided however the reconfiguration of the road verge in front of the subject land will create three (3) new on-street parking spaces. Given the communal nature of the existing land use and the nature of the occupants, the demand for on-site visitor parking is not as critical as what might be required for other forms of residential development. The unique use of the proposed development justifies less on-site parking provisions than sought by the Development Plan.

The garages will be accessible via two internal driveways. The driveways will run parallel to the side boundaries and have a width of 6.4 metres behind each garage so vehicles can

City of Adelaide Council Assessment Panel Meeting - Agenda - 3 February 2020

enter and exit the subject land in a forward direction. This is a considerable improvement upon the existing arrangements which require reversing movements to Childers Street. Separate pedestrian pathways will be provide along the common driveways and excellent driver sightlines will be provided within the space.

All spaces and aisles widths comply with the current Australian Standard for car parking AS 2890.1 All car parking is at ground level.

8. CONCLUSION

The application seeks Development Plan Consent to construct a two-storey residential flat building for aged accommodation with associated car parking and landscaping.

In this regard it is noted that;

- The land is a unique holding well suited to the proposed land use and provides a much-needed housing resource for elderly residents;
- It is well placed in relation to existing community facilities and public transport,
- Its attributes allow it to be developed with negligible impact on the surrounding environment/land uses,
- It will fulfil a significant role in providing much needed aged accommodation,
- The form, scale and siting of the development respects and complements the character of the adjoining properties, and particular the heritage buildings within the street,
- The development will have minimal impacts by way of overlooking and overshadowing,
- A high levels of privacy, site safety and security, vehicle parking and site landscaping is provide,
- High levels of site maintenance will be provided by Helping hand,
- A variety of building materials, building articulation and both the horizontal and vertical plane, fencing and landscape treatments to break up building mass and form and to avoid blank walls,
- ground level entry from the street that are readily identifiable,
- Provides a contemporary building response envisaged for the subject land while being sympathetic to the heritage and siting character of other buildings within the street.

The foregoing assessment of the application shows that the development accords to a high degree with the relevant provisions of the Development Plan and as such warrants favourable consideration by the Council.

Having regard to the above the proposal warrants the granting of Development Plan Consent.



Adam Williams
ACCESS PLANNING (SA) PTY LTD

HELPING HAND AGED CARE CHILDERS STREET APARTMENTS

151A-159 Childers Street, North Adelaide

Heritage Impact Statement

Project Reference: 3593

prepared for:
Walter Brooke
24 July 2019

Version: FINAL

**CITY OF ADELAIDE
ADDITIONAL DOCUMENTS RECEIVED**

**DA/7/2019
29/08/2019**

Flightpath Architects Pty Ltd
ABN 16 085 522 014

**101 Hindley Street
Adelaide
South Australia 5000**

**T +61 882 116 355
F +61 882 116 344**

www.flightpatharchitects.com.au

**PO BOX 8198
Station Arcade
South Australia 5000**

Acknowledgments

This report has been prepared by the following people:

- Douglas Alexander (Flightpath Architects)
- Kate Paterson (Flightpath Architects)
- Stavroula Rozaklis (Flightpath Architects)

Contents

Acknowledgments	2
Contents	3
List of Figures	4
1.0 Introduction	5
1.1 Objectives of Report	5
1.2 Use and Ownership	5
1.3 The Proposal	5
1.4 Location of Site and Existing Heritage Listings	5
2.0 Analysis of Existing Subject Property and Streetscape	7
2.1 Introduction	7
2.2 Description of Survey Area	7
2.3 Streetscape Character	8
3.0 Relevant Development Plan Provisions	14
3.1 NORTH ADELAIDE HISTORIC (CONSERVATION) ZONE	14
3.2 HILL STREET POLICY AREA 1	17
4.0 Heritage Impact Statement	20
4.1 Description of the Development Proposal	20
4.2 Description of the Impacts	20
4.3 The Development Plan and Council Objectives	20
5.0 Appendix 1: Referenced Drawings	24

List of Figures

Figure 1:	Location of subject site within the Hill Street Policy Area 1	6
Figure 2:	Location Map indicating proximity of local (blue) and State (red) heritage places.....	6
Figure 3:	Survey Extent Map.....	7
Figure 4:	Smith Survey Book Plans, 1881, indicating pattern of land development of Childers Street, north side (top) and south side (bottom) at the time	8
Figure 5:	Tormore House, situated at the western end of Childers Street.....	9
Figure 6:	Childers Street Streetscape, south side (street nos. 133-227)	11
Figure 7:	Childers Street Streetscape, north side (street nos. 122-240).....	12
Figure 8:	Subject allotment at 151A Childers Street, North Adelaide (centre).....	13
Figure 9:	Subject allotment at 157-159 Childers Street, with views to Helping Hand Aged Care facilities in Buxton Street, behind	13
Figure 10:	Helping Hand Aged Care Concept Plan, Fig HS/3.....	19
Figure 11:	Demolition Plan.....	25
Figure 12:	Site Plan, ground level	26
Figure 13:	Site Plan, upper level	27
Figure 14:	Elevations.....	28
Figure 15:	3D view to site from north east	29
Figure 15:	3D modelling and view to site from north east	30

1.0 Introduction

1.1 Objectives of Report

The broad objective for the Heritage Impact Statement (HIS) report for the proposed Helping Hand Aged Care apartments at 151A-159 Childers Street, North Adelaide, is to provide heritage comment on the design, form and scale of the amended development application in relation to the desired character of the surrounding context within the Hills Street Policy Area and the Childers Street streetscape, in accordance with the relevant provisions of the *Adelaide (City) Development Plan*.

The proposed development was submitted for Development Approval in December 2018 (DA/7/2019) and failed to obtain support on heritage grounds.

The following tasks have been undertaken in order to develop an understanding of the place/context and to provide a considered response to the proposed development:

- Inspection of the site and context;
- An analysis of the streetscape and surrounding context, focusing on pattern of development, built form and fabric and proximity of significant places;
- Design meetings with Walter Brooke, architects for the project to address Council's concerns and amend proposed design; and
- Review of relevant provisions within the Adelaide (City) Development Plan.

1.2 Use and Ownership

Helping Hand Aged Care Inc. is a significant landowner and occupier of property within the immediate area bounded by Childers Street to the north, Buxton Street and Molesworth streets to the south, Jeffcott Street to the east and Hill Street to the west. The two properties, 'Chilton Court' at 151A Childers Street and 'Howland Court' at 157 Childers Street are both owned by Helping Hand Aged Care Inc and are currently used for residential care as part of the existing larger facility. Daily management and maintenance of the property is undertaken by Helping Hand Aged Care.

1.3 The Proposal

The proposed development seeks to replace two existing single-storey residential flat buildings containing eight (8) retirement units in total, situated over two allotments fronting Childers Street, with the construction of nine (9) two-storey retirement apartment dwellings. The new apartments will provide high-quality, diverse housing for the aged population which Helping Hand serves.

Each apartment will be situated over two floor levels in a townhouse style, with the frontage to Childers Street presenting an appearance of two distinct dwellings to the street. A private access driveway along the east and west site boundaries will provide a substantial side setback and the front setback to Childers Street will be fenced and generously landscaped in the style typical of the area.

1.4 Location of Site and Existing Heritage Listings

The subject site is situated within the North Adelaide Historic (Conservation) Zone, Hill Street Policy Area 1, as defined in the *Adelaide (City) Development Plan* (refer Figure 1). Within the Policy Area are Local and State Heritage Places (refer Figure 2).

The existing single-storey residential flat buildings at 151A and 157 Childers Street are not included in the *Adelaide (City) Development Plan* as individual places of identified heritage value. To the east of the subject site at 141, 145 and 147 Childers Street are three Local Heritage Places. However no other heritage places are located on the southern side of Childers Street, which otherwise contains a mixed architectural character, era and scale of predominantly two stories.

The northern side of Childers Street contains a collection of twelve Local Heritage Places. This streetscape is broken by two large residential flat buildings, opposite the proposed development site. The western end of this north streetscape contains a large block of modern two-storey apartments and late-twentieth century townhouses.



Figure 1: Location of subject site within the Hill Street Policy Area 1
 Source: Adelaide (City) Development Plan 2019



Figure 2: Location Map indicating proximity of local (blue) and State (red) heritage places
 Source: Location SA Map Viewer, 2019

2.0 Analysis of Existing Subject Property and Streetscape

2.1 Introduction

A survey of the subject property and streetscape was conducted in order to form a comprehensive understanding of the location and context and allow for a more accurate assessment of the impact of the proposed development on the identified character and value of the area. This was undertaken with particular reference to the:

- character of existing individual and collective building stock;
- identified heritage value of all properties in the street;
- existing built form, scale, integrity, architectural character and materiality evident in the street;
- existing pattern of subdivision, side and front setbacks within the street;
- surrounding hard and soft landscape character; and

2.2 Description of Survey Area

The survey area for the Heritage Impact Statement for the proposed development at 151A and 157 Childers Street focuses on the portion of Childers Street between Hill and Jeffcott streets (as highlighted below, Figure 3). Childers Street is a wide, tree-lined street, running east-west. All building stock is residential and includes examples of large detached single dwellings, multiple unit housing of single and double storey and townhouse development dating from all eras of development, from the original subdivision to more recent, contemporary buildings.



Figure 3: Survey Extent Map

Source: Location SA Map Viewer, Flightpath Architects, 2019

2.3 Streetscape Character

According to the Statement of Heritage Value, at the time of subdivision and until the mid 1870s, the area of Upper North Adelaide, including Childers Street, west of Wellington Square was one of the least desirable and slowest areas to be taken up in the City. These western town acres were affordable, and when public transport through North Adelaide was established, they became more accessible and construction of large houses soon followed. Survey plans of 1881 (Figure 4, below) indicate this pattern in Childers Street with the northern side underdeveloped and the eastern half of the southern side consistently populated by large detached villas.

By the turn of the century the larger allotments on the northern side of Childers Street were being subdivided and developed with large villas, the exception being the remaining mansion house at number 206 and likely the site of the current blocks of flats opposite the subject site which also contained a large dwelling on un-subdivided land. The last of the significant housing stock was complete by the late 1920s. It is apparent that, from the mid-1960s, the integrity and consistency of the original building stock on both sides of Childers Street was being diminished by the development of residential flat buildings and townhouse development - a pattern which has persisted to the present day.

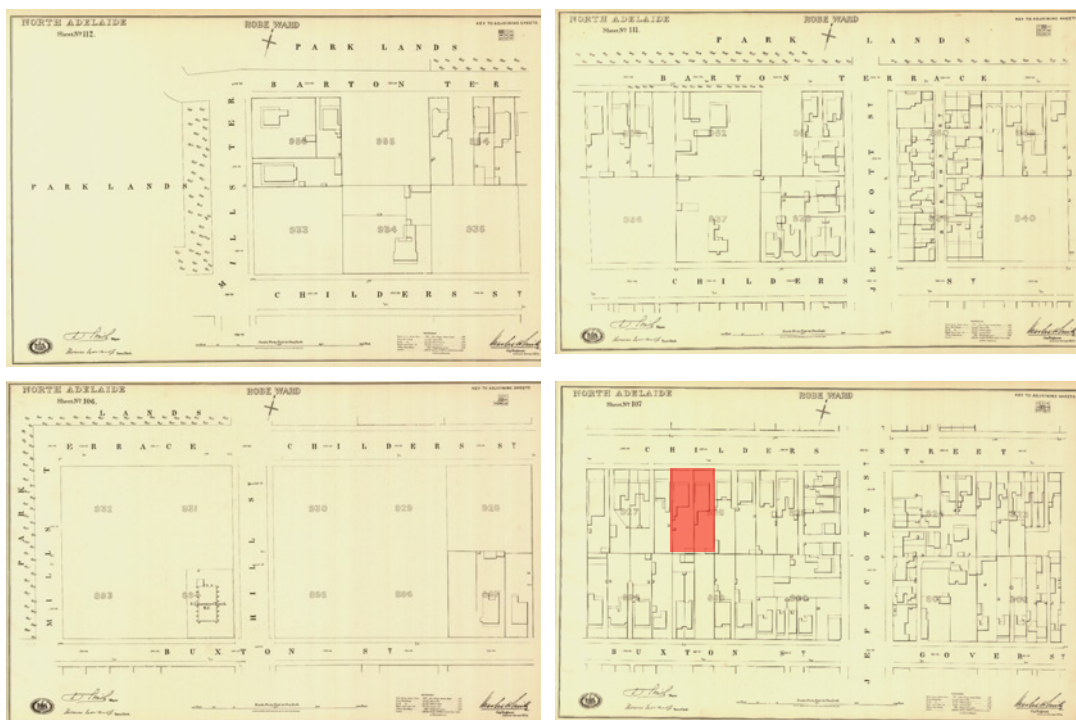


Figure 4: Smith Survey Book Plans, 1881, indicating pattern of land development of Childers Street, north side (top) and south side (bottom) at the time

Source: State Library of South Australia

2.3.1 South side

To the east of the subject site, the south side of Childers Street is characterised by a reasonably consistent character, containing three Local Heritage Places (numbers 133, 143 and 147) interspersed with a c.1980s townhouse development (number 137-139). All three heritage places are single-storey villas, large in scale.

To the west of the subject site is a highly mixed streetscape character, predominantly made up of large double and triple storey residential development of all architectural styles and eras, but mainly dating from the 1980s to contemporary era. From east to west, this includes an altered large Victorian-era villa, which is without identified heritage value (number 161); a single-storey reproduction terrace-

style development (number 163-171); a c.1970s two-storey townhouse development (number 177); a c.1990s two-storey pseudo-Georgian rendered masonry townhouse development (number 185); a c.1980s brown brick triple-storey townhouse development ('Wellington Mews', number 187); a single-storey Victorian-era symmetrical cottage which is not identified as a Local Heritage Place (number 197).

Further west, on the site of the former Tormore House School, are four large, double-storey detached dwellings of a contemporary nature which display a palette of various coloured renders and masonry (numbers 211 to 219); a vacant block (number 223); and a large c.1980s double-storey face brown brick dwelling at number 227. The original building on the site, Tormore House, was constructed around 1898 and operated as a day and boarding school for girls until 1918. It comprised two large buildings – the single-storey school building and double-storey boarding house, both designed in the Federation-era Queen Anne style (Figure 5). Following the closure of the school, the site was converted for use as the 'Andover' residential flats and then later reverted to institutional use as the Kindergarten Teacher's College and, later, Kingston College of Advanced Education in 1974. It is relevant that at least some large double-storey buildings existed in Childers Street alongside the prevailing single-storey building stock from an early date.

The streetscape is bookended by the side elevation of 160 Hill Street, a single-storey double-fronted Federation-era dwelling which has Local heritage status. In summary, there are no places of identified State or Local heritage value between the eastern side of the subject site and Hill Street.

Notably, with the exception of four allotments (numbers 133, 143, 147, and 197), all properties on the southern side of the street have been redeveloped to include residential flat, townhouse or apartment style dwellings, all of which include additional dwellings to the rear of the allotment, increasing the density of development considerably. As such, it is very clear that this section of Childers Street does not meet the description of the historic built form for Childers Street as outlined in the Development Plan. Seven of the eight existing properties extending west from the subject site are not 'large, low density, single-storey local heritage places comprising detached dwellings', as the Desired Character Statement for Childers Street suggests. The streetscape character of the south side of Childers Street is illustrated in Figure 6, below.



Figure 5: Tormore House, situated at the western end of Childers Street
Source: State Library of South Australia, PRG-631-2-370

2.3.2 North side

The north side of Childers Street is more consistent at the eastern end, where it is characterised by twelve Local Heritage places which generally comprise a mixture of single-storey dwellings of bluestone, sandstone, brick and rendered masonry construction. The collection of dwellings include many late-Victorian-era villas post-dating 1880, with a smaller number of Federation-era Tudor and bungalow residences.

The consistent streetscape is broken directly opposite the subject site, with two large residential flat buildings of single-storey (number 142) and triple-storey (number 150) face cream brick construction. Dating from the 1970s, the flat buildings are contradictory in architectural style and form to their context and also include large expanses of hard landscaped area for carparking.

Of particular note, the westernmost Local Heritage Place situated on the northern side of Childers Street (number 206) is an imposing double-storey bluestone mansion with symmetrical façade and wide frontage. Immediately west of this is a development of five large double-storey townhouse-style apartments, two of which front Childers Street, and also forming the appearance of a single large frontage. Finally, the remaining Childers Street streetscape to the Hill Street intersection includes a row of ten double-storey, single-fronted attached townhouses, constructed in the early 1970s.

The eastern end of the northern Childers Street streetscape is more consistent in historic character than the south side, by virtue of the number of late-Victorian era villas. This perception of cohesiveness does not carry strongly across Childers Street as a whole in the vicinity of the subject site due to a number of factors including the combined overall width of the street and footpaths, the existence of the modern residential flat buildings opposite the site, the backdrop of the multi-storey Helping Hand facility behind the site in Buxton Street and the mixed character of the streetscape west of the subject site.

The streetscape character of the north side of Childers Street is illustrated in Figure 7, below. 151A Childers Street

'Chilton Court' at 151A Childers Street comprises a single storey residential retirement unit development of two attached dwellings with garages and common driveway to the eastern boundary. Of modest, non-descript residential character, the single-storey, brick structure includes face brown brick walling, paired vertically proportioned fenestration, decorative brickwork, gabled roofline and corrugated steel roofing. The building has a low ceiling height, resulting in a diminutive appearance against the adjacent Victorian-era stone villa to the east, which is of significantly larger scale and massing. The façade makes limited reference to traditional forms found within the street and is of no heritage value (Figure 8, below). The property is fronted by the remains of an early rendered masonry palisade fence and piers, however this has not been identified as being of any heritage value in the *Development Plan*.

