

# Council Assessment Panel

## Meeting Agenda

Monday, 28 September 2020, at 5.30 pm, Colonel Light Room, Town Hall, Adelaide.

Presiding Member – Mr Mark Adcock

Panel Member – Councillor Arman Abrahamzadeh

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

### 1. Confirmation of Minutes – 24/8/2020 [CAP]

*That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 24 August 2020, be taken as read and be confirmed as an accurate record of proceedings.*

### 2. Non-Complying Applications – Nil

### 3. Applications for consideration on Merit (Five)

- 3.1** Subject Site 195-199 Childers Street, Adelaide SA 5000 [Page 3]  
 Application No. LD/2/2020  
 Proposal Land division from one allotment into four Community Title allotments  
 Representations Listed to be Heard – Nil  
 Recommendation Development Approval Be Granted
- 3.2** Subject Site 195-199 Childers Street, Adelaide SA 5000 [Page 20]  
 Application No. DA/206/2020  
 Proposal Demolition of existing single storey detached dwelling and construction of two storey residential flat building comprising two dwellings  
 Representations Listed to be Heard – Nil  
 Recommendation Development Plan Consent Be Granted
- 3.3** Subject Site 335-337 Wakefield Street, Adelaide SA 5000 [Page 68]  
 Application No. DA/252/2020  
 Proposal Construct three storey residence with basement and rooftop terrace with detached garage/studio and swimming pool  
 Representations Listed to be Heard – Nil  
 Recommendation Development Plan Consent Be Granted

- 3.4**    Subject Site                    112-114 Carrington Street, Adelaide SA 5000 [Page 134]
- Application No.                DA/380/2020
- Proposal                            Demolition of existing building and construction of five level mixed use building comprising cafe and car parking at ground level and 13 apartments at upper levels
- Representations                Listed to be Heard – Nil
- Recommendation                Development Plan Consent Be Granted
- 3.5**    Subject Site                    17-19 Field Street, Adelaide SA 5000 [Page 226]
- Application No.                DA/485/2020
- Proposal                            Construct 7 storey mixed use building with two restaurant tenancies on ground and first level and student accommodation on levels 2 to 6 containing 22 apartments and communal roof deck
- Representations                Listed to be Heard – Nil
- Recommendation                Development Plan Consent Be Granted
- 4.        Other Application – Nil**
- 5.        Other Business**
- 5.1**    List of Recent Lodgements for Planning Consent (2017/02505) [CAP] [Page 294]
- 5.2**    Other Business
- 5.3**    Next Meeting – 26 October 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**

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## CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 28/9/2020

<b>Item No</b>	<b>3.1</b>
Address	195-199 Childers Street, North Adelaide SA 5006
Proposal	Land division from one allotment into four Community Title allotments, LD/2/2020, (SG) [CAP]
Applicant	Mr S. Matthews
Relevant Development Plan	16 January 2020
Lodgement Date	5 March 2020
Zone / Policy Area	North Adelaide Historic (Conservation) Zone/Hill Street Policy Area 1
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Contentious, controversial or significant
<b>Recommendation</b>	<b>Development Approval Be GRANTED</b>

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### ATTACHMENTS

#### Plans and Supporting Information

- Plan of Division 1
- Certificate of Title 2 – 3

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### PERSONS SPEAKING BEFORE THE PANEL

Nil

## **1. DESCRIPTION OF PROPOSAL**

- 1.1 Development approval is sought for a land division from one allotment into four Community Title allotments. The allotments will have the following areas:
- Lot 1 – 311m<sup>2</sup>
  - Lot 2 – 306m<sup>2</sup>
  - Lot 3 – 326m<sup>2</sup>
  - Lot 4 – 323m<sup>2</sup>
- 1.2 Allotment 1 will have a frontage to Childers Street of 10.95 metres. Together with the driveway handle frontage of 5 metres, an overall 15.95 metre frontage width will be retained.
- 1.3 The driveway handle will have a width of 5 metres at the Childers Street frontage and will narrow to approximately 4 metres for a length of approximately 44 metres before widening to 6 metres at the rear to allow for access to allotments 3 and 4.
- 1.4 The existing crossover located near the eastern boundary will be retained to provide access for the proposed allotments.

## **2. DEVELOPMENT DATA**

Not relevant to this application.

## **3. BACKGROUND**

- 3.1 A development application (DA/206/2020) for a two storey residential flat building comprising two dwellings has been lodged concurrently with this application.
- 3.2 A previous application (LD/29/2018) for division of the subject site into two Community Title allotments was approved on 24 October 2018. This 2018 application retained the existing dwelling and created an additional allotment at the rear.

## **4. SITE**

- 4.1 The subject site is a rectangular allotment located on the southern side of Childers Street, approximately 130 metres east of Hill Street.
- 4.2 The site has a frontage to Childers Street of 15.95 metres and a maximum depth of 89.9 metres. The site has an area of approximately 1,568m<sup>2</sup>. The land is not subject to any easements.
- 4.3 A single storey detached dwelling is located on the site. Although it is a character building, it is not Local or State Heritage listed.
- 4.4 The site falls from the south eastern corner to the Childers Street frontage by approximately 1 metre.
- 4.5 A driveway providing vehicle access from Childers Street is located near the eastern boundary.
- 4.6 There are no regulated or significant trees located on the property.

## **5. LOCALITY**

- 5.1 The character of this portion of Childers Street is established by a mix of single, two and three storey dwellings, some of which are Local Heritage Places.
- 5.2 A number of properties facing Childers Street have relatively small front yards, with dwelling setbacks of only 3 metres in some instances.
- 5.3 Single and two storey detached dwellings located opposite the site, on the northern side of Childers Street are of local heritage significance.
- 5.4 Directly to the west and east are more contemporary two to three storey dwellings, incorporating vehicle access from the rear.
- 5.5 Properties to the east have high solid masonry front fencing, whilst other properties in the locality, apart from 198 Childers Street, have fencing with an open appearance.
- 5.6 There are open front landscaped areas within the streetscape. This is also reinforced by landscaped verges and mature street trees.



**KEY**



Subject Site



Local Heritage Place

**NAH(C)1**

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



Policy Area Boundary



Locality

**Photo 1 – Subject site viewed from northern side of Childers Street, looking south**



**Photo 2 – Existing development to the east of subject site viewed from northern side of Childers Street, looking south**



**Photo 3 – Existing development to the west of subject site viewed from northern side of Childers Street, looking south**



**Photo 4 – Existing development opposite subject site, viewed from southern side of Childers Street, looking north**





**Photo 5 – Existing development opposite subject site, viewed from southern side of Childers Street, looking north**



**6. PUBLIC NOTIFICATION**

- 6.1 The proposal is a Category 1 form of development and therefore public notification has not been undertaken.

**7. REQUIRED EXTERNAL REFERRALS**

- 7.1 No external referrals required.

**8. SPECIALIST ADVICE****8.1 Infrastructure**

- Any modifications to Council footpath and kerb infrastructure will be at the applicant's cost and cannot be undertaken without landlord approval from Council.

**8.2 Traffic**

- No traffic/transport related objections to this development.

## 9. **DETAILED ASSESSMENT**

### 9.1 **Detailed Discussion**

#### Desired Character

In Childers Street, buildings not identified Heritage Places should be replaced by development having the appearance of single storey detached dwellings adjacent the primary street frontage. Development should reinstate the prevailing building setback established by Heritage Places relevant to the locality.

The proposed division has been designed to allow for construction of dwellings in accordance with the Desired Character. This is evidenced by application DA/206/2020 which is for construction of a two storey residential flat building containing two dwellings.

The Desired Character Statement also refers to the varied character of the Policy Area and a broad range of dwelling styles reflective of the ongoing development and re-development of sites. The proposal, despite increasing the intensity of division in the area, can achieve the desire for low density residential development compatible with the varied historic character and established residential amenity.

#### Land Division

A total of four Community Title allotments are proposed, each gaining access from a shared driveway. The allotments will vary between 306m<sup>2</sup> to 326m<sup>2</sup> in area.

Policy Area PDC 4 stipulates a dwelling unit factor (DUF) of 500m<sup>2</sup> for a residential flat building not contained within an existing building. DA/206/2020 proposes a residential flat building on allotments 1 and 2 and shows an indicative residential flat building on allotments 3 and 4. It should be noted the dwelling unit factor is not a simple minimum site area requirement. For this proposal, it is calculated by dividing the total area of the proposed allotments by the number of proposed allotments. The calculation does not include the driveway handle as stipulated in the notes section for PDC 4.

The total area of all four proposed allotments is 1,266m<sup>2</sup> (excluding the driveway handle) and this represents a DUF of 317m<sup>2</sup>. If the calculation included the common driveway, a DUF of 392m<sup>2</sup> would be proposed. Either way the proposal clearly represents a departure from the minimum 500m<sup>2</sup> DUF requirement outlined in PDC 4.

Policy Area PDC 5 envisages residential development at a greater density than prescribed only where buildings which will be visible from the primary street frontage are consistent with the Desired Character for the Policy Area (e.g. single storey detached dwellings) and only in the following circumstances:

- a) on land greater than 2,000m<sup>2</sup>; or
- b) on land where the existing DUF is 250m<sup>2</sup> or less and the development replaces a building that is not an identified Heritage Place; and
- c) in either case, the resultant DUF should not vary more than 20 percent from that required.

DA/206/2020 shows a building visible from the street frontage designed to be consistent with the Desired Character as referred to previously, particularly with a single storey form adjacent Childers Street. However, the site area is not greater than 2,000m<sup>2</sup>, the existing DUF is not 250m<sup>2</sup> or less and the resultant DUF varies approximately 36% from the required DUF.

Clearly the DUF is not satisfied, nor is PDC 5 in terms of when a departure from DUF and a greater density is considered reasonable. However, it should be noted the Courts have regularly recognised that quantifiable site area requirements are only a guide to achieving appropriate amenity and character outcomes. Furthermore, existing development and density within a locality must be taken into consideration in determining whether a shortfall is acceptable. For this proposal, the departure is acceptable for the following reasons:

- the site is located between others on the southern side of Childers Street that have DUFs well below minimums required. A number of dwellings to the east have site areas of approximately 170m<sup>2</sup> (66% departure from DUF) and to the west 235m<sup>2</sup> (61% departure from DUF, there is a higher DUF requirement for dwellings to the west as they are group dwellings)
- the existing/proposed street frontage width is only 2 metres less than the minimum required (as detailed in the following paragraphs)
- although the existing dwelling is a character building, it is not heritage listed
- dwellings proposed in DA/206/2020 satisfy plot ratio and private open space requirements together with relatively significant areas of landscaped open space. The dwelling fronting Childers Street will have a single storey form fronting the street
- three of the allotments are located to the rear of allotment 1 which fronts Childers Street. Consequently, the increased density will not be clearly visible in the locality.

Policy Area PDC 6 requires a minimum frontage width of 18 metres for a residential flat building. A frontage width of approximately 15.95 metres is proposed to Childers Street. This also includes a 5 metre portion for the driveway handle.

This provision is not clearly worded. It is difficult to determine if the handle should be removed from the frontage width calculation. If it was removed, then the width would only be 10.95 metres for the residential flat building. However, driveway handles often appear as part of a dwelling site fronting a street and therefore in this instance the overall frontage is considered to include the handle. Either way, the departure from the requirement is acceptable as allotment widths vary significantly in the locality and later subdivisions have disrupted the historic pattern of subdivision.

Regularly proportioned allotments are proposed capable of containing dwelling types consistent with Zone PDC 24. The proposal also satisfies PDC 25 as follows:

- a) has a handle width of 5 metres and can accommodate driveway pavement not exceeding 3.5 metres to allow for landscaping
- b) bedroom windows at ground level for dwelling 1 will include a portion of wall to shield the bedroom from headlight glare associated with usage of the driveway

- c) dwelling proposed with on-site car parking provided on the site of each dwelling
- d) avoids repetition of driveways adjacent each other as the driveway for the property to the east is located approximately 27 metres to the east
- e) can include fencing treatment along the driveway which is consistent with fencing requirements for the Zone.

## 9.2 **Conclusion**

The proposal seeks a land division from one allotment into four Community Title allotments. On balance, the shortfall of the proposal to satisfy the dwelling unit factor is sufficiently offset by the following:

- the concurrent application (DA/206/2020) for construction of a two storey residential flat building comprising two dwellings demonstrates development can occur on the allotments satisfying plot ratio and private open space requirements and also have a single storey form fronting Childers Street
- three of the allotments are located to the rear of allotment 1 which fronts Childers Street. Consequently, the increased density will not be clearly visible in the locality
- the site is located between others on the southern side of Childers Street that have DUFs well below minimums required. A number of dwellings to the east have site areas of approximately 170m<sup>2</sup> (66% departure from DUF) and to the west 235m<sup>2</sup> (61% departure from DUF)
- the street frontage width is only two metres less than the minimum required
- the existing dwelling is a character building and not heritage listed

The proposal is not considered to be seriously at variance with the provisions of the Development Plan as it proposes an intensity of development that is similar to adjoining developments.

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

## 10. RECOMMENDATION

That the development, the subject of the application from Mr S Matthews for a land division from one allotment into four Community Title allotments at 195-199 Childers Street, North Adelaide SA 5006 as shown on plans designated LD/2/2020:

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

### Conditions of Development Plan Consent

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:**

- **Plan of division prepared by John C Bested and Associates, DWG No 19618.2-COM, V1**

**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.*

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### Conditions of Land Division Consent

1. **The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0096171).**

**SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.**

**The developer must inform potential purchasers of the community lots regarding the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.**

*Reason: To satisfy the requirements of the State Commission Assessment Panel*

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2. **Payment of \$22,848.00 into the Planning and Development Fund (3 allotment/s @ \$7,616 / allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) , by phone (7109 7018) or by cheque payable to the State Commission Assessment Panel marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.**

*Reason: To satisfy the requirements of the State Commission Assessment Panel.*

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3. **A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.**

*Reason: To satisfy the requirements of the State Commission Assessment Panel.*

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### **Advices**

1. **Expiration Time of Approval (Land Division)**

Pursuant to the provisions of Regulation 48 of the Regulations 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 an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within such period in which case the consent / approval will lapse at the expiration of 3 years.

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2. **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.

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3. **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.

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4. **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.

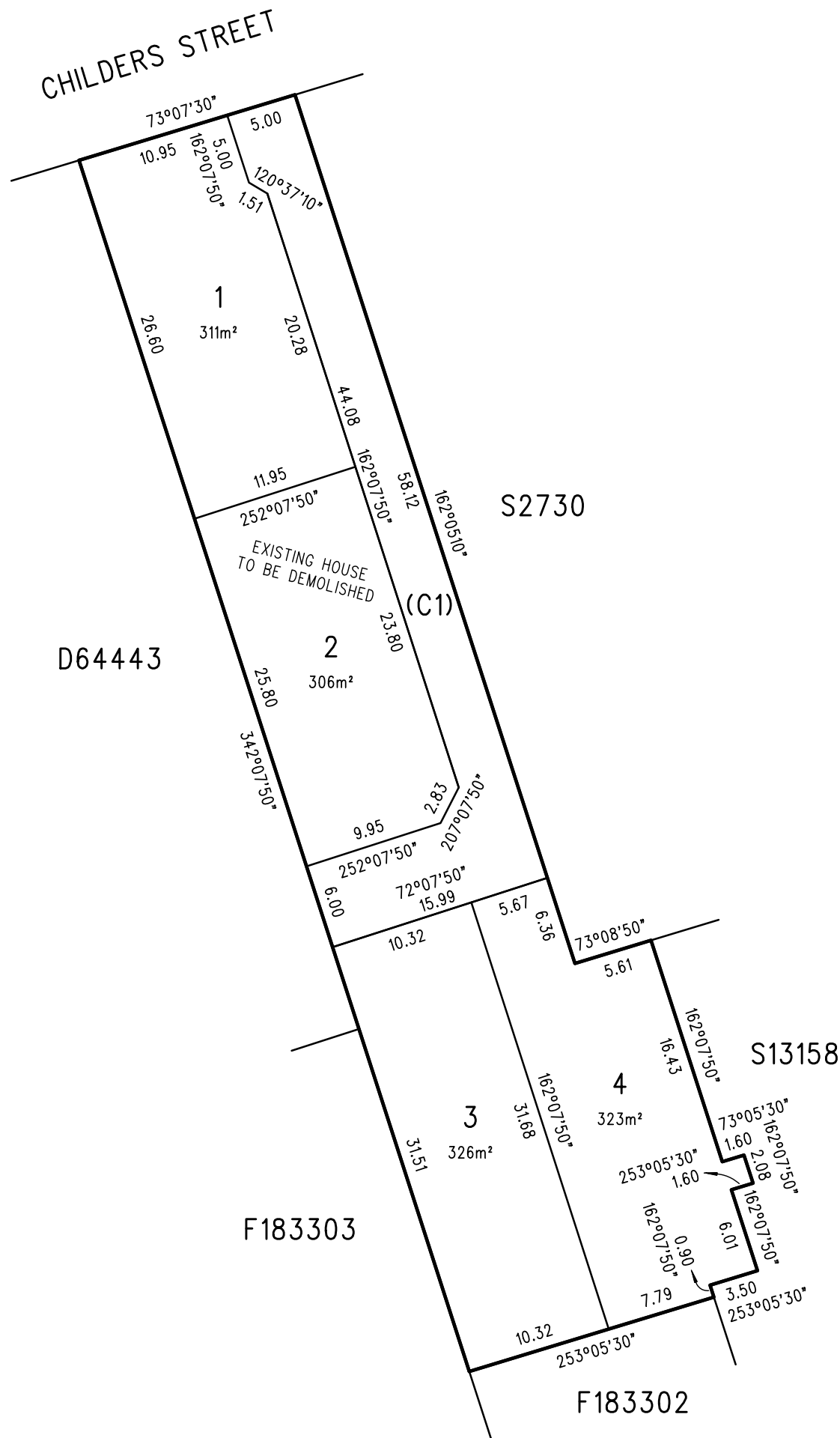
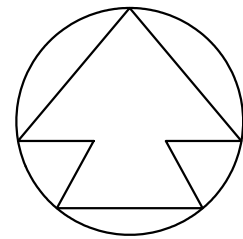
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5. **Land Division (Section 51) Certificate**

The applicant is reminded to contact the Council when all of the Council's conditions have been complied with and accordingly, the State Commission Assessment Panel will then be notified that the Council has no objections to the issuing of the Section 51 Certificate.

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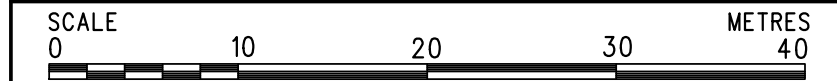
COMMUNITY PLAN  
ALLOTMENT 881 IN F183343

IRRIGATION AREA..... DIVISION.....  
HUNDRED..... YATALA.....  
AREA..... NORTH ADELAIDE.....  
COUNCIL..... ADELAIDE CITY COUNCIL.....

TITLE REFERENCE CT 5731/949

MAP REFERENCE 6628-41-D TOTAL AREA 1579m<sup>2</sup>

DEV. No.



ANNOTATIONS

THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.

DATA IS APPROXIMATE AND SUBJECT TO SURVEY

1 This plan was prepared for the purpose and exclusive use of S. MATTHEWS to accompany an application to the ADELAIDE CITY COUNCIL for the approval to subdivide the land described in this plan and is not to be used for any other purpose or by any other person or corporation. JOHN C BESTED & ASSOC PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses 2, 3, 4, 5 & 6 hereof.

2 The dimensions, areas and total number of parcels shown hereon are subject to survey and the requirements of Council and/or any other authority that may have requirements under any relevant legislation.

3 No reliance should be placed on the information on this plan for any financial dealings involving the land.

4 Where shown, the contours or levels on this plan are suitable only for the purpose of this application and no reliance should be placed upon such contours or levels for any other purpose.

5 Where shown, the dimensions, areas, size and location of any improvements on this plan are approximate only and may vary.

6 This plan may not be photocopied unless this note is included.

**JOHN C BESTED & ASSOC** PTY LTD  
ABN 96 004 596 908

SURVEYING & PLANNING CONSULTANTS  
362 MAGILL ROAD KENSINGTON PARK 5068  
PHONE (08) 8332 7111 FAX (08) 8364 1829  
email surveyors@johnbested.com.au

REFERENCE No. 19618.2	DRAWING No. 19618.2-COM	VERSION No. 1
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LOCATION PLAN

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 5731 Folio 949

**Parent Title(s)** CT 3445/5  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 07/02/2000      **Edition** 10      **Edition Issued** 18/02/2016

## Estate Type

FEE SIMPLE

## Registered Proprietor

KELLY MAREE NESTOR  
OF 197 CHILDERS STREET NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 881 FILED PLAN 183343  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
12465424	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
12722339	CAVEAT BY COLLABORATIVE CHAMBERS PTY. LTD. (ACN: 133 027 326)
12734344	CAVEAT BY SCOTT MATTHEWS
12870075	CAVEAT BY CRAIG MILTON GILL
12881151	CAVEAT BY COMMISSIONER OF STATE TAXATION

## Notations

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



## CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 28/9/2020

<b>Item No</b>	<b>3.2</b>
Address	195-199 Childers Street, North Adelaide SA 5006
Proposal	Demolition of existing single storey detached dwelling and construction of two storey residential flat building comprising two dwellings, DA/206/2020 (SG) [CAP]
Applicant	Mr S. Matthews
Relevant Development Plan	16 January 2020
Lodgement Date	24 March 2020
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
<b>Recommendation</b>	<b>Development Plan Consent Be GRANTED</b>

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### ATTACHMENTS

#### Plans and Supporting Information

- Proposal Plans 1 – 10
- Certificate of Title 11 – 12

Comments from Public Notification 13 – 17

Applicant Response to Representations 18 – 24

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### PERSONS SPEAKING BEFORE THE PANEL

Nil

## **1. DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for the demolition of an existing single storey detached dwelling and the construction of a two storey residential flat building comprising two dwellings.
- 1.2 The proposed building will have a height of up to 9.2 metres to the ridge of the roof and a ceiling height of approximately 6.9 metres above ground level.
- 1.3 A building floor area of 169m<sup>2</sup> is proposed for dwelling 1 and 186m<sup>2</sup> for dwelling 2.
- 1.4 Each dwelling will be provided with a garage accommodating two car parking spaces.
- 1.5 The building is proposed to be setback 5.3 metres from Childers Street. The ground floor is proposed directly adjacent a portion of the western boundary where the garage wall of a neighbouring dwelling at 201 Childers Street is located.
- 1.6 The existing crossover located near the eastern boundary will be retained to provide access for the proposed residential flat building and the two allotments proposed at the rear of the site.
- 1.7 A range of building materials and finishes are proposed including brickwork, grooved fibre cement cladding, vertical slat screening and profiled metal roofing in a mid grey tone.
- 1.8 A stone plinth and picket fence to a height of up to 1.4 metres is proposed at the front of the site. The driveway gate will have a height of 1.7 metres.
- 1.9 Areas are shown as 'landscape' on the plans, however specific landscaping details have not been provided.

## 2. **DEVELOPMENT DATA**

<b>DESIGN CHARACTERISTICS</b>	<b>GUIDELINE</b>	<b>PROPOSED</b>
<b>Overall Site Area: 1,568m<sup>2</sup></b> (Proposed site areas: Dwelling 1 – 311m <sup>2</sup> & Dwelling 2 – 306m <sup>2</sup> )		
Plot ratio	0.6	Dwelling 1 – 0.54 (169m <sup>2</sup> )  Dwelling 2 – 0.6 (186m <sup>2</sup> )
Building height - Storeys - Metres (ceiling height)	2  6 metres (max.)	2 (both)  6.9 metres (both)
Private Open Space (POS) - % of total site area	20%	Dwelling 1 - 21% (68m <sup>2</sup> )  Dwelling 2 – 38% (116m <sup>2</sup> )
Landscaped Open Space (LOS) - % of total site area	50%	Dwelling 1 – 37% (116m <sup>2</sup> )  Dwelling 2 – 38% (116m <sup>2</sup> )
Car parking and Access - Number of spaces	1 space per dwelling	2 spaces per dwelling

### **3. BACKGROUND**

- 3.1 Council Administration requested changes to the proposal during both pre-lodgement and the assessment.
- 3.2 The applicant was requested to demonstrate how overlooking from the balconies would be suitably mitigated, particularly in terms of neighbouring properties to the east. This has resulted in screening being proposed to prevent views into neighbouring properties. Landscaping details were also requested but these have not been provided.
- 3.3 Further concern was raised with the applicant regarding architectural design of the proposal and its suitability within the North Adelaide Historic (Conservation) Zone. The design approach resulted in concerns with the materiality, solid to void, side setback, inappropriate roof pitch and fence height. These were raised with the applicant and amended plans were lodged. There are however concerns regarding the proposed verandah facing Childers Street (refer commentary under section 8.3).
- 3.4 A land division application (LD/2/2020) has been lodged concurrently with this application. It mirrors what is shown on the plans provided as part of this application.
- 3.5 A previous application (LD/29/2018) for division of the subject site into two Community Title allotments was approved on 24 October 2018. This 2018 application retained the existing dwelling and created an additional allotment at the rear.

### **4. SITE**

- 4.1 The subject site is a rectangular allotment located on the southern side of Childers Street, approximately 130 metres east of Hill Street.
- 4.2 The site has a frontage to Childers Street of 15.95 metres and a maximum depth of 89.9 metres. The site has an area of approximately 1,568m<sup>2</sup>. The land is not subject to any easements.
- 4.3 A single storey detached dwelling is located on the site. Although it is a character building, it is not Local or State Heritage listed.
- 4.4 The site falls from the south eastern corner to the Childers Street frontage by approximately 1 metre.
- 4.5 A driveway providing vehicle access from Childers Street is located near the eastern boundary.
- 4.6 There are no regulated or significant trees located on the property.

### **5. LOCALITY**

- 5.1 The character of this portion of Childers Street is established by a mix of single, two and three storey dwellings, some of which are Local Heritage Places.
- 5.2 A number of properties facing Childers Street have relatively small front yards, with dwelling setbacks of only 3 metres in some instances.
- 5.3 Single and two storey detached dwellings located opposite the site, on the northern side of Childers Street are of local heritage significance.

- 5.4 Directly to the west and east are more contemporary two to three storey dwellings, incorporating vehicle access from the rear.
- 5.5 Properties to the east have high solid masonry front fencing, whilst other properties in the locality, apart from 198 Childers Street, have fencing with an open appearance.
- 5.6 There are open front landscaped areas within the streetscape. This is also reinforced by landscaped verges and mature street trees.





**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 northern side of Childers Street, looking south**



**Photo 2 – Existing development to the east of subject site viewed from northern side of Childers Street, looking south**



**Photo 3 – Existing development to the west of subject site viewed from northern side of Childers Street, looking south**



**Photo 4 – Existing development opposite subject site, viewed from southern side of Childers Street, looking north**



**Photo 5 – Existing development opposite subject site, viewed from southern side of Childers Street, looking north**



## 6. **PUBLIC NOTIFICATION**

- 6.1 The proposal is a Category 2 form of development and therefore public notification has been undertaken.

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 – 4	<ul style="list-style-type: none"> <li>• Mr Matthew Scott – 14-16 Tormore Place, North Adelaide</li> <li>• Ms Carole Ivens – Unit 1, 187 Childers Street, North Adelaide</li> <li>• Ms Elaine Barker – 72 Buxton Street, North Adelaide</li> <li>• Mr David and Mrs Vicki Nery – 198 Childers Street, North Adelaide</li> </ul>
One invalid representation was received. It was invalid as it was received from a person who was not directly notified.	

Summary of Representations	Applicant Response
Not enough detail regarding height. Plans supplied indicate overall height of 8.5 metres.	Proposal satisfies the maximum two storey height limit. The floor to ceiling height of each of the dwellings will be 6.5 metres. A total height of 8.65 metres is proposed to the top of the gable. The height will reference the scale of neighbouring developments on either side of the site.
Concerned regarding overshadowing to 14-16 Tormore Place, particularly the outdoor area to the rear and eastern side of this property. Request shadow diagrams.	An existing level of overshadowing occurs from existing development on the site and 201 Childers Street. Considering siting and setback of the dwellings, overshadowing will not unreasonably impact 14-16 Tormore Place.
Strongly opposed to demolition of this bluestone residence which should be conserved. Remove swimming pool and tennis court and two dwellings could still be developed.	Building not heritage listed and demolition can be considered on its merits. Building has been altered over the years with the original verandah removed and replaced with a portico, a carport added and two storey addition constructed to the rear.
If too many homes in North Adelaide are demolished, the charm and heritage value of this suburb will greatly decrease. It could merely become a suburb of contemporary	See other responses regarding proposed demolition.

flats and apartments with little evidence of a former style of architecture and the past.	
Strongly object to this home being demolished and construction of two flats and two other dwellings to the rear.	Site is adjoined on either side by newer development which is different to and in most cases at odds with the character streetscape on the opposite side of Childers Street.
Character home represents the uniqueness of North Adelaide and is irreplaceable. It should be listed as a valuable heritage home. It can only be an oversight that it is not listed.	See other responses regarding proposed demolition.
Building materials proposed are not in keeping with any property in Childers Street. It would be better suited to a beach location.	There is no consistency of building materials in the locality. The adjoining dwellings to the west are of a modern design, consisting primarily of rendered facades, stone porches and balconies overlooking the street. Townhouses to the east appear to date from the 1980's and consist primarily of brown brick with an overall design at odds with Desired Character of the Zone. The proposal will utilise traditional materials such as face brick, rendered masonry and timber slats with a neutral white and cream palette to compliment the materials and colour scheme of heritage places in the area.
Construction of a further two dwellings (total of four) raises issues of overdevelopment of the site. Additional traffic generation and overshadowing are a concern. Bulk and scale not compatible with nearby dwellings.	The proposal has an average allotment area of 400m <sup>2</sup> which is greater than allotments along Tormore Place to the west which have areas less than 250m <sup>2</sup> . The proposal will not be out of character with existing development in the locality and rear allotments will not be readily apparent when viewed from Childers Street. Proposed dwellings sited and designed to be in accordance with existing two storey development.
Neighbours at 194 Childers Street (Mr Chris Sumner and Ms Suzi Roux) support submission opposing development. They were notified for the previous application but not this application. Were advised they would be notified of any future development on the site. On inquiring to Council as to why they were not notified this time, they were advised they had no right to comment.	No response provided.

## 7. **REQUIRED EXTERNAL REFERRALS**

7.1 No external referrals required.

## 8. **SPECIALIST ADVICE**

### 8.1 Infrastructure

- Any modifications to Council footpath and kerb infrastructure will be at the applicant's cost and cannot be undertaken without landlord approval from Council.

### 8.2 Traffic

- No traffic/transport related objections to this development.

### 8.3 Heritage

- The amended design is a more conventional solution - the revised floor plan produces a symmetrical façade which is compatible with the built form of local heritage places in the locality.
- The scale and eaves height of the dwelling are considered reasonable.
- The front setback reinstates the prevailing building line on the southern side of Childers Street.
- Setbacks from the side boundaries reflect traditional side setbacks.
- Solid to void ratio is acceptable.
- Materials and finishes are compatible with the historic character of the Policy Area. Sandstone coloured face brick will complement sandstone and bluestone facades in the locality and metal sheet is a traditional roofing material. (The applicant should confirm the profile of the proposed roof sheeting to ensure it is appropriate for the historic character of the area.
- The fence design and height are appropriate for the streetscape.
- There is still concern regarding the proposed verandah; its pitch and light weight appearance are inappropriate and requires a complete redesign.