2.3.3 157 Childers Street

The existing property at 157 Childers Street, known as 'Howland Court', is a modern, single-storey, residential flat building containing six (6) attached dwellings. The frontage to Childers Street is obscured by an enclosed carport for three off street carparks with lattice screens and steel roller doors accessed directly from the street (Figure 9, below).

Of conventional architectural style, the low-pitched hipped roof form of the flats is also at odds with the surrounding historic forms and scale of development. It sits well below the height of the adjacent Victorian era dwelling to the west and the villas opposite.

Notably, the wide side setback on the western side of the property provides long views of the multi-storey development in Buxton Street which houses the Helping Hand Aged Care facility.

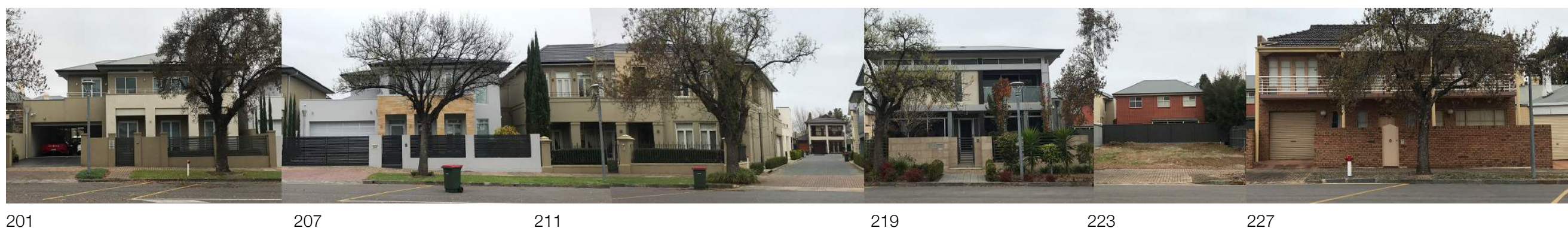


Figure 6: Childers Street Streetscape, south side (street nos. 133-227)
Source: Flightpath Architects, 2019





222-240

218-220

206

198

194



190

182

178

172

168



156

150

142

138

134

122-128

Figure 7: Childers Street Streetscape, north side (street nos. 122-240)
Source: Flightpath Architects, 2019

flightpath



Figure 8: Subject allotment at 151A Childers Street, North Adelaide (centre)

Source: *Flightpath Architects, 2019*



Figure 9: Subject allotment at 157-159 Childers Street, with views to Helping Hand Aged Care facilities in Buxton Street, behind

Source: *Flightpath Architects, 2019*

3.0 Relevant Development Plan Provisions

3.1 NORTH ADELAIDE HISTORIC (CONSERVATION) ZONE

Statement of Heritage Value

The following is a partial extract from the Statement of Heritage Value, as identified for the North Adelaide Historic (Conservation) Zone, which is relevant to the location of the subject site within the Upper North Adelaide grid.

Upper North Adelaide

This area contains Policy Areas 1 to 7 and is the largest of the three North Adelaide areas.

Tynte Street originally served as the local main street for Upper North Adelaide and major community buildings reflect its early function, including the school, post office, institute, fire station, Baptist church, and early shops. The introduction of the horse-drawn tramway along O'Connell Street in 1878 drew commercial development away from Tynte Street but also made the western Town Acres which were previously sparsely settled, more accessible and construction of substantial houses soon followed. Prior to this period the area of Upper North Adelaide west of Wellington Square was the least desirable place to live in the City. Several religious orders were able to afford to buy land here, such as St Lawrence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893 (during an economic recession when land prices were low). These large institutions create a contrast to the more intense residential subdivisions and housing development around them. The 1883-4 City Land Investment Company subdivision of Town Acres along Barnard and Molesworth Streets resulted in a sequence of large residences which form an important part of the physical character of Upper North Adelaide. A number of these still remain as State Heritage Places between Hill Street and Wellington Square.

The elevated land adjacent the Park Lands, such as along Lefevre Terrace, Mills Terrace and Strangways Terrace, provided prestigious residential addresses. Narrower streets, such as Margaret and Curtis Streets retain characteristic small scale worker housing. A range of one and two storey villas characterises the most common built form throughout the rest of the area.

The advent of the electric tramways public transport system in 1909 established O'Connell Street as the main link to the northern suburbs and it became a major hub of activity, providing a commercial and services focus for residential development. The street retains examples of traditional commercial architecture of one and two storeys, attached rows and single shops, forming a linear shopping strip. Heritage Places have been identified in the Main Street Policy Area MS1, although the Policy Area is not within the North Adelaide Historic (Conservation) Zone.

OBJECTIVES

Objective 1: Conservation of the heritage values and historic character of North Adelaide established by areas of intact and architecturally diverse historic townscapes in a series of wide streets and other roads laid out according to Colonel William Light's original 1837 town plan.

Objective 2: Development compatible with the heritage values and historic character of the Zone achieved by:

- (a) supporting and reinforcing the Statement of Heritage Value for North Adelaide and the desired character for each Policy Area;
- (b) maintaining a regular allotment pattern and orientation of buildings to public roads and incorporates high standards of design, building materials and landscaping to complement the:
 - (i) pattern of land division established by Heritage Places, particularly the width of frontage;

- (ii) bulk and scale of residential Heritage Places;
- (iii) front and side boundary building set-back patterns of adjacent Heritage Places in each Policy Area; and
- (iv) established environmental quality of public and private landscaped open spaces and the adjacent Park Lands;

Objective 3: A Zone where the existing housing stock is maintained through the retention of Heritage Places and the number of dwellings increased primarily through:

- (a) the replacement of buildings that are not identified Heritage Places;
- (b) the development of vacant or under-utilised sites that does not compromise the established residential amenity and the identified heritage value of the Zone and Heritage Places; and

Objective 4: A Zone which continues to support the development of the role of the long established health and education sectors whilst reinforcing the heritage value of the Zone and maintaining residential amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should:
 - (a) retain and conserve Heritage Places;
 - (b) reflect the historic built form and its visual character through residential development of complementary design, form and density consistent with the desired character for each Policy Area; and
 - (c) contribute to the landscape character of private and public open spaces and incorporate attractive landscaping to street frontages where building set-backs permit.
- 2 Development should increase the amount of residential accommodation in the Zone by:
 - (a) a change in use of non-residential buildings to residential uses;
 - (b) development of vacant and under-utilised sites that can be achieved without adverse impact on the established residential amenity and the historic character of the Zone or relevant Policy Area; and
 - (c) the redevelopment of sites containing buildings that are not Heritage Places which are presently incompatible with the historic character of the Zone or the desired character of the Policy Area, particularly buildings that are visible from public roads.
- 3 Development of new buildings or building additions of innovative and contemporary design should demonstrate a compatible visual relationship with adjacent Heritage Places and other buildings prevailing in the Policy Area that reinforce the desired character by compatible:
 - (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.
- 4 New buildings should utilise stone, brick and/or brick render as the main external finish to walls

- to complement the historic built form in the Zone. Coated surfaces that are visible from the street should be finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Buildings with brightly coloured or highly reflective surfaces should not be developed.
- 5 Development should achieve the minimum landscaped open space requirements prescribed for each Policy Area.
 - 6 Development should not introduce building styles that are out of character with the desired character of the relevant Policy Area.
 - 7 Development should not exceed the height prescribed for each Policy Area. The height of new buildings, including the floor to ceiling clearances of each level, should take reference from the prevailing building heights within the locality, with particular reference to adjacent Heritage Places.
 - 8 In a locality where single storey development prevails or is desired in accordance with the relevant desired character, low profile solutions to two storey development that are located to the rear of an existing building, may be appropriate subject to no adverse impacts on the historic character of the streetscape and overshadowing and privacy impacts on neighbouring land.
 - 9 Where consistent building set-backs from front, side and rear allotment boundaries prevail, new development should be consistent with these established setbacks. Where a consistent building set-back is not evident in a particular locality, new buildings should not project forward of Heritage Places adjacent the development site. Building to side boundaries (other than for party walls in semi-detached, row dwellings or residential flat buildings) or to a rear boundary is generally inappropriate, but may be considered where it is demonstrated that there will be no detrimental effect on residential amenity or adjacent Heritage Place(s).
 - 11 Appropriately pitched roofs to visibly reinforce the prevailing character of historic roof forms in the Zone should be incorporated in development rather than mono-pitch or flat roof forms falling to the street frontage or asymmetrically to a side boundary.
 - 12 Residential flat buildings or group dwellings should be designed to have the appearance of a detached dwelling as viewed from the primary street frontage.

Fencing

- 14 Fencing to a street frontage (including any secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, should:
 - (a) be of traditional style and detailing that is compatible with the style of the building, or in the case of a new building, its design should reflect historically sympathetic fencing styles evident in the particular streetscape;
 - (b) on the primary street frontage, comprise low fencing or fencing with an open character combined with solid pillars and plinths or other similar fencing styles that allow views of the associated building, by their height and design;
 - (c) comprise materials compatible with traditional fencing materials such as stone and cast iron, brick, stone or rendered pillars and plinths or other traditional materials such as timber or well detailed masonry, but should not include metal sheeting; and
 - (d) not include solid masonry fences on the primary street frontage other than where it is required to be consistent with fencing of identified heritage value on the development site.
- 16 Fences on rear and side property boundaries (behind the main face of the building), should not be higher than 2 metres above ground level and should be constructed of traditional materials, including corrugated metal sheeting. Side fences or walls above 1.2 metres are generally inappropriate forward of the main face of a building. Forward of the main face of the building, fences should be of a scale that allows oblique views of buildings.

3.2 HILL STREET POLICY AREA 1

Desired Character

The Hill Street Policy Area should remain one of the lowest density residential areas in Upper North Adelaide and should be protected and enhanced as one of the most historically intact residential areas in South Australia.

The variety of dwelling types should be retained by the conservation of Heritage Places characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, together with low and medium density cottages, villas and terrace houses of one and two storeys.

Helping Hand Aged Care will be a valuable multi-functional aged care facility providing a variety of levels of care and accommodation for the elderly community. St Dominic's Priory College will continue to be associated with educational land uses. Calvary Hospital will provide hospital uses such as patient care, research, consulting rooms, visitor accommodation and ancillary services. Development of these long established institutions should meet the community needs and future requirements whilst reinforcing the heritage values and amenity 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:

(h) Childers Street:

The historic townscape is established by primarily large, low density, single storey local heritage places comprising detached dwellings. Buildings that are not identified Heritage Places should be replaced by development that has the appearance of single storey detached dwellings adjacent the primary street frontage. Development should reinstate the prevailing building set-back established by Heritage Places relevant to the particular locality.

Principles Of Development Control

- 1 Development should strengthen, achieve and be consistent with the desired character for the Policy Area.
- 2 Residential development should be in the form of detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings. New residential buildings in the form of row dwellings should not be developed.
- 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 for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic's Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3).
- 6 The land for a dwelling should have a primary street frontage to a public road not less than the following (other than in the case of hammerhead allotment where the frontage to a public road should be no less than five meters):
 - (c) Group dwelling or residential flat building
- 11 Development of Helping Hand Aged Care should:
 - (a) be in accordance with the Concept Plan Fig HS/3;
 - (b) not exceed a plot ratio of 1.7 (North of Kermod Street) and 2.3 (South of Kermod Street);

- (d) ensure new buildings up to a maximum of 4 building levels or 12 metres above the median natural or finished ground level at any point or any part of a building are designed to:
 - (i) be located in areas identified as 'Taller Built Form';
 - (ii) locate Low Scale Built Form between 1 to 2 building levels along the Molesworth Street, Buxton Street and Childers Street;
 - (iii) provide a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places;
 - (iv) 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 and overshadowing through alternative design methods.
- (f) improve the pedestrian environment and access particularly across Buxton Street

An assessment of the perceived heritage impacts and measures taken to mitigate them has been included in Section 4.0, below.

The Helping Hand Aged Care Concept Plan, Fig HS/3 referred to is included at Figure 10, below.



Figure 10: Helping Hand Aged Care Concept Plan, Fig HS/3
 Source: Adelaide (City) Development Plan, 2019

4.0 Heritage Impact Statement

4.1 Description of the Development Proposal

As outlined above, the proposal is for the construction of a two-storey residential flat building providing nine dwellings which will replace two existing single-storey retirement units. Of double-storey height and presenting to the street as a symmetrical pair of large semi-detached dwellings, the units will include an access driveway within each side setback to the rear units and integrated onsite carparking. Front setbacks will align with neighbouring heritage places and be fenced with a subtle interpretation of a traditional pier and spear palisade fence and include formal soft landscaping.

Constructed of masonry with a combination of face stone cladding and rendered painted finish to walling, the overall form and massing of the building will be relieved by an articulated façade and stepped side elevations. The double-storey massing of the façade will be further relieved by a large, predominant single-storey projecting verandah portico and balcony with rendered masonry surrounds to each unit. These elements have been amended by removal of the second storey roof to reduce their scale and better complement the single-storey scale of the heritage places elsewhere in the street. Additional detail such as rebated horizontal banding and string lines, relieve the masonry and rendered finishes to articulate and reference traditional banded detail. A recessed band to the top edge of the walling will provide further relief and emphasis to the eaves line. The amended building design includes a traditionally pitched hipped roofscape. Fenestration is arranged regularly and consistently and includes singular and paired vertically proportioned window and door openings.

4.2 Description of the Impacts

The proposed demolition will not result in the loss of any fabric of identified heritage value. Rather, it will remove two underutilised and incongruent buildings from the Childers Street streetscape. While the existing units at 151A make some reference to traditional forms and materials, their diminutive scale and design features are at odds with the surrounding stock of Local Heritage Places. Similarly, the conventional design of the units at 157 Childers Street is also at odds with the forms, scale and materiality of the identified heritage character within the Policy Area; their removal will provide the opportunity for a replacement building which addresses the requirements of the Plan.

4.3 The Development Plan and Council Objectives

With respect to the broader North Adelaide Heritage (Conservation) Zone objectives and Principles of Development Control, as well as the Policy Area provisions, it is our belief that the proposed development, as amended, now unambiguously meets the provision of the *Development Plan*.

4.3.1 North Adelaide Historic (Conservation) Zone

The identified heritage values and historic character of the North Adelaide Historic (Conservation) Zone will be retained and maintained by the introduction of a residential retirement development which is a well-considered and appropriate infill building for this allotment, envisaged by the general and specific provisions of the *Development Plan*. The proposal will not result in the removal of any significant elements. It also supports the Desired Character for the Hill Street Policy Area which envisages a variety of dwelling types. As discussed, the streetscape character and building stock within Childers Street, particularly on the southern side where the subject site is located, is not of a strong or consistent heritage character (OBJ.1).

The proposed infill building is compatible with the heritage values and remaining historic character of the Zone and Upper North Adelaide within this location. It is our belief that the Desired Character for the area, particularly 'A range of one and two storey villas characterise the most common built form throughout the rest of the area' is achieved via a supporting development which maintains and supports a regular allotment pattern, traditional orientation, pattern of land division within the

streetscape and width of frontage, bulk and scale, front and side setback patterns and quality of landscaped open spaces. We do not believe that the southern side of Childers Street exhibits the consistent identified character found elsewhere within the Zone. Regardless, the amended scheme as now proposed has made considerable design changes to ensure that the infill building is an appropriate and respectful solution to this site (OBJ.2).

No heritage places will be demolished as part of this development and the number of dwellings on the subject site(s) will be increased by one overall. This will be achieved by replacing the present, underutilised building stock which is not identified as a heritage place. The established residential amenity will be improved by the introduction of infill buildings of high amenity and quality and the inclusion of concealed off street parking which also enables the removal of inconsistent, inappropriate existing carparking which dominates the frontage of number 157 (OBJ.3).

The clear objective of supporting the ongoing role of the long-established health sector in the zone is being met by replacing underutilised, insufficient accommodation with new high-quality residential retirement facilities which introduce a compatible, respectful infill building which reinforces the built form which exists in Childers Street (OBJ.4).

With regard to the Zone Principles of Development Control, the development will not involve the demolition of any heritage place. It will also complement the existing built form and density with respectful, contemporary design which echoes the scale and massing of earlier historic forms, rather than providing a faux-heritage response. While the original scheme, as lodged, aimed to echo the massing and scale of the large bluestone mansion at 206 Childers Street, the amended scheme has employed alternative massing and volumes to appear as two smaller dwellings fronting the street. While retaining a double-storey form, by dividing the roofscape into two as opposed to a large single roofscape, the overall ridge height and massing will be reduced. Further, by articulating and dividing the façade with distinct projecting bays, removing the continuous double-height verandah and replacing it with a verandah and balcony of single-storey massing and emphasising a traditional banded eave and overhang appearance, rather than parapet, the apartment building further responds to the language of other heritage places in the street (PDC1).

While the proposal is of two storeys overall, a compatible visual relationship will be achieved with the adjacent heritage place to the east and elsewhere in the Policy Area. The single-storey massing of the large villa will be reflected in the proposed verandah and balcony which has been amended to read as a single-storey element, forward of the double-storey portion. As discussed above, the impact of the double-storey scale and massing has also been reduced by presenting the development as two smaller elements. The width of the frontage will also be compatible with the adjacent heritage place, with both the façade, the fencing and the landscaping divided into two. Notably, this division mirrors the original pattern of subdivision, as seen in book plans of 1881. Similarly, the front setback also echoes the original pattern of villa development and remaining adjacent heritage places (PDC3) and will allow for a similar depth of soft landscaping. At 3.4m, the side setbacks are wider than some original setbacks, but reflect those where a driveway is included, such as the eastern side of the heritage place at number 147. The proposed pattern of fenestration is of a largely solid to void ratio with traditionally proportioned vertical openings, including paired windows in a number of cases. Visual interest has been added to the composition of the façade with solid massing relieved by recessed banding, modulated facades with projecting bays, simple hipped rooflines with articulated eaves and horizontal banding reflective of traditional rendered banding, warm neutral colours in the form of stone cladding and cement render with paint finish. As discussed, the amended front verandahs project forward in a single-storey form, breaking down and articulating the façade mass. Faux heritage mimicry of ornamentation is not included (PDC3).