### **Administration Comment:**

**To address issues with the verandah design, a Reserved Matter is recommended (subject to planning consent being granted) requiring the verandah to be redesigned. A further assessment of this component will then be undertaken in collaboration with the Senior Heritage Architect.**

## 9. DETAILED ASSESSMENT

### 9.1 Summary of Hill Street Policy Area 1 Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>Desired Character &amp; P1</b>	<ul style="list-style-type: none"> <li>Two storey residential flat building.</li> <li>Refer Section 9.4.</li> </ul>	✓
<b>Objectives</b> O1-2	<ul style="list-style-type: none"> <li>Low density, landscaped setback generally reflecting existing character.</li> </ul>	✓
<b>Form</b> P2	<ul style="list-style-type: none"> <li>Residential flat building.</li> </ul>	✓
<b>Height</b> P3	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Plot Ratio &amp; Dwelling Unit Factor</b> P4 & 5	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✗
<b>Street Frontage Width</b> P6	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✗
<b>Landscaped Open Space</b> P7	<ul style="list-style-type: none"> <li>Dwelling 1 (37%) and dwelling 2 (38%) landscaped open space. PDC 7 requires 50%. The amount proposed is acceptable as adjacent development has less than 50%.</li> </ul>	✓/✗



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

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>In accordance with majority of single and two storey development in the area.</li> </ul>	✓
<b>Heritage</b> O1 & 2 P1-3	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Design and Appearance</b> P4, 6, 11	<ul style="list-style-type: none"> <li>Face brick, grooved fibre cement cladding.</li> <li>Hipped roof.</li> </ul>	✓
<b>Landscaped Open Space</b> P5	<ul style="list-style-type: none"> <li>Refer Table 9.1 P7.</li> </ul>	✓/✗
<b>Height</b> P7	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Setbacks</b> P9	<ul style="list-style-type: none"> <li>Dwelling setback in line with adjacent dwellings to the west and east.</li> </ul>	✓
<b>Fencing</b> P14-16	<ul style="list-style-type: none"> <li>Front fencing of a traditional style with an open character.</li> </ul>	✓
<b>Access and Car Parking</b> P17, 19, 22, 23	<ul style="list-style-type: none"> <li>Existing vehicle access/crossover to be retained</li> <li>Parking located along driveway, not clearly visible from Childers Street.</li> <li>Driveway expected to be landscaped.</li> </ul>	✓
<b>Land Division</b> P24, 25	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗

### 9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Land Division O10 P14-16	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>LOW SCALE RESIDENTIAL DEVELOPMENT</b>		
Building Appearance & Neighbourhood Character O11-12 P17-21	<ul style="list-style-type: none"> <li>A landscape front yard to be provided.</li> <li>Overall visual bulk of proposal minimised by single storey appearance at the front and two storey to the rear, articulation of the facades and variation in building materials.</li> </ul>	✓
Dwelling Setbacks O13 P22	<ul style="list-style-type: none"> <li>Dwelling setback in line with adjacent dwellings to the west and east.</li> </ul>	✓
Building Siting O14 P23 & 24	<ul style="list-style-type: none"> <li>Setbacks generally in accordance with prevailing setbacks.</li> </ul>	✓
Daylight & Sunlight O15 P25-28	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
Private Open Space O16 P29-34	<ul style="list-style-type: none"> <li>Private open space areas and minimum dimensions satisfy PDC 31.</li> </ul>	✓
Visual & Acoustic Privacy O17 P35-38	<ul style="list-style-type: none"> <li>1.6 metre high screening provided to balconies with potential to overlook neighbouring properties.</li> </ul>	✓
Carports, Garaging & Fencing O18-19 P40-43	<ul style="list-style-type: none"> <li>Garaging proposed at the side of each dwelling facing the driveway as opposed to Childers Street.</li> <li>Not clearly visible from Childers Street.</li> </ul>	✓

<b>On-Site Parking &amp; Access</b> O20 P44-45	<ul style="list-style-type: none"> <li>Two car parking spaces provided for each dwelling. Only one space required for each dwelling according to Table Adel/7.</li> </ul>	✓
<b>Site Facilities &amp; Storage</b> O21 P46-47	<ul style="list-style-type: none"> <li>Adequate areas for storage in outdoor areas.</li> </ul>	✓
<b>ENVIRONMENTAL</b>		
<b>Crime Prevention through Urban Design</b> O24 P82-84	<ul style="list-style-type: none"> <li>Passive surveillance of the public realm with living areas, windows and balconies facing Childers Street.</li> </ul>	✓
<b>Waste Management</b> O28 P101 & 102	<ul style="list-style-type: none"> <li>Sufficient area available to accommodate storage of waste bins.</li> </ul>	✓
<b>Energy Efficiency</b> O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> <li>Living areas incorporate north facing windows, others having east facing windows.</li> <li>Natural cross ventilation possible by opening windows to capture breezes.</li> <li>Balconies, eaves and verandahs will assist in shading some windows during the warmer months.</li> </ul>	✓
<b>Stormwater Management</b> O35-39 P126-131	<ul style="list-style-type: none"> <li>Can accommodate rainwater tanks on-site.</li> </ul>	✓
<b>Heritage &amp; Conservation – North Adelaide</b> P162, 165, 167	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Height, Bulk and Scale</b> P168-174	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Plot Ratio</b> P175	<ul style="list-style-type: none"> <li>Plot ratios of 0.54 and 0.6 satisfying maximum 0.6 requirement.</li> </ul>	✓

<b>Landscape Open Space</b> P177	<ul style="list-style-type: none"> <li>Refer Table 9.1 P7.</li> </ul>	✓/✗
<b>Building Setbacks</b> P178	<ul style="list-style-type: none"> <li>Dwelling setback in line with adjacent dwellings to the west and east.</li> </ul>	✓
<b>Materials, Colours &amp; Finishes</b> P187-190	<ul style="list-style-type: none"> <li>Use of brick to reference traditional materials evident in locality.</li> <li>Low light reflective surfaces and articulated facades will result in a contemporary built form not out of context with existing built form, particularly on the southern side of Childers Street.</li> </ul>	✓
<b>Landscaping</b> O55 P207-210	<ul style="list-style-type: none"> <li>Landscaping expected to be provided in the front yard of the dwelling facing Childers Street and along the driveway. A condition is proposed to ensure landscaping details are provided to the satisfaction of Council prior to Development Approval being issued.</li> </ul>	✓
<b>Bicycle Access</b> O64-65 P233-238	<ul style="list-style-type: none"> <li>Adequate area to accommodate bicycle parking.</li> </ul>	✓
<b>Car Parking</b> O71-72 P251-265	<ul style="list-style-type: none"> <li>Two car parking spaces provided for each dwelling. Only one space required for each dwelling according to Table Adel/7.</li> </ul>	✓

## 9.4 Detailed Discussion

### Desired Character

In Childers Street, buildings not identified Heritage Places should be replaced by development having the appearance of single storey detached dwellings adjacent the primary street frontage. Development should reinstate the prevailing building setback established by Heritage Places relevant to the locality.

The proposal has been designed with a single storey appearance to Childers Street. This is an improvement compared to the adjoining contemporary developments to the west and east which have two and three storey appearances to Childers Street. The setbacks on the southern side of Childers Street adjacent the site are not established by Heritage Places. Dwelling 1 will have a setback of 5.3 metres from Childers Street which is in line with adjoining development.

The Desired Character Statement also refers to the varied character of the Policy Area and a broad range of dwelling styles reflective of the ongoing development and re-development of sites. The proposal, despite increasing the intensity of development on the site, is considered to achieve the desire for low density residential development compatible with the varied historic character and established residential amenity.

The proposed residential flat building is an envisaged form of development and the height of two storeys is also anticipated in the Policy Area.

### Built Form and Design

A key consideration in the assessment is the overall form, scale, bulk and design of the proposal and its compatibility or otherwise with the established character of the locality and Policy Area and Zone more broadly.

Policy Area PDC 3 envisages development up to two storeys with a ceiling height of 6 metres. The proposal satisfies the two storey requirement. The proposal does not satisfy the 6 metre ceiling height as a height up to 6.9 metres is proposed. This is acceptable as the requirement will only be exceeded by 900mm, will not result in adverse impacts on neighbouring properties in terms of overshadowing, will have a height similar to adjacent development to the west and will have a height less than the three storey dwellings to the east.

Overall, the proposed built form and design is appropriate to the setting and will be compatible with the streetscape character and varied built form on the southern side of Childers Street.

The previous design was built to the western boundary. The amended proposal now has a side setback to better reflect more conventional setbacks within the locality.

The proposal has been amended to adopt more conventional materials considered to be appropriate within the Historic Conservation Zone. The face brick will sit comfortably with other development on the southern side of Childers Street whereas previously it was considered out of character for the streetscape. The roof sheet is now proposed to be mid grey and is considered appropriate.

The front fence is appropriate with a low stone plinth and open modern pickets although detail of the these is unknown. It is therefore recommended that further detail of the front fencing be provided as part of the Reserved Matter.

### Land Division

A land division application (LD/2/2020) has been lodged concurrently with this application. The land division mirrors this application with four Community Title allotments proposed, each gaining access from a shared driveway. The allotments will vary between 306m<sup>2</sup> to 326m<sup>2</sup> in area.

Policy Area PDC 4 stipulates a dwelling unit factor (DUF) of 500m<sup>2</sup> for a residential flat building not contained within an existing building. The total area of all four sites is 1,266m<sup>2</sup> (excluding the driveway handle) and this represents a DUF of 317m<sup>2</sup>. The proposal clearly represents a departure from the minimum 500m<sup>2</sup> DUF requirement outlined in PDC 4.

Despite this the proposed residential flat building on allotments 1 and 2 has been designed to be consistent with the Desired Character, particularly with a single storey form adjacent Childers Street and satisfying plot ratio and private open space requirements.

Policy Area PDC 6 requires a minimum frontage width of 18 metres for a residential flat building. The existing frontage width of approximately 15.95 metres is proposed to be retained to Childers Street. This includes a 5 metre portion for the driveway handle.

The departure from the requirement is acceptable as it is essentially existing, the allotment will still appear as a single allotment from Childers Street and later subdivisions have disrupted the historic pattern of subdivision in the locality.

### Residential Amenity

Consideration has been given to the impact of the siting, bulk and scale of the proposal on adjoining development. It should be noted that only the dwellings proposed on allotments 1 and 2 are being considered at this stage. The remaining two allotments to the rear include dwellings that are shown for indicative purposes only.

One representation raised concern regarding potential overshadowing. Council Wide PDC 27 seeks the maintenance of:

*'at least two hours of direct sunlight between 9.00am and 3.00pm solar time on 22 June to either the northern facade or at least one ground floor habitable room window (excluding bathroom, toilet, laundry or storage room windows), of any neighbouring residential property and to at least 20 percent of that property's private open space, private landscaped open space or communal open space.'*

Shadow diagrams have not been provided. However, a plan has been provided as part of the applicant's response to representations showing the gutters and gable of the existing dwelling in relation to the proposed dwellings. The alignments and heights are similar at certain points between the existing dwelling and the proposal. A relatively generous 4 metre setback is proposed from the western boundary for the upper levels. Whilst some overshadowing is expected from the proposal during the morning, the generally north south orientation of allotments will ensure it is only

restricted during the early morning with no additional impact during the late morning into the afternoon.

The potential for overlooking from the balconies has been addressed through screening to a height of 1.6 metres above floor level. This satisfies the 1.6 metre requirement referred to in Council Wide PDC 36.

### Heritage and Conservation

Zone PDC 3 states:

*Development of new buildings ... 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.*

The proposal is technically located 'adjacent' a Local Heritage Place on the opposite side of Childers Street (198 Childers Street). A bulk and scale more consistent with development located on the southern side of Childers Street is proposed, particularly compared to the heritage place located on the northern side of Childers Street. However, the proposal includes single storey built form located adjacent the street to reduce its impact.

Zone PDC 4 suggests that '*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*'.

The overall design, detailing and external materials are considered appropriate for a site within the North Adelaide Historic (Conservation) Zone. Whilst the proposal does not directly draw reference from heritage places in the locality, it does draw from the detailing and proportions of neighbouring development by having a similar scale, roof pitch, height, front fencing, and materials.

Council's Senior Heritage Architect has had considerable input into the amended design of the proposal now presented. The amended design is considered acceptable subject to further refinement of the verandah.

## **9.5 Conclusion**

The proposal seeks to demolish an existing single storey detached dwelling and construct a two storey residential flat building comprising two dwellings.

The replacement of the existing dwelling with a well-considered contemporary development is supported. The proposal exceeds the minimum requirements in relation private open space and satisfies the maximum plot ratio requirement. It also achieves an adequate level of onsite parking and setbacks relative to adjacent development.

The potential impacts of the development on adjoining dwellings is acceptable with the minimum requirements in relation to sunlight and shadowing satisfied. The level of amenity for future residents within the proposal dwellings is also expected to be acceptable.

On balance, shortfalls of the proposal, particularly in terms of the DUF are sufficiently offset by it broadly satisfying a range of quantitative and qualitative provisions within the Development Plan.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan as it proposes a form of residential development and overall scale and intensity 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 Mr S Matthews for the demolition of existing single storey detached dwelling and construction of two storey residential flat building comprising two dwellings at 195-199 Childers Street, North Adelaide SA 5006 as shown on plans designated DA/206/2020:

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

### **Reserve Matters**

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

1. **Design of the front verandah**
2. **Detail of front fence 'pickets'**

(Note: A further Decision Notification Form will be issued when the Reserved Matters have been satisfied with the provision of further information. No work can commence until these matters have been resolved and you have received Development Approval from Council.)

### **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 Ply Architecture as follows:**

- **DWG Nos. 00, 01, 02, 05, 06, 10, 11, 40, 41, 42, stamped received 25 May 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. **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.*

3. The privacy screening as depicted on DWG Nos. 10, 11, 40, 41, 42, stamped received dated 25 May 2020 shall be installed/planted prior to occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times.

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

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4. A detailed landscaping plan specifying all areas of the Land to be landscaped, including a list of the species to be planted, the height of the species at the time of planting and the estimated mature height of all plants shall be submitted to and approved by the Council prior to the granting of development approval to the Development. The establishment of all landscaping shall be undertaken within the first growing season after the substantial completion of the Development and in any event prior to the occupation or use of the Development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of the Council at all times. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.

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

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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.*

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## **Advices**

### **1. Building Consent for Approval**

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

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### **2. 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.

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### 3. Boundaries

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

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### 4. 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.

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### 5. 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.

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### 6. 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.

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### 7. City Works Permit

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

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at [www.cityofadelaide.com.au](http://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](mailto:cityworks@cityofadelaide.com.au)

In Person: 25 Pirie Street, Adelaide

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CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED  
DA/206/2020  
10/09/2020

# 197 CHILDERS STREET /



00	TITLE SHEET
01	PERSPECTIVE
02	AERIAL VIEW
05	SITE PLANS
06	SITE PLAN/ SUBDIVISION
10	FLOOR PLANS/ LOT 1
11	FLOOR PLANS/ LOT 2
40	ELEVATIONS/ NORTH, SOUTH & MATERIALS
41	ELEVATIONS/ EAST & WEST LOT 1
42	ELEVATIONS/ EAST & WEST LOT 2

## 197 CHILDERS ST FOR SCOTT MATTHEWS

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

TITLE SHEET

SCALE

@ A3

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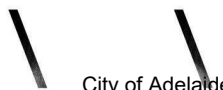
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PROJECT NUMBER	/	0071
PROJECT STATUS	/	PLANNING
REVISION	/	-
DATE	/	10/09/2020

# 00

# PLY

CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED  
DA/206/2020  
10/09/2020



# 197 CHILDERS ST FOR SCOTT MATTHEWS

PERSPECTIVE

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

SCALE

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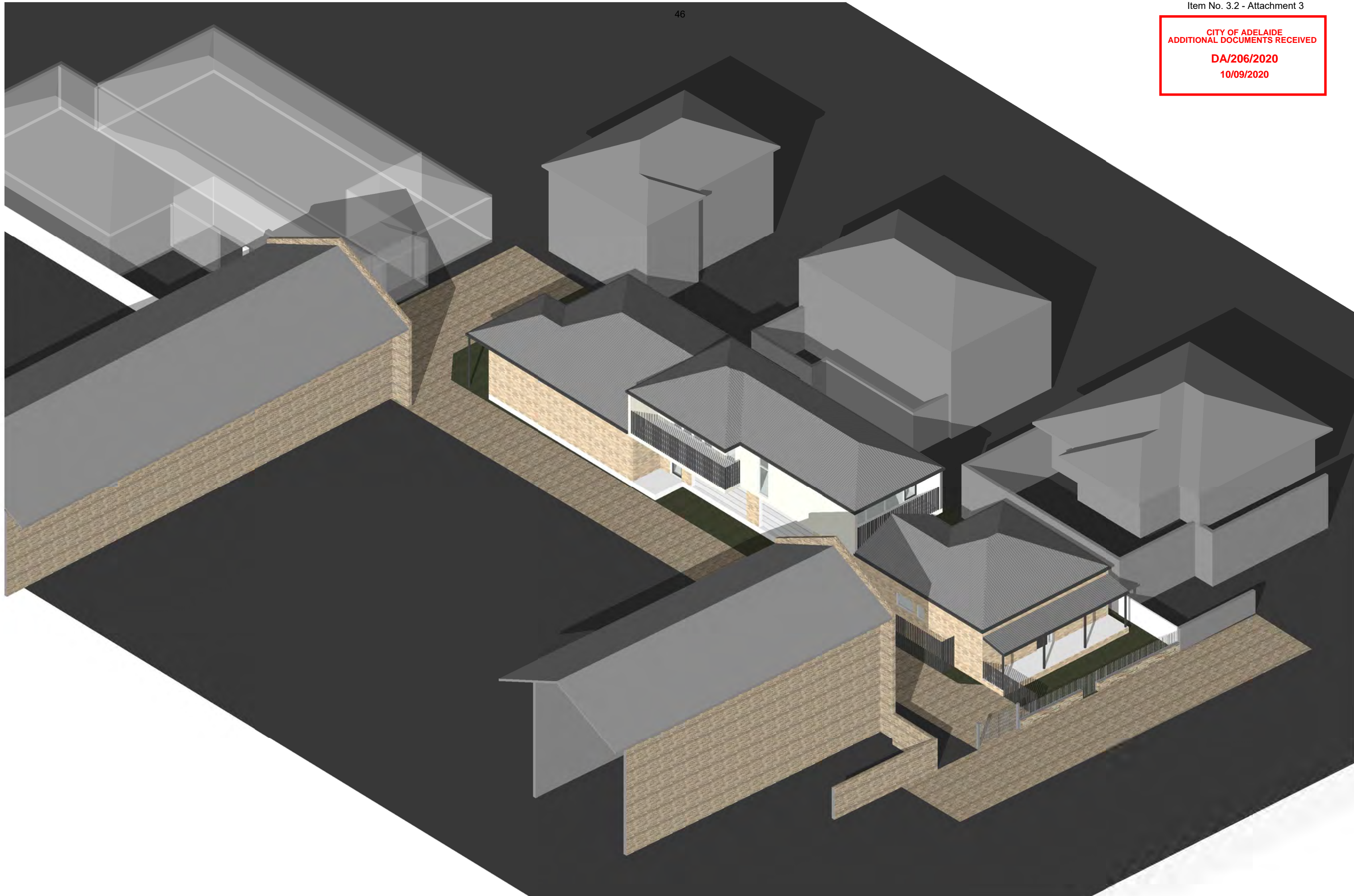
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PROJECT NUMBER	/	0071
PROJECT STATUS	/	PLANNING
REVISION	/	
DATE	/	10/09/2020

# 01



CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED  
DA/206/2020  
10/09/2020



# 197 CHILDERS ST FOR SCOTT MATTHEWS

AERIAL VIEW

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

SCALE

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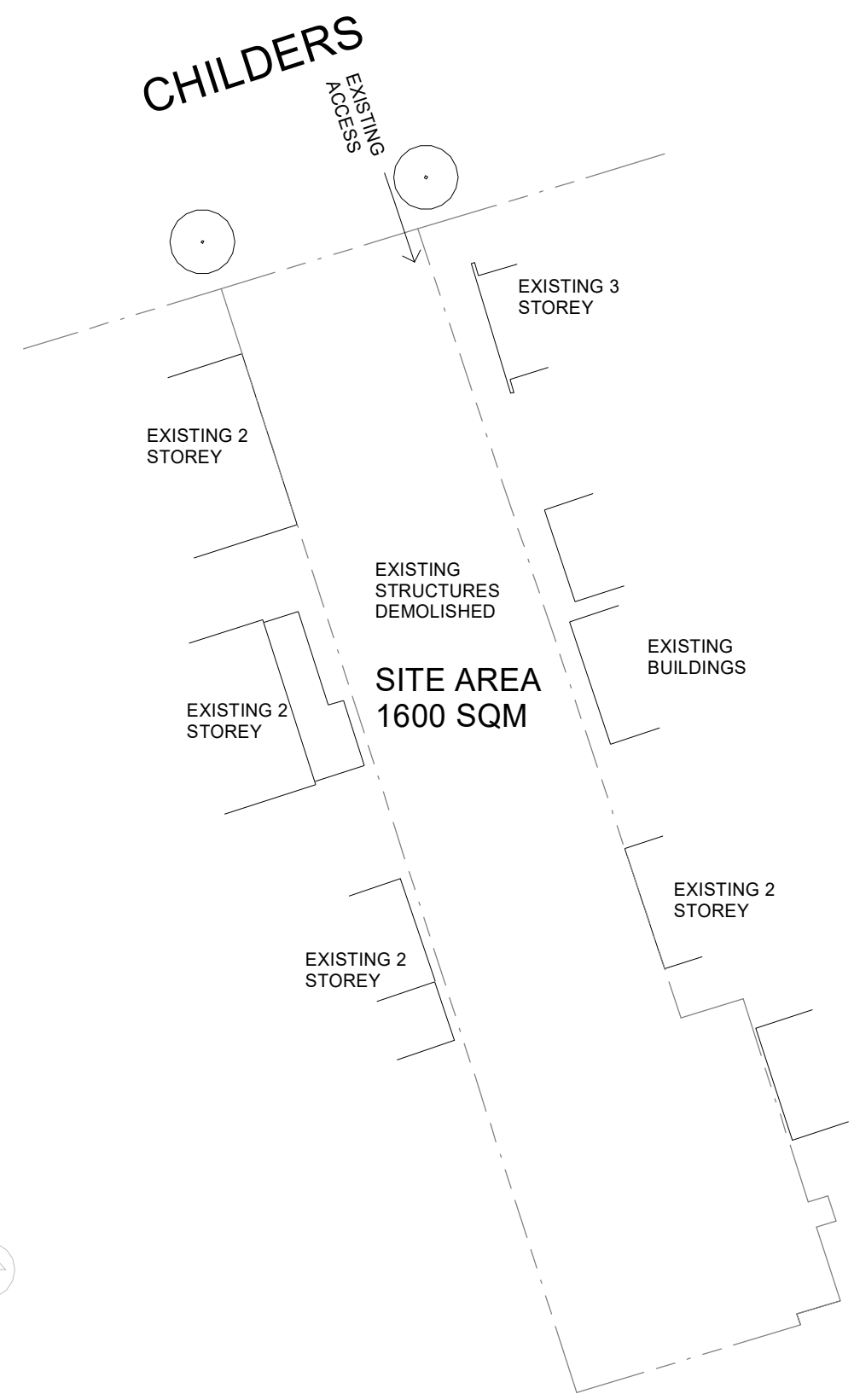
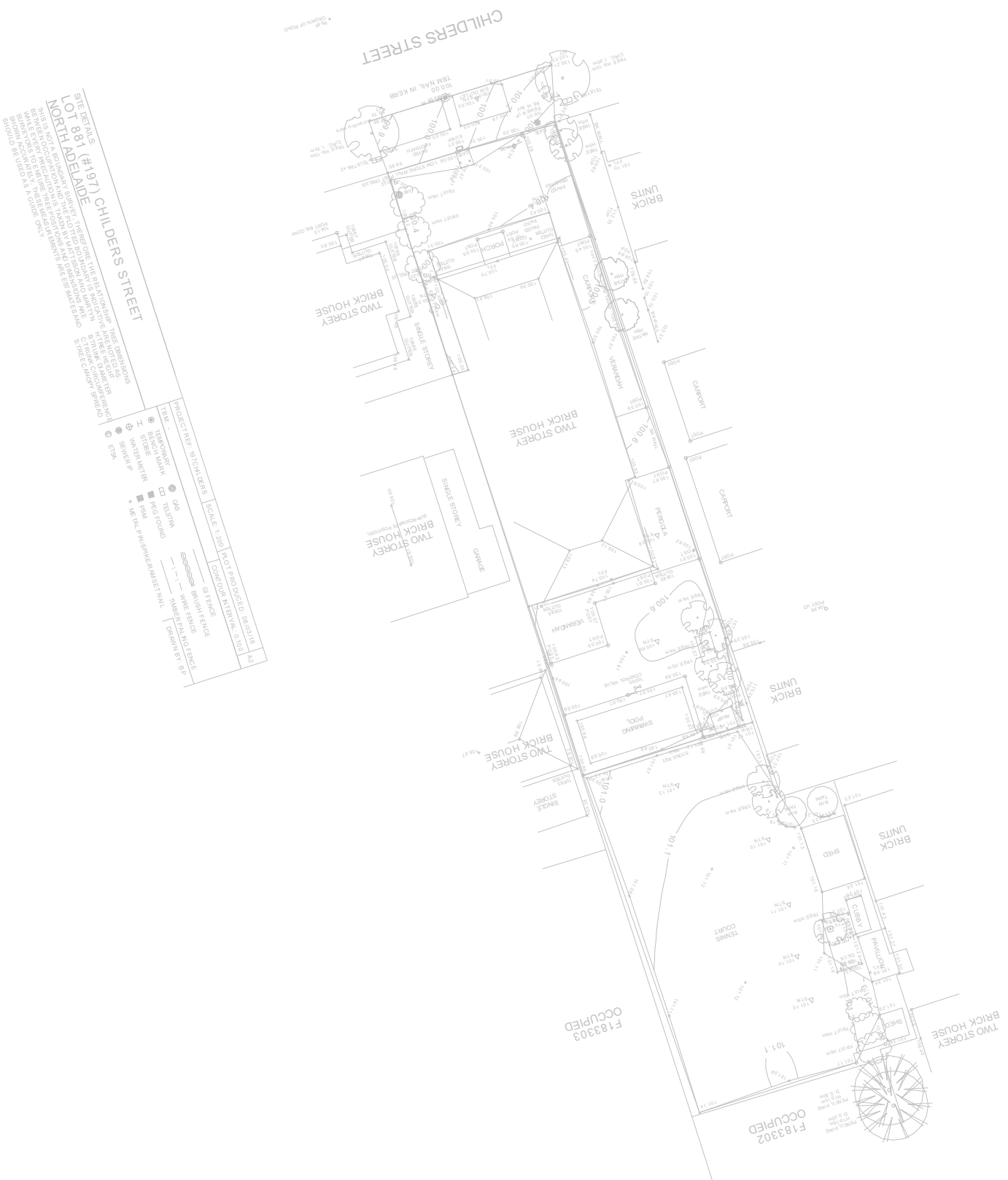
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PROJECT NUMBER	/	0071
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DATE	/	10/09/2020

# 02



CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED  
DA/206/2020  
10/09/2020



SITE W/ SURVEY  
1 : 500

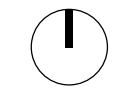
SITE  
1 : 500

# 197 CHILDERS ST FOR SCOTT MATTHEWS

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

SITE PLANS

SCALE 1 : 500 @ A3

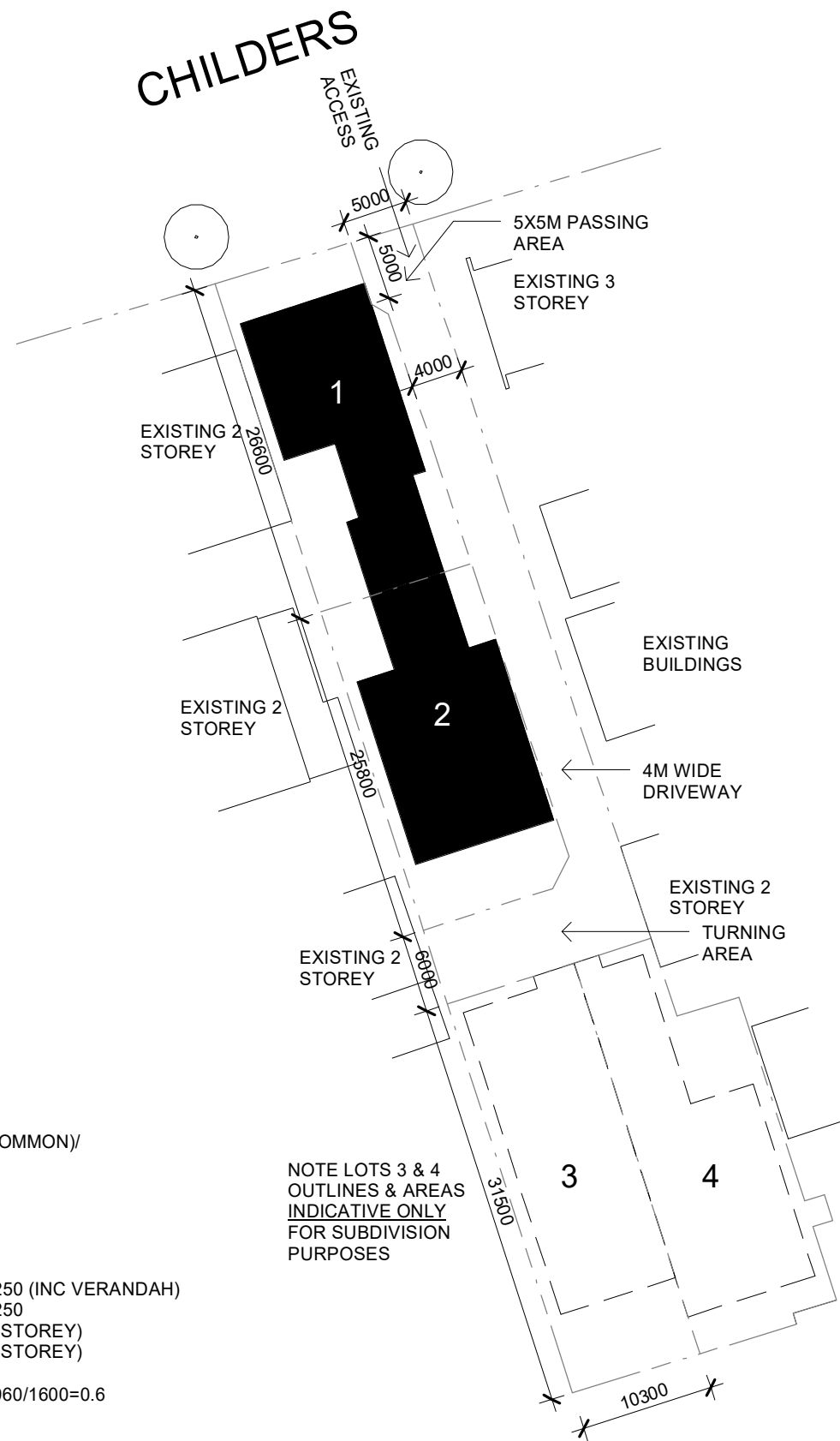


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# 05



CITY OF ADELAIDE  
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 10/09/2020



SITE AREAS (EXCL COMMON)/

- LOT 1: 315
- LOT 2: 315
- LOT 3: 325
- LOT 4: 325

FLOOR AREAS/

- LOT 1: 180G + 70U = 250 (INC VERANDAH)
- LOT 2: 200G + 50U = 250
- LOT 3: 230G (SINGLE STOREY)
- LOT 4: 230G (SINGLE STOREY)

TOTAL PLOT RATIO: 960/1600=0.6

POS AREAS/

- LOT 1: 54G + 10U = 64 (PLUS SIDE)
- LOT 2: 62G + 15U = 77 (PLUS NORTH)
- LOT 3: 62G
- LOT 4: 64G

ALL AREAS IN SQM  
 G= GROUND LEVEL  
 U= UPPER LEVEL

NOTE LOTS 3 & 4  
 OUTLINES & AREAS  
 INDICATIVE ONLY  
 FOR SUBDIVISION  
 PURPOSES

197 CHILDERS ST FOR SCOTT MATTHEWS

SITE PLAN / SUBDIVISION

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

SCALE 1 : 500 @ A3

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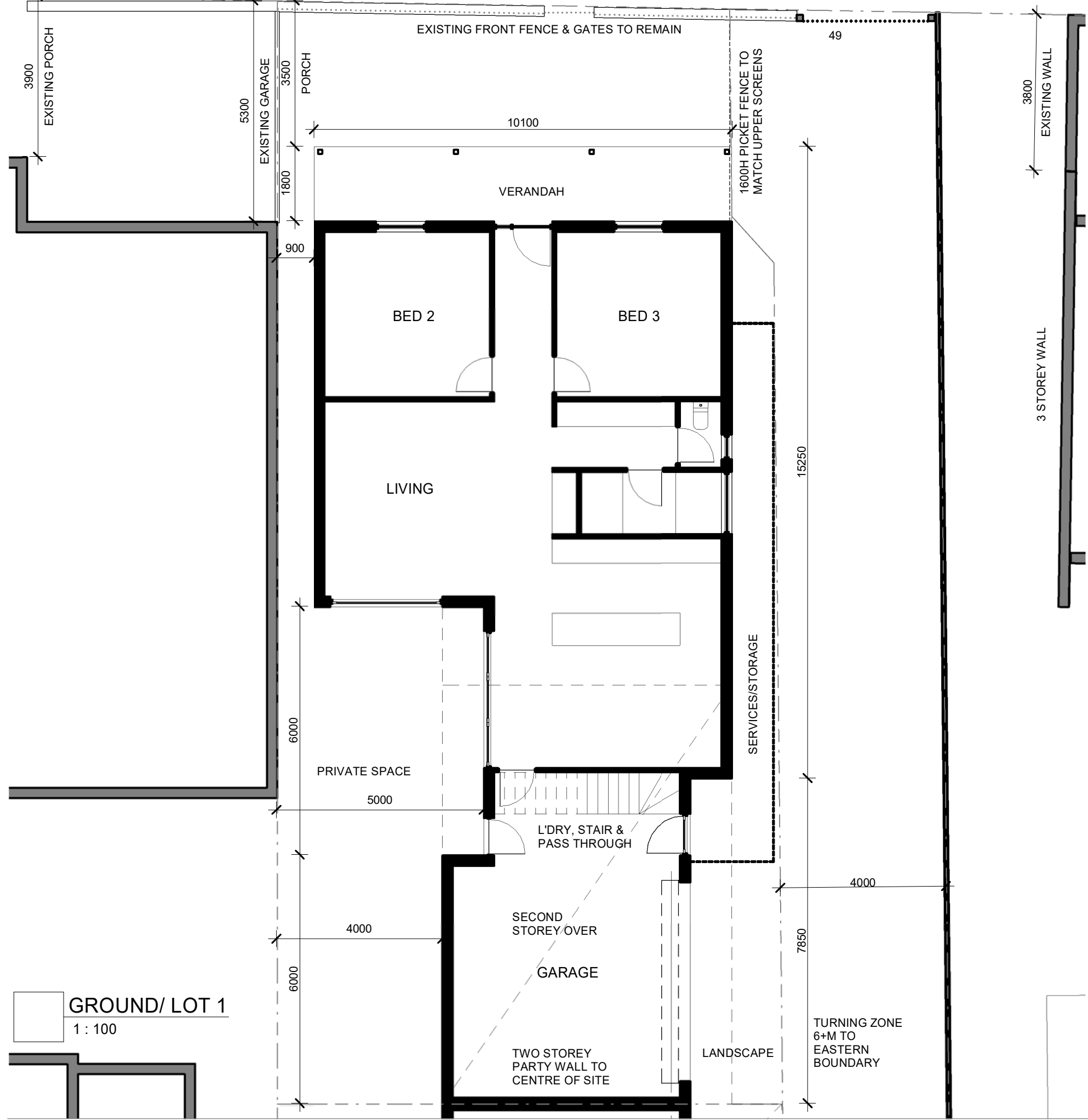
PROJECT NUMBER / 0071  
 PROJECT STATUS / PLANNING  
 REVISION /  
 DATE / 10/09/2020

06

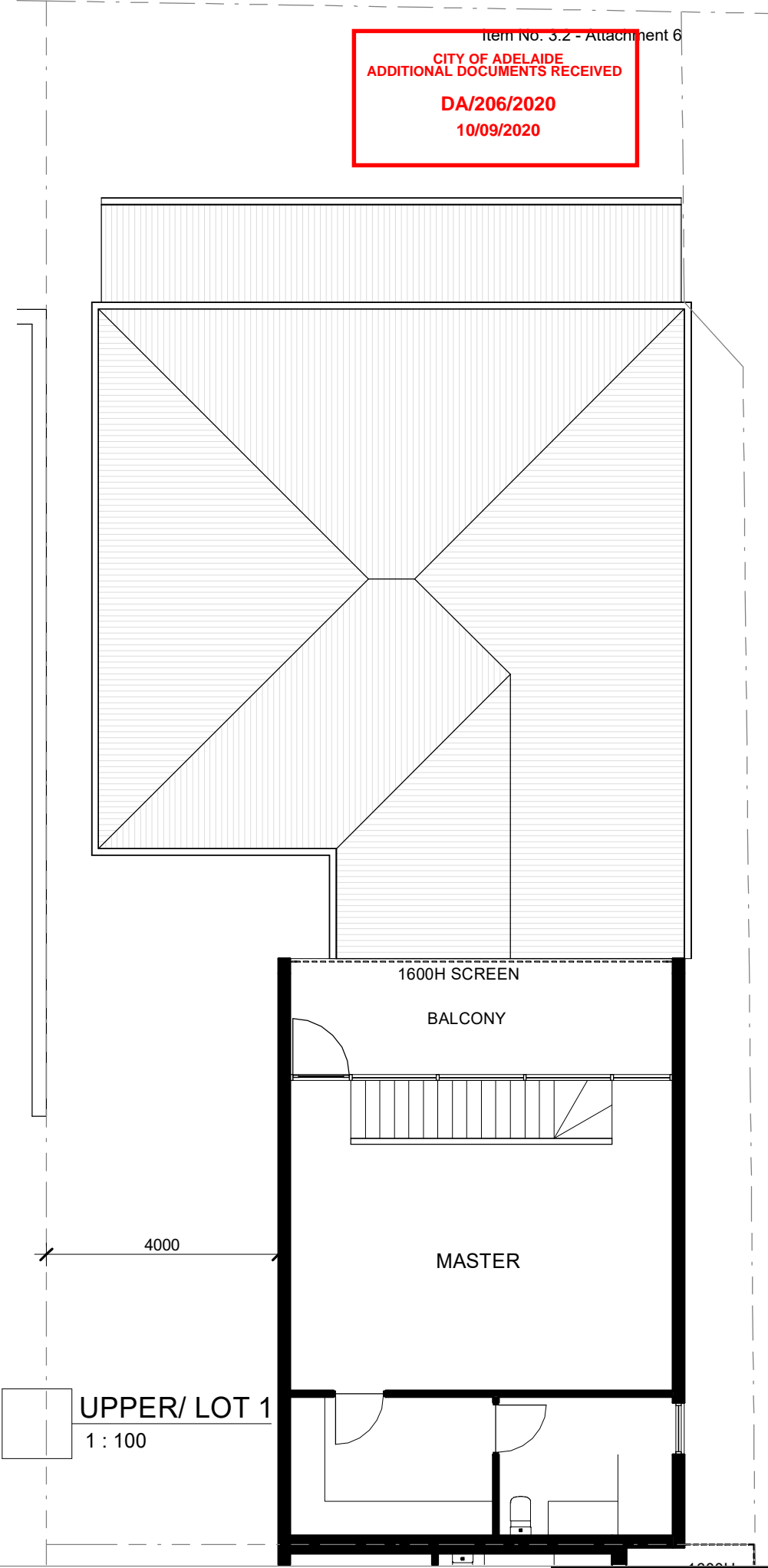
PLY



Item No. 3.2 - Attachment 6  
**CITY OF ADELAIDE**  
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**DA/206/2020**  
 10/09/2020



GROUND/ LOT 1  
 1 : 100



**197 CHILDERS ST FOR SCOTT MATTHEWS**

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

SCALE 1 : 100 @ A3

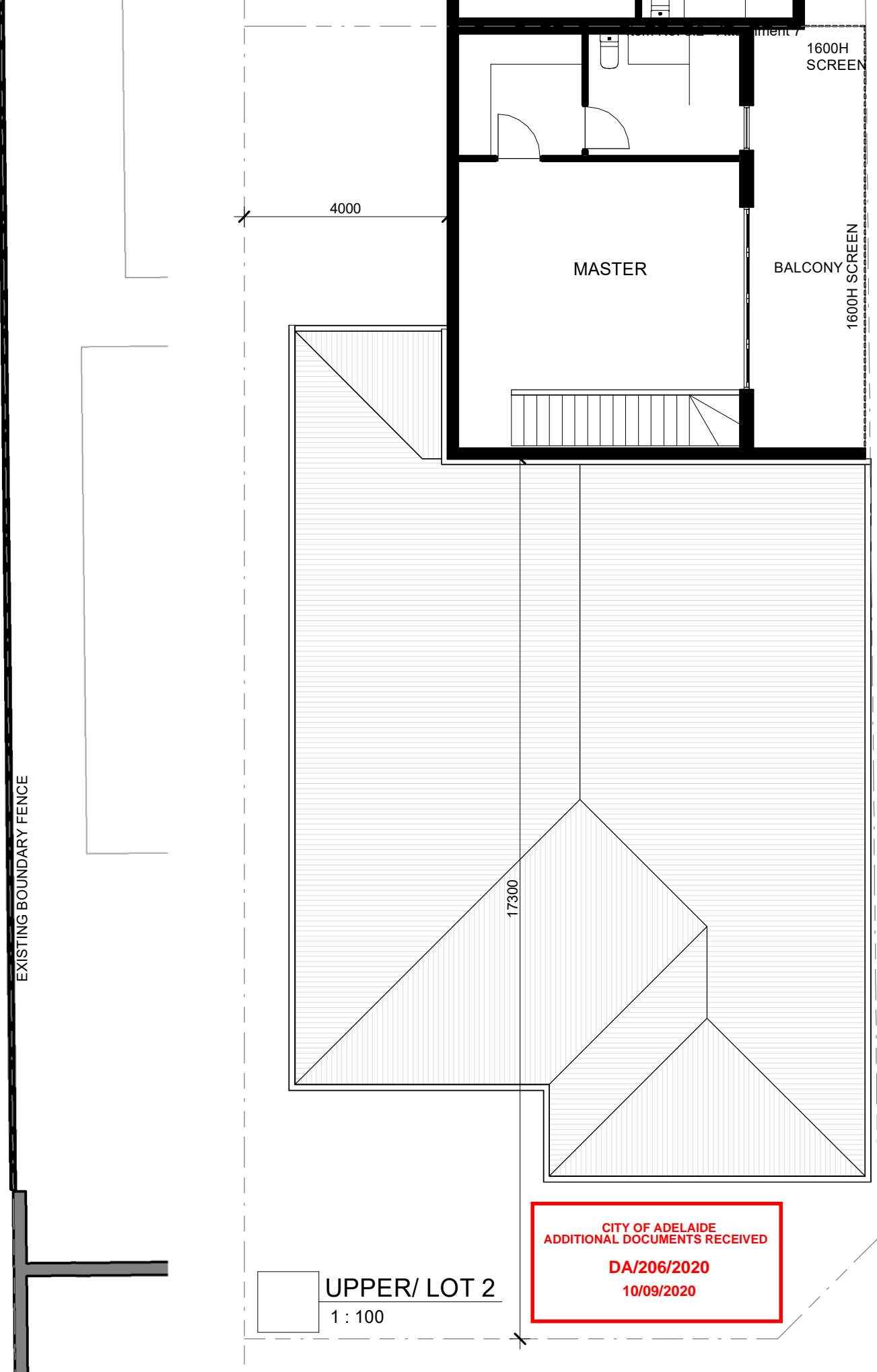
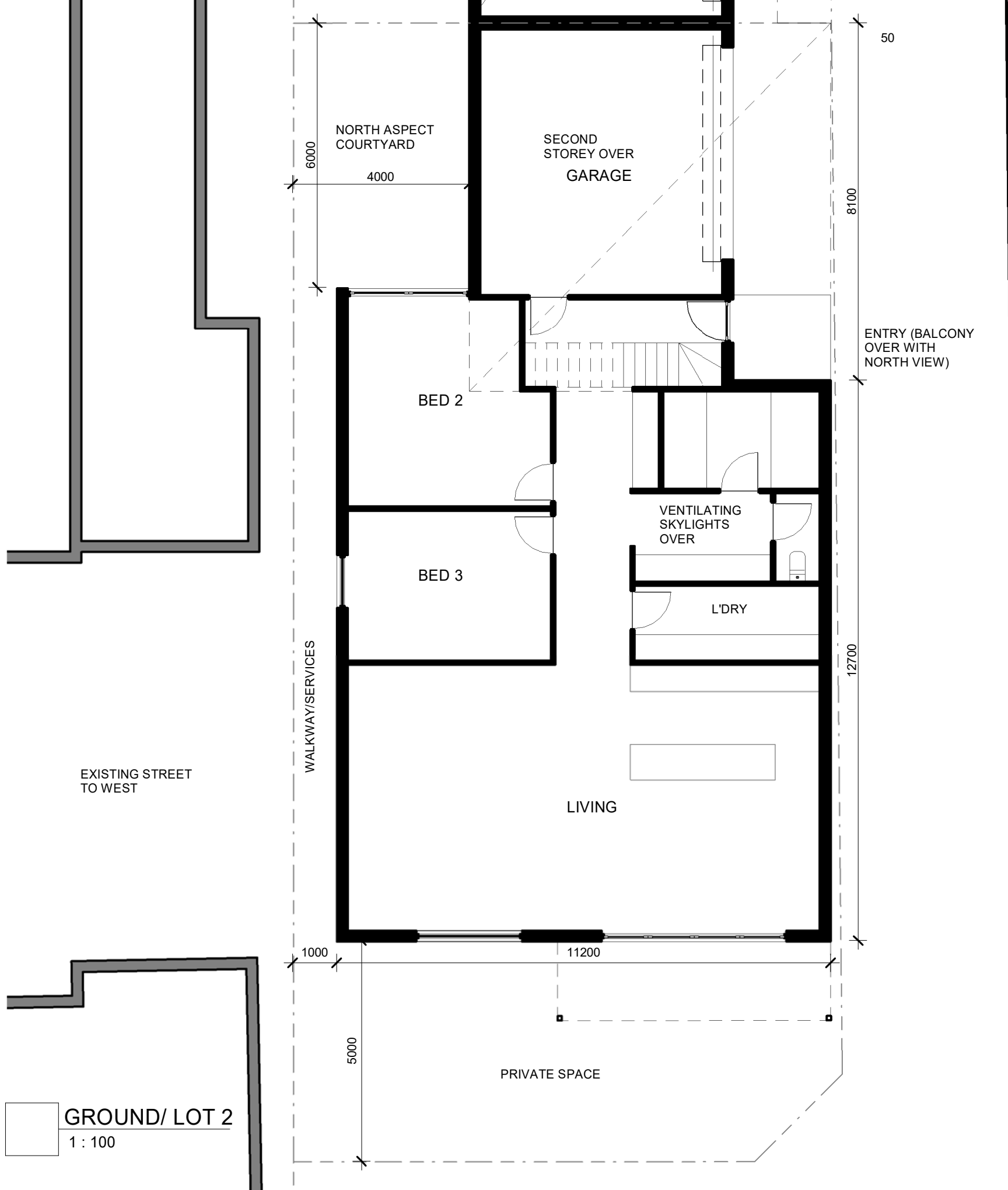
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**10**

**PLY**



GROUND/ LOT 2  
1 : 100

UPPER/ LOT 2  
1 : 100

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# 197 CHILDERS ST FOR SCOTT MATTHEWS

FLOOR PLANS/ LOT 2

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PLY

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EXISTING SOLID BRICK WALL TO EASTERN NEIGHBOUR

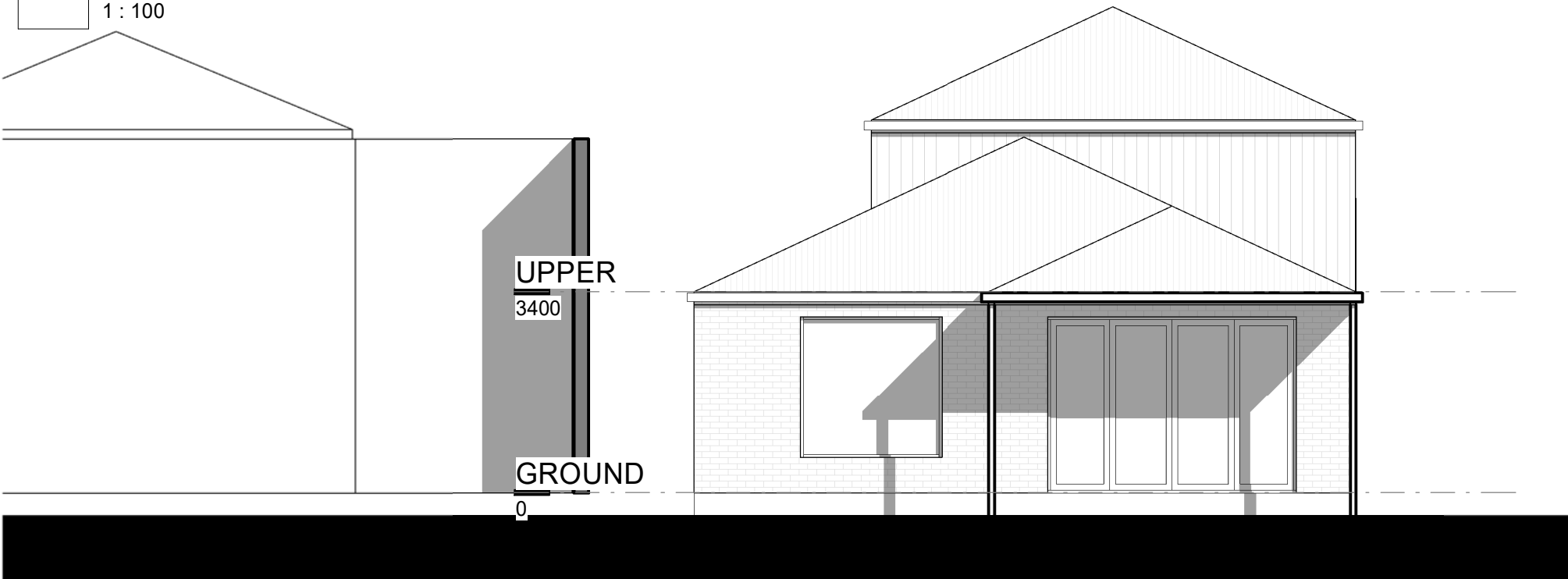
DRIVEWAY

EXISTING FRONT FENCE & GATES TO REMAIN

NEW DWELLING

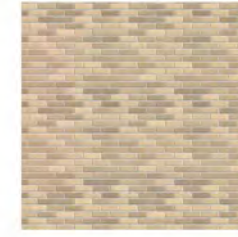
EXISTING DOUBLE GARAGE & GATE TO WESTERN NEIGHBOUR

**NORTH**  
1 : 100



**SOUTH**  
1 : 100

GROUND LEVEL WALLS



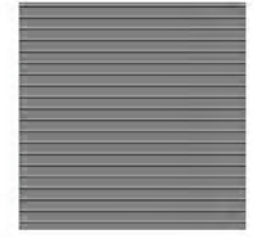
FACE BRICK/  
NATURAL SAND TONES

FRONT PLINTH



EXISTING STONE

ROOFS & GARAGE DOORS



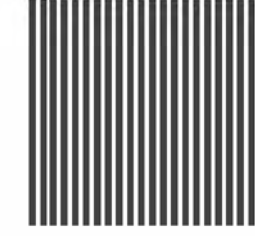
PROFILED METAL CLADDING/  
MID GREY

UPPER CLADDING



GROOVED FIBRE CEMENT CLADDING/  
OFF WHITE

SCREENS/ BALUST



VERTICAL SLATS/  
DARK GREY. MAX. 25% OPENINGS

WINDOWS



WHITE FRAMES/  
CLEAR GLAZED

# 197 CHILDERS ST FOR SCOTT MATTHEWS

ELEVATIONS/NORTH SOUTH & MATERIALS

SCALE 1 : 100 @ A3

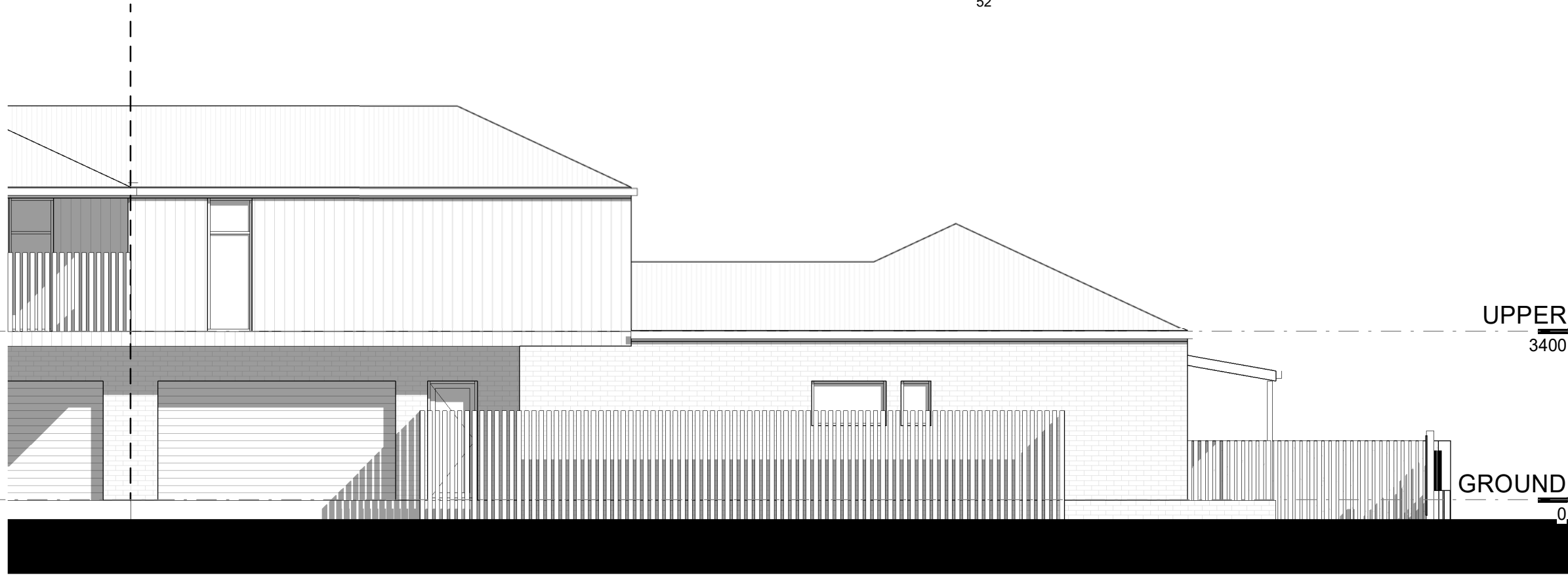
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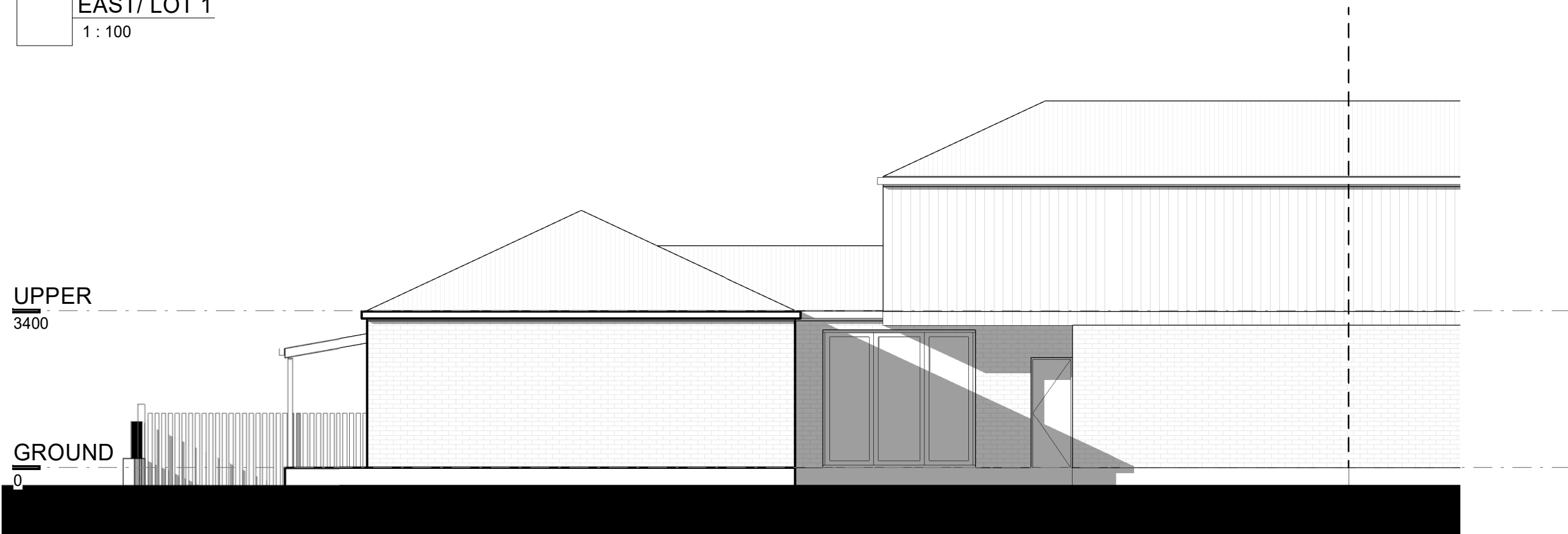
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# PLY

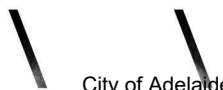
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 ADDITIONAL DOCUMENTS RECEIVED  
 DA/206/2020  
 10/09/2020



EAST/ LOT 1  
 1 : 100



WEST/ LOT 1  
 1 : 100



**197 CHILDERS ST FOR SCOTT MATTHEWS**

ELEVATIONS/ EAST & WEST LOT 1

City of Adelaide Council Assessment Panel Meeting Agenda - 28 September 2020

SCALE 1 : 100 @ A3

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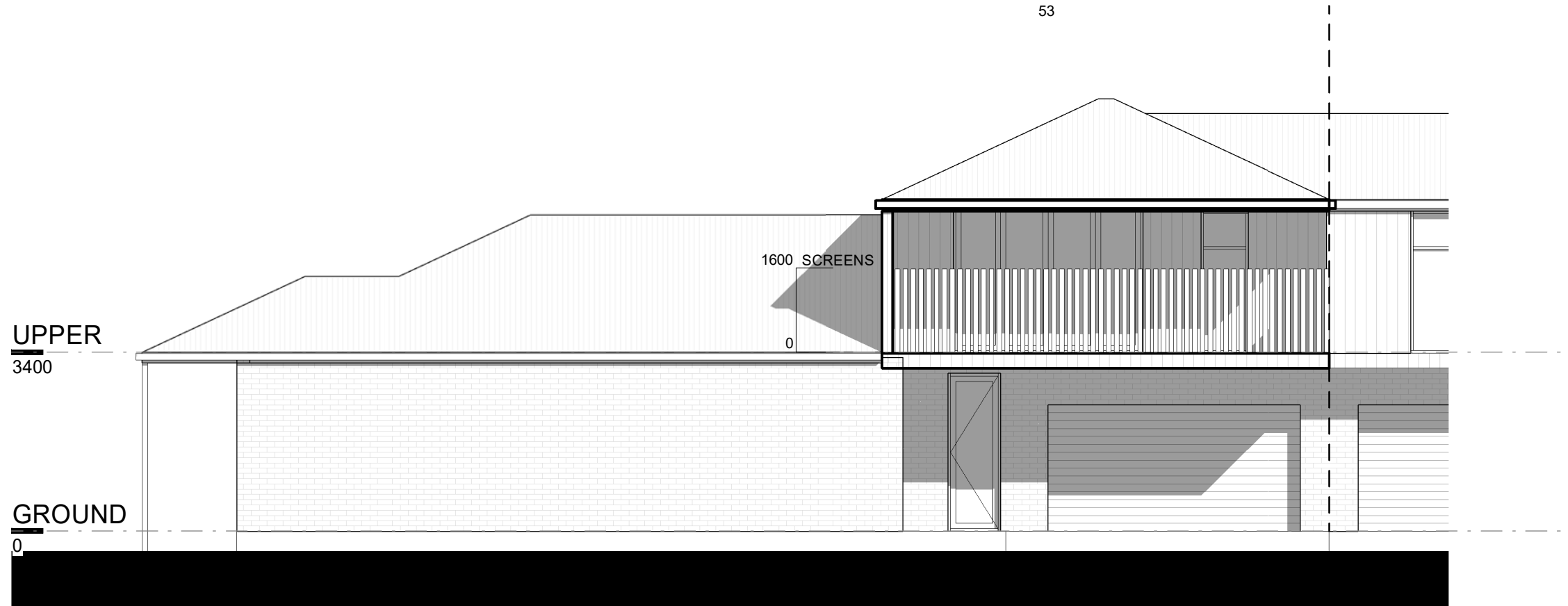
PROJECT NUMBER / 0071  
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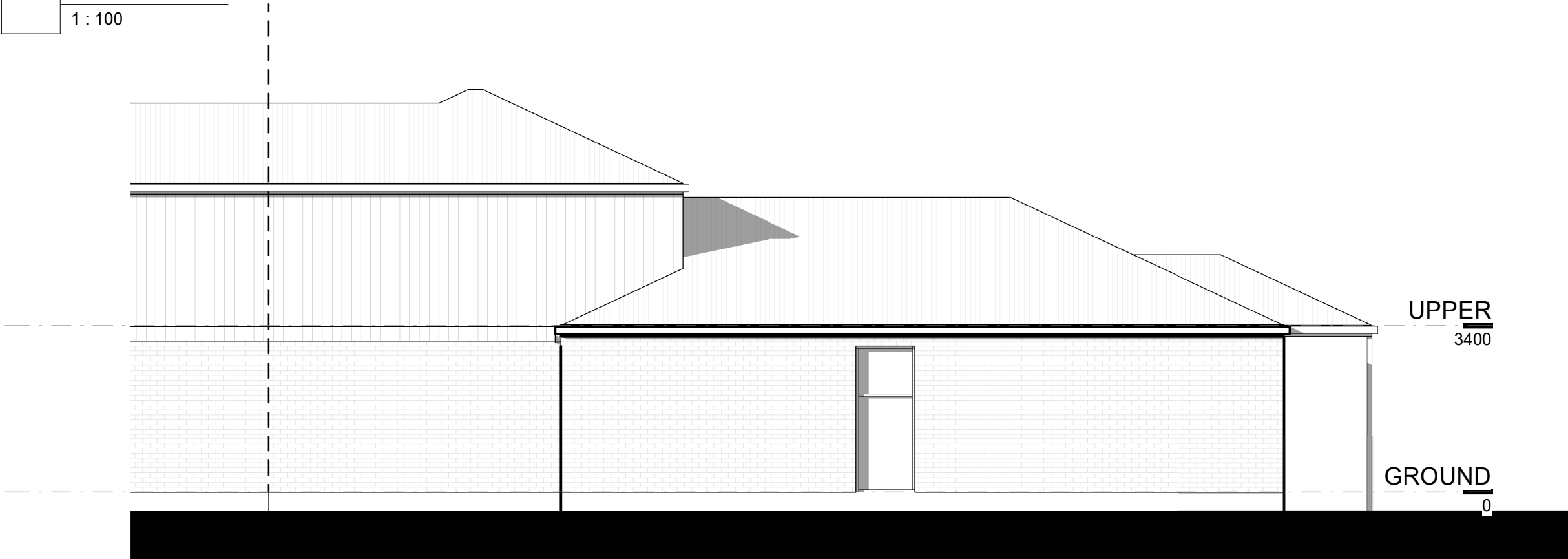


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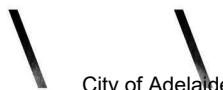
53



EAST/ LOT 2  
1 : 100



WEST/ LOT 2  
1 : 100



# 197 CHILDERS ST FOR SCOTT MATTHEWS

ELEVATIONS/ EAST & WEST LOT 2

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# 42



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 5731 Folio 949

**Parent Title(s)** CT 3445/5  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 07/02/2000      **Edition** 10      **Edition Issued** 18/02/2016

## Estate Type

FEE SIMPLE

## Registered Proprietor

KELLY MAREE NESTOR  
OF 197 CHILDERS STREET NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 881 FILED PLAN 183343  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
12465424	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
12722339	CAVEAT BY COLLABORATIVE CHAMBERS PTY. LTD. (ACN: 133 027 326)
12734344	CAVEAT BY SCOTT MATTHEWS
12870075	CAVEAT BY CRAIG MILTON GILL
12881151	CAVEAT BY COMMISSIONER OF STATE TAXATION

## Notations

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



## Response to Development Application on Public Notification

Development Application - DA/206/2020

Location - 195-199 Childers Street, NORTH ADELAIDE SA 5006

Description - Demolition of existing single storey detached dwelling and construction of two storey residential flat building comprising two dwellings.