A palette of natural stone cladding finish and natural painted render will form the main external wall finish; a warm natural colour palette will ensure that the finishes complement the surrounding historic buildings (PDC 4).

The front setback to the property will be landscaped in a traditional manner with formally arranged

garden paths and soft landscaping, which will extend to a narrow garden bed along the perimeter of the property, softening the interface of driveways with boundary fences (PDC 5).

The amended design will not introduce a building style which is out of character with the surrounding streetscape character. As discussed, we dispute that the existing built form and character of the southern side of Childers Street adequately displays the Desired Character of the Zone or Policy Area, by virtue of the highly mixed development styles and inconsistent building stock. The exception to this is the three Local Heritage Places to the east, however we are of the belief that the amended design assimilates well at this interface (PDC 6).

The Zone and Hill Street Policy Area Character statements both recognise that the area has a mixed character made up of single *and* double storey development, however the prescribed height for Childers Street is for 'development that has the *appearance* of single-storey detached dwellings adjacent the street frontage'. Importantly, the Helping Hand Aged Care Concept Plan Fig HS/3PDC, which is specific to the subject site envisages built form 'up to two building levels'. As such, double-storey development is permissible and the amended design successfully addresses the requirements for development on such a site to complement the adjacent heritage places, as outlined above. In order to avoid an overall wall height, roofscape and ridge height which dominates the adjacent heritage place, the floor to ceiling height of the adjacent heritage place has not been replicated. Rather, a floor to ceiling height for ground and first floor has been designed to maintain adequate proportions, while limiting the height. As two storeys are envisaged for the full extent of this portion of the Helping Hand site under the Concept Plan, and existing single-storey development does *not* prevail in the streetscape, the amended design retains a double-storey massing, which is then screened or broken at the facade by a predominant projecting single-storey massing in the form of the projecting verandahs with solid balcony balustrades (PDC7, PDC 8).

As discussed, there are a reasonably consistent front and side setback patterns where historic building stock remains and the proposed development aligns in this regard. Similarly, the proposed side setback widths echo those of historic buildings where a side driveway is included. The façade articulation, roofscape form and front fence and landscape reinforce the appearance of a pair of dwellings, which also mirror the original pattern of subdivision and development in this portion of Childers Street (PDC 9).

The traditional, hipped roof form will reinforce the prevailing character of historic roof forms in the Zone (PDC11).

As a residential flat building, the Zone provisions call for a design which has the appearance of a detached dwelling. In response to Council's concerns with the scale and width of the original frontage design, the amended proposal provides a design which further articulates the massing and façade of what appeared as a single, detached dwelling to present as two more distinct dwellings, albeit attached. The scale of the projecting verandah has been reduced by removal of the first floor balcony roof and the façade has been divided vertically by a recessed portion, thus presenting two distinct frontages. This is not considered to be at odds with the prevailing character of the streetscape and achieves a balance between the Development Plan provisions seeking higher density, improved and enhanced facilities for the organisation and a 'detached individual dwelling' which does not dominate the street frontage (PDC12).

With regard to the proposed front fence, the original and amended design seeks to reference the traditional pier and spear palisade fence, so predominant throughout North Adelaide, with a simplified and sympathetic interpretation. The use of rendered piers and simple steel palisades, of open character, height and proportion to compliment (but not mimic) heritage fences in the Zone provides an appropriate response to PDC 14. Subtle design changes to the proportion of the original so that 'blades' read as 'piers', the inclusion of a rendered plinth and inset top and bottom rails suitably achieves this.

4.3.2 Hill Street Policy Area

With regard to the provisions of the Hill Street Policy Area, the Desired Character Statement calls for retention of the 'variety of dwelling types'. It also seeks development of the Helping Hand property to meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area'. The amended proposal successfully addresses both of these objectives with a solution which removes incongruent development and replaces it with high-quality residential accommodation which complements, rather than mimics the adjacent heritage places in the street.

As such, it is believed the amended development addresses the inconsistencies and perceived conflicts with a response which takes design cues from and complements the nearby heritage places to the east while improving on the prevailing character and building stock of the subject site and properties to the west (PDC1).

Specifically, an analysis of Childers Street confirms that the southern streetscape from the subject site westward is *not* consistent with the Desired Character Statement and its heritage character has not been established by 'primarily large, low density, single-storey local heritage places comprising detached dwellings. The subject proposal therefore seeks to provide a suitable interface between the two very different streetscapes (PDC 2).

Of particular note, is the site-specific provisions of the Helping Hand Aged Care Concept Plan, Fig HS/3, which are in addition to the other Zone and Policy Area provisions. As discussed, above, the amended proposal meets the Concept Plan and seeks a balance where there is an adjoining heritage place. This has been taken into account with respect to floor to ceiling heights and number of building levels (PDC 3).

5.0 Appendix 1: Referenced Drawings

This Heritage Impact Statement is based on the following set of amended drawings prepared for Development Application DA/7/2019 by Walter Brooke & Associates;

10-4783_SK00_DEMOLITION PLAN

10-4783_SK01_SITE PLAN

10-4783_SK02_SITE PLAN UPPER PLAN

10-4783_SK03_ELEVATIONS

10-4783_SK04_3D VIEWS

10-4783_SK05_3D MODELLING

REAL PROPERTY ACT, 1886



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.



Certificate of Title - Volume 5801 Folio 554

Parent Title(s) CT 3429/23

Creating Dealing(s) CONVERTED TITLE

Title Issued 25/08/2000 Edition 1 Edition Issued 25/08/2000

Estate Type

FEE SIMPLE

Registered Proprietor

HELPING HAND CENTRE INC.
OF 84 ARCHER STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 100 FILED PLAN 183360
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
6426624	APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

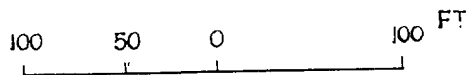
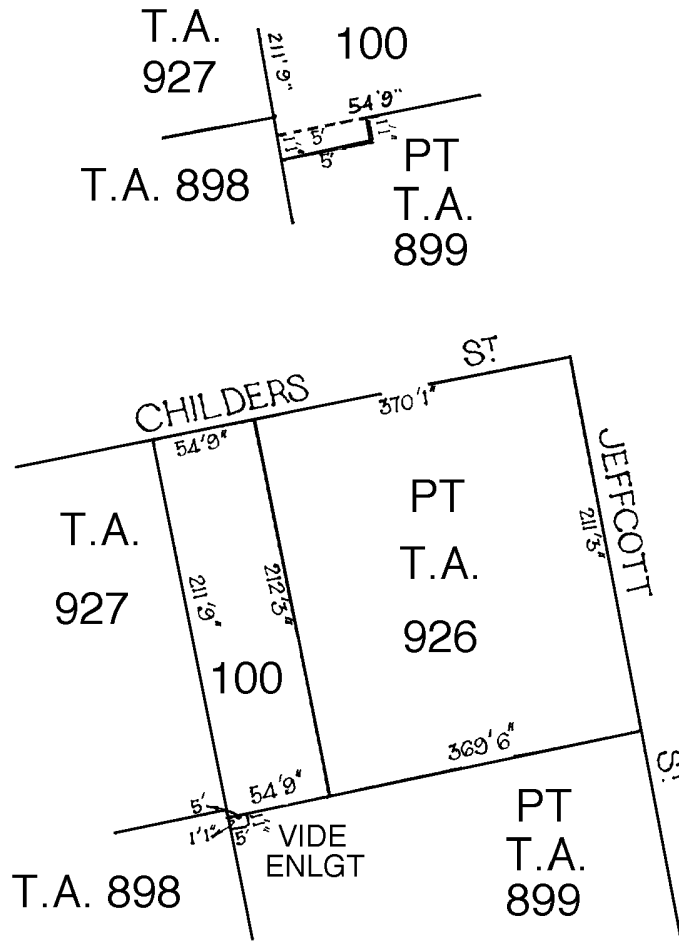
COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 6426624

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3429/23



ENLARGEMENT
(NOT TO SCALE)



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



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.



Certificate of Title - Volume 5804 Folio 224

Parent Title(s) CT 3289/34
Creating Dealing(s) CONVERTED TITLE
Title Issued 05/09/2000 Edition 1 Edition Issued 05/09/2000

Estate Type

FEE SIMPLE

Registered Proprietor

HELPING HAND CENTRE INC.
OF 49 BUXTON STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 899 FILED PLAN 183361
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
6910624	APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS TO BE USED AS A RETIREMENT VILLAGE

Notations

Dealings Affecting Title NIL

Priority Notices NIL

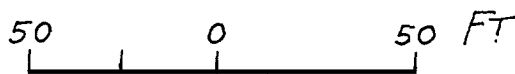
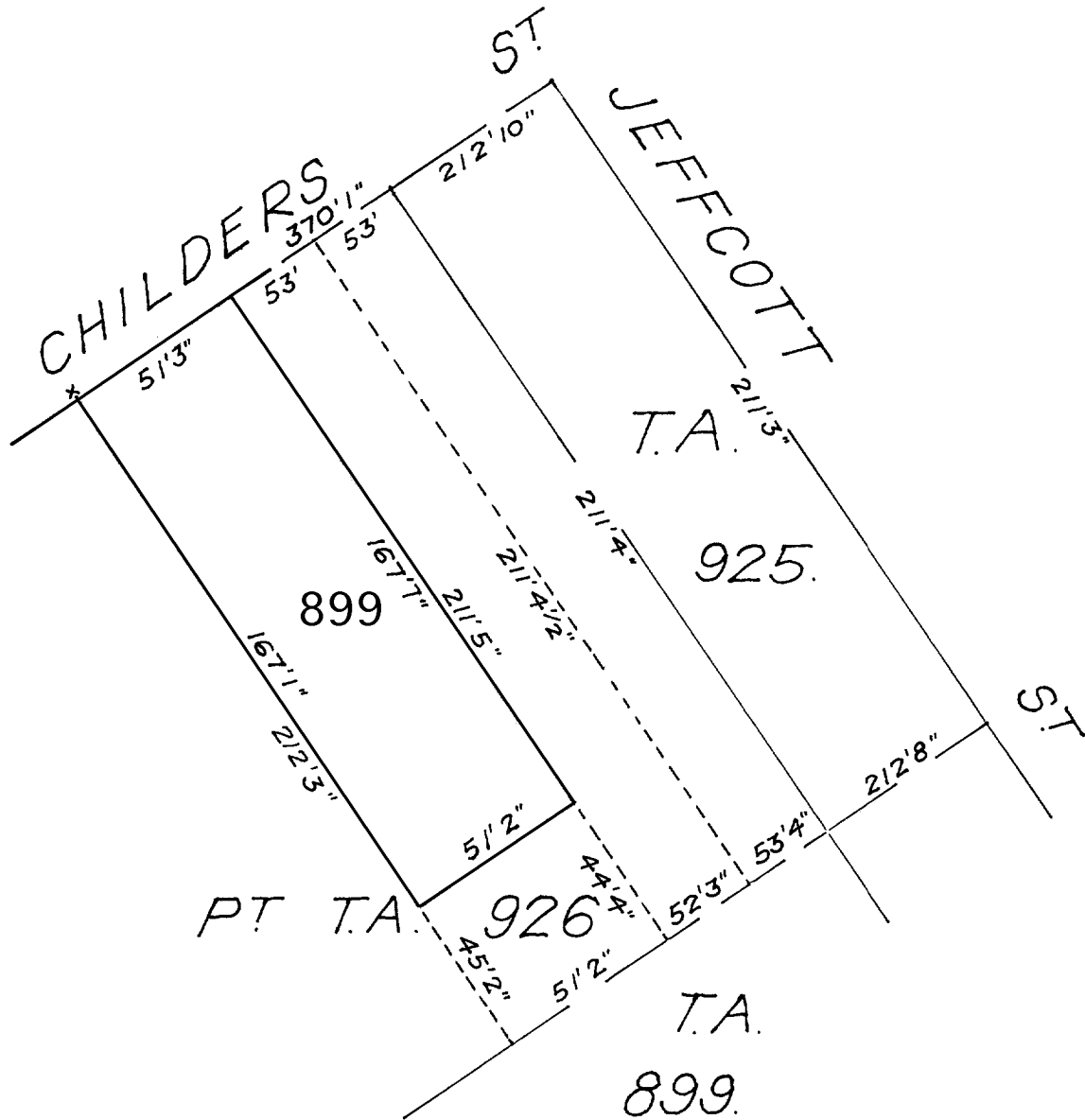
Notations on Plan NIL

Registrar-General's Notes

COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 6910624

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3289/34



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: 157-159 Childers Street

12 November 2019

Mr Seb Grose
Senior Planner – Development Assessment
City of Adelaide
25 Pirie Street
ADELAIDE SA 5001

Dear Seb,

RE: 157-159 CHILDERS STREET, NORTH ADELAIDE

We act for Mr M J Mead and Ms A J Mead ('the Meads'), the owners of 147 Childers Street, North Adelaide which is a Local Heritage Place.

The Meads have engaged us to prepare this representation on their behalf.

The Meads are not opposed to the redevelopment of the subject land however wish to raise three main issues with the plans as proposed. These are summarised as follows.

1. The overall scale and bulk of the two-storey development will present an unreasonable visual impact upon the private open space of the Meads;
2. The overall form of the development fails to pay sufficient regard to the desired character envisaged for Childers Street as expressed in Hill Street Policy Area 1 in that the replacement development does not provide the appearance of a single storey detached dwellings adjacent to the primary street frontage; and,
3. The proposed screening treatments to the bedrooms of Apartments 7 and 8 do not satisfy PDCs 35 and 36.

The issues raised by the Meads will be overcome by:

1. Providing a single storey form adjacent to their private open space area;
2. Whilst not envisaged by the desired character, concentrating the bulk of two storey development towards the street; and,
3. Ensuring any bedrooms and/or balconies that have the potential to overlook the Meads property after the above two issues are addressed, are provided with screening treatments that satisfy PDCs 35 and 36.

Should any of the issues raised by the Meads remain unresolved, we wish to confirm our attendance at the Council Assessment Panel.

Yours sincerely



Chris Vounasis
Managing Director

Written objection to the Development application DA/7/2019

Submitted by Jim and Cathy Hurst of 163B Childers Street.

We wish to make a verbal representation.

We believe that this application does not meet the requirements of the City of Adelaide plan. There are serious overlooking and privacy issues.

The Louvers that are meant to stop overlooking are inadequate and need to wrap around as they will not stop overlooking.

We currently enjoy a high level of privacy with walls that are two metres high between our property and the Helping Hand property. This will be compromised with the proposed design.

Our windows that face the Helping Hand property have frosted glass, to above eye level affording them privacy.

13th November 2019

Scott & Jacqui Griffin

161 Childers Street

North Adelaide SA 5006

Mobile 0413 209 843 / 0413 209 844

Regarding: DA/7/2019

As residents/owners of the above addressed property – 161 Childers Street, North Adelaide, we wish to raise concerns in regard to the above application at 157-159 Childers Street, North Adelaide.

Our concerns are in regard to privacy and overlooking of our property into our front and back yard and directly into our bedroom windows.

We feel the current plans do not satisfy elements of the Adelaide City Development Plan.

The screening and obstruction of windows is not adequate. Screens shown on the western elevation are façade only and we feel these should be designed with a base to obstruct the view of our property from the second level of the development. Western elevation side balcony shutters do not seem adequate to exclude complete overlooking and windows are not clearly obscured or covered on the second level.

The front balconies have direct vision into our front yard and our side bedroom windows. There is no screening above the standard balcony level. The windows in the front rooms of the development also directly overlook our yard and into our existing windows.

We feel our privacy is not being protected due to the above points.

We are concerned that not only residents but visitors & carers will be able to look directly into our property from many angles / view points, not only compromising our privacy but our security.

We indicate via this letter that we wish to make a verbal representation to Council's Development Assessment Panel in regard to the above.

Regards Jacqui Griffin

M 0413 209 843

6 December 2019

Ref: 7152responsetoreps

Adelaide City Council
Planning & Development
GPO Box 2252
Adelaide SA 5001

Attention: Mr. Seb Grose

Dear Seb,

RE: DA/7/2019: Demolition of existing buildings and construction of two-storey residential flat building comprising nine (9) retirement village residences ancillary to Helping Hand at 157-159 Childers Street, North Adelaide. – Response to Representations

I have been engaged by Helping Hand Aged Care Inc to respond to the Letters of Representation received by Council following the Category 2 public notification process conducted for the abovementioned Development Application.

Category 2 Letters of Representation

I note three (3) submissions were received during the public notification period. The submissions were received from the following parties:

- Scott & Jacqui Griffin of 161 Childers Street, North Adelaide;
- Jim and Cathy Hurst of 163B Childers Street, North Adelaide; and
- Chris Vounasis (of Future Urban) on behalf of Mr. M & Ms. A Mead of 147 Childers Street, North Adelaide.

Accordingly, the concerns expressed in the letters are summarised as follows:

- Upper storey windows and balconies will cause a loss of privacy to the adjoining properties;
- The overall scale and bulk will present an unreasonable visual impact upon the private open space of the property at 147 Childers Street;
- The development's presentation to Childers Street is not that of a single storey detached dwelling.

I have endeavoured to group the concerns under relevant headings and provide a response to the specific matters rather than provide repetitive responses to the individual concerns expressed in each Letter of Representation. Where necessary, I have also drawn on the relevant provisions of the Development Plan in the response to the representations.

Privacy for adjoining properties

All three representations raised the loss of privacy as a matter of concern. The occupants of the adjoining properties state the proposed screening to the upper storey windows and balconies of the development is insufficient to prevent overlooking and they have requested additional screening treatments be provided to the proposed building. Specific statements made in the representations are provided below:

“The screening and obstruction of windows is not adequate. Screens shown on the western elevation are façade only and we feel these should be designed with a base to obstruct the view of our property from the second level of the development. Western elevation side balcony shutters do not seem adequate to exclude complete overlooking and windows are not clearly obscured or covered on the second level.”