### Representation:

The proposed new building is 2 storey (replacing the existing single storey dwelling) and the submitted plans do not show enough detail about building heights. There is no overall height indicated on the plans and the proposed building appears to be taller than the adjacent 2 storey building shown on the plans. Scaling of the supplied plans indicates an overall height of approx.. 8.5m.

I am concerned about overshadowing of my property at 14-16 Tormore Place, which is directly adjacent (to the West) of the proposed development, in particular the shadowing effects of the 2 storey section of the proposed building. I am concerned about a loss of available sunlight in my property, particularly in the outdoor recreation area to the rear and Eastern side of my property (adjacent the proposed development).

I accept that the proposed building (2 storey section) is set back 4m from the adjacent boundary and this may reduce the effects of overshadowing, however there is not enough information on the plans to evaluate this. I request a detailed shadow diagram (times of day, times of year) be submitted to evaluate the effects of the proposed new buildings on adjacent properties.

Yours Sincerely,

Matthew Scott

14 – 16 Tormore Place

North Adelaide



I am very strongly against the demolition of above site. This is a bluestone residence and should be conserved. Knock down the swimming pool and tennis court and you can still have 2 dwellings.

Surname: Ivens

Given Names: Carole Ivens

Address Line 1: Unit 1

Address Line 2: 187 Childers Street

Suburb: North Adelaide

Postcode: 5006

Email Address: [caroleivens@yahoo.com.au](mailto:caroleivens@yahoo.com.au)

If too many older style homes are demolished in NA the charm and heritage value of this suburb will greatly decrease. It could merely become a suburb of contemporary flats and apartments with little evidence of a former style of architecture and the past.

Surname: Barker

Given Names: Elaine Mary

Address Line 1: 72 Buxton St

Suburb: North Adelaide

Postcode: 5006

Email Address: [elainebarker@bigpond.com](mailto:elainebarker@bigpond.com)

**Seb Grose**

---

**From:** David Nery <david@ergosafety.net>  
**Sent:** Monday, 22 June 2020 12:50 AM  
**To:** Seb Grose  
**Subject:** REPRESENTATION - DA/206/2020 - 197 Childers Street, North Adelaide

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For the attention of Mr Seb Grose, Senior Planner

Dear Sir,

Reference: Development Application DA/206/2020

Proposed demolition of existing single storey development, construction of two storey residential flat buildings comprising of two dwellings.

We write in relation to the above mentioned development application. Being familiar with the site and examining the plans, we strongly object to the home being demolished and a construction of a two storey building consisting of two flats being approved. The plan also shows a further two dwellings being proposed, which our concerns about will be addressed subsequently.

Our initial concerns are with the demolition of a character home that represents the uniqueness of North Adelaide and is therefore irreplaceable. This home forms part of the picture that is North Adelaide. This historic area should be protected. In particular, this home should be protected as other homes are, by being listed as a valuable Heritage Home. 197 Childers Street is made of the same materials and is constructed at a similar time as other Heritage listed homes in close proximity. It can only be an oversight that 197 Childers Street is not listed.

Furthermore the building materials proposed in the Development Application are not in keeping with any property found on Childers Street. The Development differs from the character of the street and would be better suited to a beach location. To remove a building that suits the streetscape, is in exceptional condition and has historical importance does not best suit the community as a whole.

To build a further two dwellings (equalling four) raises issues of the overdevelopment of the site and we are concerned about the block and what is being permitted on it. The question of the impact to the street, issues of the generation of extra traffic and concerns of overshadowing of adjacent properties would need to be accessed. Overdeveloping the site benefits one and not the long term future of our street as a whole. The bulk and scale is not compatible with other dwellings nearby.

The intention is to demolish a character home to replace it with several homes of lesser character and lesser quality. It makes no sense to us and to confirm we strongly object to this proposed development.

We are grateful for the opportunity to voice our concerns, we would respectfully request that you consider an alternative way to develop the site that leaves the current home standing.

Yours Sincerely  
David and Vicki Nery  
198 Childers Street, North Adelaide

Further to our considerable concerns noted above please see below the concerns expressed by our next door neighbours who are also directly impacted by the proposed development:

*Our next door neighbours at 194 Childers St (Chris Sumner and Suzi Roux) support our submission to oppose this development.*

*They were notified of the previous application to create an allotment at the rear of the property and commented on 27 September 2018 that they were neutral about the application to divide the property on the basis that the existing house at the front would remain. If this was not to be the case they objected.*

*Chris Sumner had a discussion with a planning officer on 25 Sept 2018 and was advised that the plans at that stage were not to demolish the existing house. It was made clear that at that stage the developers plans were to leave the existing building at the front – demolition was not mentioned. He was informed on at least two occasions during the conversation that if there was later an application to demolish the existing house then he would be notified and given a right to comment.*

*He advises that these undertakings from the ACC were not complied with. They received no notification of the current proposal. On inquiring to the ACC he was advised he had no right to comment. This denial of consultation has occurred despite previous undertakings from the ACC and despite at least part of their property being directly opposite 195 -199.*

*Please note their strenuous objection to yet another development which will contribute to the destruction of the character of North Adelaide.*


**Planning Chambers Pty Ltd**

**Office**  
219 Sturt Street Adelaide SA 5000

**Postal Address**  
P.O Box 6196 Halifax Street SA 5000

**Office** 08 8211 9776  
**Email** admin@planningchambers.com.au  
**Fax** 08 8212 5979

ABN 54 093 576 900

9 July 2020

17-119\_RTR

Mr S Grose  
Senior Planner – Development Assessment  
City of Adelaide  
PO Box 2252  
ADELAIDE SA 5001

Dear Seb

**RE: DA/206/2020 – 195-199 Childers Street, North Adelaide**

On behalf of the applicant, Mr Scott Mathews, I write in response to the representations received during the public notification of the abovementioned application. During the Category 2 notification period, the following people made valid representations to Council:



Representors in the locality		
1	Elaine Mary Barker	72 Buxton Street
2	Mathew Scott	14-16 Tormore Street
3	Carole Ivens	Unit 1, 187 Childers Street
4	David and Vicki Nery	72 Buxton Street

**LEGENDS**



**REPRESENTORS**

**SUBJECT LAND**

**Figure 1: Location of representors**

The representors detailed several matters within their representations which have been summarised below along with a response provided on behalf of the applicant.



## Demolition

Comments were made by several representors regarding the proposed demolition of the existing dwelling upon the subject land. A number commented on what they considered to be the heritage value of the dwelling.

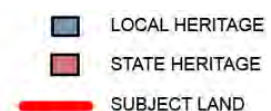
The existing building is not listed as a State or Local Heritage Place within the Development Plan. It is understood that it was considered for listing within previous heritage surveys, as was a large number of older buildings within North Adelaide, but was not found to have sufficient heritage value or merit to warrant a listing. Regardless of this, the building is not currently listed and therefore the demolition of the building is able to be considered on its merits by Council.

Whilst it is acknowledged that the building does form part of the original building stock within North Adelaide, it is understood that it has been altered over the years with the original verandah removed and replaced with a portico, a carport added and a two storey addition constructed at the rear.

**Figure 2** below identifies the buildings within the locality which are listed as State or Local Heritage Places. It is acknowledged that the northern side of Childers Street opposite the subject land and extending to the east, contains several adjoining Local Heritage Places, which together form a consistent row of character buildings. This is also true of the buildings along Hill Street further to the west and Buxton Street to the south west.



**Figure 2:** Heritage listed buildings within the locality





The subject land is adjoined on either side by newer development which is very different to, and in most cases at odds with, the character streetscape on the opposite side of Childers Street. The southern side of Childers Street within the vicinity of the subject land is an area of indifferent, and even discordant, character, especially when considering the 1980's townhouses immediately to the east. As such, the site is not considered to be located within a character streetscape.

The demolition of a non-heritage listed building can occur within the Council Area if a replacement building/development is proposed and subsequently approved by Council as outlined in the following provisions:

### **Demolition**

***'Objective 53:*** *Where demolition of an existing building is proposed, the replacement building is designed and sited to achieve the purposes of the relevant Zone and Policy Area and to provide for quality urban design.*

***Principle of Development Control (PDC) 203:*** *The demolition of any building should not occur unless Development Approval for a replacement development has been granted. Exceptions may only be granted:*

- (a) for documented reasons of public health or safety agreed by the planning authority or alternatively agreed by a statutory order; or*
- (b) where located within the Park Lands Zone.*

### **North Adelaide (Historic) Conservation Zone**

#### ***Hills Street Policy Area 1 - Desired Character Statement:***

*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.*

The proposal is considered to satisfy the intent of the Zone, Policy Area and broader demolition provisions of the Development Plan as it seeks to construct a replacement residential flat building, which will present to Childers Street as a single dwelling of single storey form. The front façade and gabled roof form have been designed to reflect and draw from the traditional character and form of the heritage places on the opposite side of Childers Street. In doing so the development seeks to draw a connection between the newer higher density two storey dwellings to the west, built as a part of the Tormore Place development, and the broader heritage character of North Adelaide.

#### **Density of development**

Mr & Mrs Nery commented on what they considered to be an overdevelopment of the subject land as the proposal seeks to divide the land into four allotments. The subject land currently has approval to create an additional hammerhead allotment at the rear, accessed via a driveway along the eastern boundary (DA LD/29/2018). The approval is still valid however the applicant has not submitted a final plan of division or sought Section 51 clearance. The current proposal seeks to retain the general form of division already approved by Council with the front allotment further divided into two allotments and the rear hammerhead allotment also further divided into two allotments to create a total of four allotments.

The subject land has a total area of 1,600m<sup>2</sup> and is one of the largest allotments within the locality as shown within **Figure 2** above and **Figure 3** below. The proposal seeks to create four allotments ranging from 306m<sup>2</sup> to 326m<sup>2</sup> along with a common driveway providing access to all four allotments. The proposal has an average allotment size of 400m<sup>2</sup> including the common driveway. The Hills Street Policy Area 1 envisages 500m<sup>2</sup> allotments for a newly developed residential flat building.

In comparison to the proposal, several allotments along Tormore Place immediately to the west of the subject land have areas of less than 250m<sup>2</sup>. The density of the development in the locality, as shown in **Figure 3** below is such that the proposed land division will not be out of character, particularly given that the three allotments at the rear will not be readily apparent when viewed from Childers Street.



**Figure 3:** Density of development and allotment sizes adjoining the subject land to the west within the Tomore Place development and to the east within the older 1980's townhouse development.

The proposed allotments are of a size and shape to allow for the development of dwellings with a high-level of residential amenity including convenient vehicle access and functional private open space. The proposed dwellings will meet the relevant provisions for private open space, setbacks, car parking and plot ratio.

Indicative building footprints are shown upon the rear allotments to demonstrate that they can accommodate appropriately sized dwellings with sufficient space for car parking, setbacks and private open space. There is no current built form proposal for the rear allotments which will be the subject of a future application.

#### Bulk, Scale and Overshadowing

A comment was made by Mr and Mrs Nery that the bulk and scale of the proposal is not compatible with other dwellings within the locality. Mr Scott, an adjoining landowner to the west also sought clarification as to the height of the dwellings and the potential for overshadowing of his property at 14-16 Tormore Place.

Of the 12 dwellings located on the southern side of Childers Street within the vicinity of, and including, the subject land, 10 are of a two-storey nature. Numerous two storey dwellings exist across the subject zone and policy area, including old and new. The proposed dwellings are sited and designed to complement the scale of the neighbouring dwellings whilst employing a more traditional single storey form adjacent Childers Street before raising up to the second level which is inset from the side, rear and front boundaries to provide a great level of space than newer development within the locality. The proposed dwellings are comparable in terms of setbacks, site coverage and private open space to the newer adjoining dwellings to the west

The design of the proposed dwellings is of a contemporary style however draws upon key design elements found in places of heritage significance including the front verandah, pitched roofs and use of face brick and rendered masonry. The modern two-storey element at the rear will match that of the newly developed dwellings to the west along Childers Street and Tormore Place. The proposal will therefore bridge the gap between the Local Heritage Places on the opposite side of Childers Street to the north and the newer, contemporary dwellings which have been developed to the west as shown within **Figure 4** and **Figure 5** below.





**Figure 4:** View of the dwellings at 201 and 207-209 Childers Street as viewed from Childers Street looking south-east



**Figure 5:** View of the dwelling at 201 Childers Street as viewed with the subject land in the foreground looking west

In regards to building height, the proposal will meet the maximum two storey limit however will exceed the 6 metre ceiling height as sought by PDC 3 of the Hills Street Policy Area 1. The floor to ceiling height for each of the proposed dwellings will be 6.5 metres; 3.4 metres at the ground level and 3.1 metres on the first floor. The ceiling height at ground level will reference the scale of the neighbouring developments on either side of the subject land and the adjacent heritage places located on the opposite side of Childers Street.



As noted within the survey plan, the existing building located upon the subject land has a gutter height of 4.1 metres and a total height of 6 metres as measured from the finished floor level to the top of the gable. The proposed dwellings have been designed with a gutter height of 6.5 metres and a total height of 8.65 metres to the top of the gable.

As shown in the attached *Existing and Proposed Setbacks* plan, the setback of the existing dwelling to the western boundary is 1 metre from the gutter and 4 metres from the top of the gable. In addition, part of the western façade is located along the boundary for a length of approximately 4 metres. In comparison, the proposed dwellings have been sited to have a greater setback to that of the existing dwelling; the gutter will be setback 4 metres from the western boundary and in excess of 7.4 metres to the top of the gable. The proposed boundary setback exceeds the side setbacks for two storey developments within the locality.

As seen on the plan, there is an existing level of overshadowing from the existing dwelling on the subject land and 201 Childers Street to the north. Given the siting and setback of the proposed dwellings, we believe that the level of overshadowing will not unreasonably enclose upon the rear yard of 14-16 Tormore Place nor impact upon the amenity of Mr Scott's property.

#### Materials

Mr & Mrs Nery commented that the proposed external materials and finishes are not in keeping with other properties along Childers Street.

The locality, specifically along Childers Street, does not demonstrate any level of consistency when it comes to building materials; the adjoining dwellings to the west are of a modern design, consisting primarily of rendered facades, stone porches and balconies overlooking the street. The townhouses to the east appear to date from the 1980's and consist primarily of brown brick with an overall design that is at odds with the desired character of the zone.

The proposed dwellings will utilise traditional materials such as face brick, rendered masonry and timber slats with a neutral white and cream palette to compliment the materials and colour scheme of heritage places in the area. The use of contemporary materials will also provide a connection to the newer dwellings to the west to provide a level of visual harmony when viewed from the street.

#### **Conclusion**

The proponent wishes to redevelop the subject land so as to create four allotments and a residential flat building comprising of two dwellings to replace the existing dwelling. The demolition of the existing dwelling is considered on its merits given the building is not listed as a heritage place.

The density of the proposed division is not considered to be out of character with the locality given the newly developed dwellings west of the subject along Childers Street and Tormore Place. The proposal has been designed to reflect the heritage character of buildings to the north on the opposite side of Childers Street and the modern development to the west within the Tormore Place development. In addition, the siting and setback of the proposed dwellings will not increase the level of overshadowing of the dwellings immediately to the west.

The proposed development is considered to demonstrate a sufficient degree of consistency with the requirements of Council's Development Plan to warrant the grant of consent from Council.

I look forward to receiving your advice as to the date and time of the meeting.

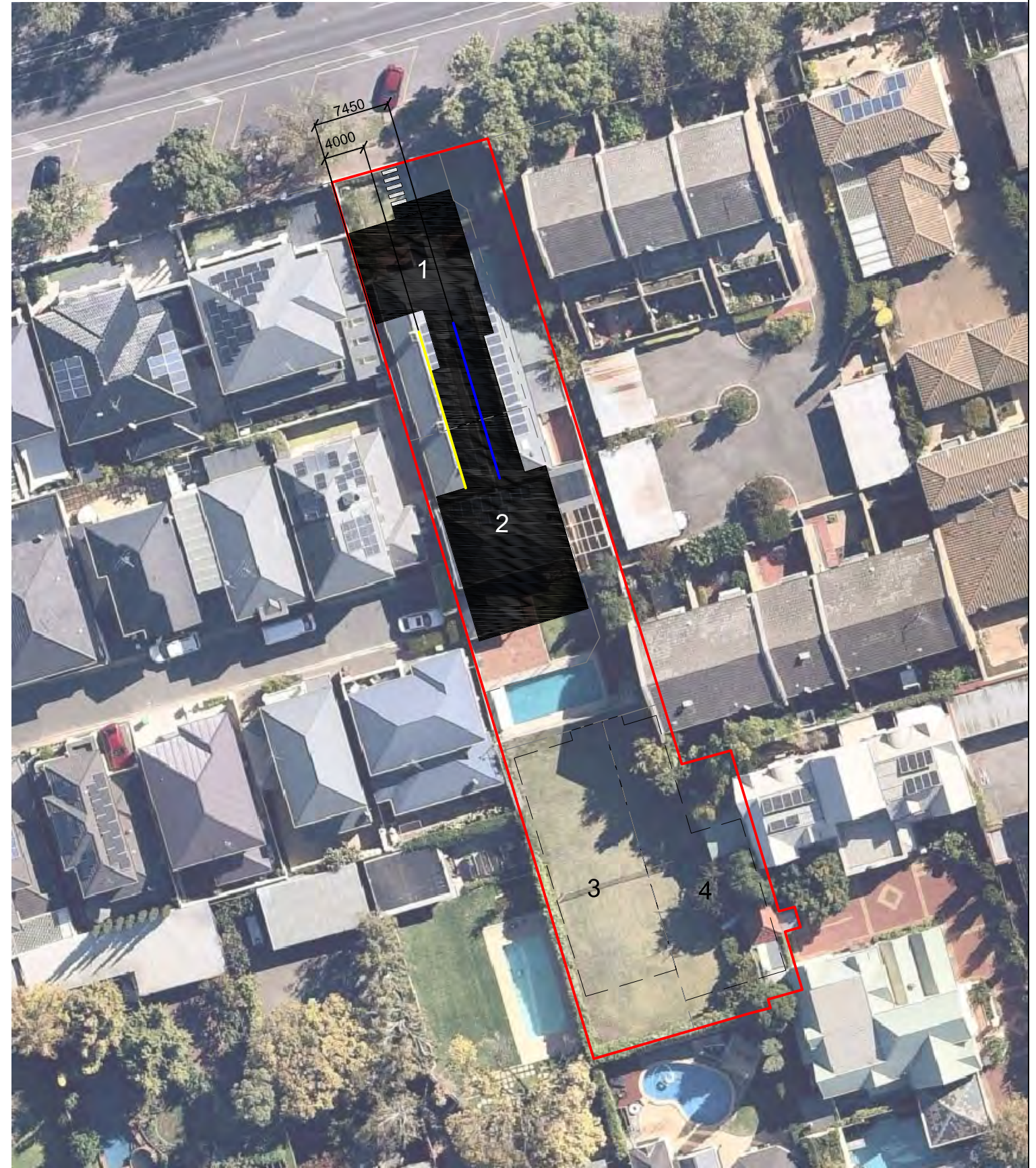
Yours sincerely,

**Damian Dawson**  
**Associate**

*Enc Existing and Proposed Setbacks Plan*



EXISTING DWELLING



PROPOSED DWELLINGS

LEGENDS

- SUBJECT LAND
- GUTTER
- GABLE

**Planning Chambers Pty Ltd**  
 219, Sturt Street, Adelaide, SA 5000  
 Office: (08) 8211 9776  
 adm@planningchambers.com.au

AERIAL PHOTO OF SUBJECT LAND AND SURROUNDING PROPERTIES  
 City of Adelaide Council Assessment Panel Meeting Agenda 18 September 2020



EXISTING AND PROPOSED SETBACKS  
 195-199 CHILDERS STREET, NORTH ADELAIDE SA  
 17-119

## CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 28/9/2020

<b>Item No</b>	<b>3.3</b>
Address	335-337 Wakefield Street, Adelaide SA 5000
Proposal	Construct three storey residence with basement and rooftop terrace with detached garage/studio and swimming pool, DA/252/2020 (EP) [CAP]
Applicant	Mr S Hill Smith
Relevant Development Plan	16 January 2020
Lodgement Date	19 May 2020
Zone / Policy Area	City Living East Terrace Policy Area 29
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
<b>Recommendation</b>	<b>Development Plan Consent Be GRANTED</b>

### ATTACHMENTS

Plans and Supporting Information	
• Plans and Drawings	1 - 19
• Supporting Letters	20 - 28
• Certificate of Title	29 - 30
Comments from Public Notification	31 - 34
Applicant Response to Representations	35 - 37
Department for Environment and Water (Heritage SA) Report	38 - 39

### PERSONS SPEAKING BEFORE THE PANEL

Nil

## 1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for construction of a three-storey residence comprising:
- Basement - containing car parking for five (5) vehicles with access via Wakefield Street, cellar and store / gymnasium
  - Ground Floor – sitting room, dining room, gallery/office, TV room, guest room, lounge, kitchen, pantry, powder room and roofed outdoor entertainment area
  - First Floor – Four (4) bedrooms (two with ensuites), bathroom, laundry and clothes drying balcony
  - Second Floor – Terrace accessible via the main stair and lift, with lobby equipped with a barbeque kitchen and storeroom
- 1.2 An ancillary two storey detached building located at the rear of the site abutting Albert Lane is also proposed comprising:
- Ground Level – garage for three (3) vehicles, store room, toilet and bin store
  - First Level – Studio, store room and toilet
- 1.3 The outdoor area includes a swimming pool and two (2) underground stormwater storage tanks, each of 22,500 litres capacity.

## 2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
<b>Site area 901.9 m<sup>2</sup></b>		
Plot ratio	1.8	0.69
Building height		
- Storeys	4	3 including roof terrace
- Metres (ceiling height)	14 metres (max.)	9.7 metres
Private Open Space (POS)		
- % of total site area or m <sup>2</sup>	180 m <sup>2</sup> / 20 %	392 m <sup>2</sup> / 43 %
Landscaped Open Space (LOS)		
- % of total site area	30 %	54 %
Car parking and Access		
- Number of spaces	2 Spaces	7 Spaces

## 3. **BACKGROUND**

- 3.1 The subject site originally formed part of 'Carhayes', a State Heritage Place to the west of the site. Land division approval to create a separate title was granted in 1998.
- 3.2 Various development applications have been lodged and approved on the subject site including:
- DA/439/1998 – Construct a three (3) storey building comprising 3 apartments, granted consent in November 1998.
  - DA/1084/2001 – Construct a three (3) storey building comprising 3 apartments, granted consent by the ERD Court in February 2004.

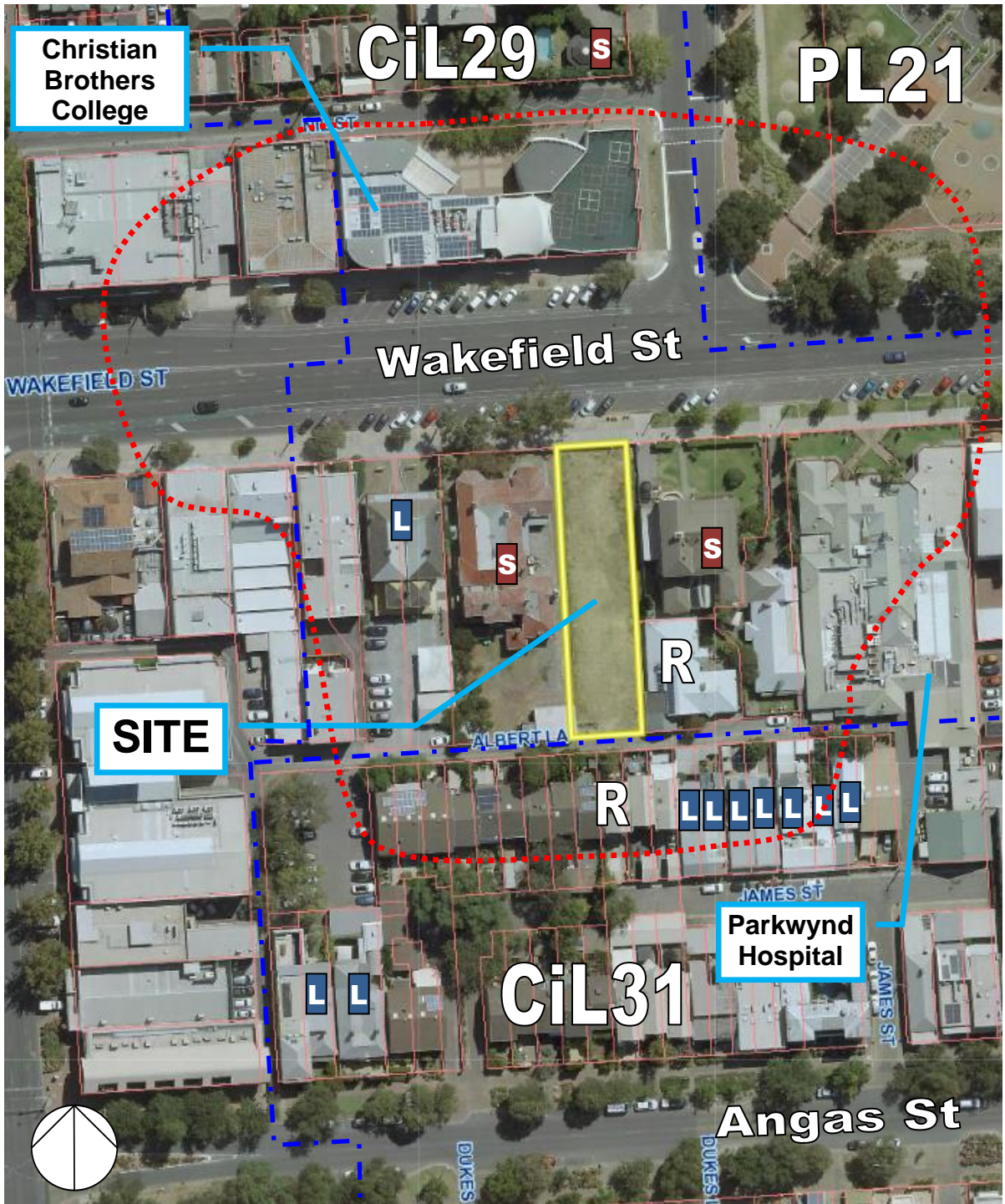
- DA/702/2006 – Construct a two (2) two storey semi-detached dwellings, granted consent in February 2007.
- DA/1040/2008 – Construct a four (4) storey apartment building (including a roof level terrace) consisting of three (3) apartments with swimming pool and undercroft carpark, granted consent in May 2010.
- DA/710/2012 – Construct a three-storey detached dwelling with basement/undercroft car parking (including plant rooms, rainwater tank storage and storage room) and landscaping to the surrounds, granted consent in February 2012.
- DA/795/2017 - Construct a two (2) storey dwelling, with office, roof top terrace, basement parking and a two (2) storey detached garage on Albert Lane, granted consent in March 2018

#### **4. SITE**

- 4.1 The subject site is located on the southern side of Wakefield Street between East Terrace and Hutt Street with vehicular access off Albert Lane to the south.
- 4.2 The site has a frontage of 14.7 metres to Wakefield Street and a total site area of approximately 902 m<sup>2</sup>.
- 4.3 The subject site falls by approx. one (1) metre from Albert Lane to Wakefield Street and except for the masonry fence along the Wakefield Street boundary has been cleared of any built form and vegetation.
- 4.4 A 1.8-metre-high masonry fence exists along the Wakefield Street frontage which was part of the original 'Carhayes' property.

#### **5. LOCALITY**

- 5.1 The subject site is adjoined to the west by the State Heritage listed 'Carhayes' residence and to the east by the State Heritage listed two (2) storey 'Cartref' residence and a single storey dwelling (not heritage listed) which fronts Albert Lane.
- 5.2 On the northern side of Wakefield Street, opposite the site, are two and three storey buildings of relatively recent construction occupied by the Christian Brothers Early Learning Centre and Junior School and a medical centre and offices. Glover Playground is located to the east, across East Terrace.
- 5.3 Parkwynd Hospital is located further to the east and consists of a range of mainly single-storey buildings of various styles and construction.
- 5.4 The site also has a frontage to Albert Lane (a public road) to the south which separates the subject land from properties facing James Street and Angas Court. These properties use Albert Lane for pedestrian/vehicle access from their properties.



**Photo 1 – Subject Site with Cartref House on the left**



**Photo 2 – Subject site with Carhayes House on the right**





**Photo 3 – Subject Site viewed from Albert Lane**



**Photo 4 – Christian Brothers College located opposite on Wakefield Street**



**Photo 5 – 26 James Street (left) and 28 James Street (right) viewed from Albert Lane**



**Photo 6 – Number 2 Albert Lane with Cartref House visible in the background**



## 6. PUBLIC NOTIFICATION

### 6.1

Category of Notification	Category 2
Representations Received – 2	<ul style="list-style-type: none"> <li>• Richard Edwards – 2 Albert Lane, Adelaide</li> <li>• Alex Karatassa – 28 James Street, Adelaide</li> </ul>

### Summary of Issues raised by the Representors and Responses by the Applicant (the applicant's responses are in bold)

Representor	Applicant's Response
Concerned that the development will create overshadowing that removes the effect of natural light within the house and in the garden and courtyard.	<p>Overshadowing will be minimal in comparison to the existing situation [where Cartref house overshadows the dwelling].</p> <p>Diagrams have been provided illustrating the existing and proposed situation.</p> <p>The existing gum tree at 28 St James Street which already causes the greatest amount of overshadowing to the representor's dwelling and private open space has not been shown in the diagrams.</p>
<p>28 James Street has five, large, north facing windows, all of which will directly face the proposed development and will be visible from the studio and garage at the current height and proximity. The two upstairs rooms have floor-to-ceiling windows: the first bedroom is my office and the other room is currently being used as a bedroom. The downstairs dining area has two, floor-to-ceiling European window doors and the kitchen area has one window.</p> <p>Request that the garage and studio has no windows, balconies, doors or any other type of vantage point that faces 28 James street. Alternatively, any windows facing the property has frosted glass.</p>	<p>Windows to Albert Lane are fixed and are set at 1.6 metres above internal finished floor level. This satisfies the Development Plan requirement with regards to privacy.</p>
Overlooking into courtyard as this the private open space of 28 James Street.	As above.
Object to the garage / studio being located on the common boundary as this would unreasonably reduce light and be visually bulky.	The upper level of the garage / studio is set back 0.85 metres from the boundary, reducing overall mass.
Object to the height of the boundary fence at 2.25 metres height. A lower height of 2.1 metres is preferred that will provide security without creating a sense of over-	The previous approved proposal for the site included a fence set at 2.4 metres. The proposed height of 2.25 metres is a compromise between the client's

enclosure.	preference for 2.4 metres and the neighbour's desire for a 2.1 metre high fence.
Concerned that construction will impede access to the house as Albert Lane is the only means of access.	

## 7. **REQUIRED EXTERNAL REFERRALS**

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

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

- The proposal has no physical impact on the abutting State heritage places
- The proposal is sufficiently compatible in setback, scale, material and proportion with adjoining State heritage places. While the architectural treatment is contemporary in style, the articulation of building volume; setback of the roof terrace/ lift; use of a hipped roof; incorporation of vertically proportioned windows and concealment of basement carparking has resulted in a proposal which is not adversely visually dominant within the surrounding streetscape.
- The resolution of the entrance (east) boundary wall is also supported. This wall is now an entry blade wall of lower scale and higher quality finish. Treatment of new openings in the existing red brick boundary wall are also supported as they follow sound conservation practice.
- Proposed timber, brick and face concrete (panellised) exterior materials are mostly self-finish and contemporary in selection and are supported. They are visually compatible with self-finish façade brickwork and stonework of the two abutting State heritage places.

## 8. **SPECIALIST ADVICE**

### 8.1 **Traffic**

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

- Ramp grade changes should be designed and checked in accordance with Australian Standard/New Zealand Standard AS 2890.1-2004 (Off-street car parking). This is to ensure that vehicles will not scrape their undersides when negotiating the grade changes.
- Swept paths are to be provided for the car parks accessed via Albert Lane.
- Any proposed change to existing footpath levels will **not** be supported to ensure that pedestrian safety and amenity is maintained.
- No preference for locating the driveway on the east or west side of the property.

### **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

[http://intranet.adelaide.sa.gov.au/communicate/Documents/ACC\\_Strategic\\_Plan\\_V10\\_Single%20Page.pdf](http://intranet.adelaide.sa.gov.au/communicate/Documents/ACC_Strategic_Plan_V10_Single%20Page.pdf)

<b>SMART</b>	<b>GREEN</b>
<ul style="list-style-type: none"> <li>Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide.</li> </ul>	<ul style="list-style-type: none"> <li>Work with private property owners and the State Government to embed better environmental performance into new and existing developments.</li> <li>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</li> </ul>
<b>LIVEABLE</b>	<b>CREATIVE</b>
<ul style="list-style-type: none"> <li>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</li> <li>Encourage city living by understanding the demand drivers and developing a distinctive city living promotion campaign that builds on the Already Home campaign</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>

## 9. DETAILED ASSESSMENT

### 9.1 Summary of Policy Area Objectives & Principles

#### **East Terrace Policy Area 29**

*The Policy Area will be developed in a manner which reinforces the existing character of grand buildings set on attractive, landscaped grounds in a Park Lands edge setting. Development will continue to provide a high level of amenity and with a mix of residential dwelling types and styles, including the continued development of residential flat buildings which are complementary in design to the many State and Local Heritage Places. Wakefield Street will continue to provide a mix of uses, either wholly residential or non-residential land uses on lower levels with residential at upper levels.*

*Development will continue to provide for substantial, high quality landscaped open spaces in order to frame East Terrace and provide a distinct edge to the City. Private properties will be defined by formal fencing which allows for views to, and an appreciation of, the distinctive garden setting and spacious character at-ground underpinned by the rhythm of front and side boundary setbacks.*

*Buildings will be massed vertically or comprise narrow frontage elements with generous front and side setbacks with building façades that are well articulated with finer details that contribute positively to the public realm and residential character.*

*Vehicle movement will be primarily for local and visitor traffic, although East Terrace will continue to act as a strong pedestrian and cyclist link between the City and the Park Lands.*

*Catalyst sites provide opportunities for integrated developments on large sites that respond to the development's context and provide opportunities to increase the residential population of the City. Such sites will generally be developed for housing, but may include a small amount of non-residential development such as cafés, restaurants or small-scale shops that create a greater level of activity fronting the Park Lands. Non-residential developments that provide additional community services and facilities may also occur.*

*Developments on catalyst sites will exemplify quality contemporary design that is generally of greater intensity than their surroundings. However, development will be designed to carefully manage the interface with any residential development, particularly with regard to massing; proportions; overshadowing; and traffic and noise-related impacts.*

<b>Subject</b>	<b>Assessment</b>	<b>Achieved</b> ✓ <b>Not Achieved</b> ✗
DP Ref		
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Objectives</b> O1	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Land Use</b> P1-2	<ul style="list-style-type: none"> <li>Achieved</li> </ul>	✓
<b>Form and Character</b> P3	<ul style="list-style-type: none"> <li>Achieved. See Section 9.3 for detailed discussion.</li> </ul>	✓
<b>Design and Appearance</b> P4-9	<ul style="list-style-type: none"> <li>Achieved. See Section 9.3 for detailed discussion.</li> </ul>	✓

## 9.2 Summary of Zone Objectives & Principles

<b>City Living Zone</b>		
<p><i>The Zone is spread across the southern half of Adelaide, flanked to the north by the City's central business area. Mixed use apartment and commercial corridors frame much of the southern and western margins of the Zone which is also bisected by the Hutt Street main street strip, and corridors of core business areas centred on the Squares and the City's main north-south axis roads, Morphett, King William and Pulteney Streets.</i></p> <p><i>The Zone comprises Adelaide's main residential living districts which have developed with a range of stand-alone and paired cottages, terrace or row housing, and low to medium scale contemporary apartment buildings, and with remnant workshops, service trades, offices and mixed uses, particularly west of Hutt Street.</i></p> <p><i>The City Living Zone will provide high amenity residential living environments along with related non-residential uses compatible with residential amenity, as articulated in the Policy Areas. Carefully executed high quality residential infill is envisaged and opportunities are presented for comprehensive redevelopment on larger, particularly non-residential sites, and also on catalyst sites fronting South Terrace and East Terrace. The desired increase in the City's resident population relies, in part, on realising infill housing opportunities with high regard to their context and achieving overall, higher dwelling densities in this Zone.</i></p>		
<b>Subject</b>	<b>Assessment</b>	Achieved ✓ Not Achieved ✗
DP Ref		
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Objectives</b> O1-4	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Form of Development</b> P1	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The proposed dwelling will make a positive contribution to the desired character of the Policy Area.</li> </ul>	✓
<b>Land Use</b> P2-5	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Dwellings are sought in the zone.</li> </ul>	✓
<b>Design and Appearance</b> P6-10	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The proposed dwelling is of a compatible bulk, height and scale to existing adjacent buildings.</li> <li>The proposed dwelling is sited respectfully with regard to adjacent dwellings.</li> <li>The proposed dwelling exhibits massing, modelling and articulation suitable for its residential setting.</li> </ul>	✓
<b>Building Heights</b> P7-8	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Car Parking</b> P11	<ul style="list-style-type: none"> <li>Partially achieved.</li> <li>Access is gained from Albert Place at the rear and from the front on Wakefield Street. It is preferable that access be obtained solely from the rear</li> </ul>	✓✗

### 9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>Housing Choice</b> O6-8 P5-9	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>LOW SCALE RESIDENTIAL</b>		
<b>Building Appearance &amp; Neighbourhood Character</b> O11-12 P17-21	<ul style="list-style-type: none"> <li>Achieved.</li> <li>See detailed discussion in Section 9.4.</li> </ul>	✓
<b>Dwelling Setbacks</b> O13 P22	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The front and side setbacks are consistent with adjoining dwellings thereby reinforcing the pattern and character of Wakefield Street</li> </ul>	✓
<b>Building Siting</b> O14 P23-24	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Front and side setbacks are sufficient in depth to retain streetscape views of heritage value of adjacent Cartreff House.</li> <li>The alignment of the secondary building along the Albert Lane boundary is also consistent with the siting of outbuildings associated with adjoining sites.</li> </ul>	✓
<b>Daylight &amp; Sunlight</b> O15 P25-28	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.</li> </ul>	✓
<b>Private Open Space</b> O16 P29-34	<ul style="list-style-type: none"> <li>Achieved.</li> <li>A minimum of 20% is required and 43% is provided.</li> </ul>	✓
<b>Visual &amp; Acoustic Privacy</b> O17 P35-38	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.</li> </ul>	✓



<b>Carports, Garaging &amp; Fencing</b> O18-19 P40-43	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>On-Site Parking &amp; Access</b> O20 P44-45	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4 below.</li> </ul>	✓
<b>Site Facilities &amp; Storage</b> O21 P46-47	Achieved.	✓
<b>ENVIRONMENTAL</b>		
<b>Crime prevention through urban design</b> O24 P80-84	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The dwelling overlooks Wakefield Street, providing surveillance over the public realm.</li> </ul>	✓
<b>Noise</b> O27-28 Noise Sources P87-92 Noise Receivers P93-98	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Solid front wall will moderate external noise.</li> <li>Air-conditioning units are located in the rear of the yard, removed from adjacent dwellings and enclosed by 3 metre high fencing.</li> </ul>	✓ x
<b>Energy Efficiency</b> O31 P104-110	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Most living areas have access to northern light.</li> <li>Areas of the house can be efficiently separately heated or cooled.</li> <li>Cross-ventilation is achieved.</li> <li>Adequate sunshading is provided to most windows</li> </ul>	✓
<b>Micro climate and sunlight</b> O34-35 P117-124	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.5</li> </ul>	✓ x
<b>Stormwater management</b> O36-40 P125-130	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Two 22,500 litre underground water tanks will provide retention for on-site reuse</li> </ul>	✓

<b>Heritage &amp; Conservation</b> O42-45 P136-143	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.</li> </ul>	✓
<b>Built Form &amp; Townscape</b> O49-52	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.</li> </ul>	✓
<b>Height, Bulk and Scale</b> P167-173	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Guideline – Four (4) storeys, 4 metres building height</li> <li>Proposed – Three (3) storeys, 11.8 metre building height</li> </ul>	✓
<b>Plot Ratio</b> P174-175	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The maximum plot ratio is 1.8. The proposed development has a plot ratio of 0.74</li> </ul>	✓
<b>Landscape Open Space</b> P178	<ul style="list-style-type: none"> <li>Achieved.</li> <li>A minimum of 30% is sought. The proposed development proposes 34%.</li> </ul>	✓
<b>Building Setbacks</b> P179-180	<ul style="list-style-type: none"> <li>Partially achieved.</li> <li>See Section 9.4 for discussion.</li> </ul>	✓
<b>Composition &amp; Proportion</b> P181-182	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.3.</li> </ul>	✓
<b>Articulation &amp; Modelling</b> P183-187	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.3.</li> </ul>	✓
<b>Materials, Colours &amp; Finishes</b> P188-191	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.3.</li> </ul>	✓
<b>Sky &amp; Roof Lines</b> O53 P193-196	<ul style="list-style-type: none"> <li>See detailed discussion in Section 9.4.3.</li> </ul>	✓
<b>Landscaping</b> O59 P209-212	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Access &amp; Movement</b> O64 P225-226	<ul style="list-style-type: none"> <li>See detailed discussion in section 9.4.</li> </ul>	✓

<b>Pedestrian access</b> O65-67 P227-233	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Bicycle Access</b> O68-69 P234-239	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Traffic and vehicle access</b> O72-74 P242-250	<ul style="list-style-type: none"> <li>See detailed discussion in section 9.4.</li> </ul>	✓✘
<b>Car parking</b> O75-76 P251-265	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓

## 9.4 Detailed Discussion

### 9.4.1 Desired Character

The subject site is in the City Living Zone and East Terrace Policy Area (29). The desired character statement for the Zone states that:

*The Zone comprises Adelaide's main residential living districts which have developed with a range of stand-alone and paired cottages, terrace or row housing, and low to medium scale contemporary apartment buildings, and with remnant workshops, service trades, offices and mixed uses, particularly west of Hutt Street.*

*The City Living Zone will provide high amenity residential living environments along with related non-residential uses compatible with residential amenity, as articulated in the Policy Areas. Carefully executed high quality residential infill is envisaged and opportunities are presented for comprehensive redevelopment on larger, particularly non-residential sites, and also on catalyst sites fronting South Terrace and East Terrace. The desired increase in the City's resident population relies, in part, on realising infill housing opportunities with high regard to their context and achieving overall, higher dwelling densities in this Zone.*

In addition, the desired character for the East Terrace Policy states:

*The Policy Area will be developed in a manner which reinforces the existing character of grand buildings set on attractive, landscaped grounds in a Park Lands edge setting. Development will continue to provide a high level of amenity and with a mix of residential dwelling types and styles, including the continued development of residential flat buildings which are complementary in design to the many State and Local Heritage Places. Wakefield Street will continue to provide a mix of uses, either wholly residential or non-residential land uses on lower levels with residential at upper levels.*

*Development will continue to provide for substantial, high quality landscaped open spaces in order to frame East Terrace and provide a distinct edge to the City. Private properties will be defined by formal fencing which allows for views to, and an appreciation of, the distinctive garden setting and spacious character at-ground underpinned by the rhythm of front and side boundary setbacks.*

*Buildings will be massed vertically or comprise narrow frontage elements with generous front and side setbacks with building façades that are well articulated with finer details that contribute positively to the public realm and residential character.*

*Vehicle movement will be primarily for local and visitor traffic, although East Terrace will continue to act as a strong pedestrian and cyclist link between the City and the Park Lands.*

The proposed development is considered to achieve the desired character statement for the Zone and Policy Area in that:

- The development is of a substantial scale and as such satisfies the intent of the Policy Area for the development of 'grand' buildings set on attractive, landscaped grounds in a Park Lands edge setting.
- The substantial front setback together with landscaping, consisting of several mature feature trees, provides a sense of space around the building and suggests that the building is set within well landscaped grounds, when viewed from Wakefield Street.

- The building façade is composed with vertical window reveals with brick patterning and concrete detailing providing the fine detail sought.
- Whilst located to the west of the Park Lands, the proposal will also contribute to the attractive and formal landscaped City edge to the Park Lands.

#### 9.4.2 **Land Use**

The proposed residential land use is desired within the City Living Zone and East Terrace Policy Area.

#### 9.4.3 **Built Form and Design**

The proposal is considered to strengthen, achieve and be consistent with the desired character of the Zone which seeks to conserve and enhance the “grand” character as sought by the desired character and Zone PDC 1.

##### Setbacks, Composition and Proportion

The dwelling has been sited midway between Cartref and Carhayes houses providing a transition between the large dwellings set in generous landscaped grounds towards the more closely developed commercial premises to the west.

The two-storey presentation to the street is a continuation of the prevailing scale of grand dwellings prevalent along East Terrace and Wakefield Street. The 2.5 metre setback of the western section of the façade reflects the established pattern of the break-up in residential facades which also provides a visual separation and openness to Carhayes House to the west.

The setback of the uppermost level and deck is sufficient to reduce its visual presence and maintain the prominence of the pitched roof when viewed from a pedestrian perspective.

##### Modelling and Articulation

A high level of visual interest is provided through the detailed design of the façade which incorporates a high solid to void ratio with a horizontal emphasis, use of vertically proportioned openings, window framing and masonry joints/rebates.

The building displays a number of layers in its presentation to the public realm. At ground level this is formed by planters and a curved concrete seat wall which creates a semi-private court. Behind this is the verandah/balcony with Iron Ash timber battens. These devices relieve the otherwise austere façade.

##### Materials, Colours and Finishes

The proposed dwelling is clearly contemporary in form and detail, drawing inspiration from modern Japanese domestic architecture. The western section of the façade is composed of Lang Mursten brick which provides a visual link with the bluestone used in adjacent dwellings. The concrete façade will be a contrast with adjacent dwellings, it reflects the more recent commercial structures and the in-situ finish with rebates and joints will add a softer appearance to this element.

### Sky and Roof Lines

The roof consisting of contemporary 'Maxline' sheeting is suitable design in this context, being of a similar material, colour and pitch that sits comfortably beside the adjacent heritage places. The timber clad roof terrace level with its flat roof is setback far enough to be visually recessive and thus not distract from the primary roof form.

The proposed development exhibits a high level of quality both in the overall architectural design and the external materials and finishes utilised. The form, colour, texture and quality of materials are of a high quality, durable and contribute to the desired character of the locality, as sought by CW PDC 187 – 189.

The scale of the building when viewed from adjoining properties to the east and west is relieved to a satisfactory level through a combination of staggered setbacks, building articulation and changes in external materials, textures and colours. Thus, the visual impact of the development on adjoining existing buildings has been assessed and deemed to be acceptable in this instance.

#### 9.4.4 **Residential Amenity**

##### Subject Site

The living areas associated with the dwelling are located around two courtyards and oriented outwards towards the front and rear yards allowing for a high level of amenity for occupants of the building with good levels of both natural light and ventilation provided to all living areas and bedrooms. Living areas, both internal and external, have sufficient access to natural light with adequate private open space provided.

The proposed development, meets the requirements for Landscaped Open Space (LOS) and Private Open Space (POS), as set out under Policy Area PDC 5, with at least 54% of site area available for LOS while 43% of the site area achieves the requirements for POS which exceeds the 20 % POS requirement under CW PDC 31.

Adequate car parking and storage is provided within the basement area.

##### Adjoining Sites

CW PDC 35 calls for low scale residential development to be sited and designed to avoid the need for screening devices to protect the visual privacy of occupants of adjacent dwellings. If direct overlooking occurs from proposed upper level windows, CW PDC 36 calls for it to be minimised.

*\*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.)*

Given the two-storey height of the development, the upper level windows could create opportunities for direct overlooking into adjacent properties. This has been addressed in the following ways:

- All upper level west facing windows include translucent glass.
- Upper level windows to the courtyards are protected from overlooking by timber batten screening suspended from the side walls, setback 0.7 / 0.9 metres from the side boundaries.

- The roof terrace level includes 2.9 metre high timber batten screens to the east and west to prevent overlooking into the side windows and courtyards of adjacent dwellings
- The studio located above the garage at the rear of the site incorporates south facing windows with sills of 1.6 metres that prevent overlooking into the private open space of dwellings to the south.
- The north-facing windows of the studio incorporate timber batten screens suspended 0.7 metres away from the glazing to prevent overlooking into adjacent premises.

Based on the incorporation of the above privacy measures, the visual privacy of adjoining properties is adequately protected, as sought by CW PDC 35.

A condition that the privacy measures (i.e. obscured glazing and timber battens) are installed prior to occupation and maintained thereafter is included within the recommendation.

#### 9.4.5 **Environmental**

The proposal offers an acceptable level of energy efficiency as sought by CW Objective 30 and expressed in CW PDC 106, as demonstrated by the following:

- Orientation of open space and living areas towards north;
- The openings on the northern, southern and western walls allow for natural cross ventilation to reduce internal temperatures in summer;
- The layout is considered adequately zoned such that almost every room on both levels can be heated and cooled separately;

#### Overshadowing

The representor at 2 Albert Lane raised concern regarding overshadowing impact to their western façade with a loss of internal amenity. The main dwelling is setback 0.7 metres off the shared boundary at ground level, whilst the upper storey (at the rear) is further setback, with a separation distance of 6 metres from the representor's property.

Council Wide PDC 27 requires that two (2) consecutive hours of sunlight be maintained between 9 am and 3 pm solar time on 22 June to either the northern facade or at least one ground floor habitable room window of any neighbouring residential property and to at least 20% of that property's private open space.

Whilst the western façade and a portion of representor's northern facade will receive some additional overshadowing in the late afternoon, as demonstrated in the shadow diagrams, the portion of the northern facade impacted by the proposed development is already overshadowed by the two-storey dwelling and existing trees to the north (Cartref house). It is noted that the representors dwelling is 'L' shaped and has several north facing windows on the east-west alignment of the dwelling which will be unaffected by the proposed development. For this reason, the additional shadows cast to the western windows is considered acceptable

In terms of impact on adjacent private open space, the proposal will have minimal impact on the POS on adjoining residences, which are either already covered or unimpacted due to their location.

In addition to the above, CW PDC 28 requires that sunlight to solar panels be maintained for two (2) consecutive hours between 9am and 3pm solar time on 22

June provided it does not unreasonably restrict the reasonable development of adjoining sites. As evidenced in the shadow diagrams, the proposed development will not affect the solar panels.

#### 9.4.6 **Heritage and Conservation**

The subject site is sited between two State Heritage listed properties and was formerly the substantial side garden of the single-story dwelling (Carhayes) to the west. The two adjoining properties are of distinctly different scales. Although both are examples of the 'grand' buildings sought by the Desired Character, one is single storey with the other double storey. The scale of the proposed development more closely relates to the larger of the two listed items, 'Cartref' to the east.

As the subject site lies between two (2) state heritage places, the proposal was referred to Heritage South Australia for assessment. The delegate from Heritage South Australia has determined that the heritage impact is acceptable for the following reasons.

- The proposal has no physical impact on the abutting State heritage places.
- The proposal is sufficiently compatible in setback, scale, material and proportion with adjoining State heritage places. While the architectural treatment is contemporary in style, the articulation of building volume; setback of the roof terrace/ lift; use of a hipped roof; incorporation of vertically proportioned windows and concealment of basement carparking has resulted in a proposal which is not adversely visually dominant within the surrounding streetscape.
- The resolution of the entrance (east) boundary wall is also supported. This wall is now an entry blade wall of lower scale and higher quality finish. Treatment of new openings in the existing red brick boundary wall are also supported as they follow sound conservation practice.
- Proposed timber, brick and face concrete (panellised) exterior materials are mostly self-finish and contemporary in selection and are supported. They are visually compatible with self-finish façade brickwork and stonework of the two abutting State heritage places.

Administration concurs with the above advice with the proposal considered to generally satisfy the desired character and general Council Wide Heritage and Conservation Objectives and Principles (PDC 141(a)-(e), 142 and 145). Particularly with respect to the "grand" scale, front setback, retention and re-use of the existing masonry fence and use of complimentary materials and finishes.

#### 9.4.7 **Transport, Access and Parking**

Zone PDC 11 and CW PDC 247 call for the number of access points to be limited and vehicle parking and service areas located to minimise interruption to built form on street frontages, minimise traffic and pedestrian inconvenience, interference with public transport facilities and adverse impacts on the environment. Where possible, access should be from minor streets, or side or rear lanes provided road width is suitable and traffic generation does not unreasonably impact residential amenity.

The development proposes access to the basement garage from Wakefield Street with access to the separate at-grade garage obtained from Albert Lane. Entry to basement car park is via a single width gated driveway with the ramp grading down to the basement level, incorporating a three-metre long transition at the top and base of the ramp. Vision of the ramp and basement garage door opening is partially



obscured by the sliding gate incorporating deep vertical metal blades that will block oblique views.

Several vehicle access points are already provided to adjoining dwellings along this portion of Wakefield Street. In this instance, the addition of a further crossover is unlikely to result in the negative impacts. Whilst the high masonry fence will obscure sight lines for pedestrians, the car park design allows for vehicles to exit in a forward direction, in accordance with CW PDC 248 and 249. Thereby enabling the driver to see any pedestrians as they exit.

The rear car park off Albert Lane is of a suitable design to allow safe manoeuvring into and out of the site.

In terms of on-site parking, vehicle parking for up to eight (8) vehicles is provided within the basement car parking area and rear garage. The proposed car parking area largely achieves CW PDC 251 although the provision of a crossover on Wakefield Street will require the removal of an on-street carpark. Administration's On-street Parking Co-ordinator has no objection to the loss of the on-street car park in this instance.

The proposed development is consistent with CW PDC 254 which encourages basement carparking provided it is designed as an integral part of the buildings on the site and is located away from the frontage. For the reasons outlined above, the proposed vehicle entry points to the development are considered acceptable.

## **10. Conclusion**

In summary, planning consent is sought to construct a three-storey detached dwelling with basement car parking, landscaping, swimming pool together with an ancillary two (2) storey detached building fronting Albert Lane. The proposal is considered to meet the intent of the desired character and Zone provisions as:

- The development proposes a residential land use that is desired within the Zone.
- The proposed building is of a significant scale and as such satisfies the intent of the Zone for 'grand' buildings.
- The substantial front setback, together with landscaping, provides a sense of space around the building and suggests that the building is set within well landscaped grounds, when viewed from Wakefield Street.
- The front set-back maintains sight lines to the eastern return of Carhayes' frontage.
- The visual impact of the development on adjoining existing buildings is acceptable.
- The proposed building adopts materials and finishes that are of a high quality and the design does not detract from the prominence of the two adjacent State heritage listed buildings.
- The potential impact of the development upon the amenity of adjoining residential properties with respect to overlooking and overshadowing is acceptable.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it proposes a land use and 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.

## 11. **RECOMMENDATION**

That the development, the subject of the application from Mr S Hill Smith to construct a three storey residence with basement and rooftop terrace with detached garage/studio and swimming pool at 335-337 Wakefield Street, Adelaide SA 5000 as shown on plans designated DA/252/2020:

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:**

- **Urban Habitats – Site Plan – S1.1 B**
- **Urban Habitats – Basement Plan – S1.2 B**
- **Urban Habitats – Ground Floor Plan – S1.3 B**
- **Urban Habitats – First Floor Plan – S1.4 B**
- **Urban Habitats – Roof Top Plan – S1.5 B**
- **Urban Habitats – Elevation Plan – S1.6 C**
- **Urban Habitats – Elevation and Fencing Plan – S1.73 C**
- **Urban Habitats – Material Palette – S1.10**
- **Landskap – Ground Floor Landscape Plan – S1.3 B**
- **Urban Habitats Letter dated 15 May 2020**
- **Urban Habitats Letter dated 16 July 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.*

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

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

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

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

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4. 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 (7 am to 10 pm) and 40dB(A) during night time (10 pm to 7 am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and applicable to the Land except where it can be demonstrated by the applicant or the person(s) having the benefit of this consent 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.*

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5. All mechanical machinery associated with the heating, cleaning and filtration of the swimming pool on the Land shall be located within the pool store room on the Land. Such mechanical machinery shall not emit any noise exceeding 8dB(A) above the level of background noise in any octave band of the sound spectrum. Such noise levels shall be to the reasonable satisfaction of the Council at all times.

**Reason:** *To protect the amenity of neighbouring properties.*

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6. A detailed landscaping plan specifying all areas of the Land to be landscaped, including a list of the species to be planted, the height of the species at the time of planting and the estimated mature height of all plants shall be submitted to and approved by the Council prior to the granting of development approval to the Development. The establishment of all landscaping shall occur no later than the next available planting season after substantial completion of the Development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of the Council at all times. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.

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

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7. The 'privacy screening / screening' and 'obscured glazing' as depicted on the plans granted consent shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times

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

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8. **The underground car park ramp shall be a minimum of 3.0 metres in width to enable safe one-way vehicle access in accordance with AS/NZS 2890.1:2004 Off-street Car Parking. This ramp shall contain a flat/level rest area at the top of the ramp within the property and shall be a minimum of 3.0 metres in length.**

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

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### **Advices**

#### **1. Building Rules Consent Required**

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.

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#### **2. Expiration Time of Approval**

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.

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#### **3. Building Site Management Plan**

A Building Site Management Plan is required prior to or at the time of application for Development Approval. The Building Site Management Plan should include details of such items as:

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

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

with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024.

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#### 4. **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](http://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 received by Council via the following:

Email: [cityworks@cityofadelaide.com.au](mailto:cityworks@cityofadelaide.com.au)

In Person: 25 Pirie Street, Adelaide

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#### 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.

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#### 6. **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.

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#### 7. **Public Utilities**

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

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## **8. Vehicle Crossing Places**

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

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## **9. Damage to Council footpath/kerbing/road pavement/verge**

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

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## **10. Amendments requiring consultation with the Minister for Environment and Water**

Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

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## **11. Archaeological artefacts found**

If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.