“The front balconies have direct vision into our front yard and our side bedroom windows. There is no screening above the standard balcony level. The windows in the front rooms of the development also directly overlook our yard and into our existing windows.”

“The Louvers that are meant to stop overlooking are inadequate and need to wrap around as they will not stop overlooking.”

“The proposed screening treatments to the bedrooms of Apartments 7 and 8 do not satisfy PDCs 35 and 36”.

It is noted the Council’s Development Plan includes provisions and suggestions (Design Techniques) to protect visual privacy for occupants of nearby residents. These include:

Council Wide (City Living) Objective 17 *Low scale residential development sited and designed to protect visual and acoustic privacy for the occupants of the dwellings and nearby residents.*

Council Wide (City Living) PDC 30 *Private open space should be directly accessible from a living room and in the form of:*

- (a) ground level courtyard or other private open space screened from adjacent properties and public areas (e.g. public roads, public open space); or*
- (b) balconies, terraces, roof gardens, decks or other elevated outdoor areas provided the amenity and visual privacy of adjacent properties is protected.*

Council Wide (City Living) PDC 35 *Low scale residential development should be sited and designed to avoid the need for screening devices to protect the privacy of the occupants of adjacent dwellings and to enable internal spaces of proposed dwellings to be as pleasant and as usable as possible.*

Council Wide (City Living) PDC 36 *In the event that direct overlooking occurs from proposed upper level habitable room windows, external balconies, terraces, decks and roof gardens to habitable room windows and primary areas of private open space of adjacent dwellings, such direct overlooking should be minimised by:*

- (a) setting buildings back from boundaries;*
- (b) screening devices such as:*
 - (i) canopy projections above windows to minimise viewing down into rooms;*

- (ii) horizontal projecting sills to restrict downward overlooking; or
- (iii) side window or balcony screens to restrict sideways/oblique overlooking;
- (c) orientating windows to avoid direct views; and
- (d) landscaping.

The following Design Techniques (36.1, 36.2 and 36.3) provide examples of outcomes which would satisfy PDC 36. These include:

36.1 Direct views from upper level habitable room windows to the habitable room windows or useable private open space of an adjacent residential development restricted (assuming a viewing height of up to 1.6 metres above floor level) by:

- (a) permanently fixed translucent glazing in the part of the window below 1.6 metres above floor level for non-habitable rooms such as bathrooms, laundries or storage areas;
- (b) window sill heights of 1.6 metres above the finished floor level;
- (c) screening devices such as lattice screens to balconies, permanently fixed external perforated panels or trellises which have a maximum of 25 percent openings; and/or
- (d) staggering windows which face one another so viewing is oblique rather than direct (refer to Figure 36.1 and 36.2).

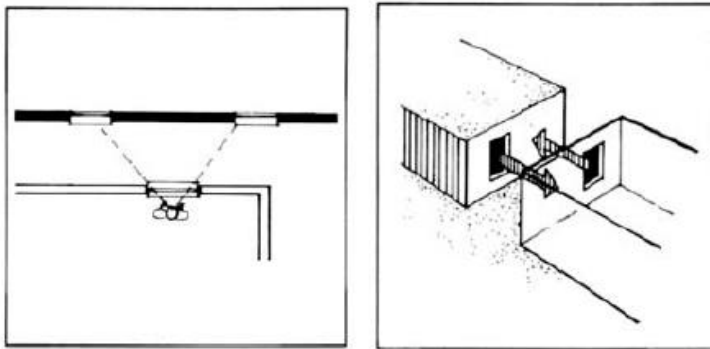


Figure 36.1 - staggering windows for oblique rather than direct vision.

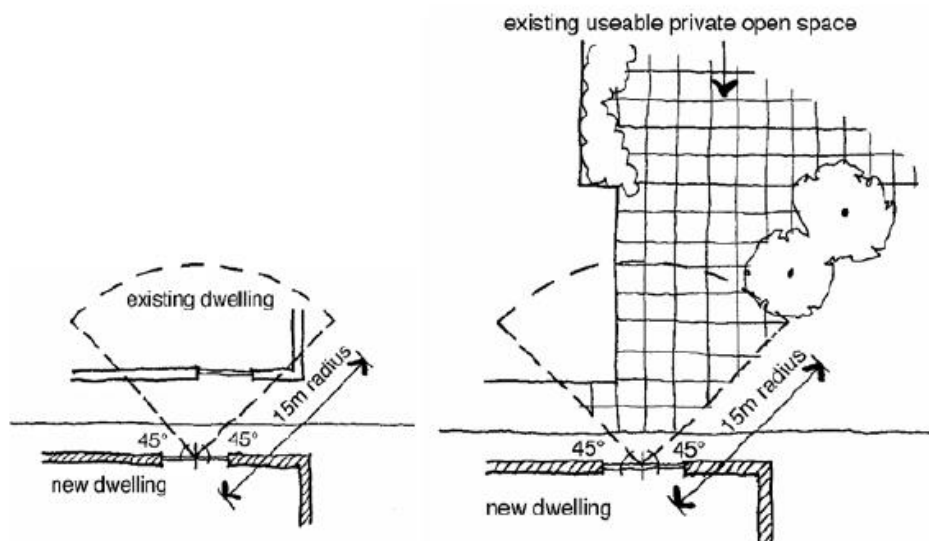


Figure 36.2 - direct view occurs if windows or outdoor areas overlooked are located within a horizontal distance of 15 metres from the vertical centre line of the overlooking window and beyond a 45° angle from the plane of the wall containing the overlooking window.

36.2 Direct views from external upper level balconies, terraces or decks to the habitable room windows or useable area of private open space of an adjacent residential development restricted by permanently fixed external screens, (refer to Figure 36.3):

- (a) wing walls for the length of the balcony, terrace or deck;
- (b) solid or translucent panels; and/or
- (c) perforated panel or trellises which have a maximum of 25 percent openings;
- (d) below 1.6 metres above ground level.

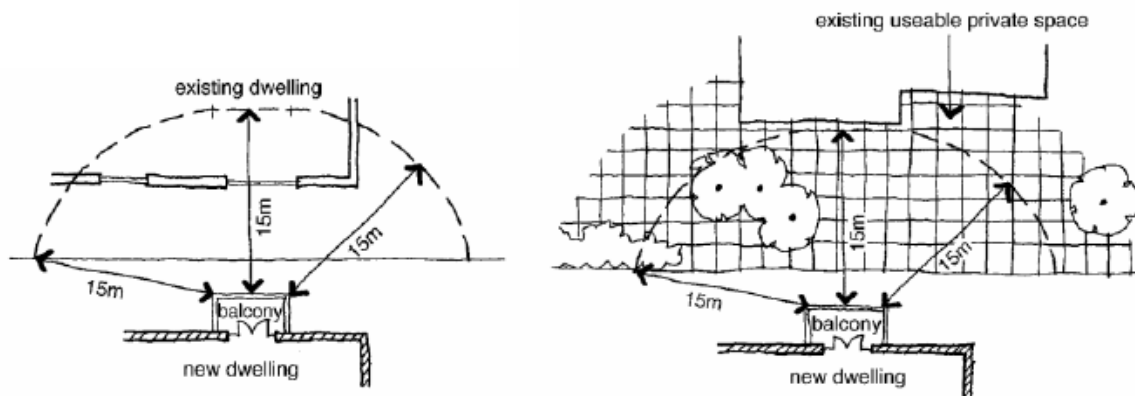


Figure 36.3 - direct view occurs if windows or outdoor areas overlooked are located within a horizontal distance of 15 metres from any point of the balcony or deck.

To provide a reasonable balance between pleasant internal and external amenity for the occupants of the proposed dwellings, and privacy for the occupants of adjoining land, the development has incorporated measures to minimise or restrict the direct overlooking of windows of habitable rooms and private open spaces of adjoining properties. Measures include angled louvre blades for balconies and attached screening frames for windows facing the western and eastern property boundaries. Other design measures include the building being generously setback from the side property boundaries and windows positioned to avoid direct views of windows and private open spaces of adjoining properties.

I note with interest the terms 'minimise' and 'restrict' are used in the relevant policies and design techniques of the Council's Development Plan when referring to direct views instead of words such as 'obstruct', 'stop', 'exclude completely' or 'prevent'. Accordingly, to protect the privacy of adjoining properties a development is only required to incorporate reasonable measures to minimise or restrict direct views.

Nevertheless, the concerns expressed by the occupants of the adjoining properties have been considered further since the public notification period, and the proposed development has been amended to include additional privacy measures as requested by the occupants of the adjoining properties. These include the sill heights of the side windows of Apartments 6 and 7 being raised to 1.6 metres above the upper floor level and additional screening being added to the windows of Apartment 5. Additional angled louvres have also been added to the existing window screening frames to improve privacy for the adjoining neighbours.

As depicted on the balcony and window screen section drawings, the angled aluminium louvre blades, balcony columns and window screening frames will be arranged to prevent direct overlooking. Subsequently views of adjoining properties will be restricted and minimised to oblique rather than direct views. This satisfies the relevant provisions and design techniques included in

the Development Plan to achieve reasonable and acceptable levels of amenity for the occupants of the proposed dwellings and privacy for the adjoining properties.

In respect to the privacy of the front garden of 161 Childers Street, open space at the front of dwellings, especially when not directly accessible from a living room, is rarely afforded the same level of privacy protection as functional open spaces located at the side or rear of a dwelling. It should be noted only the balcony and the western most window on the front elevation of Apartment 6 will have direct views into the front yard of 161 Childers Street. Neither the balcony nor the window will provide views to the windows on the dwelling's side elevation and the front balcony and front windows of Apartment 7 have a horizontal distance of no less than 17 metres from the property boundary to ensure no direct view is provided to the dwelling's front yard.

Furthermore, and although the front yard at 161 Childers Street is partially screened for privacy, it is understood the subject land already has views to the front yard due to the topography of the locality and the finished floor level of the existing residential flat building on the subject land.

Accordingly, the views to the front yard space of the dwelling at 161 Childers Street are not considered to be in conflict with the provisions of the Development Plan and therefore not considered detrimental to the privacy of the dwelling's occupants.

Visual impact

Council Wide (City Living) PDC 20 *The visual bulk of low scale residential development adjacent to street frontages and private open space should be minimised through colour, building materials, detailing, setback, articulation and fenestration.*

Council Wide (City Living) PDC 22 *To reinforce the pattern and character of individual streets, set-backs of low scale residential development should be consistent with the prevailing set-back in the locality in relation to:*

- (a) street frontages; and*
- (b) side and rear boundaries.*

Council Wide (City Living) PDC 23 *The set-back of low scale residential development from side and rear boundaries should progressively increase as the height of the development increases and side boundary walls should be located and limited in length and height to:*

- (a) minimise the visual impact on adjoining properties;*
- (b) minimise the overshadowing of adjoining properties;*
- (c) reduce the risk of damage to significant trees on adjoining properties taking into account potential damage to root systems; and*
- (d) maximise energy efficiency.*

A representation raised scale and bulk of the proposed development as a concern, particularly in respect to the visual impact the building will have upon the private open space of the property at 147 Childers Street. The representation desires the building be reduced to a single storey form adjacent the private open space of 147 Childers Street.

I note the private open space provide to 147 Childers Street is reasonably large in area, especially when compared with the private spaces associated with other dwellings on the southern side of Childers Street.

The total wall height of the building is approximately 5.95 metres and as noted in the planning report provided with the development application, the Desired Character statement for Hill Street Policy Area 1 and Helping Hand Aged Care Concept Plan Fig HS/3 specifically envisage built form up to 2 building levels, when not adjacent and addressing the primary street frontage. The height of the development, particularly when viewed from the private open space of 147 Childers Street, does not exceed policy expectations.

The development also incorporates a variety of setbacks between the building and the side property boundaries. At its closest point the building will be 3.4 metres, being the setback of the upper storey walls of the front apartments and the outside face of the balconies. The remaining walls of the building are setback approximately 5.4 metres and 6.4 metres. The articulation of the side elevations and use of different materials will break up the massing of the built form. In addition, I note no part of the building will encroach beyond a 45-degree plane when measured from a height of 3 metres above natural ground level at the allotment boundary with the adjoining residential allotments.

The proposed design, sitting and scale of the built form demonstrates a high degree of compatibility with both the existing and desired character of development. The development's form, setbacks and visual amenity as viewed from the open space of 147 Childers Street is not considered unreasonable in the context of the expectations of the Council's Development Plan and in this respect should have minimal impact upon the adjacent properties in terms of massing or scale.

Presentation of Building to Childers Street

A representation stated the development does not pay sufficient regard to the relevant desired character statement due to the development not having the appearance of a single storey detached dwelling adjacent its primary street frontage. However, the representation then suggests the bulk of the two storey development should be concentrated towards Childers Street, notwithstanding the fact this is not envisaged by the desired character.

As has been outlined in the Heritage Impact Statement and the Planning report submitted with the application, the development will remove existing incongruent development and replace it with high-quality residential accommodation which will complement, rather than mimic, adjacent heritage places in the street. Although not being single storey in form or having a detached dwelling appearance to the primary street frontage, the development has taken design cues from the nearby heritage places to the east to improve the land's compatibility with the prevailing historic character and buildings stock of the locality. The proposed two storey form will provide a fitting interface with the general streetscape character created by existing development along both sides of the street.

It is acknowledged the design philosophy does not directly address the specific Childers Street desired character statement of the Policy Area. Nevertheless, considerable effort has been taken to strike a reasonable and appropriate solution to better complement the characteristics of both the old and new building form qualities within the Childers Street streetscape, and especially along its southern edge.

Summary

It is understandable for some level of apprehension to exist among existing property owners when new developments are proposed, especially when they are to occur on the other side of the fence or across the road. As such, the Applicant appreciates the feedback from the occupants of adjoining land and is committed to achieving solutions which strike a reasonable balance between providing a desirable and functional residential development while minimising impact on the surrounding properties.

The proposed development will provide high-quality alternative housing choice which will contain medium density living within a locality which enjoys excellent access to public open space, centres and public transport. Although the proposal may appear and function differently to existing low density residential developments, the planning policies applicable to the locality envisage greater housing choice especially in respect to the Helping Hand facility.

Finally, it is hoped the Council appreciates the development opportunities the land offers, particularly in its ability to appropriately support a residential development of this scale while also delivering greater consistency with the desired character and relevant policies of the Development Plan.

We would like to take this opportunity to state the Applicant (and/or a representative) would like to be in attendance if this matter is referred to the Council's Assessment Panel so we may provide a verbal submission on this matter.

Should you have any questions in respect to the above, or require any further information please do not hesitate to contact the undersigned on 81307222

Yours sincerely,



Adam Williams
ACCESS PLANNING (SA) PTY LTD

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 3/2/2020

Item No	3.3
Address	252-260 Pirie Street, Adelaide SA 5000
Proposal	Use existing building for non-ancillary car parking and the installation of associated signage (DA/212/2019 – EP) [CAP]
Applicant	Wilson Parking
Relevant Development Plan	7 June 2018
Lodgement Date	25-Mar-2019
Zone / Policy Area	Capital City Zone
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Request by Panel Member
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Plans and supporting information 1 - 16
 - Certificate of Title 17 - 19
-

1. DESCRIPTION OF PROPOSAL

- 1.1 Planning Consent is sought to use an existing building for non-ancillary car parking and to erect associated signage.
- 1.2 The application is retrospective and proposes permanent public car parking by the Wilson Group who are operators of numerous car parks across the city.
- 1.3 The applicant advises that parking is open to the public, however it is intended that it will be used primarily as an ancillary car park for the Tivoli Hotel, Wellstone Property, Mission Australia and the Australian Red Cross.
- 1.4 The car park will provide parking spaces for 67 vehicles. Access and egress is proposed via existing crossovers to the eastern and western ends of the existing building to Pirie Street. Separate pedestrian access is provided from Pirie Street. Ticket machines will be installed internally for pedestrian use and therefore there is no requirement for boom gates.
- 1.5 The operating hours will be Monday to Friday, 5am to 9pm, with the site having access to a 24/7 mobile car park attendant and patrolled by a 3rd party security company. The site will also be suitably illuminated.
- 1.6 Approval is also sought for Parking identification and 'No Entry' aluminium panel signs (already erected), attached to the façade of the building above the existing access and egress to Pirie Street.

2. DEVELOPMENT DATA

Not relevant to this application.

3. BACKGROUND

- 3.1 The subject site was previously used by City Holden for storage of cars associated with its vehicle service centre. Holden ceased use of the land

4. SITE

- 4.1 The subject site, comprising one allotment, is relatively flat and is located on the northern side of Pirie Street, between Frome Street to the west and Devonshire Place to the east.
- 4.2 The site has a frontage of 33 metres to Pirie Street and a depth of 64 metres resulting in a total site area of approximately 2,112m².
- 4.3 A single storey building currently occupies the whole of the site.
- 4.4 The proposal is retrospective and hence the use of the land for non-ancillary car parking is currently occurring within the existing building.
- 4.5 The previous lawful use of the site was for ancillary car parking associated with a vehicle service centre.

5. LOCALITY

- 5.1 The Pirie Street locality contains a mix of lower-scale buildings, primarily up to 2-storeys. Higher-scale development exists in the locality however and includes the residential tower behind the Tivoli Hotel to the east and an eight (8) storey tower building, east of Frome Street.

- 5.2 Increasingly low scale commercial uses are being replaced by medium to high scale residential and mixed use developments with small scale single storey dwellings remaining in minor streets such as Moger Lane.
- 5.3 East-west bike lanes are provided to both sides of Pirie Street.
- 5.4 The locality contains relatively few State and Local heritage places, the nearest being the adjacent building to the east at 246-248 Pirie Street and the Tivoli Hotel on the south side of Pirie Street.