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## **12. Archaeological artefacts - Permits**

Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

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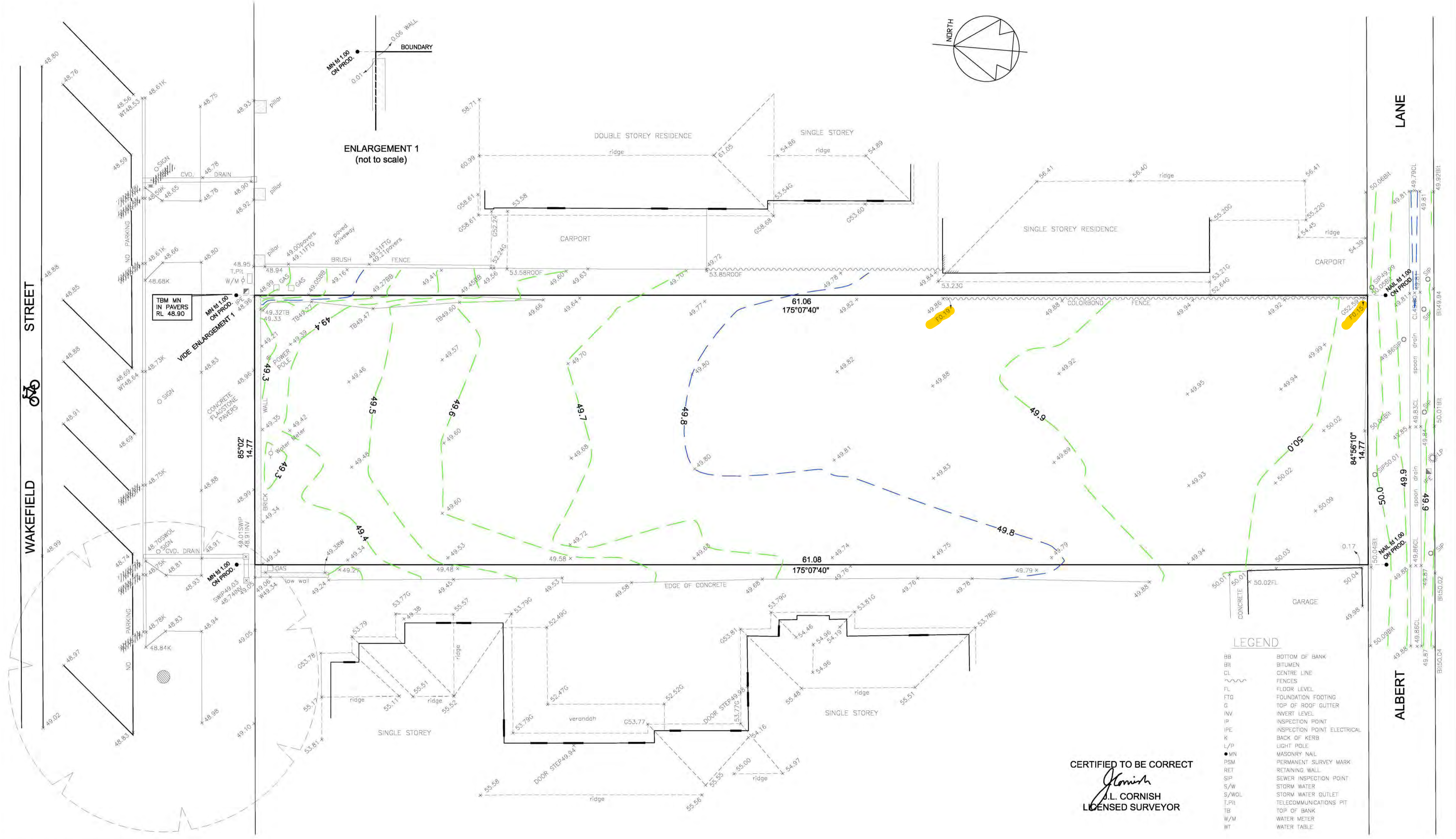
## **13. Aboriginal Heritage**

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

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BOUNDARY LEVEL AND DETAIL PLAN  
331 WAKEFIELD STREET  
ALLOTMENT 100 IN DP 50668  
IN THE AREA NAMED  
ADELAIDE

CERTIFICATE OF TITLE  
Volume 5598 Folio 761



**LEGEND**

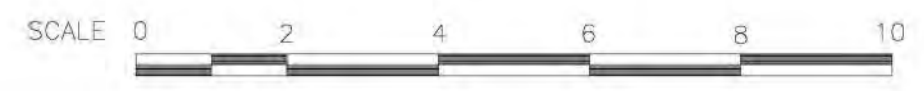
BB	BOTTOM OF BANK
BR	BITUMEN
CL	CENTRE LINE
---	FENCES
FL	FLOOR LEVEL
FTG	FOUNDATION FOOTING
G	TOP OF ROOF GUTTER
INV	INVERT LEVEL
IP	INSPECTION POINT
IPE	INSPECTION POINT ELECTRICAL
K	BACK OF KERB
L/P	LIGHT POLE
MN	MASONRY WALL
PSM	PERMANENT SURVEY MARK
RET	RETAINING WALL
SIP	SEWER INSPECTION POINT
S/W	STORM WATER
S/WOL	STORM WATER OUTLET
T.Pit	TELECOMMUNICATIONS PIT
TB	TOP OF BANK
W/M	WATER METER
WT	WATER TABLE

CERTIFIED TO BE CORRECT  
*J. Cornish*  
J.L. CORNISH  
LICENSED SURVEYOR

**SYMONDS RYAN & CORNISH**  
SURVEYING AND SUBDIVISION CONSULTANTS  
4 MARKET STREET EASTWOOD 5063  
PHONE (08)8272 0333 FAX (08)8272 0355  
EMAIL general@arac.net.au

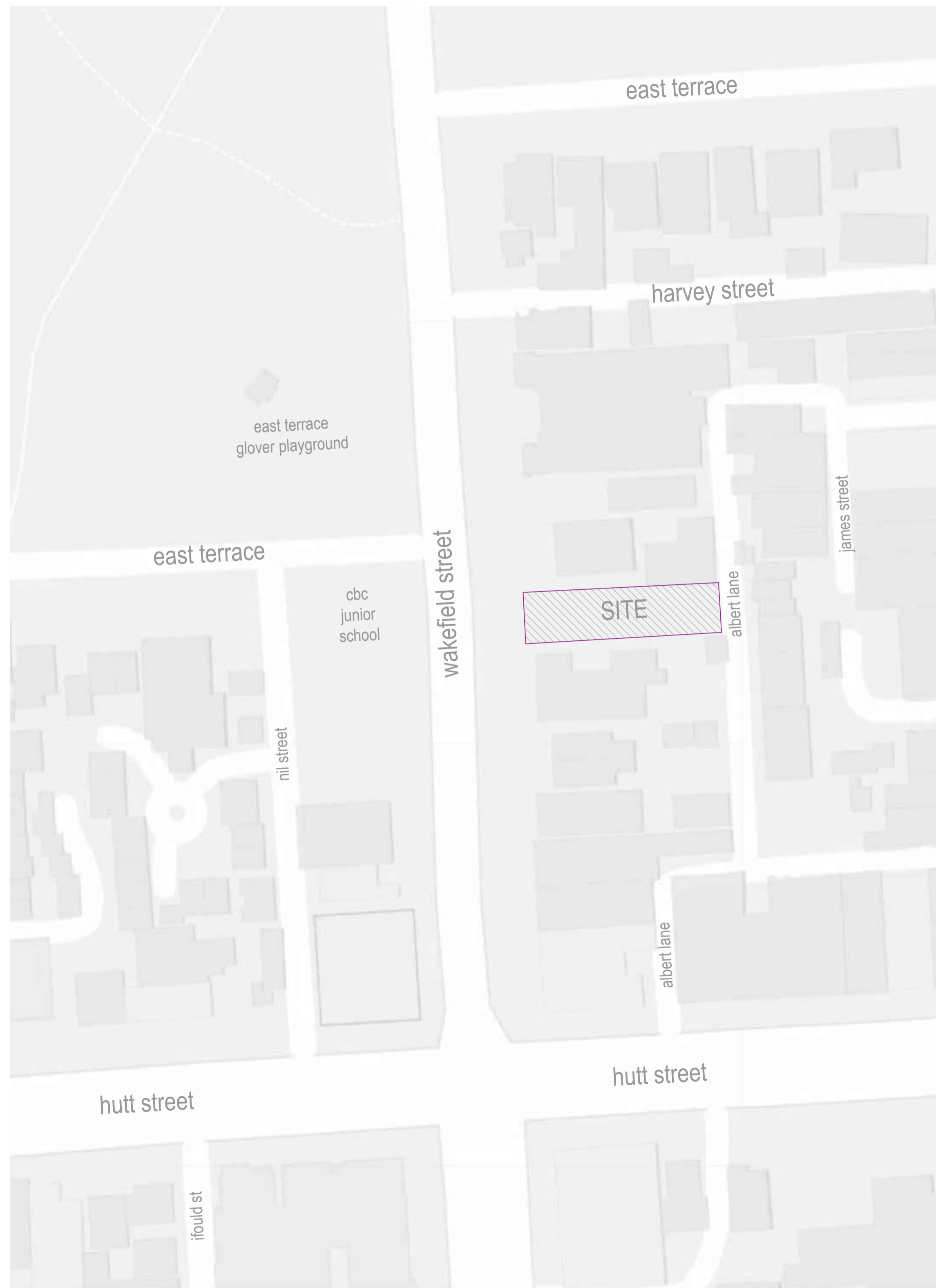
DATE	3-11-16	FIELD	AMD	PLAN	AMD
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REFERENCE No. 160906 Version 01



LEVEL DATUM A.H.D.  
CONTOUR INTERVAL 0.1m

THIS PLAN IS OF AN IDENTIFICATION SURVEY ONLY  
AND AS SUCH IS NOT EXAMINED BY THE OFFICE OF THE  
REGISTRAR-GENERAL. NO RESPONSIBILITY CAN THEREFORE  
BE ACCEPTED FOR ANY FUTURE DIFFERENCE IN BOUNDARY  
DEFINITION WHICH MAY RESULT FROM RE-SURVEYS OF  
ADJOINING LANDS OR SUBSEQUENT REGISTRATION OF  
NEW SURVEY PLANS



Location plan : not to scale

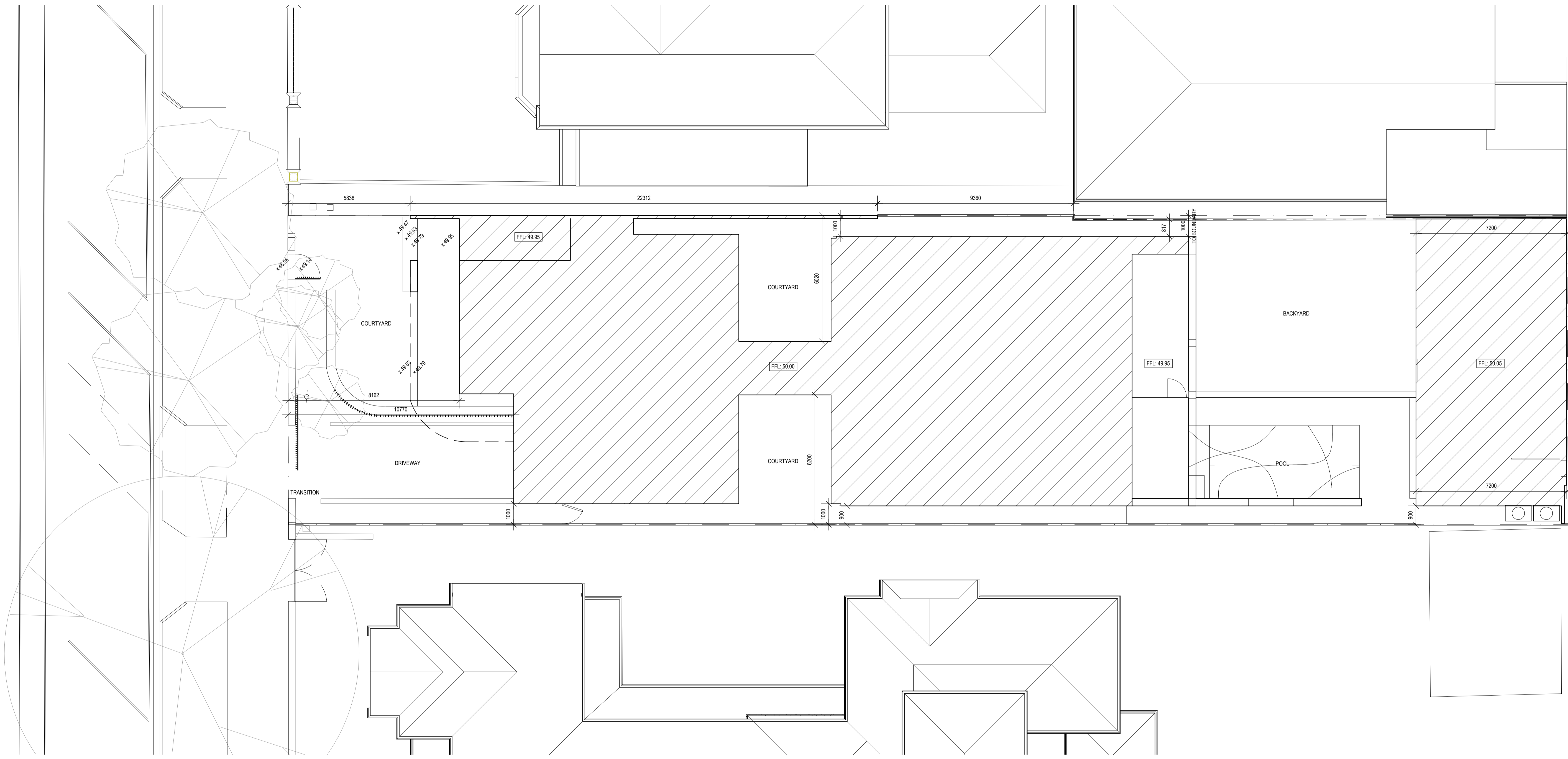
### 335-337 WAKEFIELD STREET - PLANNING APPLICATION

s1.0 - Location Plan and Title page	@ a1
s1.1 - Site plan	@ a1
s1.2 - Basement Plan	@ a1
s1.3 - Ground Floor plan	@ a1
s1.4 - First Floor plan	@ a1
s1.5 - Rooftop plan	@ a1
s1.6 - Streetscape + Elevations	@ a1
s1.7 - Elevations 02	@ a1
s1.8 - Shadow Diagrams - Winter	@ a3
s1.9 - Wakefield St Perspective	@ a3
s1.10 - Material Pallet	@ a3
s1.11 - Descriptive Images	@ a3

- Further supporting material
- Application Forms inc Power line declaration
  - Design Statement
  - Certificate of Title
  - Site Survey



wakefield street



site plan 1:100 @ a1  
survey overlaid

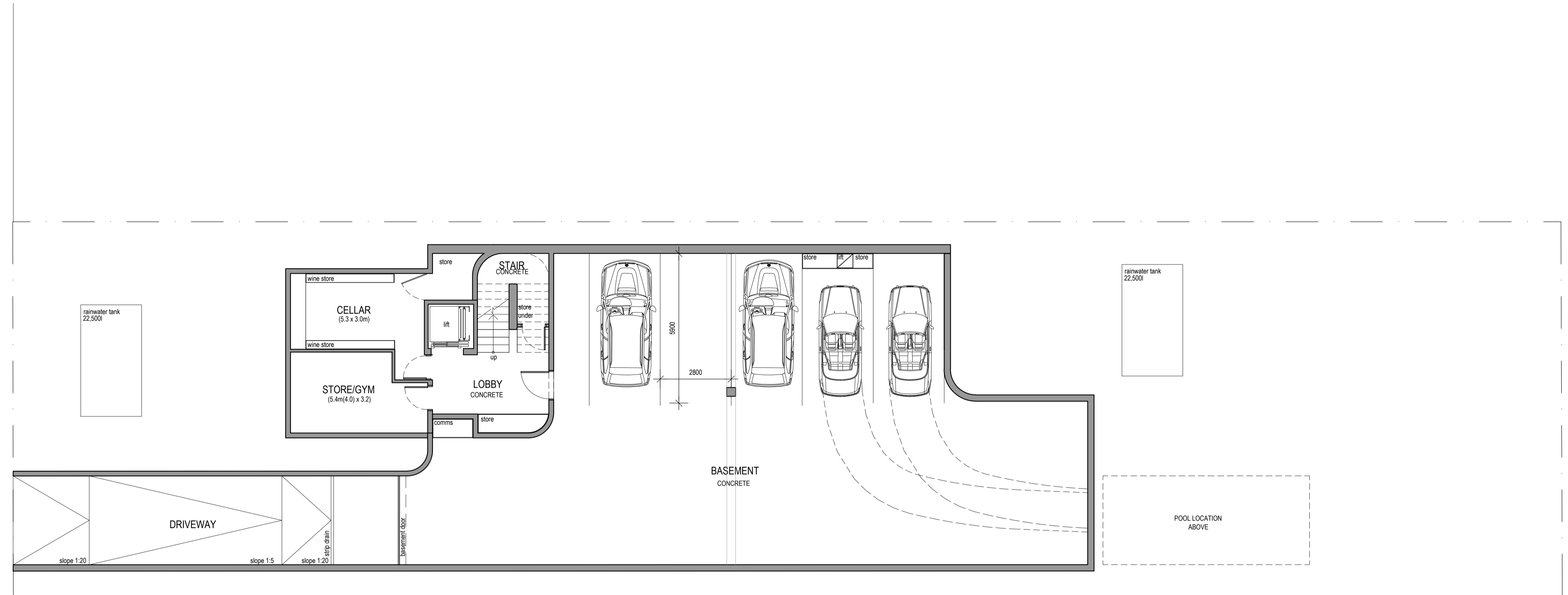
**new residence**

at 335-337 wakefield st, adelaide



AREA SCHEDULE

TOTAL SITE AREA	902m <sup>2</sup>
basement	392m <sup>2</sup>
ground floor	358m <sup>2</sup>
rear garage	92m <sup>2</sup>
first floor	226m <sup>2</sup>
roof top	62m <sup>2</sup>
TOTAL	1130m <sup>2</sup>
internal courtyards (total)	48m <sup>2</sup>
front courtyard	42m <sup>2</sup>
private outdoor space (rear)	114m <sup>2</sup>
pool area	54m <sup>2</sup>



w a k e f i e l d s t r e e t

basement plan 1:100 @ a1

new residence

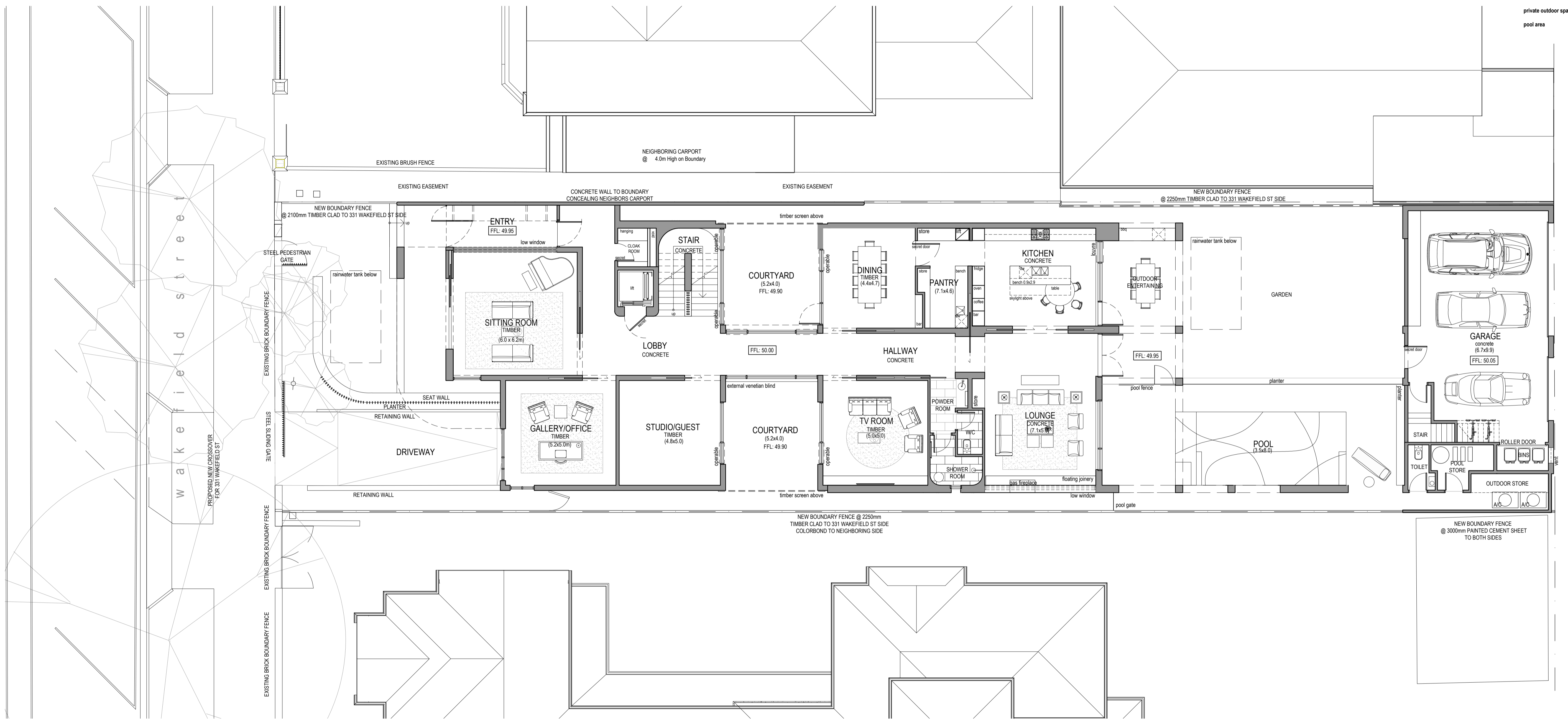
at 335-337 wakefield st, adelaide



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private outdoor space (rear)  
pool area



ground floor plan 1:100 @a1

new residence

at 335-337 wakefield st, adelaide



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first floor plan 1:100

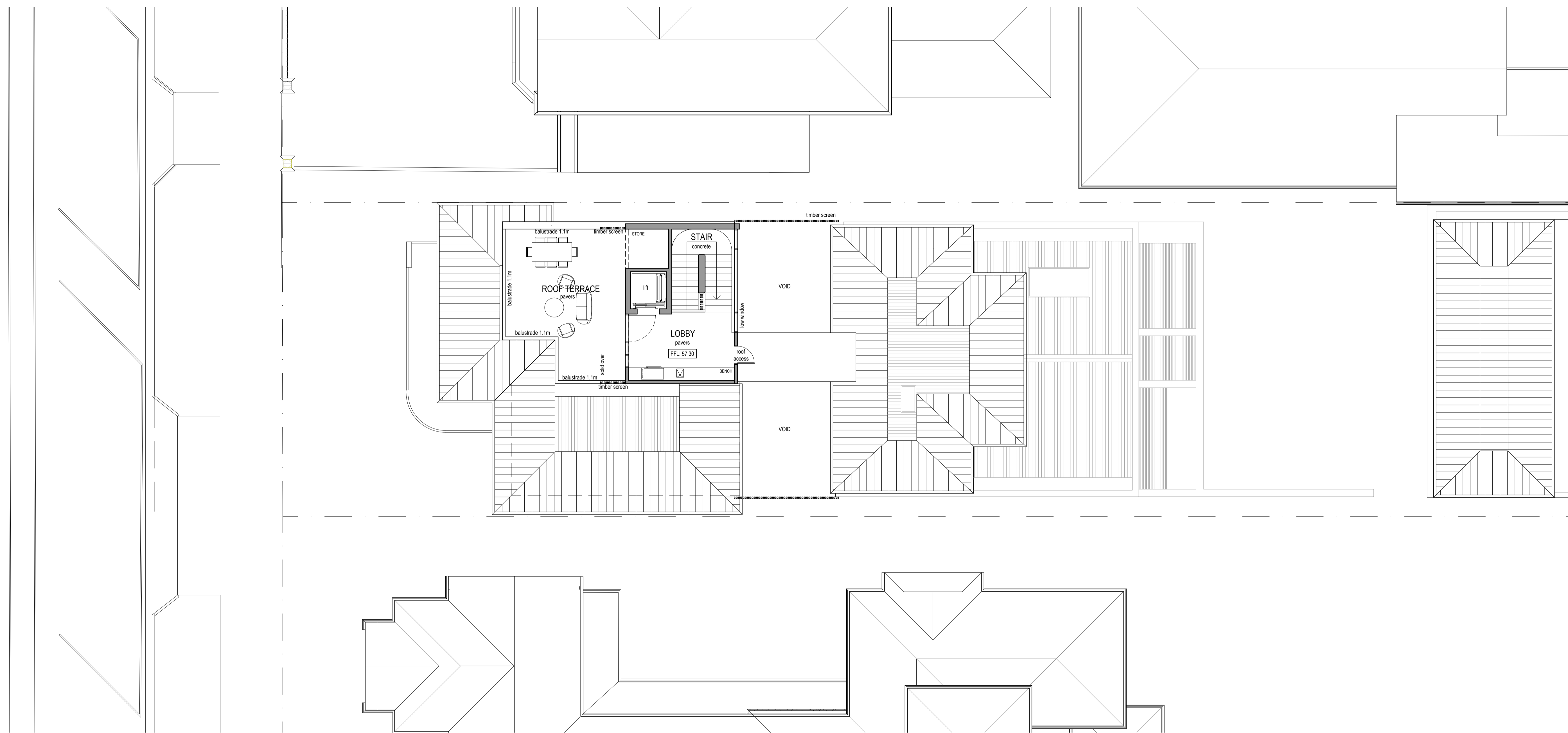
new residence

at 335-337 wakefield st, adelaide

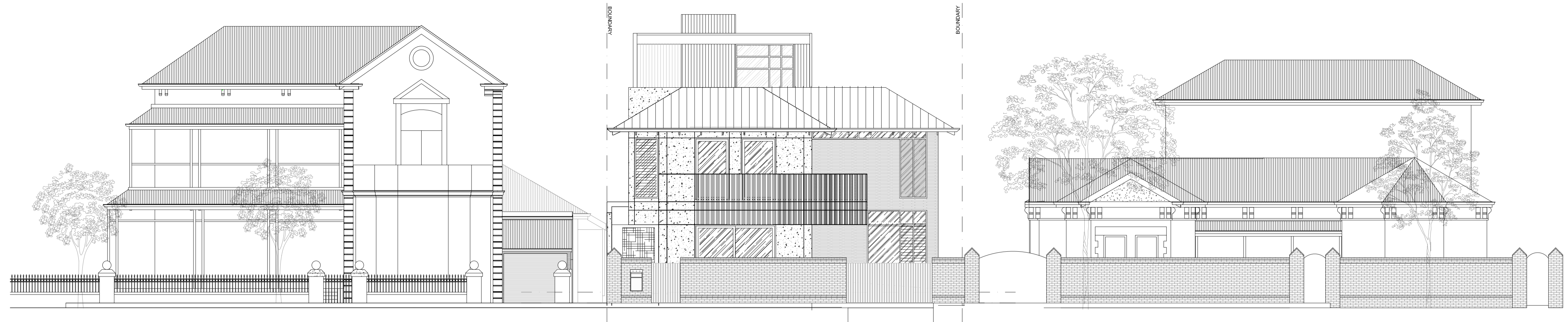


AREA SCHEDULE

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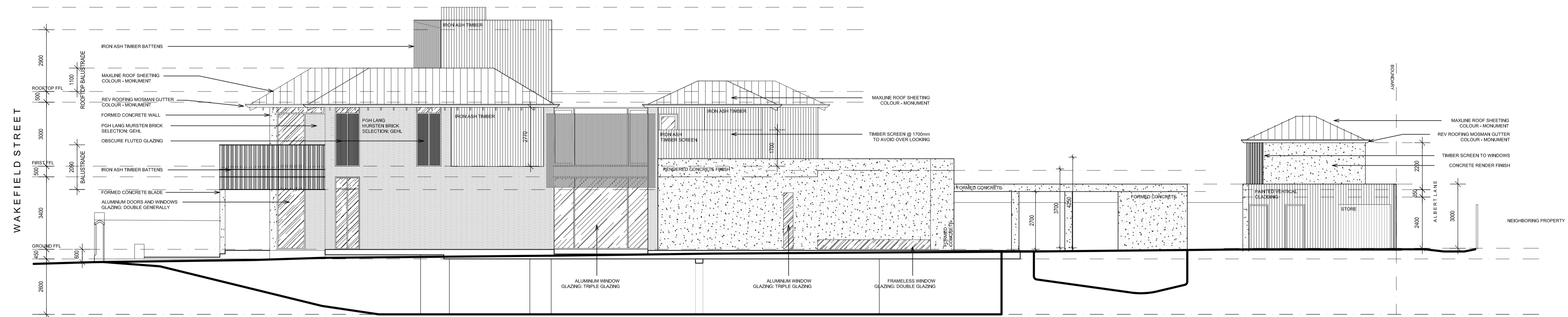