KEY			
	Subject Site		Local Heritage Place
	Capital City Zone – Central Business Policy Area 13		State Heritage Place
	Capital City Zone		Policy Area Boundary
	Locality		

Photo 1 – Pirie Street frontage of the site



Photo 2 – Existing conditions internally (west side) as viewed from front to rear

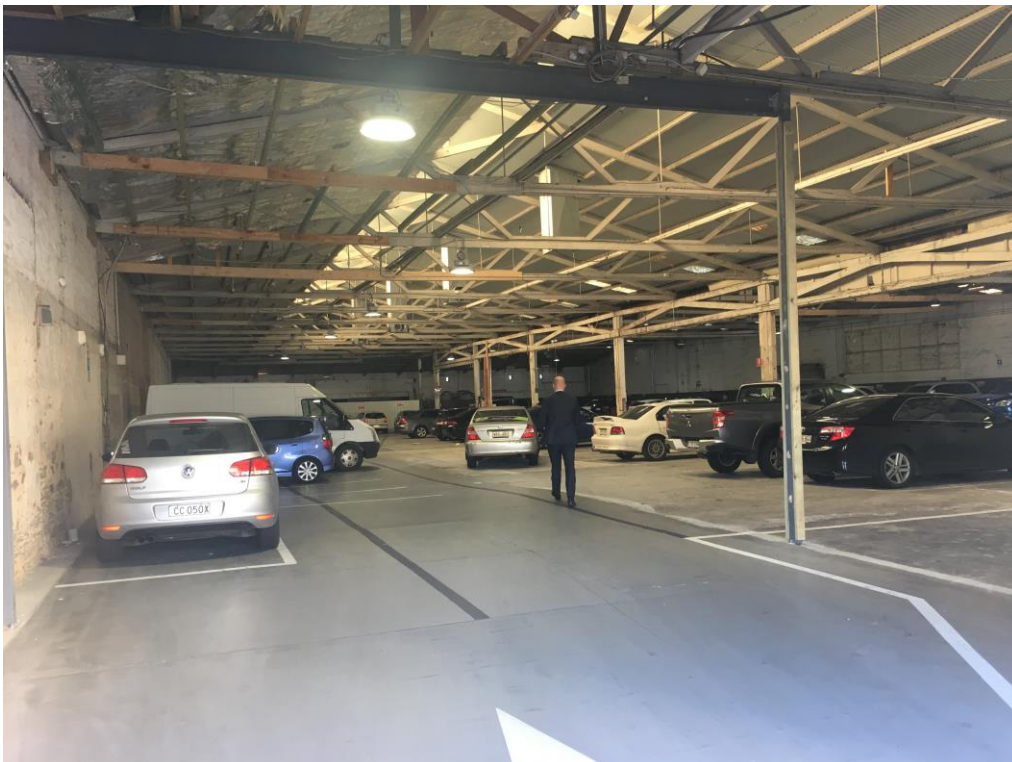


Photo 3 – Existing conditions internally (east side) as viewed from front to rear



Photo 4 – Existing exit at eastern end of site



Photo 5 – Existing ticket machine at entrance



6. PUBLIC NOTIFICATION

- 6.1 The proposal is a Category 1 form of development therefore no public notification is required.

7. REQUIRED EXTERNAL REFERRALS

- 7.1 No external referrals required

8. SPECIALIST ADVICE

8.1 Traffic

- Sight lines for pedestrian safety at the car park exit should be in accordance with AS2890.1:2004.
Council's traffic engineer has advised this could possibly be addressed by an internal parabolic mirror or other solution recommended by the applicant's traffic consultant. It is noted from inspection of the site that there are windows located adjacent the exit which currently provide lines of sight when approaching the exit.
- The parking layout and line marking should comply with the requirements of AS2890.1:2004.
- Addition of signs supporting the one-way conditions including 'no entry' and 'one way' signs.
- Appropriate line marking and signage to delineate areas where vehicles must not park must be included. This is particularly pertinent where a parked vehicle would otherwise restrict movement or create a situation of non compliance.
- Access for pedestrians separate to the vehicle driveways should be provided and be available for use during all hours of car park operation, given their narrow width and visibility restrictions.
- Provision of one (1) accessible parking bay and continuous accessible path of travel between the bay and any ticketing machine and the pedestrian access from the street.
- Columns should be protected accordingly where deemed a structural risk if struck. Council's Traffic Engineer has further advised this is not an issue as it is a matter of liability for the applicant given the car parking layout meets AS2890.1:2004.
- Appropriate security of the site should be provided given the lack of passive surveillance available from the street.

The applicant has provided amended plans and information which satisfactorily addresses the matters raised with the exception of the provision of a pedestrian entrance/exit that is separate from the vehicle access points.

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"> 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 Zone Objectives & Principles

<p><i>A comprehensive, safe and convenient movement network throughout the City will develop, focusing on the provision of linkages on both public and private land between important destinations and public transport. A high quality system of bicycle or shared pedestrian and bicycle routes will be established within the Zone.</i></p>		
Subject	Assessment	Achieved ✓ Not Achieved ✗
DP Ref		
Desired Character	<ul style="list-style-type: none"> Does not contribute towards achievement of the Desired Character. 	✗
Objectives O1-8	<ul style="list-style-type: none"> Not applicable. 	-
Land Use P1-4	<ul style="list-style-type: none"> Achieved. Non-ancillary car parks are permitted in the Capital City Zone where they are located within existing buildings and are outside of the Core Pedestrian Area as identified in Map Adel/1 (Overlay 2, 2A & 3) 	✓
Form and Character P5	<ul style="list-style-type: none"> Not Applicable. Using an existing building. 	-
Design and Appearance P6-20	<ul style="list-style-type: none"> Not Applicable. Using an existing building. 	-
Movement P26-32	<ul style="list-style-type: none"> Achieved. Existing vehicle crossovers are used and all movements into and out of the premises will be in a forward direction. 	✓
Advertising P33-37	<ul style="list-style-type: none"> Achieved. Signs are restrained in size, number and design. 	✓

9.2 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
ENVIRONMENTAL		
Crime prevention through urban design O25 P80-84	<ul style="list-style-type: none"> The building is internally lit in the hours of darkness. The building is securely closed after hours. 	✓
Noise O27-28 Noise Sources P87-92	<ul style="list-style-type: none"> No new openings proposed to the building, ensuring that no egress of noise occurs to nearby sensitive (residential) land uses. Operating hours of 5am to 9m on weekdays and closed on weekends reasonably minimise conflict with nearby noise sensitive uses. 	✓
Heritage & Conservation O43-48 P134-148	<ul style="list-style-type: none"> Achieved. The adjacent Local Heritage place to the west is not affected by the change in land use. 	✓
Vacant Sites & Buildings O58 P206-208	<ul style="list-style-type: none"> Achieved. The land is not planned to be redeveloped in the immediate future, therefore the use of the land for car parking represents a reasonable activity. 	✓
Advertising O60 P213-219	<ul style="list-style-type: none"> Achieved. Proposed advertising signs are limited in number and size and are restrained in their colour and design. 	✓
Traffic and vehicle access O72-74 P242-250	<ul style="list-style-type: none"> Achieved. Existing crossovers are used and all vehicle movements will be in a forward direction. Do not cause unreasonable impact upon pedestrian movements and traffic movements in Pirie Street. 	✓
Car parking O75-76 P251-265	<ul style="list-style-type: none"> Not achieved. Internal movements are safe and efficient. No car parking is provided for the mobility impaired as desired by the Building Code of Australia. 	✗

9.3 **Detailed Discussion**

This retrospective application is relatively minor in nature and does not present any significant planning issues.

Non-ancillary car parks are permitted in the Capital City Zone where they are located within existing buildings and are outside of the Core Pedestrian Area as identified in Map Adel/1 (Overlay 2, 2A & 3) which is the case with the subject site. While non-ancillary car parking is anticipated to occur in the Zone, it is not expressly desired as a land use.

Zone PDC 32 prescribes the circumstances where ancillary car parking may be deemed appropriate. Zone PDC 32 anticipates that vehicle car parking located 'within buildings' should:

- enhance and activate street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages;
- complement the surrounding built form in terms of height, massing and scale; and
- incorporate facade treatments along major street frontages that area sufficient.

The proposal will not unreasonably prohibit the future ability for the site to achieve the floor yields and the type of development sought in the Capital City Zone. The car park will be located within an existing building which has previously been used for a similar use (albeit ancillary) to the service centre of City Holden.

The amendments to the car parking design will improve the safety and functionality of vehicles parking at the site as compared to existing conditions although it is noted that it will not comply with AS2890.1:2004 with respect to the lack of pedestrian access that is separate from vehicle pathways.

The applicant has made all parking bays and aisles compliant with the Australian Standard, has installed the required signage and line marking, has agreed to installation of a parabolic mirror at the exit to improve sight lines for motorists and has agreed to amend the layout to provide an accessible parking bay for the mobility impaired.

The applicant contends that the risk of conflict between pedestrians and vehicles is acceptable given that vehicle speeds are low and the exit features a large window to the left (east) that provides reasonable view for motorists, together with an undertaking to install a parabolic mirror to provide view of the footpath. It is considered that the applicant has provided sufficient improvement to the proposal so as to achieve an appropriate level of compliance with Australian Standards that provides a fair level of amenity and safety for users whilst ensuring that no additional detrimental amenity impacts are caused to the locality.

9.4 **Conclusion**

The use of the land and buildings for a non-ancillary car park is a low impact change of use in comparison to its previous use by City Holden as a service centre and car parts outlet for Holden customers. There is no change to the external appearance of the building besides changes in signage.

The provision of car parking on the land does not preclude the ability of the site to be developed to its full potential as sought in the Capital City Zone.

The areas of divergence from best practice design as sought in the Australian Standards with regards to deficient sight lines and separated access paths for pedestrians, whilst regrettable, are not considered to be fatal to the application. The addition of a parabolic mirror to further improve vision of pedestrians for exiting

motorists is deemed to be an appropriate solution. The lack of an accessible car parking bay is addressed by the applicant agreeing to a Reserve Matter requiring alteration of the layout to install this feature.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan nor considered to prejudice the future use of the site for a desired land use as outlined in the body of the report.

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

10. **RECOMMENDATION**

That the development, the subject of the application from Wilson Parking to use the existing building for car parking and the installation of associated signage at 252-260 Pirie Street, Adelaide SA 5000 as shown on plans designated DA/212/2019:

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 matter, conditions and advices:

Reserved Matter

Pursuant to Section 33(3) of the Development Act, 1993, a decision on the following matters are reserved for further assessment pending the provision of additional information (and must be resolved prior to granting of Development Approval:

- A parking plan detailing the provision of one (1) accessible parking bay with continuous accessible path of travel between the bay and any ticketing machine and the pedestrian access from the street

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:**

- **GTA Consultants Car Park Layout Plan, Drawing No. S180730-SK01-P2, sheet 1 of 4 received 2 December 2019**
- **Wilson Parking Annexure to Development Application 252-260 Pirie Street dated 29 March 2019**
- **Annexure A Signage Details received 29 March 2019**
- **URPS Written response dated 2 December 2019;**

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

2. **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.*

3. **A parabolic mirror shall be installed at the exit to Pirie Street and shall be placed so as to provide exiting motorists view of pedestrians on the footpath.**

Reason: *To ensure the safety of pedestrians on Pirie Street is adequately protected.*

4. **The hours of operation for the car park on the Land on Monday to Friday shall be limited to 5 am to 9 pm.**

Reason: *To ensure the Development does not unduly diminish the enjoyment of other land in the vicinity of the Development.*

Advices

1. Development Approval will not be granted until a Building Rules Consent has been obtained. This may be obtained through either Council or a Private Building Rules Certifier. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
-
2. Pursuant to the provisions of Regulation 48 of the Regulations under the Development Act 1993, this consent will lapse at the expiration of 12 months from the operative date of the consent unless the development has been lawfully commenced by substantial work on the site of the development within such period, in which case the approval will lapse within 3 years from the operative date of the consent subject to the proviso that if the development has been substantially or fully completed within those 3 years, the consent will not lapse.
-
3. The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.
-

Item No. 3.3 – Attachments 1 – 19 (252-260 Pirie Street, Adelaide SA 5000)

Pages 159 to 177

ATTACHMENTS

Plans and Supporting Information

- Plans and supporting information 1 - 16
- Certificate of Title 17 - 19

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).

29 March 2019

Annexure to Development Application 252-260 Pirie Street

Subject Site and Locality

The property is known as 252-260 Pirie Street and is formally identified as per the Certificate of Title CT5435/188.

The allotment has dual street frontages to Pirie Street and Tam-O-shanter Place of 33m with an overall depth of 64 meters, comprising of an approximant total area of 2112 square meters.

The Northern portion of the allotment is used as a vehicle service center and is accessed via Tam-O-shanter Place.

The Southern portion of the site contains 75 clearly marked parking spaces under the existing structure of the building. All bays are to Australian Standards (a map highlighting the car park layout is attached in the supporting documentation of this proposal).

Access to the car park is directly from Pirie Street and is unaltered from the previous operation.

Proposed Development

We seek to amend the DA on the property to Class 7, parking within an existing building. No modifications will be made to the structure as part of this application.

Wilson Parking branded signage will be installed over the existing signage at the site. Signage specifications are shown in Annexure A.

Traffic Access

There is no change to the existing access to the site. The proposed vehicular access is restricted to one entry and exit point to Pirie Street. This minimizes the impact on the pedestrian and traffic movement, and allows for safe, convenient and comfortable access in accordance with Council-wide Principle 226.

Should you wish to discuss the above further please contact me at any time on 0466 313 830 or email me at jeremy.dyson@wilsonparking.com.au

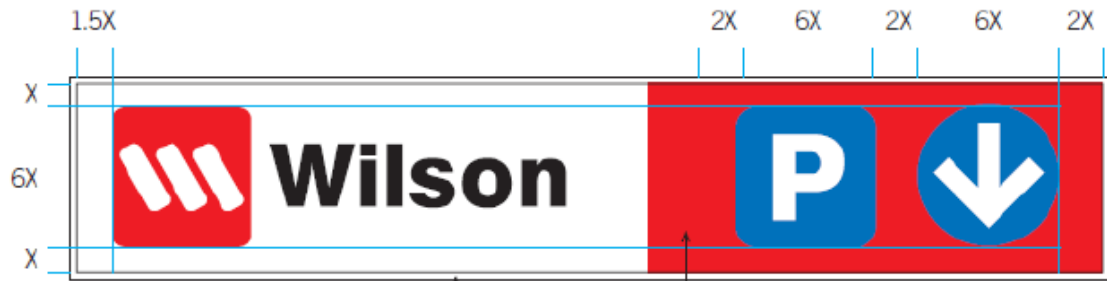
Yours sincerely,

WILSON PARKING AUSTRALIA 1992 PTY LTD



Jeremy Dyson
Development Manager SA/NT

Annexure A



Wilson Entry x1 3M L x 50 cm W

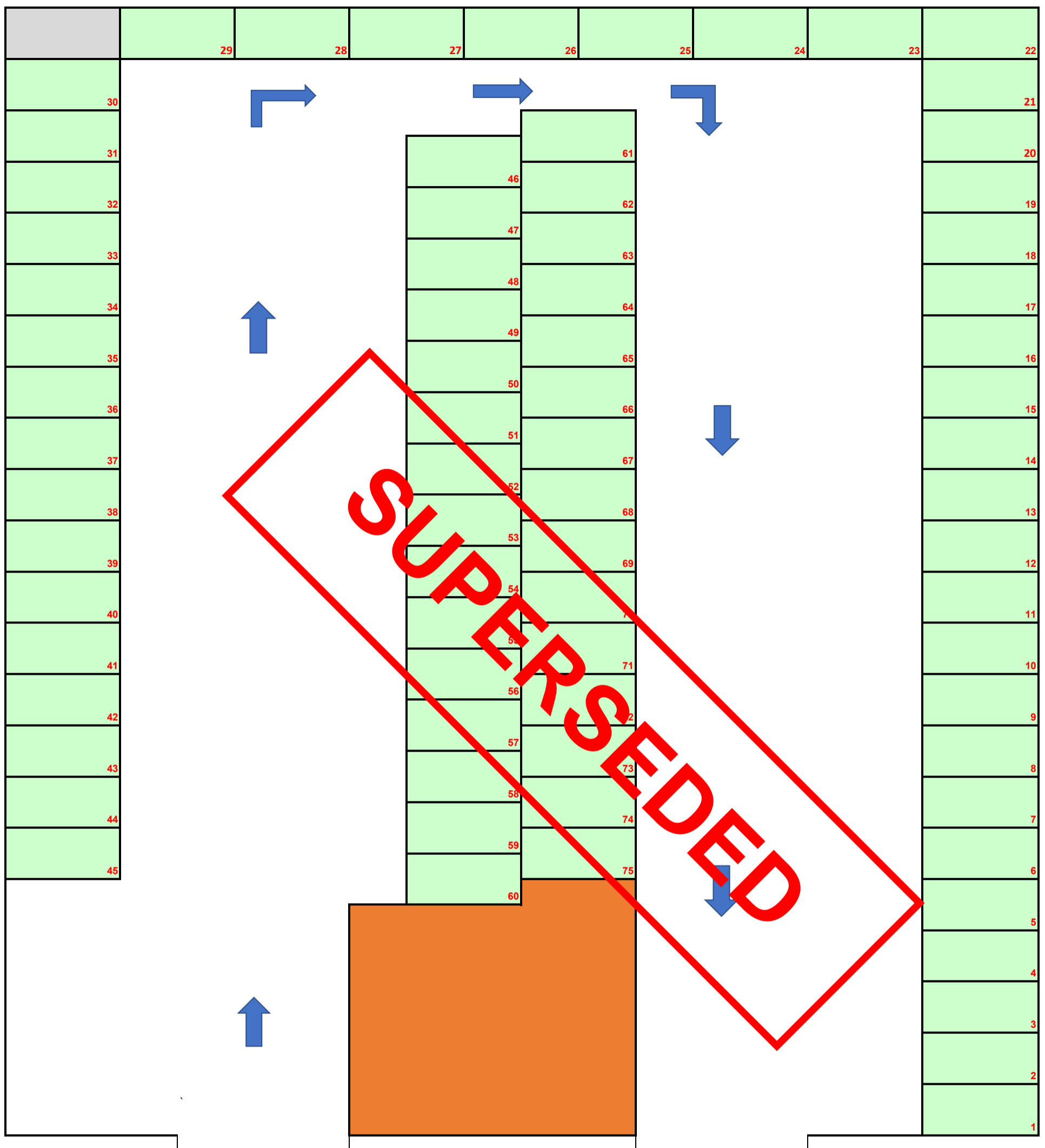


EXIT (3m L X 50cm W)



Above is the proposed entry/exit signage at the site. This will be placed over the existing signage at the site. All signage is at the height of the existing signage at the site (4.2m).

252-260 Pirie Street



252-260 - Pirie Street

All bays are a minimum of 2.4m by 5.5m, inside line to inside line. Line marking is a width of 7.5cm.

The driveway width is a minimum of 5.5m.

REAL PROPERTY ACT, 1886



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.



Certificate of Title - Volume 5435 Folio 188

Parent Title(s) CT 2028/72
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 16/07/1997 Edition 4 Edition Issued 07/02/2019

Estate Type

FEE SIMPLE

Registered Proprietor

ROSINA SA PTY. LTD. (ACN: 630 305 789)
 OF 14 ROBE TERRACE MEDINDIE SA 5081

Description of Land

ALLOTMENT 115 FILED PLAN 181767
 IN THE AREA NAMED ADELAIDE
 HUNDRED OF ADELAIDE

Easements

NIL

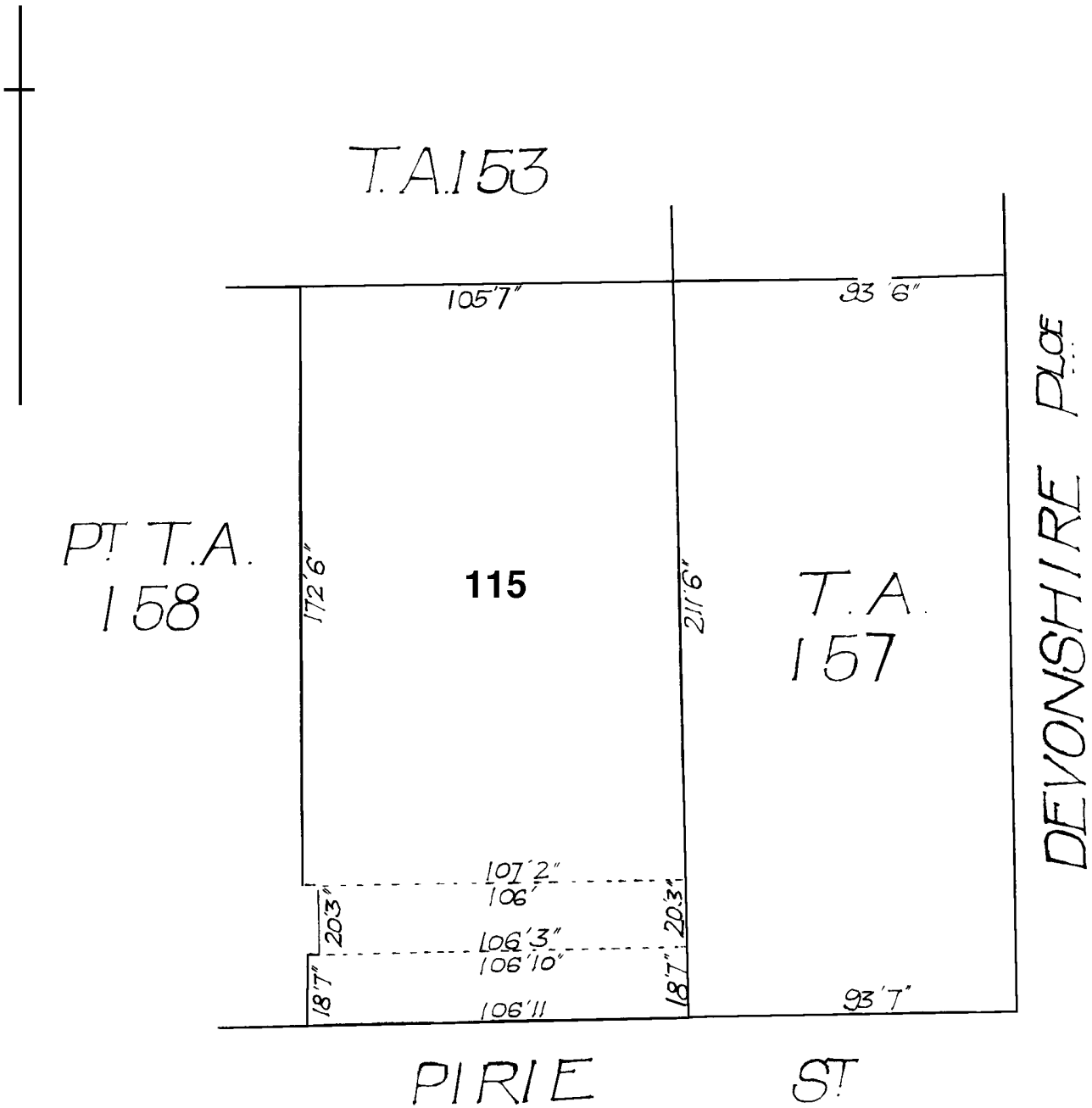
Schedule of Dealings

Dealing Number	Description
13054759	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2028/72



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

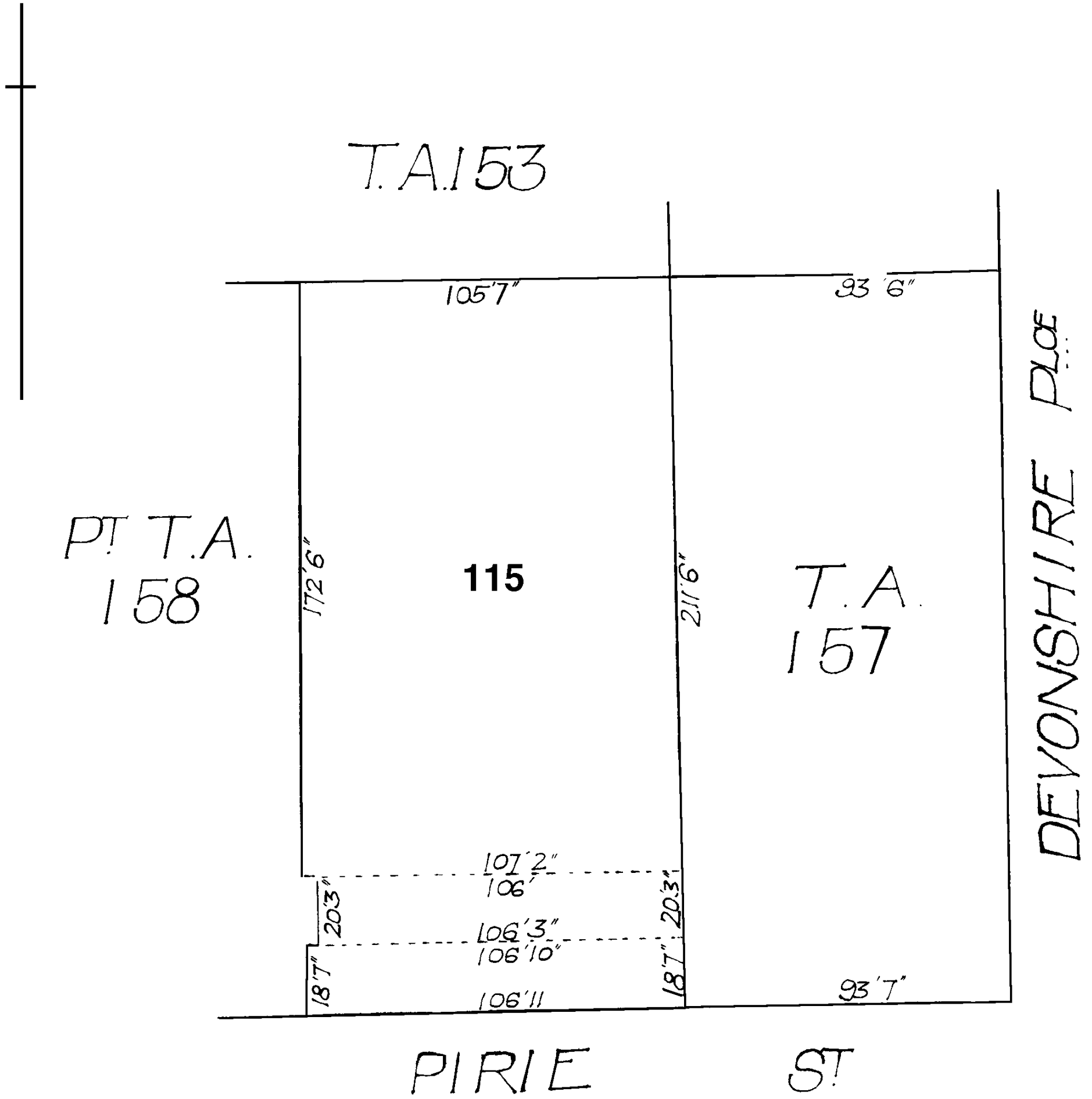
NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



[Signature]
REGISTRAR-GENERAL

AREA : ADELAIDE
LGA : CORP OF THE CITY OF ADELAIDE
HUNDRED : ADELAIDE
SECTION : P T 158

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2028/72



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

25 March 2019

Annexure to Development Application 252-260 Pirie Street

Subject Site and Locality

The property is known as 252-260 Pirie Street and is formally identified as per the Certificate of Title CT5435/188.

The allotment has dual street frontages to Pirie Street and Tam-O-shanter Place of 33m with an overall depth of 64 meters, comprising of an approximant total area of 2112 square meters.

The Northern portion of the allotment is used as a vehicle service center and is accessed via Tam-O-shanter Place.

The Southern portion of the site contains 75 clearly marked parking spaces under the existing structure of the building. All bays are to Australian Standards (a map highlighting the car park layout is attached in the supporting documentation of this proposal).

Access to the car park is directly from Pirie Street and is unaltered from the previous operation.

Proposed Development

We seek to amend the DA on the property to Class 7, parking within an existing building. No modifications will be made to the structure as part of this application.

Wilson Parking branded signage will be installed over the existing signage at the site. Signage specifications are shown in Annexure A.

Traffic Access

There is no change to the existing access to the site. The proposed vehicular access is restricted to one entry and exit point to Pirie Street. This minimizes the impact on the pedestrian and traffic movement, and allows for safe, convenient and comfortable access in accordance with Council-wide Principle 226.

Should you wish to discuss the above further please contact me at any time on 0466 313 830 or email me at jeremy.dyson@wilsonparking.com.au

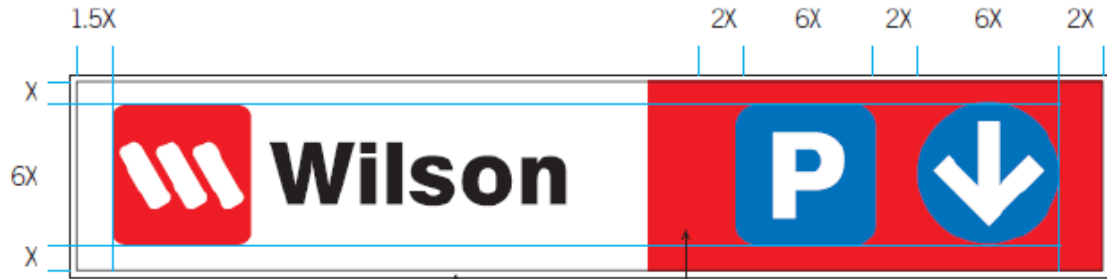
Yours sincerely,

WILSON PARKING AUSTRALIA 1992 PTY LTD



Jeremy Dyson
Development Manager SA/NT

Annexure A



Wilson Entry x1 3M L x 50 cm W



Above is the proposed entry/exit signage at the site. This will be placed over the existing signage at the site.

Ref: 2019-0524

2 December 2019

Mr Edouard Pool
Senior Planner
City of Adelaide
by email: e.pool@cityofadelaide.com.au

Dear Edouard

DA 212/2019 – Response to Request for Additional Information

Introduction

Thank you for your letter which seeks additional information with regards to the above application located at 252-260 Pirie Street, Adelaide.

For your information the car parking at this site will be provided as ancillary car parking for businesses in within the locality including:

- The Tivoli Hotel,
- Wellstone Property (East End Residential development),
- Mission Australia and
- Australian Red Cross.

Below is an aerial image of the subject land for reference.



Image 1: Subject land highlighted in blue

Please see the below response to each of the matters raised in your advice.

Request for Additional Information

A scale plan showing dimensions needs to be provided in accordance with the relevant Australian Standard;

Please see Annexure 1, car park drawing as undertaken by an external provider GTA consultants. The car park plan provided for Wilson Parking's car park located at 252-260 Pirie Street, Adelaide, includes dimensions and a car park layout to meet the relevant Australian Standards. Please note that these plans are subject to change due to further refinements in the coming days.

There appears to be structures/walls that require an increase in bay width;

Annexure 1 report undertaken by GTA consultants illustrates a car park layout that would meet the relevant Australian Standards.

If a car is parked in bay 22 and another in bay 23, it appears that the driver in bay 22 cannot get out of their car;

The proposed alterations to the car park layout rectify this issue.

The length of the parallel bays on the northern boundary needs to increase to enable parking in these bays;

The proposed alterations to the car park layout rectify this issue.

Is sufficient lighting provided after daylight hours to provide sufficient illumination for users;

The car park is currently lit with ample lighting including a mixture of sky lights, fluorescent tubing and LED downlights.

Provide details of security arrangements; and

Wilson Parking have a minimum of one mobile car park attendant on the roster 24/7. Wilson Parking car park attendant's primary functions are to patrol and secure the car parks within Wilson Parking's portfolio whilst also attending to equipment faults and site issues as they arise. In conjunction with the Wilson Parking field team, a specialised 3rd party security company also maintains a presence within all Wilson Group managed, leased and owned assets.

Provide the hours of operation.

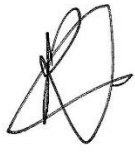
The proposed hours of operation for this site will be 5:00 am to 9:00 pm Monday to Friday. The car park is closed on weekends.

Conclusion

I trust the above addresses your concerns.

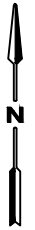
Please call me on 8333 7999 if you have any questions.

Yours sincerely

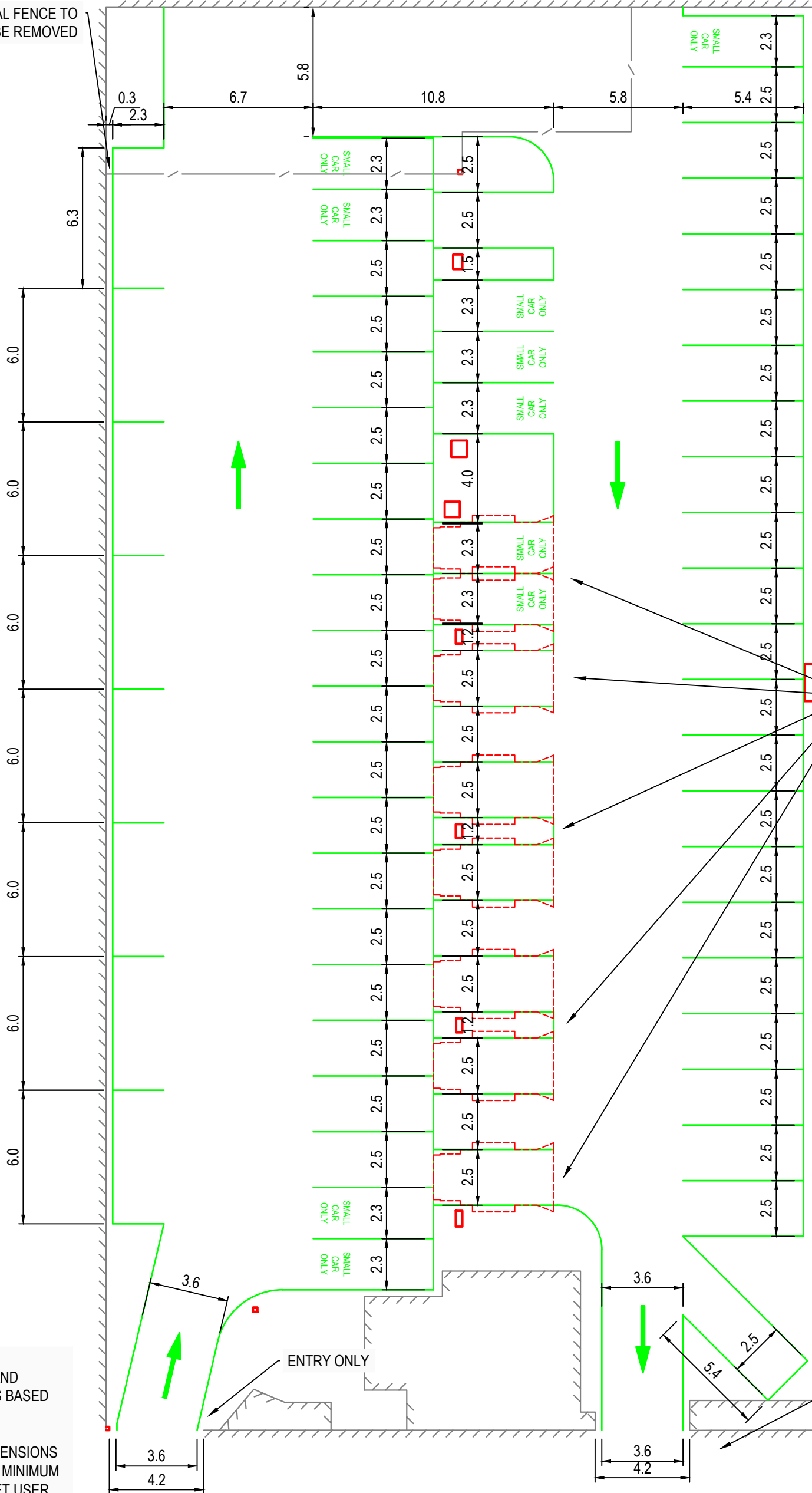
A handwritten signature in black ink, appearing to be 'Rebecca Gosling', written in a cursive style.