roof top plan 1:100 @a1

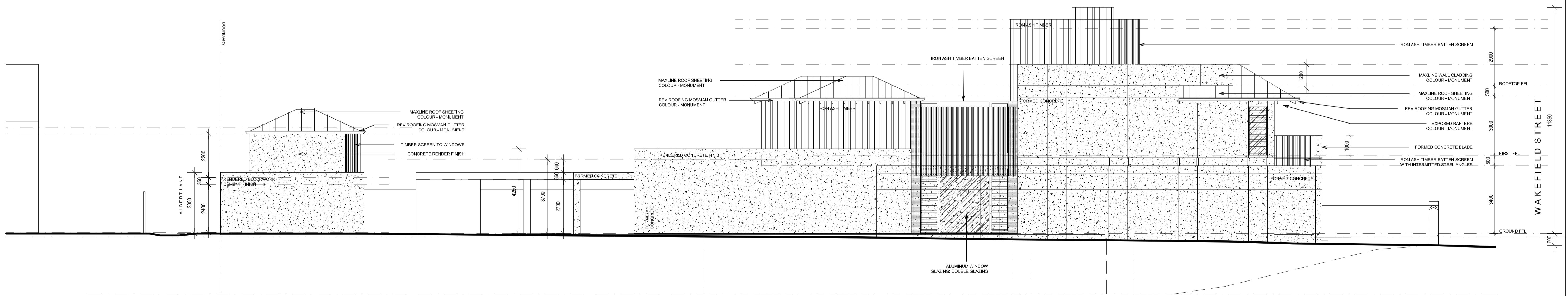


north elevation 1:100 - streetscape

WAKEFIELD STREET



west elevation 1:100

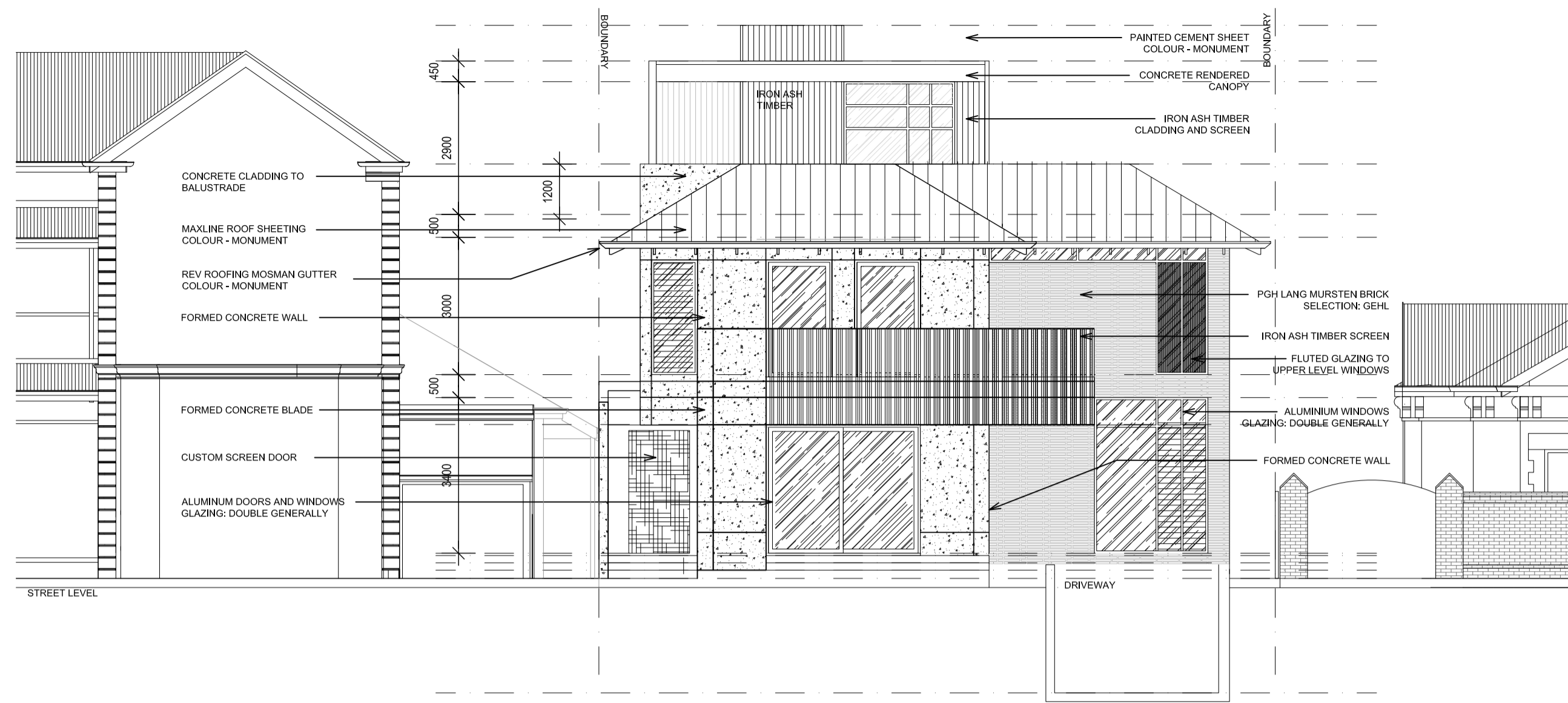


east elevation 1:100

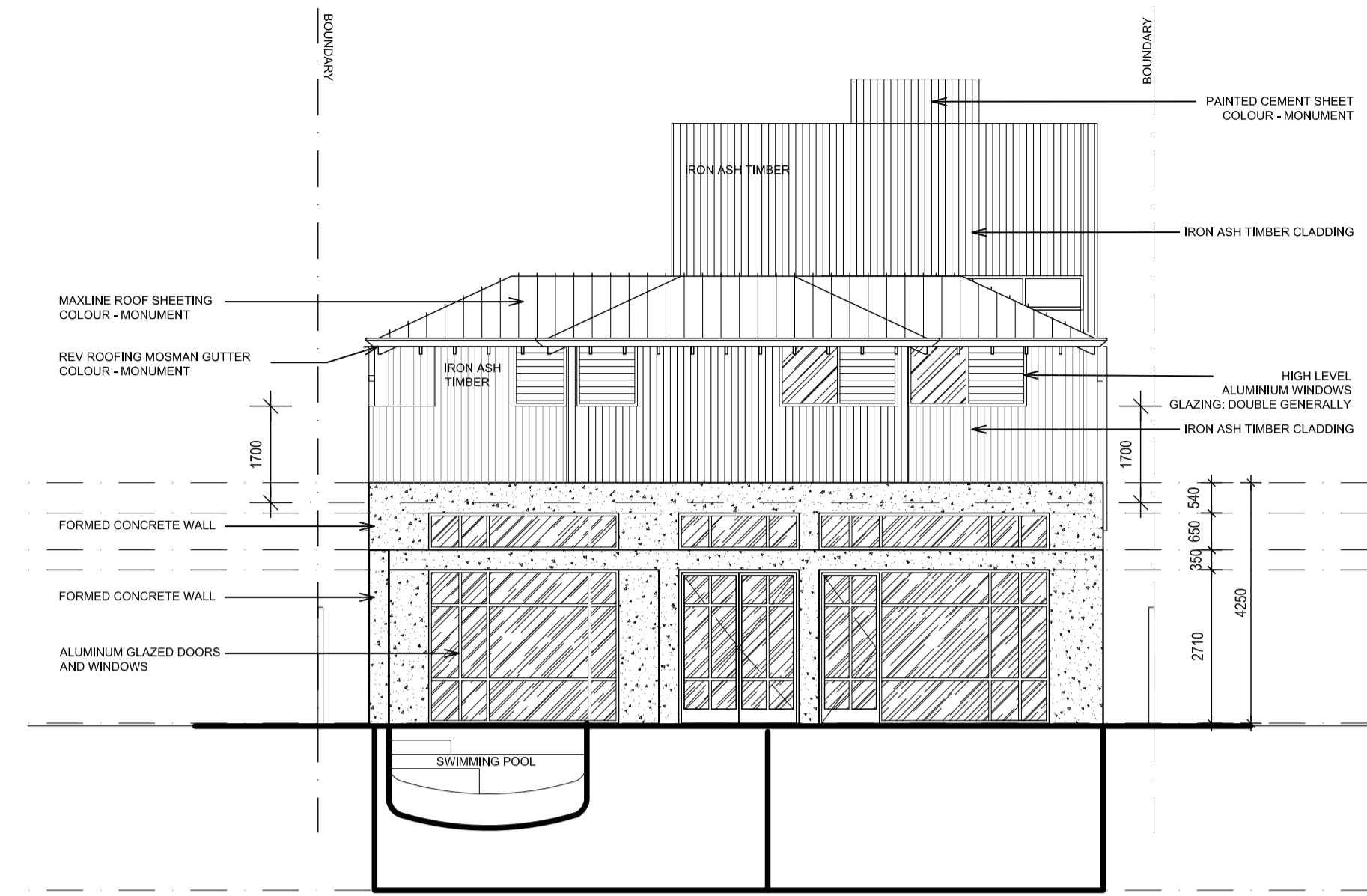
new residence



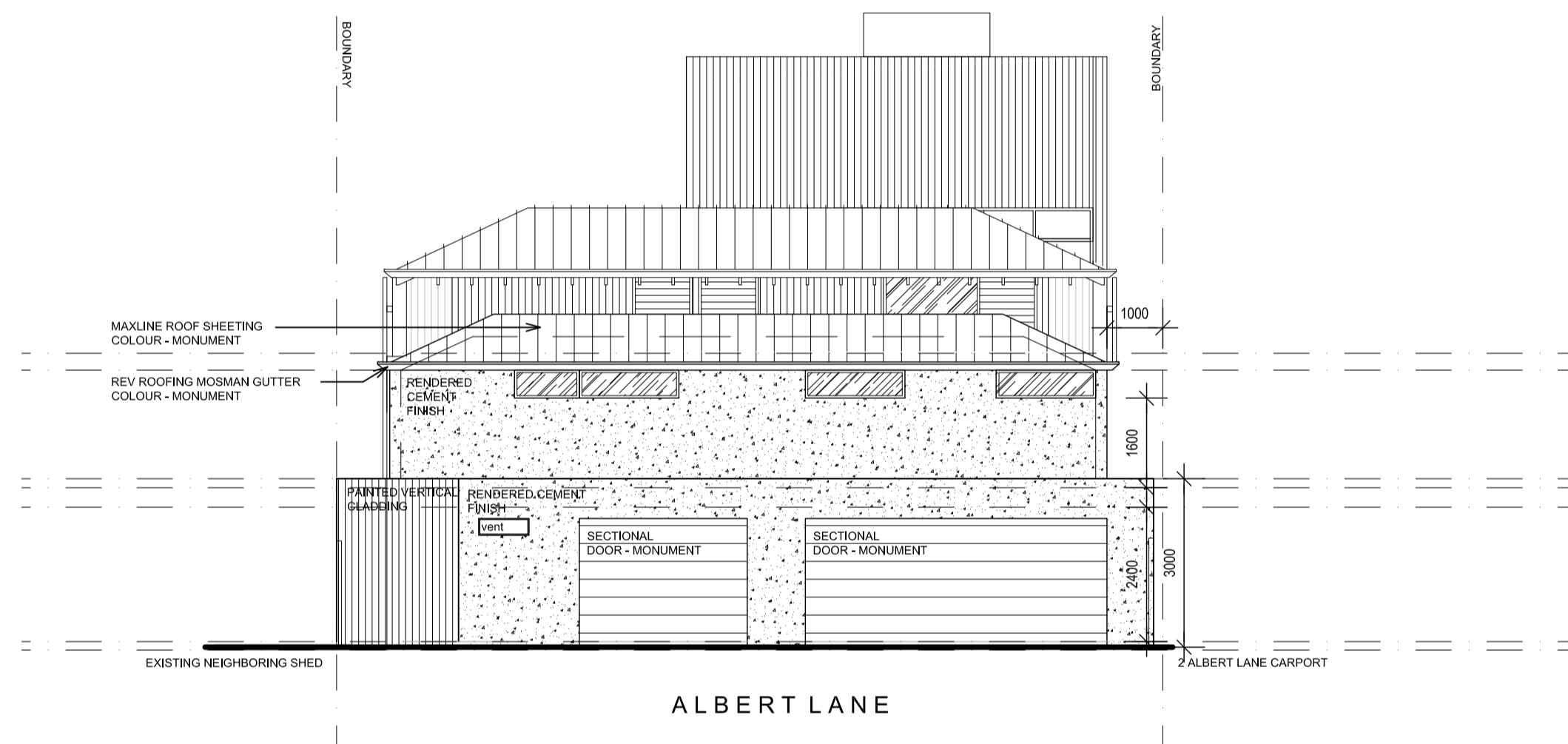
at 335-337 wakefield st, adelaide



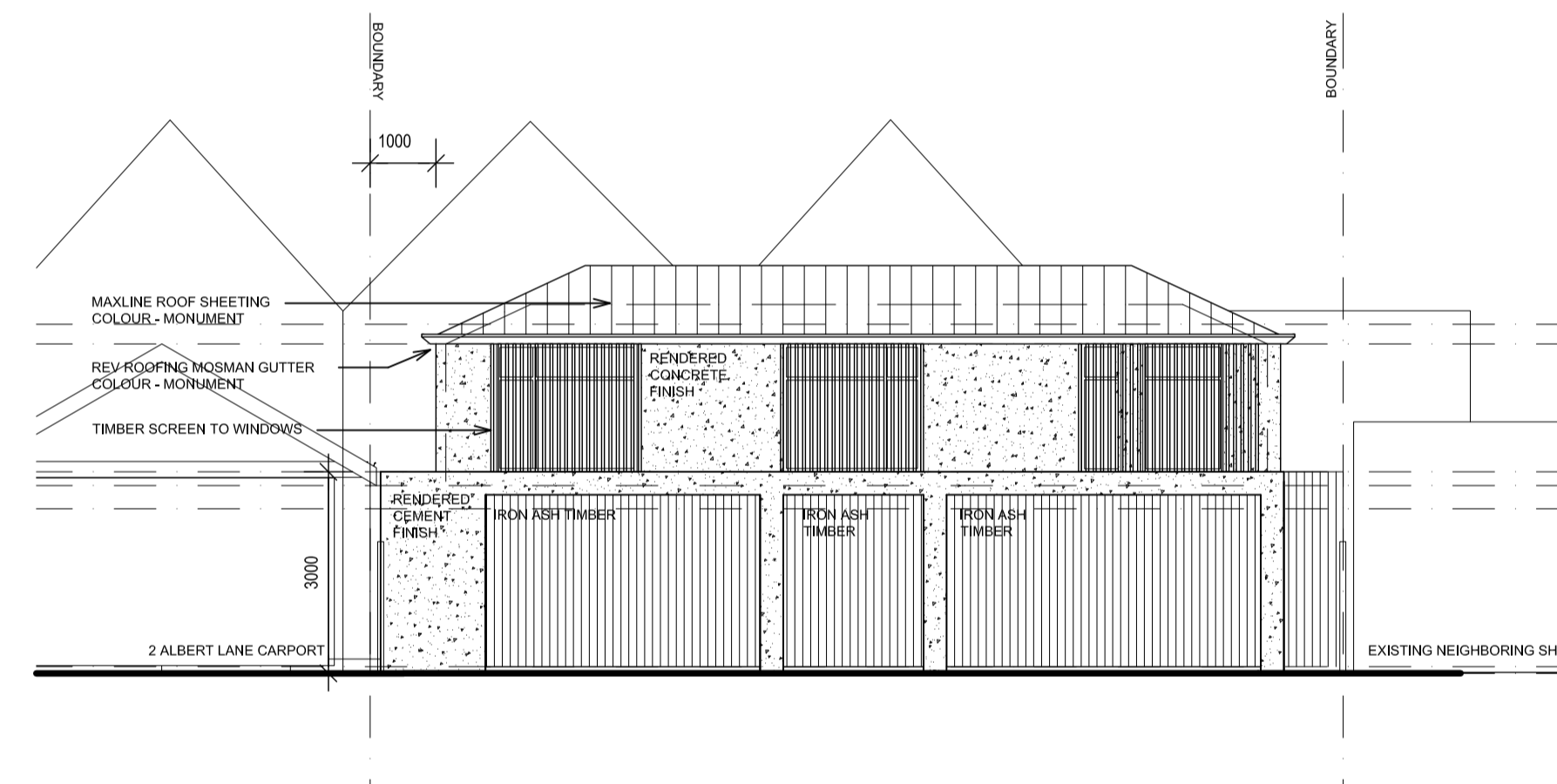
north elevation 1:100 - wakefield street



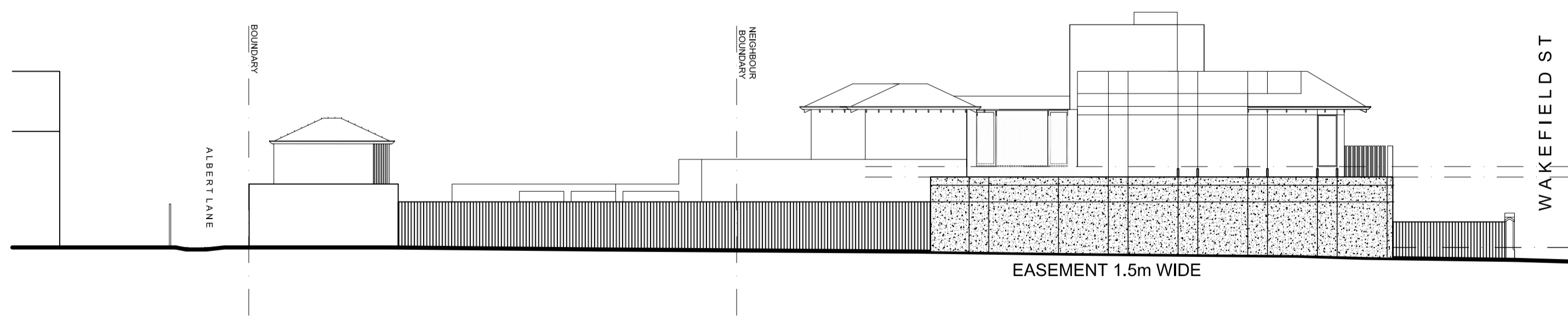
south elevation main residence 1:100



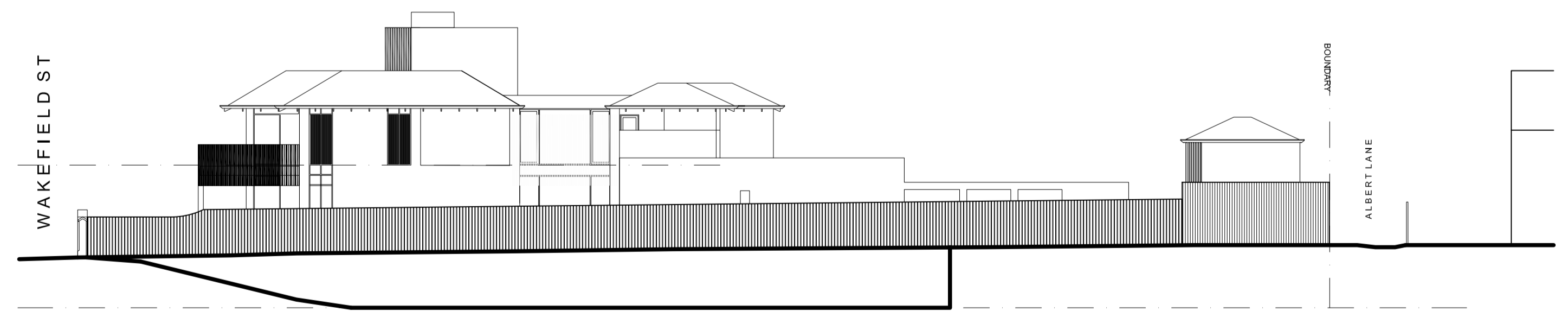
south elevation garage 1:100



north elevation garage 1:100



east boundary fence 1:200

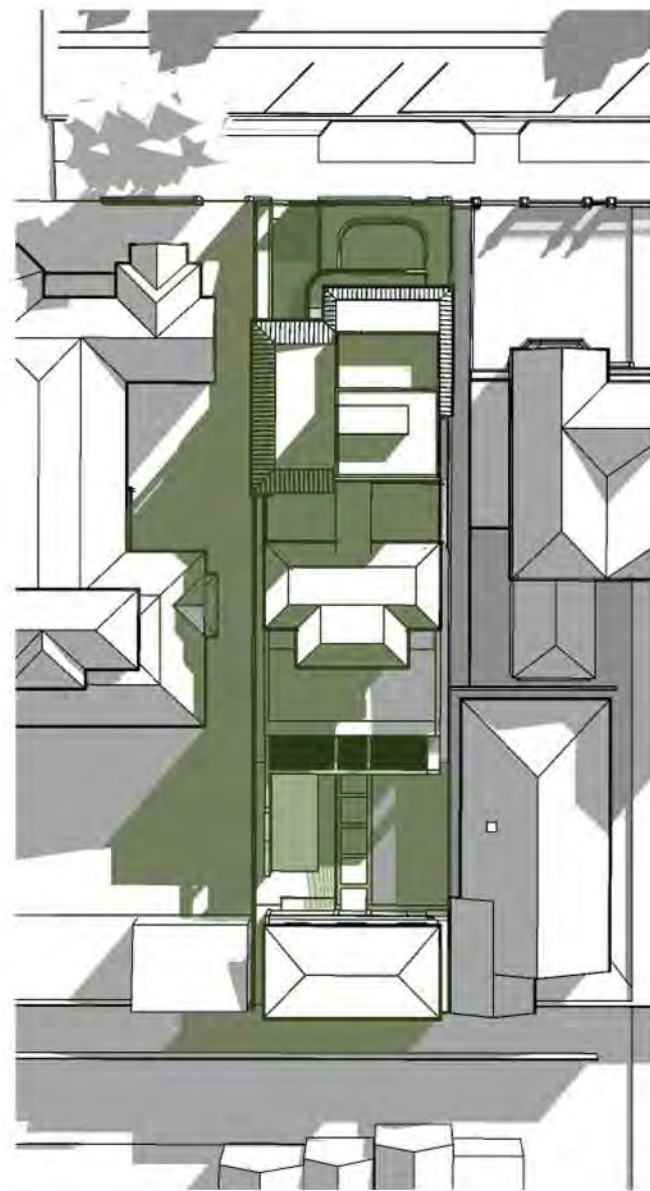


west boundary fence 1:200

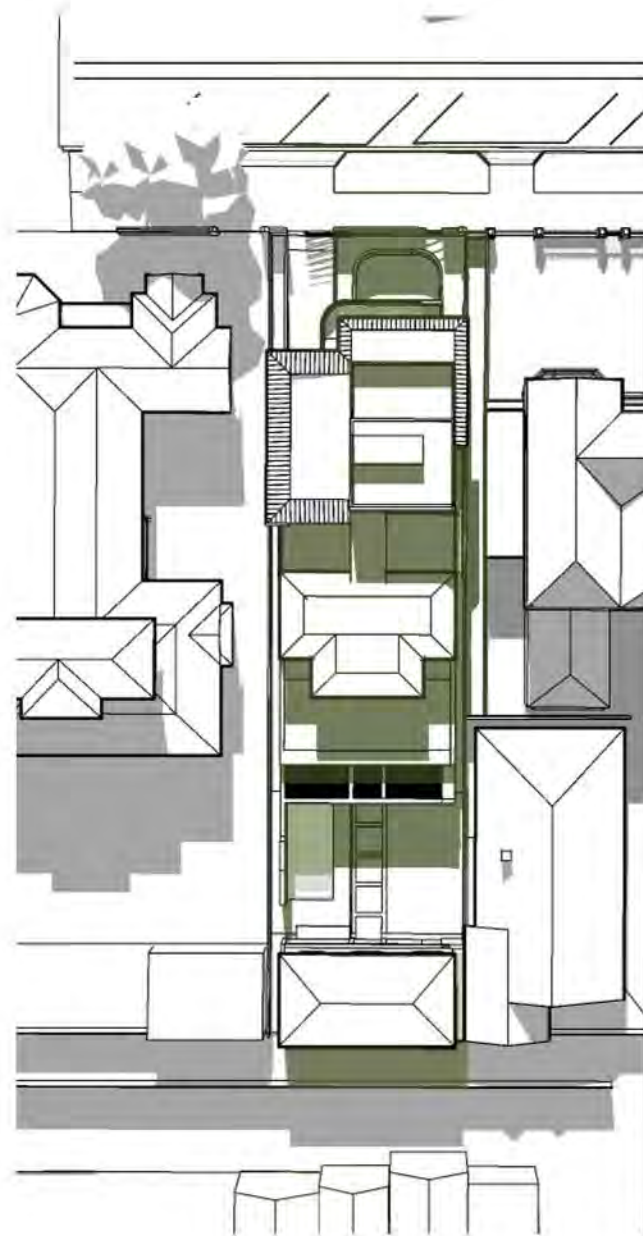
# new residence

at 335-337 wakefield st, adelaide





22nd JUNE @ 9am



22nd JUNE @ noon



22nd JUNE @ 3pm



### shadow diagrams

### new residence

at 335-337 wakefield st, adelaide







**wakefield st perspective render**

**new residence**

at 335-337 wakefield st, adelaide





**wakefield st perspective render  
north east**

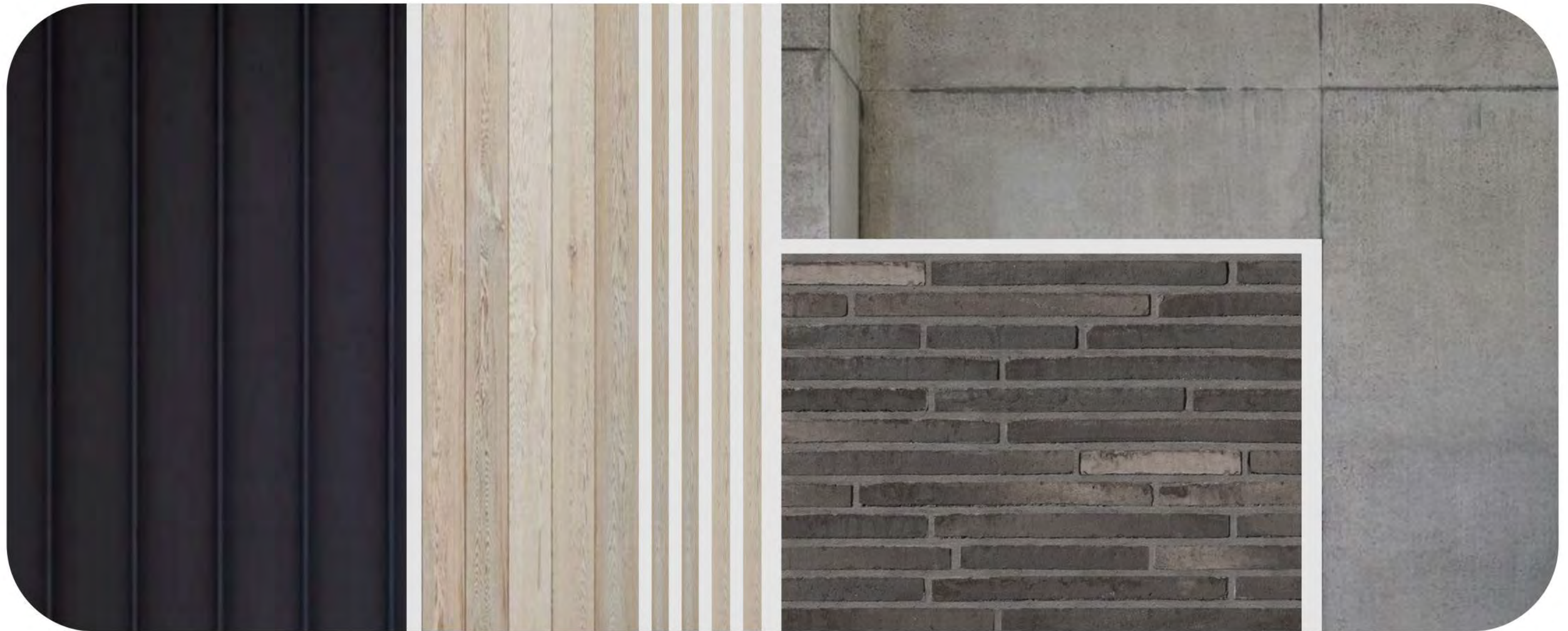


**wakefield st perspective render  
north west**

**new residence**

at 335-337 wakefield st, adelaide





maxline roof sheeting monument

iron ash timber

pgh - lang mursten brick

concrete panels

### material palette

### new residence

at 335-337 wakefield st, adelaide





**inspiration**

**new residence**

at 335-337 wakefield st, adelaide





**wakefield st perspective render  
north east**



**wakefield st perspective render  
north west**

**new residence**

at 335-337 wakefield st, adelaide





**wakefield st perspective render  
north east**



**wakefield st perspective render  
north west**

**new residence**

at 335-337 wakefield st, adelaide





**wakefield st perspective render**

**new residence**

at 335-337 wakefield st, adelaide

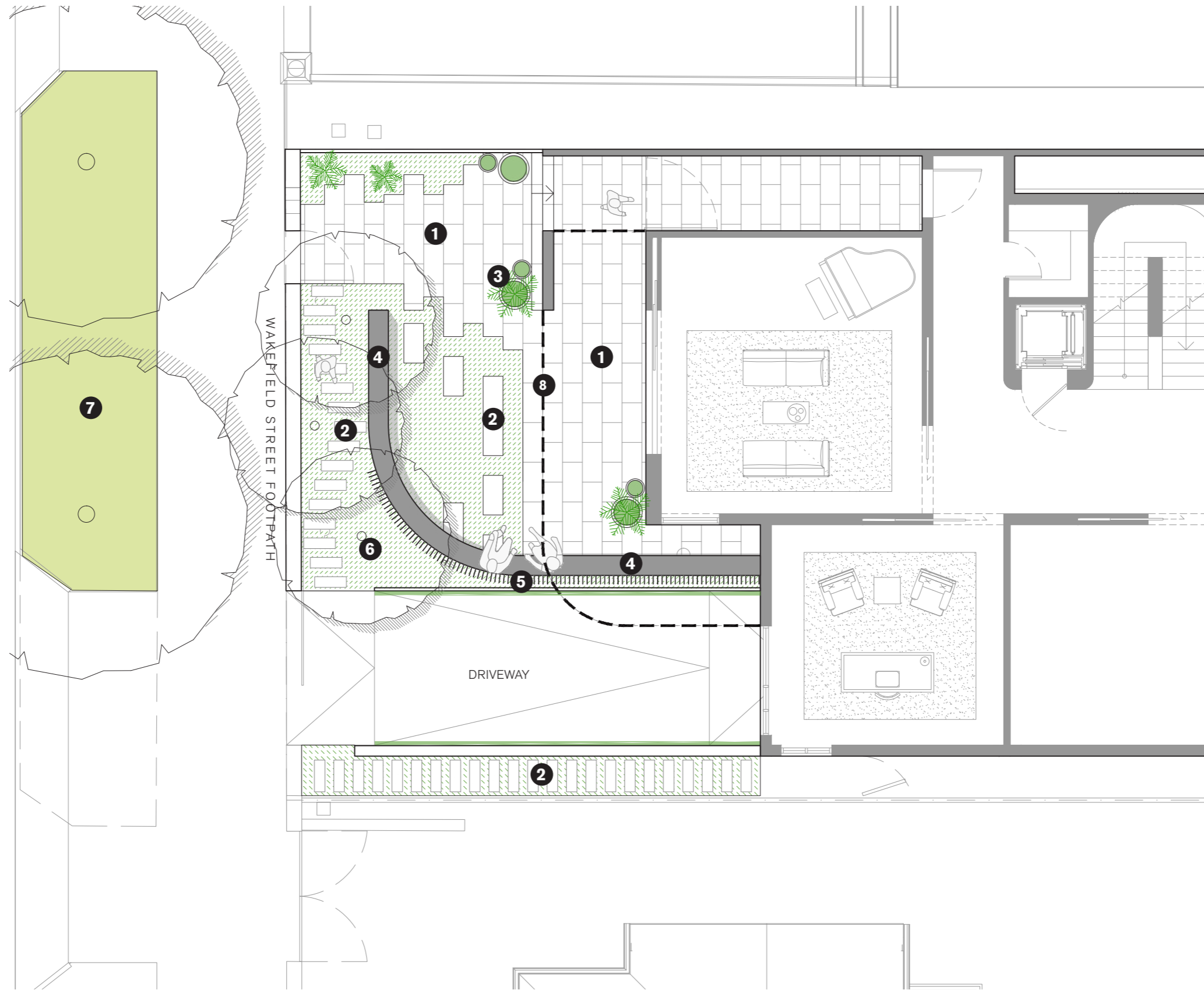


s1.9 b

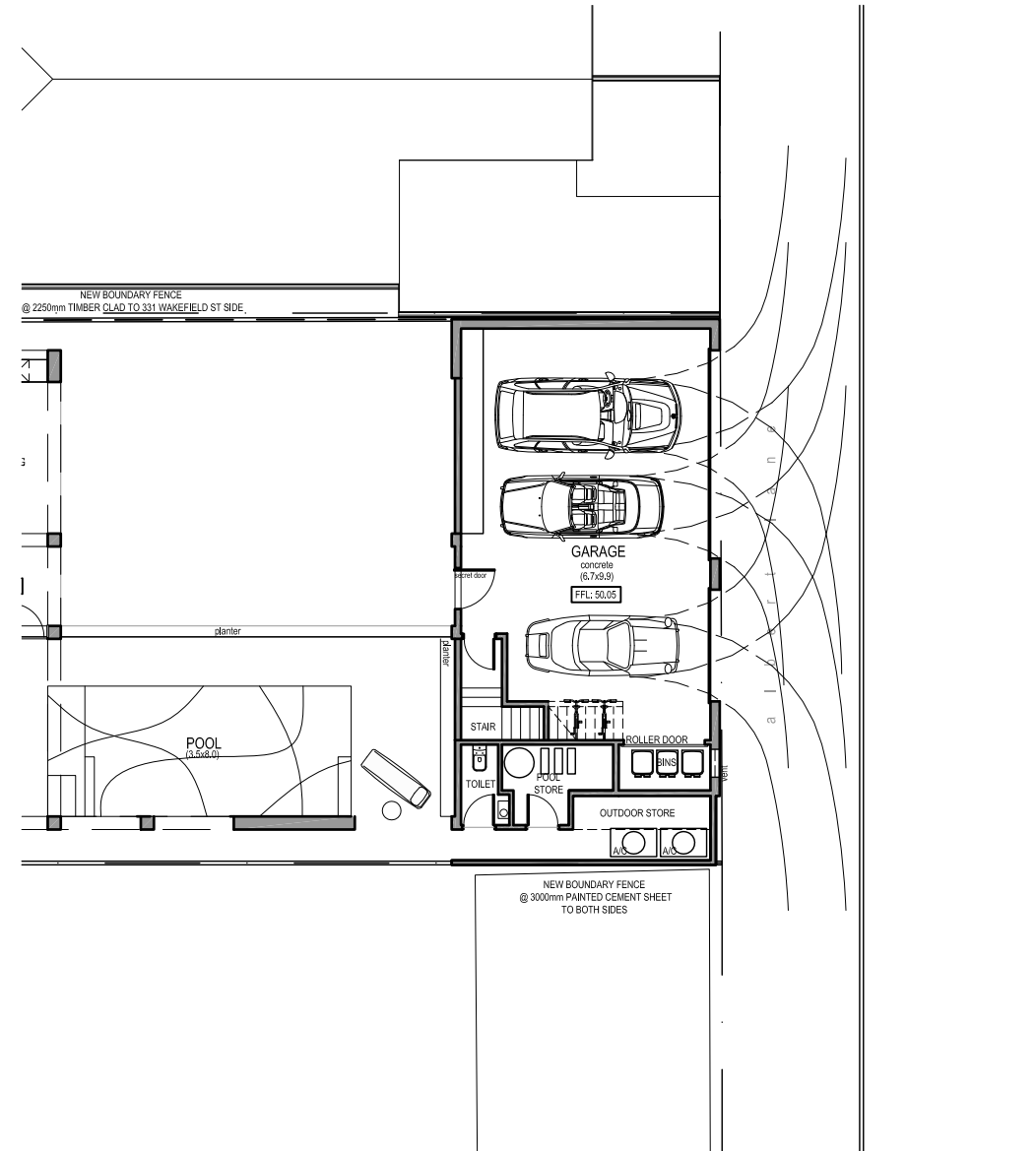
# Ground Floor Landscape

- 1** Paving (selection TBC)
- 2** Steppers through garden
- 3** Pots
- 4** Bench seat
- 5** Screen behind bench seat
- 6** New trees (species TBC)
- 7** Lawn verge with new trees
- 8** Balcony overhead

PLANT SPECIES TBC







# new residence

at 335-337 wakefield st, adelaide



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Goodwood SA 5034  
PO Box 465 Unley BC 5061

08 8373 1731  
admin@urbanhabitats.com.au  
urbanhabitats.com.au



15<sup>th</sup> of May 2020

ATT: Planning Department

Adelaide City Council

Regarding: Proposed residential development 335-337 Wakefield St

To Whom it may concern,

Please find attached the application for 335-337 Wakefield St, Adelaide. The proposal consists of a two-story residence with Basement parking, a small rooftop terrace along with an additional garage and art studio on Albert Lane. After a preliminary assessment with Helen Dand and Bec Rutschack the design has been refined and is ready for submission.

The site has been vacant for a significant time with the owner exploring many options for development, attached with this application is the current proposal for the site. Throughout the design process a number of considerations have been taken, especially concerns the neighbours had from a previous application, where a number of them have been addressed in this design.

Along with this letter please find attached all supporting Plans, Elevations and a Perspective image including the proposed material palette and inspiration Images. Following this letter is a design statement outlining how various elements of the design were considered, ensuring the modern design sits harmoniously with the adjacent Heritage places as well as how the design addresses the rear Albert Lane.

We hope the information provided is sufficient to make the assessment however if you need anything further please don't hesitate to contact me.

If you could please calculate the invoice and send it through to admin@urbanhabitats.com.au we will get this paid as soon as possible.

Kind regards,

**Sarah Stephen**  
**Architect**

96 King William Road  
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PO Box 465 Unley BC 5061

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## **Design Statement**

Through Form and Function the design aims to create a modern living solution to the CDB outskirts while achieving the light filled spaces of a suburban home. Internal courtyards are located central to the footprint of the residence providing filtered light throughout the house while also making a practical use of the long site. The Courtyards have feature timber screening to the upper levels providing both protection from the sun as well as overlooking to the neighboring properties.

The Roof Terrace located towards the Front of the development, North facing, allows for views over the adjacent parklands and glimpses of the city sky line.

The following points were carefully considered when designing the residence.

### **Wakefield St Frontage**

As Wakefield Street is a major route out of the CBD it was important that we considered the street aspect from both a pedestrian, vehicle passing and the residence with in the property. The following design considerations were important to ensure the dwelling sits well within the streetscape, ensuring an element of privacy

One thing that is evident along the South side of Wakefield Street, where the property is located, is the raised finished floor level, off street level, of a number of buildings. The design has adopted this for a number of reasons.