Rebecca Gosling
Associate

Enc



EXISTING INTERNAL FENCE TO BE REMOVED



COLUMNS LOCATED OUTSIDE OF THE DESIGN ENVELOPE

NOTE:

- BUILDING OUTLINE AND COLUMN LOCATIONS BASED ON SITE COLLECTED MEASUREMENTS
- PARKING SPACE DIMENSIONS AS SHOWN OUTLINE MINIMUM DIMENSIONS TO MEET USER CLASS 2 REQUIREMENTS
- MINIMUM 300MM CLEARANCE IS PROVIDED TO WALLS/COLUMNS
- 1m BLIND AISLE EXTENSIONS PROVIDED WHERE APPLICABLE

PIRIE STREET

OPTION PROVIDED 67 CAR PARKING SPACES

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



P:\S180730-18099\S180730 PIRIE STREET CAR PARK APPLICATION\CAD\S180730-01-P2.DWG PLOTTED BY TIMOTHY JONES ON 02/12/2019 AT 15:06



Melbourne 03 9851 9600
Sydney 02 8448 1800
Brisbane 07 3113 5000
Adelaide 08 8334 3600
Perth 08 6169 1000

DESIGNED T.JONES
DESIGN CHECK D.KWONG
APPROVED BY D.KWONG
DATE ISSUED 02/12/19

SCALE A3 1:200
CAD FILE NO. S180730-01-P2.DWG

PIRIE STREET CAR PARK APPLICATIONS
252-260 PIRIE STREET
ADELAIDE
CAR PARK LAYOUT
DRAWING NO. S180730-SK01-P2

SHEET 01 OF 04 ISSUE P2

29 March 2019

Annexure to Development Application 252-260 Pirie Street

Subject Site and Locality

The property is known as 252-260 Pirie Street and is formally identified as per the Certificate of Title CT5435/188.

The allotment has dual street frontages to Pirie Street and Tam-O-shanter Place of 33m with an overall depth of 64 meters, comprising of an approximant total area of 2112 square meters.

The Northern portion of the allotment is used as a vehicle service center and is accessed via Tam-O-shanter Place.

The Southern portion of the site contains 75 clearly marked parking spaces under the existing structure of the building. All bays are to Australian Standards (a map highlighting the car park layout is attached in the supporting documentation of this proposal).

Access to the car park is directly from Pirie Street and is unaltered from the previous operation.

Proposed Development

We seek to amend the DA on the property to Class 7, parking within an existing building. No modifications will be made to the structure as part of this application.

Wilson Parking branded signage will be installed over the existing signage at the site. Signage specifications are shown in Annexure A.

Traffic Access

There is no change to the existing access to the site. The proposed vehicular access is restricted to one entry and exit point to Pirie Street. This minimizes the impact on the pedestrian and traffic movement, and allows for safe, convenient and comfortable access in accordance with Council-wide Principle 226.

Should you wish to discuss the above further please contact me at any time on 0466 313 830 or email me at jeremy.dyson@wilsonparking.com.au

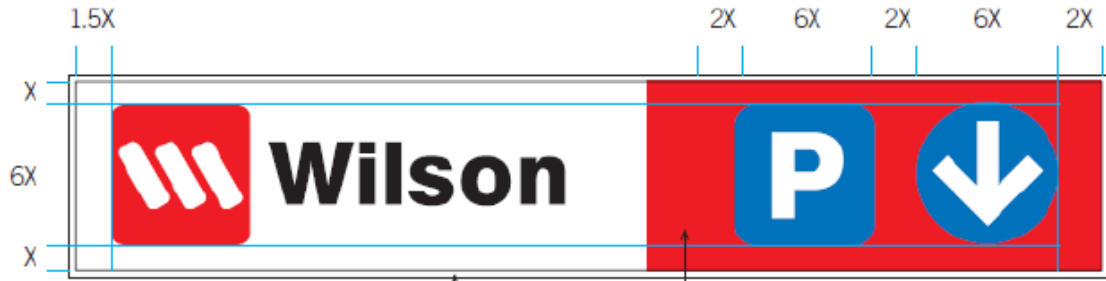
Yours sincerely,

WILSON PARKING AUSTRALIA 1992 PTY LTD



Jeremy Dyson
Development Manager SA/NT

Annexure A



Wilson Entry x1 3M L x 50 cm W



Above is the proposed entry/exit signage at the site. This will be placed over the existing signage at the site. All signage is at the height of the existing signage at the site (4.2m).

Edouard Pool

From: Rebecca Gosling <rebecca@urps.com.au>
Sent: Tuesday, 28 January 2020 1:49 PM
To: Edouard Pool
Cc: Grazio Maiorano; Sam Di Fava; Dustin Hu
Subject: RE: Finalisation of CAP Report for DA/212/2019 -

Hi Ed,

Trust you are well.

Thank you for your email and we are pleased to hear of DA 212/2019 going to the CAP on Monday next week.

In response to your queries I have responded in red below after discussing with our client:

1. Sight lines when exiting the premises. Does your client (as advised by his traffic consultant) consent to the installation of an internal parabolic mirror to assist motorists to view pedestrians or do they offer any other alternative solution to this issue? I am proposing a condition of approval for the installation of the mirror. **Response: We agree to a condition requiring installation of the mirror**
2. The existing ticketing machine is located adjacent to the entrance on Pirie Street (See attached image). I'm unsure where the confusion arose about the machine, however to my mind, for a new car park the ticketing machine would be protected from traffic by means of bollards. In this instance the location is near the street, is well lit and is adequately separated from entering vehicles. In respect to the ticketing machine, I do not believe there is an issue besides the next point below. **Response: Noted. Thank you.**
3. Can the ticketing machine be accessed via the pedestrian doors or are users forced to walk through the driveway entry and exit? **Response: There will be no designated pedestrian door. It can be noted that there are existing glass windows to the street that enable sightlines for pedestrians to view oncoming vehicles entering the car park. Furthermore, the car park is a low speed environment therefore reducing the risk of any incidents. We believe the combination of glass windows and the low speed nature of the space will sufficiently maintain pedestrian safety.**
4. Whilst Council can place a condition of approval requiring that an accessible parking space be provided with uninterrupted path of access to the ticketing machine and to the street be provided, it is obvious that this is only possible if the two 'Small Car Only' spaces is converted. I am unsure if this will achieve the requirements of the Australian Standards given the location of columns and angle of the entry driveway. Can we find out if this is achievable and if your client consent to this? I will be forced therefore to say that the car park does not achieve the particular requirement of providing an accessible parking space and place a condition of approval. **Response: We agree to this condition.**

If you have any queries please do not hesitate to contact myself or Grazio Maiorano on 8333 7999.

Grazio will be in attendance at the CAP meeting on Monday to answer any questions the Panel may have in relation to the DA.

Can you please confirm that you are still in support of the application after review of the information above?

Thank you

Kind Regards,

Rebecca Gosling
Associate



ADELAIDE | MELBOURNE

12 / 154 Fullarton Road, ROSE PARK SA 5067

4 Brunswick Place, FITZROY VIC 3065

ADELAIDE OFFICE 08 8333 7999 **MOBILE** 0431 946 022 **EMAIL** rebecca@urps.com.au

WEB www.urps.com.au **LINKEDIN** www.linkedin.com/urps

From: Edouard Pool <E.Pool@cityofadelaide.com.au>

Sent: Tuesday, 28 January 2020 11:05 AM

To: Rebecca Gosling <rebecca@urps.com.au>

Subject: Finalisation of CAP Report for DA/212/2019 -

Hi Rebecca,

The report for this application must now be finalised for inclusion in the Council Assessment Panel agenda.

Can we work out the final details of concern please?

1. Sight lines when exiting the premises. Does your client (as advised by his traffic consultant) consent to the installation of an internal parabolic mirror to assist motorists to view pedestrians or do they offer any other alternative solution to this issue? I am proposing a condition of approval for the installation of the mirror.
2. The existing ticketing machine is located adjacent to the entrance on Pirie Street (See attached image). I'm unsure where the confusion arose about the machine, however to my mind, for a new car park the ticketing machine would be protected from traffic by means of bollards. In this instance the location is near the street, is well lit and is adequately separated from entering vehicles. In respect to the ticketing machine, I do not believe there is an issue besides the next point below.
3. Can the ticketing machine be accessed via the pedestrian doors or are users forced to walk through the driveway entry and exit?
4. Whilst Council can place a condition of approval requiring that an accessible parking space be provided with uninterrupted path of access to the ticketing machine and to the street be provided, it is obvious that this is only possible if the two 'Small Car Only' spaces is converted. I am unsure if this will achieve the requirements of the Australian Standards given the location of columns and angle of the entry driveway. Can we find out if this is achievable and if your client consent to this? I will be forced therefore to say that the car park does not achieve the particular requirement of providing an accessible parking space and place a condition of approval.

In all other respects, I believe that the car park proposal is adequate.

Can you please respond to me regarding the above matters before 4 pm today?

Regards,

Edouard.

Edouard Pool
Senior Planner - Planning Assessment
 4th Floor 25 Pirie Street
 Adelaide, South Australia, 5000
[TEL:+61882037771](tel:+61882037771)

REAL PROPERTY ACT, 1886



South Australia

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.



Certificate of Title - Volume 5435 Folio 188

Parent Title(s) CT 2028/72

Creating Dealing(s) CONVERTED TITLE

Title Issued 16/07/1997 **Edition** 4 **Edition Issued** 07/02/2019

Estate Type

FEE SIMPLE

Registered Proprietor

ROSINA SA PTY. LTD. (ACN: 630 305 789)
OF 14 ROBE TERRACE MEDINDIE SA 5081

Description of Land

ALLOTMENT 115 FILED PLAN 181767
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13054759	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title NIL

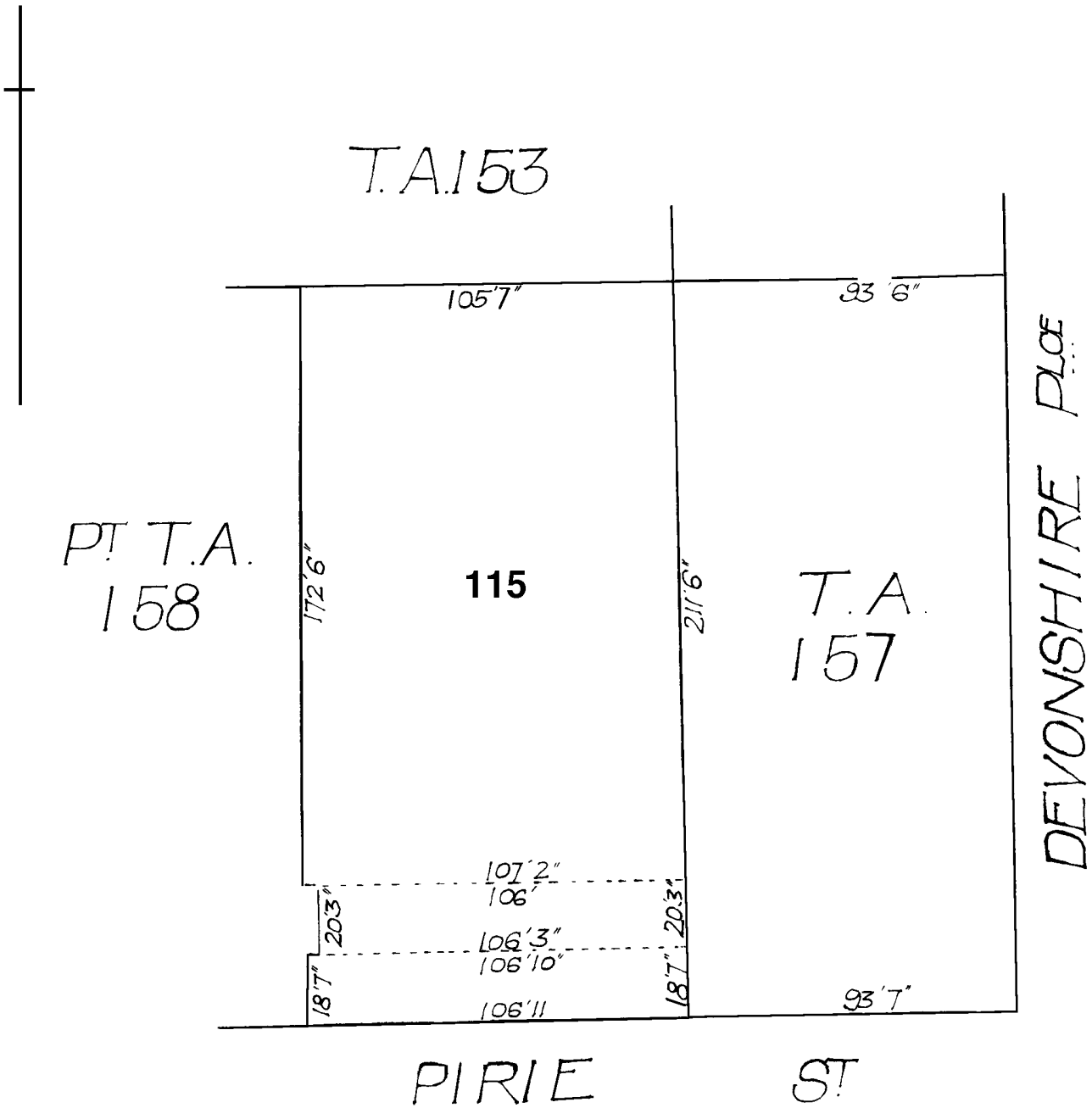
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2028/72



**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



S.A. LANDS TITLES OFFICE RE-IDENTIFICATION PLAN

177

PLAN NUMBER
Item No. 3.3 - Attachment 19

FP 181767

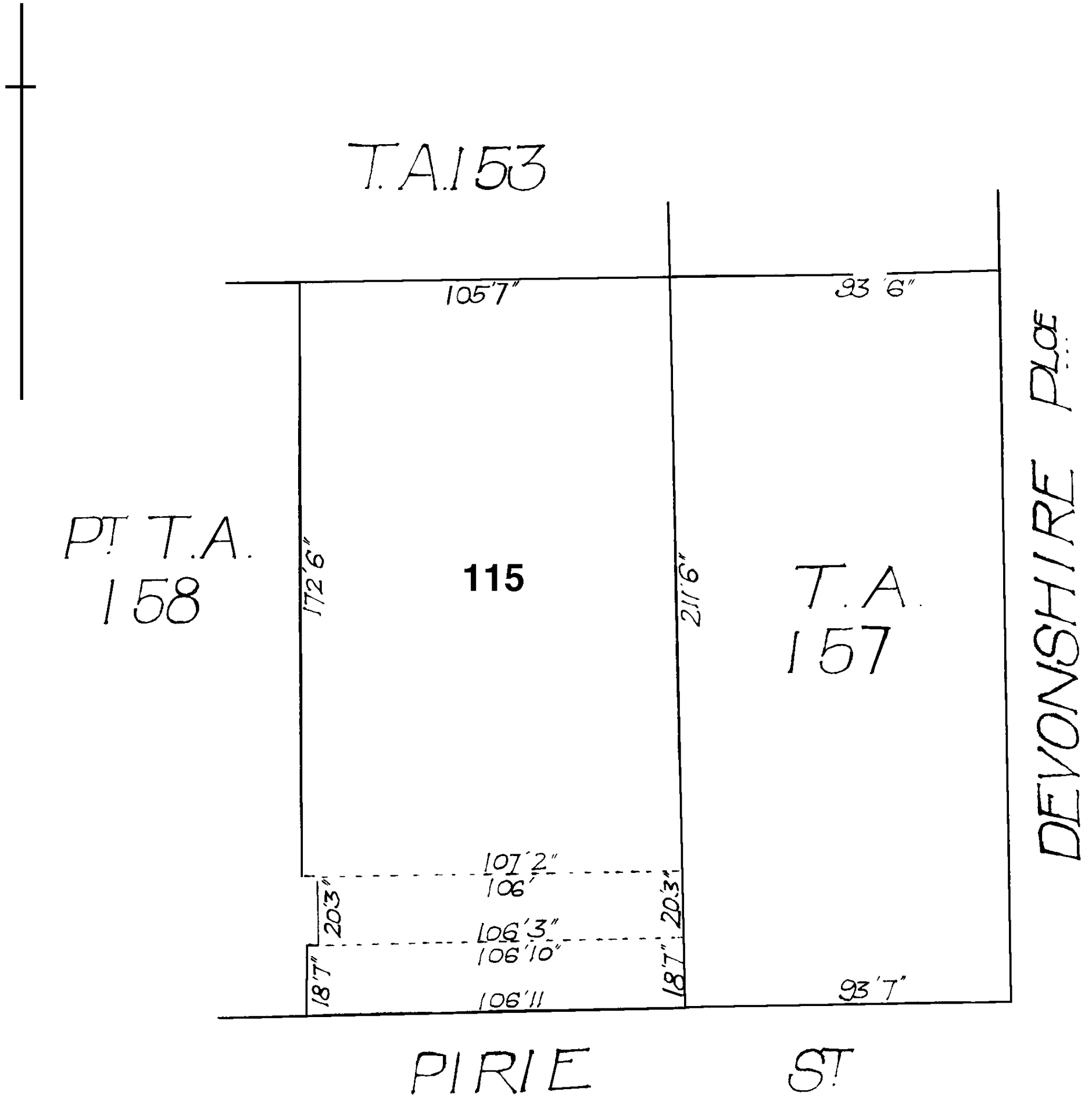
SHEET 1 OF 1

ACCEPTED FOR FILING
24/05/1996

[Signature]
REGISTRAR-GENERAL

AREA : ADELAIDE
LGA : CORP OF THE CITY OF ADELAIDE
HUNDRED : ADELAIDE
SECTION : P T 158

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2028/72



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

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 3/2/2020**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 6 December 2019 to 23 January 2020.

A total of 80 development applications with a total value of \$56,371,726 have been lodged for planning consent for this period.

ATTACHMENTS

Lodged Applications for Planning Consent 1 - 8

RECOMMENDATION

That the report be received.

Item No. 5.1 – Attachments 1 - 8 (List of Recent Lodgements for Planning Consent)

Pages 180 to 187

DEVELOPMENT PLANNING - Council Assessment Panel Report Item No. 5.1 - Attachment 1
Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

Application Assessed on Merit

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
1	DA/302/2018/A	ROYAL ADELAIDE HOSPITAL (ORAH) North Terrace ADELAIDE SA 5000	Vary previous authorisation install three (3) signs to facade of existing building (Former Women's Health Centre) and install one blade sign adjacent corner of North Terrace and Frome Road - VARIATION - Relocation of one (1) sign	19/12/2019	TBA	Category 1
2	DA/321/2019/A	90 Hill Street NORTH ADELAIDE SA 5006	Vary previous authorisation demolish rear portion of existing dwelling and construct two storey rear addition - VARIATION - Single storey rear extension	7/01/2020	TBA	To Be Determined
3	DA/345/2019/A	21-24 North Terrace ADELAIDE SA 5000	Vary previous authorisation alterations and additions to existing building including three additional levels to North Terrace and five additional levels to Gray Street - VARIATION - Internal structural amendments and external changes including new windows and amendments to southern and eastern elevations	19/12/2019	TBA	Category 1
4*	DA/54/2019/A	22-30 Field Street ADELAIDE SA 5000	Vary previous authorisation change the use from factory to food and beverage tenancies at ground floor and offices at first floor level including associated internal and external alterations - VARIATION - new exhaust and lobby entrance layouts	6/12/2019	TBA	Category 1
5	DA/679/2016/A	16 MacKinnon Parade NORTH ADELAIDE SA 5006	Vary previous authorisation demolish portion of rear of dwelling and construct two storey addition including internal alterations, extend existing shed and swimming pool - VARIATION - Internal alterations and external alterations including portion of dwelling addition on boundary and separate bathroom	11/12/2019	TBA	Category 2
6*	DA/694/2019/A	Showpony Advertising Level 1 197 Rundle Street ADELAIDE SA 5000	Vary previous authorisation - office fit-out - internal alterations including floor plate reduced, office layout & relocation of boardroom	6/12/2019	TBA	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

Item No. 5.1 - Attachment 2

7	DA/75/2019/A	14 Barton Terrace E NORTH ADELAIDE SA 5006	Vary previous authorisation demolish portion of existing dwelling at the rear and construct single storey dwelling addition with garage and deck - VARIATION - addition of a lobby area adjacent Ralston Street	7/12/2019	TBA	Category 1
8*	DA/825/2019/A	125-127 Pirie Street ADELAIDE SA 5000	Vary previous authorisation change of use of the ground floor to cookery/hospitality school with associated dining - VARIATION - external alterations for ventilation purposes	16/12/2019	TBA	Category 1
9	DA/9/2018/B	Rymill Park / Murlawirrapurka (Park 14) East Terrace ADELAIDE SA 5000	Vary previous authorisation erect various structures and use as for Gluttony Food and Wine Festival for the duration of the Adelaide Fringe (for 2018 - 2022) - VARIATION - addition of two new venues - Cornucopia and Magic Mirrors	20/01/2020	TBA	To Be Determined
10	DA/918/2019	Sushi Sushi Ground 9 City Cross Arcade ADELAIDE SA 5000	Replace existing glass swing doors to external shopfront to sliding glass door	6/12/2019	\$4,000	Category 1
11*	DA/922/2019	Floor 1 5/23 Wellington Square NORTH ADELAIDE SA 5006	Remove existing balcony windows and supply and install new balcony windows	9/12/2019	\$10,000	Category 1
12	DA/924/2019	OAKS HORIZON 102-105 North Terrace ADELAIDE SA 5000	Change of use to hospitality training school and restaurant	9/12/2019	\$120,000	Category 1
13	DA/925/2019	11-13 Mills Terrace NORTH ADELAIDE SA 5006	Demolition of dwelling and outbuilding and construction of two, two storey semi-detached dwellings with basement parking	9/12/2019	\$2,000,000	Category 2
14	DA/926/2019	121-124 West Terrace Adelaide SA 5000	Fence repairs and maintenance	9/12/2019	\$2000	To Be Determined
15*	DA/928/2019	36 Tynte Street NORTH ADELAIDE SA 5006	Painting to the exterior of dwelling	9/12/2019	\$30,000	Category 1
16	DA/929/2019	58-60 Jerningham Street NORTH ADELAIDE SA 5006	Demolition of garage and construction of two storey building to the rear containing garaging to the rear and offices above	9/12/2019	\$200,000	Category 2

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

Item No. 5.1 - Attachment 3

17*	DA/930/2019	HOTEL RICHMOND Ground 128-130 Rundle Mall ADELAIDE SA 5000	Replacement of the existing external steel stair	10/12/2019	\$180,000	Category 1
18*	DA/931/2019	Adelaide Hospitality and Tourism School Level 2 97 Pirie Street ADELAIDE SA 5000	Change of use cookery and hospitality School (part level 2 and 6)	10/12/2019	TBA	Category 1
19	DA/932/2019	Santos - GF-12F 60 Flinders Street ADELAIDE SA 5000	Replace existing glazing with glass operable louvres	10/12/2019	\$300,000	Category 1
20	DA/933/2019	HENDER CONSULTING HOUSE 81-97 Flinders Street ADELAIDE SA 5000	Replacement sign to existing frame under portico	11/12/2019	\$4,525	Category 1
21	DA/935/2019	TANDANYA 241-259 Grenfell Street ADELAIDE SA 5000	Ticket booth, ramp within public realm and light projection on facade of building	11/12/2019	\$8,000	Category 1
22	DA/937/2019	Thomas Insurance Brokers 118 West Terrace ADELAIDE SA 5000	Install a free standing sign	11/12/2019	\$1,500	Category 1
23	DA/938/2019	Mobile Phone Accessory Store 85 Grote Street ADELAIDE SA 5000	RETROSPECTIVE: Internal fit out and signage	11/12/2019	\$20,000	Category 1
24	DA/939/2019	68-70 Barnard Street NORTH ADELAIDE SA 5006	Internal alterations and change windows and doors at rear	11/12/2019	\$47,190	Category 1
25*	DA/940/2019	98 Carrington Street ADELAIDE SA 5000	Construct timber picket fence	12/12/2019	\$5,000	Category 1
26	DA/943/2019	88 Hill Street NORTH ADELAIDE SA 5006	Construction of a carport	13/12/2019	\$5,000	Category 2
27*	DA/944/2019	MEMORIAL HOSPITAL 1-20 Sir Edwin Smith Avenue NORTH ADELAIDE SA 5006	Internal alterations	13/12/2019	\$200,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Item No. 5.1 - Attachment 4

Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

28*	DA/945/2019	107 Gover Street NORTH ADELAIDE SA 5006	Salt damp restoration	13/12/2019	\$53,600	Category 1
29	DA/946/2019	UNIVERSITY OF ADELAIDE North Terrace ADELAIDE SA 5000	Upgrade works to mechanical plant between the Inkarni Wardli Building, Engineering North and Engineering Maths buildings	13/12/2019	\$1,250,000	Category 1
30	DA/947/2019	255 Carrington Street ADELAIDE SA 5000	Replace portion of existing roof including installation of insulation	14/12/2019	\$4,782	Category 1
31*	DA/948/2019	Level 1 115 Grenfell Street ADELAIDE SA 5000	Change of use to educational facility and fitout	16/12/2019	\$400,000	Category 1
32	DA/949/2019	122-140 King William Street ADELAIDE SA 5000	Install evaporative cooling system	16/12/2019	\$16,000	Category 1
33	DA/950/2019	31-33 Hindley Street ADELAIDE SA 5000	Change of use to restaurant with internal and external alterations including new canopy and signage	16/12/2019	\$250,000	Category 1
34	DA/952/2019	180-182 Tynte Street NORTH ADELAIDE SA 5006	Conservation works and new metal fence	16/12/2019	\$120,000	Category 1
35	DA/953/2019	97 South Terrace ADELAIDE SA 5000	Construct verandah to rear of dwelling	16/12/2019	\$12,000	Category 1
36	DA/954/2019	GF-1F 19-23 Cypress Street ADELAIDE SA 5000	Change the use to educational establishment (automotive training workshop) and undertake associated works including toilets and partitions and new awning to court yard	16/12/2019	\$100,000	Category 1
37*	DA/955/2019	STRATHMORE HOTEL 127-130 North Terrace ADELAIDE SA 5000	Erect hoarding on the footpath under balcony	17/12/2019	\$3,000	Category 1
38	DA/956/2019	Frome Road ADELAIDE SA 5000	Mechanical plant works and roof plant screening	17/12/2019	\$1,850,000	Category 1
39	DA/957/2019	Mansions on Pulteney Floor 2 21/21 Pulteney Street ADELAIDE SA 5000	Internal alterations to create an additional bedroom	10/12/2019	\$25,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Item No. 5.1 - Attachment 5

Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

40*	DA/958/2019	337 Gilles Street ADELAIDE SA 5000	Construct freestanding carport	18/12/2019	\$10,300	Category 1
41	DA/959/2019	BRITISH HOTEL 58-60 Finnis Street NORTH ADELAIDE SA 5006	Install CCTV cameras internally and externally and mount TV internally	18/12/2019	\$15,000	Category 1
42	DA/960/2019	Flinders Street Baptist Church Ground 71-75 Flinders Street ADELAIDE SA 5000	Repoint existing stonework on upper facades and retrospective repointing of eastern facade of Mead Hall.	18/12/2019	\$46,210	Category 1
43	DA/961/2019	KNAPMAN HOUSE 228-240 Pirie Street ADELAIDE SA 5000	Erection of a lease signboard	19/12/2019	\$500	Category 1
44	DA/964/2019	How Sweet It Is Ground 245 Pulteney Street ADELAIDE SA 5000	Change of use to consulting room and signage	19/12/2019	\$50,000	Category 1
45	DA/965/2019	45-53 Gilbert Street ADELAIDE SA 5000	Extension and alterations to existing building and change in use to restaurant	19/12/2019	\$150,000	Category 2
46	DA/966/2019	ADELAIDE MOSQUE 22-28 Little Gilbert Street ADELAIDE SA 5000	Replace existing glazing from coloured to non- coloured textured glazing within existing mosque	19/12/2019	\$20,000	Category 1
47	DA/967/2019	MEMORIAL HOSPITAL 1-20 Sir Edwin Smith Avenue NORTH ADELAIDE SA 5006	External alterations with new entrance and new canopy with signage	19/12/2019	\$4,500	Category 1
48	DA/969/2019	100 Carrington Street ADELAIDE SA 5000	Modify rear entry roller door, additional posts to front elevation & paint front elevation	9/12/2019	\$25,000	Category 1
49	DA/970/2019	ADELAIDE MOSQUE 22-28 Little Gilbert Street ADELAIDE SA 5000	Repair and repainting damaged minarets of existing mosque	19/12/2019	\$30,869	Category 1
50	DA/972/2019	Skycity Adelaide North Terrace ADELAIDE SA 5000	Refurbishment to existing external courtyard (internal within the Casino) including new bars, mezzanine level, micro-brewery, store, toilets and keg room	20/12/2019	\$3,500,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

Item No. 5.1 - Attachment 6

51	DA/1/2020	441-445 Morphett Street ADELAIDE SA 5000	Install sign above awning	3/01/2020	\$9,000	Category 1
52	DA/2/2020	162 Gilbert Street ADELAIDE SA 5000	Change of use from office to shop	5/01/2020	TBA	Category 1
53*	DA/3/2020	Private Road Charlicks Lane ADELAIDE SA 5000	Temporary use of laneway for restaurant and bar	7/01/2020	\$2,000	Category 1
54*	DA/4/2020	Ground 442 Pulteney Street ADELAIDE SA 5000	Install two signs to building facade under canopy	8/01/2020	\$1,300	Category 1
55	DA/6/2020	Hindmarsh Square / Mukata Hindmarsh Square ADELAIDE SA 5000	Erect tent for use as venue during the Fringe Festival	8/01/2020	\$4,000	Category 1
56	DA/9/2020	5 Figtree Court NORTH ADELAIDE SA 5000	Installation of solar panels	10/01/2020	\$6,750	Category 1
57	DA/10/2020	111-117 Hindley Street ADELAIDE SA 5000	LED signage over entry door under balcony	10/01/2020	\$4,000	Category 1
58	DA/11/2020	Move Over Menswear Ground 75 Hindley Street ADELAIDE SA 5000	Change of use to personal services establishment (massage), internal fit out and signage	12/01/2020	\$12,000	Category 1
59	DA/12/2020	Digimob Ground Shop 2 20 Topham Mall ADELAIDE SA 5000	External alterations	13/01/2020	\$20,000	Category 1
60	DA/13/2020	SA Convenience Ground Shop 1-2 128 Hindley Street ADELAIDE SA 5000	Remove existing windows and door and replace with four leaf folding door	13/01/2020	\$5,000	Category 1
61	DA/14/2020	Level 2 45 Grenfell Street ADELAIDE SA 5000	Change of use portion of the existing office to educational establishment	13/01/2020	\$4,500	Category 1
62	DA/15/2020	15-17 Hamilton Place ADELAIDE SA 5000	Shed to rear of dwelling with masonry side wall	13/01/2020	\$7,700	Category 1
63	DA/16/2020	143-144 South Terrace ADELAIDE SA 5000	Construct nine level apartment complex to rear of site and construct an addition to existing heritage building and change of use to dwelling	14/01/2020	\$5,000,000	Category 1

DEVELOPMENT PLANNING - Council Assessment Panel Report

Item No. 5.1 - Attachment 7

Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

64	DA/17/2020	Skycity Adelaide North Terrace ADELAIDE SA 5000	Construct new glazed entry and portal framing to casino entrance and install new canopy under existing awning	15/01/2020	\$375,000	Category 1
65	DA/19/2020	274-280 Waymouth Street ADELAIDE SA 5000	Install new signs to exterior of building	15/01/2020	\$6,000	Category 1
66	DA/20/2020	UNIVERSITY OF ADELAIDE North Terrace ADELAIDE SA 5000	Use of outdoor spaces for outdoor music performances, food and beverage outlets and temporary event spaces for RCC Fringe events	15/01/2020	\$250,000	Category 1
67	DA/22/2020	221-225 Flinders Street ADELAIDE SA 5000	Alterations to rear facade and creation of new rear entrance	16/01/2020	\$250,000	Category 1
68	DA/25/2020	ST PETERS CATHEDRAL 1-19 King William Road NORTH ADELAIDE SA 5006	Install seismic bracing to interior of cathedral lantern	16/01/2020	\$110,000	Category 1
69	DA/26/2020	GF-1F 111/10 Balfours Way ADELAIDE SA 5000	Change the use to retail shop	17/01/2020	2,500	To Be Determined
70	DA/27/2020	PRINCE HENRY GARDENS North Terrace ADELAIDE SA 5000	Install two (2) temporary freestanding banners	17/01/2020	TBA	Category 1
71	DA/28/2020	42-48 Waymouth Street ADELAIDE SA 5000	Undertake external alterations to shopfront, install seating and signage and fit out interior of existing tenancy for use as convenience store	20/01/2020	\$50,000	Category 1
72	DA/29/2020	Rundle Mall ADELAIDE SA 5000	Construction of a temporary 6m x 6m x 5m aluminium truss structure within Mall	21/01/2020	\$15,000	Category 1
73	DA/30/2020	268-270 Pirie Street ADELAIDE SA 5000	Install three signs to facade of building	22/01/2020	\$3,000	Category 1
74	DA/32/2020	112 Buxton Street NORTH ADELAIDE SA 5006	Construct rear single storey addition and alfresco area to existing dwelling	23/01/2020	\$160,000	Category 2

DEVELOPMENT PLANNING - Council Assessment Panel Report

Lodged Applications for Planning Consent from 6/12/2019 to 23/1/2020

Item No. 5.1 - Attachment 8

Land Division

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
75	LD/1/2020	245-259 Gilbert Street ADELAIDE SA 5000	Land division - create 25 allotments from 1 (Torrens Title)	21/01/2020	Not Applicable	To Be Determined
76*	LD/13/2019/A	257 Gilles Street ADELAIDE SA 5000	Vary previous authorisation Land Division - Boundary Realignment - VARIATION - adjusted boundary alignment	10/12/2019	Not Applicable	Category 1
77	LD/30/2019	246-250 Pirie Street ADELAIDE SA 5000	Boundary re-alignment	17/12/2019	Not Applicable	Category 1

S49 Crown Development

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
78	S49/18/2019	101-159 Molesworth Street North Adelaide SA 5006	Redevelopment of St Dominic's Priory College undertaken in three stages	17/12/2019	\$14,000,000	Category 1
79	S49/1/2020	Adelaide Festival Theatre & Dunstan Playhouse King William Road ADELAIDE SA 5000	New foyer, lift and stairs in Dunstan Playhouse	7/01/2020	\$25,000,000	Category 1
80	S49/19/2019	Adelaide Festival Theatre - King William Road ADELAIDE SA 5000	Temporary change of use for Adelaide Festival: conversion of scenery workshop to performance space	10/01/2020	TBA	Category 1

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**