The first is to address the slope in the natural ground from North to South so that there is minimal to no height change crossing onto Albert lane. With the second giving the residence a better street presence. The residences to the East and West currently sit approximately 600mm above the footpath level which has been adopted for this design. To ensure that the proposal respects to the adjacent residences the raising of the floor level has been staged so that it is relative to the adjacent properties.

With Wakefield Street being such a prominent location it was important to create privacy for the occupants within the residence, whilst majority of the main living spaces being to the rear of the property it was important that the design also made the best use of the Northern aspect at the front of the site. With this in mind a curved concrete wall creates a private courtyard allowing the occupants to enjoy the northern aspect and views to the parklands in privacy. A strong connection was also felt with the existing masonry Fence due to its relationship to the State heritage place, this was taken into consideration and it was decided that keeping the fence created a curious contrast of the traditional element to more contemporary concrete wall, tying it to the proposed design. The height of the concrete wall was carefully considered matching the height of the brick piers of the masonry fence creating a consistent visual line.

Finally, we feel that due to the sites strong presence on Wakefield Street it is an opportunity to use some strong defining materials that respect both the surrounding built forms as well as the nature of the adjacent park. The mix of Concrete, handmade organic brick and timber elements were selected to reflect the surrounding environment, whilst having a bespoke feel,

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### Current Site conditions

There are a number of pre-existing site conditions that both impacted and influenced the project design. The first design consideration that needed addressing was the existing built form on the neighboring boundary to the east. With an easement separating the subject site to the property on the east, it provided an opportunity to create a dramatic entry ensuring both privacy and screening. A concrete blade wall has been designed on the boundary of the easement to achieve the desired outcome for the design. We feel that the height and length of the wall sits well balanced in its location with the easement creating a positive negative space between the two residences.



Easement shown between rendered pillar and brick pillar, easement to Albert Lane residence

To the rear of the property the existing residence of 2 Albert Lane was another area that was strongly considered. Currently the western boundary fence between the two sites sits over the true boundary onto the subject site. Rather than requesting to move this fence line the proposal is that the fence line stays where it currently lies, as a lightweight fence, with the proposed build form being in line with this fence. The proposal also adopts the previously approved fence height of 2250mm from a previous application.

Also due to a previous application request the layout of the form at the rear has been carefully considered with the pool plant and bin storage areas located away from this boundary to ensure minimal noise impact to the neighbour.



Images showing the current fence location and services to the roof of 2 Albert Lane

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Images showing current site conditions along Albert lane driving West to East

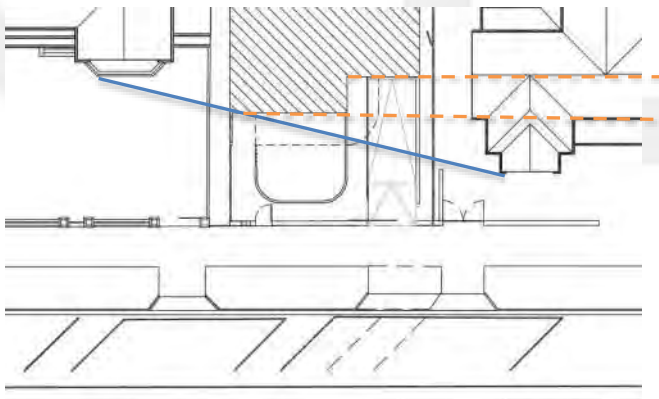
During the design process we have ensured that the proposed heights and setback of the proposed built elements cause minimal overshadowing, especially during the winter solstice, to surrounding properties especially that of Albert lane, please see shadow diagrams attached.

**Heritage Places**

The adjacent Heritage places, to the East and West influenced a number of the design decisions made along the way. The following diagrams highlight how the design considers both the heritage places.

**- Boundary Set back**

Due to the significant variation of setbacks along Wakefield Street and the adjacent residences the setback for the proposed residence was based on drawing a line from the heritage residence to the East to the heritage place to the West, with the proposed design not protruding over this line. The further setback of the design to Carhayes house is to ensure the design respected the single story façade state heritage house retaining views of heritage value. This set back is also to align with the ridge of the adjacent house which also assists with scaling of heights



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- Bulk and Scale

In order to ensure the proposed design sat well within the streetscape there are a number of lines the design reflects from the adjacent properties giving the proposed residence a relationship to the adjacent heritage places in bulk and scale. These include aligning ridge heights, balustrade heights and other key design elements such as quoins and timber trims, as shown below. Also by retaining the original fence of Carhayes House the overall design forms a relationship with the heritage places both in bulk and scale.



- Pitched roof

Another simpithetic approach taken was designing a moden take on the pitched roof, so while it is reflects the adjacent hertiatge places the pitch is flattened off much sooner to give a modern appearence to the proposed residence. While the roof terrace is a completely flat roof it is set back from the frontage but aligning it with the ridgr on Cartref House. This minimises the impact of this element from a pedestrian and vehcular persepective along Wakefield St.



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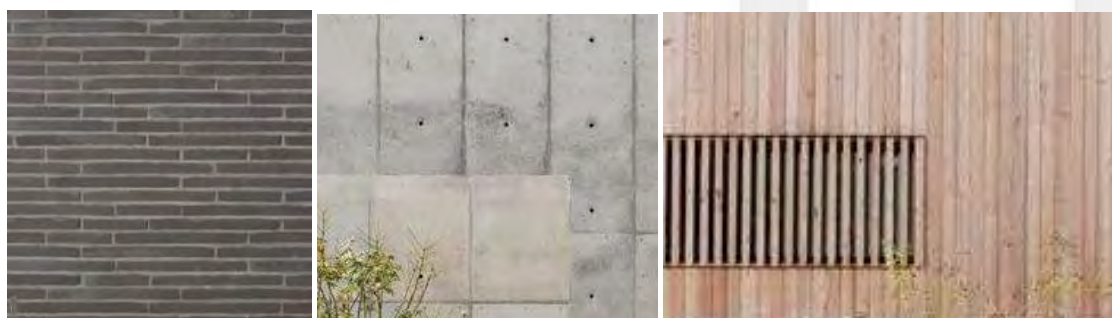
#### - Materials

The materials selected do not mimic the adjacent residences but have carefully considered to reflect certain elements.

**Brick** - The Lang Mursten brick selected is a hand crafted brick which gives a similar feel to a natural stone. The brick selection tonally take cues from the Bluestone visible on both Carhayes and Cartref House.

**Concrete** - The in-situ concrete finish is to contrast the brick in its relatively smooth finish, addressing the render to Cartref House, reflecting a soft organic feel. While this material may seem of contrast in colour to the adjacent buildings it does reflect a number of other surrounding buildings along Wakefield st.

**Timber** - The iron Ash timber has been selected to provide a further contrast and softness to the selected materials reflecting the natural elements in the surrounding environment.



The front fence will remain as the current brick fence. While cuts will be made in the fence to create a driveway and pedestrian gate, the proposed steel gates will modernise the fence connecting back to both Carhayes house and the proposed development.

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16<sup>th</sup> of July 2020

ATT: Edouard Pool  
Planning Department

Adelaide City Council

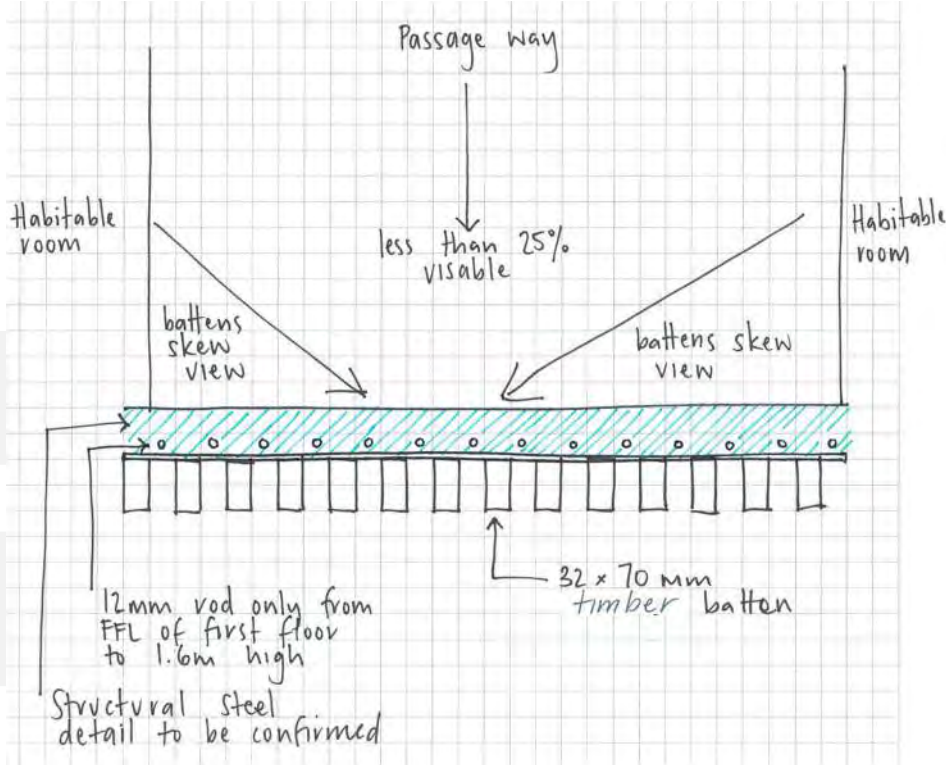
Regarding: Proposed residential development 335-337 Wakefield St

Dear Edouard,

In regards to your letter dated 26 June 2020 and email received requesting further information please find the following responses;

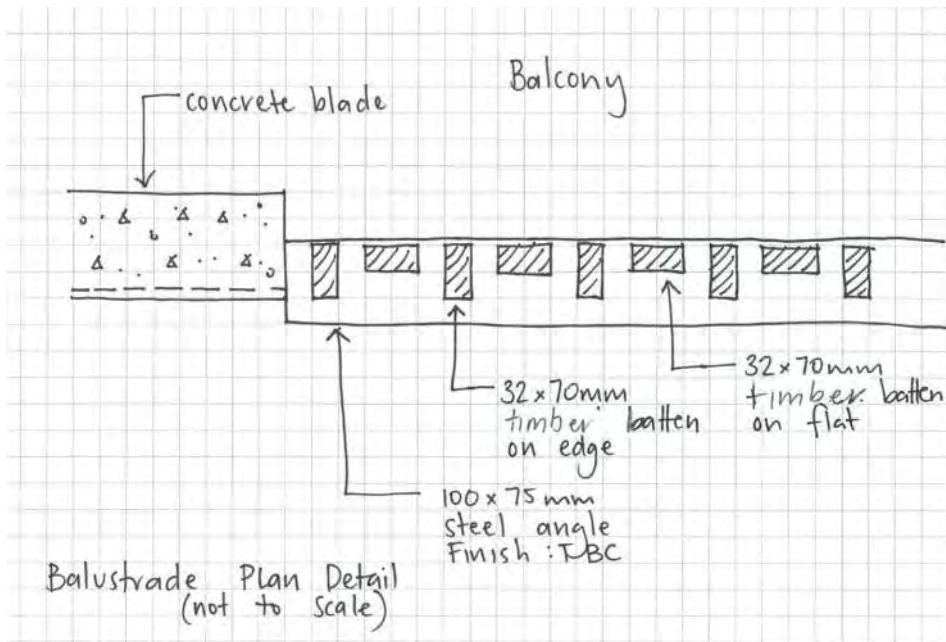
- Setback + Façade treatment - After discussions with Council and State Heritage at our meeting Friday 3rd of July and further liaising with Michael Queale, please find attached updated drawings (plans and elevations) as well as updated perspective images showing the resolution of the various items that were discussed. These include Eastern elevation treatment, roof form resolution, rooftop terrace roof resolution, additional detailing in the balustrade and revisions to the North Elevation
- Materiality - I would like to note that the proposed materials are supported by state heritage
- Driveway gate - the design of the gate has been resolved to a 50x10mm flat plate alternating on edge and on flat with a 10mm gap to give a more solid appearance. Refer to revised perspective image
- Overshadowing - Please find attached updated shadow diagram with the shadows formed by the proposed residence in Green.
- Rainwater Tanks - There are 2x 22,000L underground rainwater tanks proposed for the site as shown on the Basement Plan. It is proposed that these tanks will be plumbed to the irrigation system as well as the Pool Toilet
- Air Conditioning - The air conditioning is located in the far South West corner of the property as noted on the Ground floor plan. The proposed units are 2x Mitsubishi PUHY-P650YSNW-A (-BS). These will be concealed by the boundary fence proposed
- Overlooking - The proposed timber screen is a 70x32mm Hardwood Batten to be spaced 32mm apart as per the detail below. The windows on the Western elevation that are not behind a screen have fluted obscure glazing to ensure no overlooking. The windows to the South Elevation have a sill level of 1600mm as shown on the elevation to align with the planning guidelines





Screen Detail

Balustrade- The detail of the first floor terrace balustrade is shown below. This consists of 70x32mm Iron Ash timber battens alternating on edge and on flat. At certain heights a 100x75mm unequal angle will run through the balustrade as Indicated on the drawings



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Landscaping plan - please find attached the proposed landscape plan to the front as requested. Please note that the concrete courtyard wall has been removed as shown.

If there are any queries please don't hesitate to call the office on (08) 8373 1731

Kind regards,

**Sarah Stephen**  
Architect

## Certificate of Title - Volume 5598 Folio 761

Parent Title(s) CT 612/36  
Creating Dealing(s) RTU 8538428  
Title Issued 23/11/1998 Edition 7 Edition Issued 13/11/2015

## Estate Type

FEE SIMPLE

## Registered Proprietor

SAMUEL HILL-SMITH  
MARGARET HELEN HILL-SMITH  
OF 3 VICTORIA AVENUE UNLEY PARK SA 5061  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 100 DEPOSITED PLAN 50668  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

## Easements

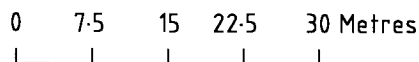
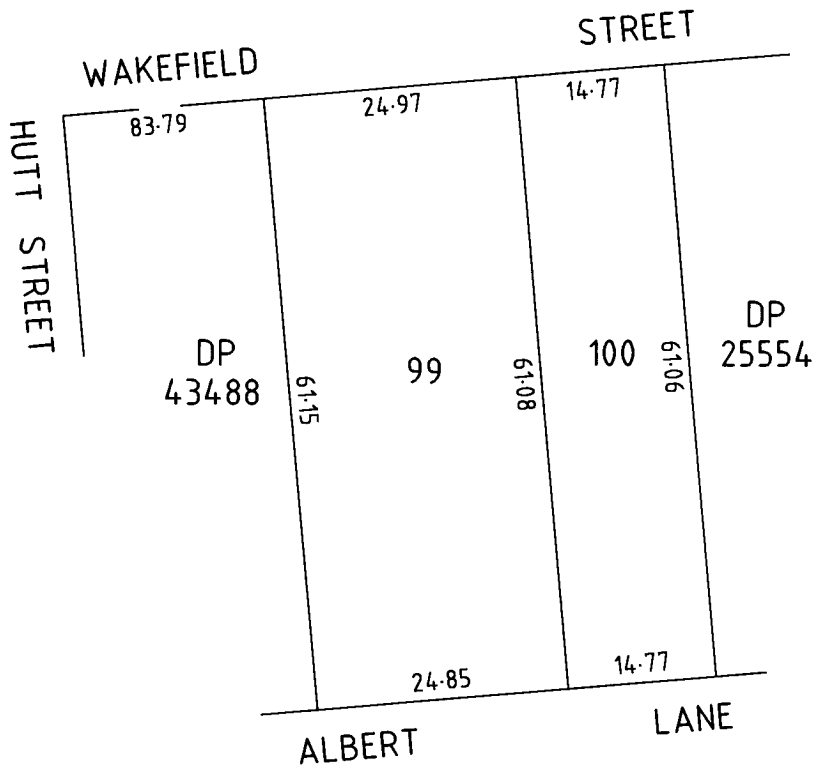
NIL

## Schedule of Dealings

NIL

## Notations

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



Edoard Pool  
City of Adelaide  
GPO Box 2252  
Adelaide SA 5001  
Email: [e.pool@cityofadelaide.com.au](mailto:e.pool@cityofadelaide.com.au)

Dear Edoard,

**Application: DA/252/2020**  
**Address: 335-337 Wakefield Street, ADELAIDE SA 5000**

I write to make representation and comments to the development application currently under consideration of the City of Adelaide located at 335-337 Wakefield Street, Adelaide SA 5000. We live at 2 Albert Lane, Adelaide SA 5000, which shares a boundary on the western side of our property. Overall, we are supportive of the development of a residence on this land, especially considering the overgrown nature as shown in the development application.

Our main concern with this development is the construction of the two-storey garage and art studio on Albert Lane. The plans under consideration has a two storey structure being erected on our south western boundary, which will create an issue of undue visual bulk and block natural light entering our property. The approval of such a building would circumvent the City of Adelaide's Principles of Development Control #23, sections (a) and (b):

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;

To make up for the loss of natural light we would have to consider the installation of skylights or roof windows at our own considerable expense. We do not accept this should be imposed on us, particularly given the proposed building does not comply with the City of Adelaide's own Principles referred to above.

Additionally, the height of the fence proposed at 2250mm will exacerbate the lighting issues caused by the construction of the two-storey garage and art studio. We believe that a fence height of 2100mm (the maximum allowed without council approval) is more than adequate to provide privacy to both parties.

To its credit, Urban Habitats spoke with us prior to lodging its development application in order to understand our concerns and give feedback to the Hill-Smiths. We raised the issues set out above. Unfortunately, it became apparent this was one-way dialogue only, we received no further engagement from Urban Habitats or the Hill-Smiths and the feedback we provided has resulted in no changes to the plans submitted for your consideration.

The development application also makes reference to the situation of the fence bordering the two properties. We would like it noted that the previous owner of 335-337 Wakefield Street had this fence erected, with no input to its location from us.

Finally, we wish to re-emphasize our concern with the development of this residence impeding access to our home. As Albert Lane is our only means of access, we are concerned that throughout the building process we will have issues in getting to our property, especially during the construction of the proposed garage and art studio. Access to Albert Lane is available from the West (Hutt St/Angus St) only (access via James St is not possible due to the Parkwynd Hospital claiming the road to be private and locking its gates). Albert Lane is very narrow and congested and the condition of the lane is such that use by construction vehicles is very likely to cause further damage. Any approval granted should be subject to conditions to ensure that Albert Lane vehicular access is not obstructed at any time during construction.

Please note we will not make a verbal representation to the Council's Assessment Panel on this matter as the points raised by this letter clearly state the obvious issues. Regardless, we expect to be advised of the date on which the Council's Assessment Panel will be meeting to consider the application and confirmation that our response to the application has been submitted to the Panel and considered. We also expect that, in accordance with prescribed process under the Development Act 1993, we will be provided with written notice of the decision within 5 days of the date of that decision.

Yours sincerely,

Richard Edwards  
2 Albert Lane  
Adelaide SA 5000  
[Richard.Edwards@sa.gov.au](mailto:Richard.Edwards@sa.gov.au)

## Edouard Pool

---

**From:** Alex Karatassa <Alex@fivefourentertainment.com.au>  
**Sent:** Tuesday, 18 August 2020 11:11 PM  
**To:** Duty Planner  
**Subject:** Submission on Public Notification - Application: DA/252/2020

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Adelaide City Council,

**Application:**  
**DA/252/2020**

**Address:**  
**335 Wakefield Street, Adelaide SA 5000**

**Description:**  
**Construct three story residence with basement (including rooftop terrace) with detached garage / studio and swimming pool**

**Representor:**  
**Alex Karatassa**  
**Postal address:**  
**28 James Street, Adelaide SA 5000**

*Please note: the below comments have been submitted on the Development Application 252/2020 via email as the council website and portal for submission has been unavailable for over 5 days. (screenshot attached).*

My names is Alex Karatassa and I am the owner and occupant of 28 James Street, Adelaide SA 5000. My property is adjacent to the proposed category 2 development on 335 - 337 Wakefield street.

I purchased this house in 2018 for two primary reasons: 1) the sunlight in the home, which predominantly comes from the 5 north facing windows and 2) the secluded and private nature of the property.

I am a private and quiet person and I spend the majority of my time at home during the days and nights. I own my own business and I work full time from my home office in the upstairs first bedroom during the weekdays. I spend weekends cooking in the kitchen, reading in my dining room and gardening and entertaining in my back courtyard - all of which are facing Albert Lane and the proposed development. I am a plant enthusiast and all of my indoor plants are currently thriving in the light from the north facing windows in the dining room and kitchen. Outdoors, I have four trees, a grass lawn and flowers in my back courtyard, all of which require ample sunlight.

Overall, the light nature of the house lifts my mood during my work days at home and is an integral part of my personal happiness and wellbeing.

I have reviewed the documents provided regarding the construction of 335 - 337 Wakefield street and am predominantly concerned with:

- a) the proximity of the property to the Albert Lane fence line;
- b) the height of the property overall (particularly the height of the studio and garage on the Albert Lane end of the property); and
- c) how the above will affect my lighting, privacy and the value of my property.

**Lighting & View**

As aforementioned, I purchased this property because it was an extraordinarily light and bright home. My primary request is that the proposed development does not create shadowing that removes or affects the natural light within my home and in my garden / courtyard.

I am requesting that the council review and reduce the height of the studio and garage and increase the distance between the proposed structure and the Albert Lane fence line.

**Privacy: Windows**

I request that my privacy is maintained and that no future occupants of 335 - 337 Wakefield Street have the capacity to see into or onto my property.

28 James Street has five, large, north facing windows, all of which will directly face the proposed development and will be visible from the studio and garage at the current height and proximity. The two upstairs rooms have floor-to-ceiling windows: the first bedroom is my office and the other room is currently being used as a bedroom. The downstairs dining area has two, floor-to-ceiling European window doors and the kitchen area has one window.

I am requesting that the neighbouring property have no windows, balconies, doors or any other type of vantage point that faces 28 James street. Alternatively, I am requesting that any windows facing my property have frosted glass.

**Privacy: Courtyard**

I am concerned about the height of the neighbouring property and future occupants having the ability to overlook my courtyard. The courtyard is used regularly to entertain guests, relax, exercise, garden and dine. I am requesting that there are no vantage points on the proposed development which will provide a view of my courtyard.

Any assistance the council can provide in preserving the current light and private nature of my beloved home is greatly appreciated.

Thank you for your time,

Alex Karatassa.

Signed 18/08/2020



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03<sup>rd</sup> of September 2020

ATT: Edouard Pool  
Planning Department

Adelaide City Council

Regarding: Proposed residential development 335-337 Wakefield St

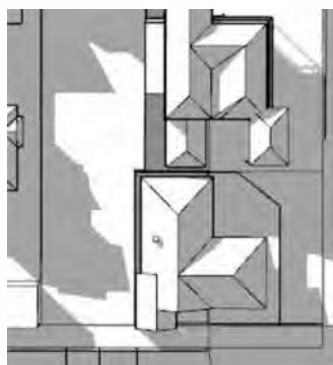
Dear Edouard,

Please find the following responses of various Items that have arisen during the Planning period;

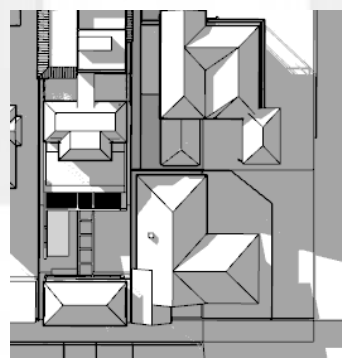
In regards to the items that came up with the meeting 27/08/20 the following applies;

- Please find attached updated drawings confirming the screen height as well as the requested perspective images
- The bench seat to the front yard is proposed to be a masonry element which sits at 450mm off ground level. There will be a steel screen that sits a meter above this to act as a protective barrier to the basement driveway
- The trees to the front yard are to be small to medium 'Vase Shaped' deciduous trees, intended to provide summer shade and some privacy to the street. It is intended that these trees will grow to 4m in height
- The window to the North East corner of the Master bedroom is a louvered window with no screen intended as per our previous meeting dated 3rd July 2020
- As requested please find the following snap shots showing no shadowing impact from the proposed Wakefield St development to the Private open space to 2 Albert Lane at 3pm during the winter solstice.

**Winter solstice - 3pm**



No Development to Wakefield st



Development shown on Wakefield st

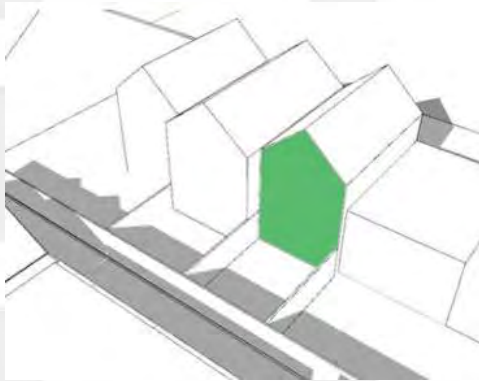
In regards to the representations please find our responses:

28 James St, Adelaide - Mr Alex Karatassa

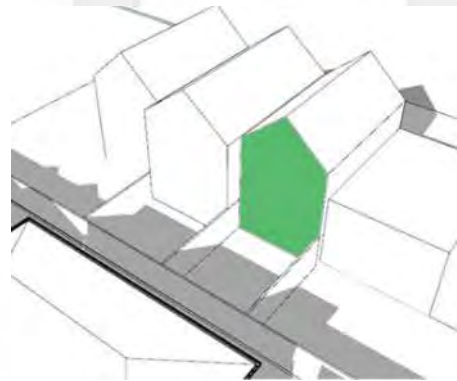
**Lighting and View**

As per the following shadow diagrams there is very minimal shadowing caused by the proposed garage backing onto Albert Lane. We would like to note that the shadow diagrams do not include the gum tree currently on the site of 28 James St which would cause the most significant shading to the site.

**Winter solstice - Noon**

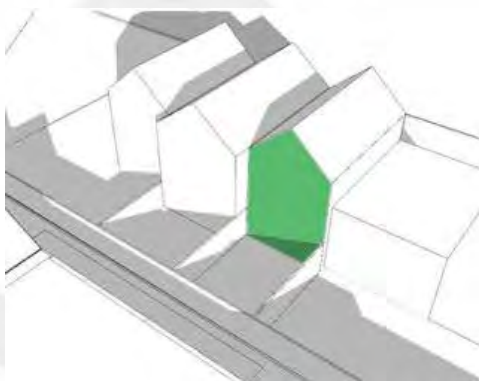


No Development to Wakefield st

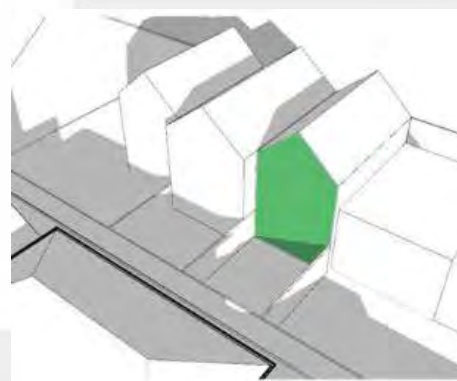


Development shown on Wakefield st

**Winter solstice - 3pm**



No Development to Wakefield st



Development shown on Wakefield st

**Privacy**

There are only fixed windows proposed on the upper level South elevation and these are set at 1600mm which is in line with the council guidelines. This eliminates any direct overlooking into the subject's residence or courtyard.

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2 Albert Lane, Adelaide - Mr Richard Edwards

### **Garage Studio**

We would like to clarify that the upper level of the studio is already set back 850mm from the current fence line which is 1 meter from the true boundary. The offset was to comply with the development guidelines reducing the overall mass on the boundary.

### **Fence Height**

In regards to the fence height we discussed this with both parties, it was our preference to have the fence at 2400mm with the neighbors being 2100mm. We felt that the previously council approved fence height of 2250mm was a fair and reasonable compromise.

If there are any queries please don't hesitate to call the office on (08) 8373 1731

Kind regards,

**Sarah Stephen**  
**Architect**



**Heritage South Australia**

Environment, Heritage and  
Sustainability Division

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

Ref: SH/13420D  
Date: 18 August 2020

Chief Executive Officer  
City of Adelaide  
GPO Box 2252  
Adelaide 5001

Attention: Edouard Pool

Dear Mr Pool

**DESCRIPTION: DEVELOPMENT MATERIALLY AFFECTING CONTEXT OF A STATE HERITAGE PLACE:  
CONSTRUCT TWO STOREY RESIDENCE WITH BASEMENT AND ROOFTOP TERRACE WITH DETACHED  
GARAGE/STUDIO AND SWIMMING POOL - SITTING BETWEEN/ADJACENT 333 AND 339 WAKEFIELD  
STREET, ADELAIDE**

Application number: DA/252/20  
Referral received: 19/06/2020  
State heritage place: SH/13423 -Dwelling ('Carhayes'), at 329 Wakefield Street, ADELAIDE  
SH/13423 - Dwelling (Cartref)at 339 Wakefield Street, Adelaide  
Documentation: Revised documentation received dated 21 July 2020

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

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

- The proposal has no physical impact on the abutting State heritage places.
- The proposal is sufficiently compatible in setback, scale, material and proportion with adjoining State heritage places. While the architectural treatment is contemporary in style, the articulation of building volume; setback of the roof terrace/ lift; use of a hipped roof; incorporation of vertically proportioned windows and concealment of basement carparking has resulted in a proposal which is not adversely visually dominant within the surrounding streetscape.
- The resolution of the entrance (east) boundary wall is also supported. This wall is now an entry blade wall of lower scale and higher quality finish. Treatment of new openings in the existing red brick boundary wall are also supported as they follow sound conservation practice.
- Proposed timber, brick and face concrete (panellised) exterior materials are mostly self-finish and contemporary in selection and are supported. They are visually compatible with self-finish façade brickwork and stonework of the two abutting State heritage places.

*Recommendation*

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

**Condition 1: The colour and finish of external insitu concrete walling is to be confirmed, to the satisfaction of Council in consultation with the Department for Environment and Water, prior to the pouring of concrete walls.**

*Reason for condition: Selection of concrete colour/ finish is critical to achieve visual compatibility with abutting State heritage places. Samples are not possible until construction has commenced.*

*General notes*

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

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

Any enquiries in relation to this application should be directed to Michael Queale on telephone (08) 8207 7711 or e-mail [michael.queale@sa.gov.au](mailto:michael.queale@sa.gov.au).

Yours sincerely



Michael Queale

**Principal Heritage Conservation Architect**

Department for Environment and Water

*as delegate of the*

**MINISTER FOR ENVIRONMENT AND WATER**

## CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 28/9/2020

<b>Item No</b>	<b>3.4</b>
Address	112-114 Carrington Street, Adelaide SA 5000
Proposal	Demolition of existing building and construction of five level mixed use building comprising café and car parking at ground level and 13 apartments at upper levels, DA/380/2020 (SG) [CAP]
Applicant	YH Group
Relevant Development Plan	30 April 2020
Lodgement Date	21 July 2020
Zone / Policy Area	City Living Zone / South Central Policy Area 32
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representation
<b>Recommendation</b>	<b>Development Plan Consent Be GRANTED</b>

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### ATTACHMENTS

#### Plans and Supporting Information

• Proposal Plans & Correspondence	1 - 35
• Traffic Consultant Advice	36 - 39
• Waste Management Plan	40 - 51
• Certificate of Title	52 - 54
Comments from Public Notification	55 - 56
Applicant Response to Representations	57 - 62

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### PERSONS SPEAKING BEFORE THE PANEL

Nil

## 1. **DESCRIPTION OF PROPOSAL**

- 1.1 This application proposes the demolition of an existing building and construction of a five level mixed use building comprising café and car parking at ground level and 13 apartments at upper levels at 112-114 Carrington Street, Adelaide.
- 1.2 A café, car parking for eight vehicles and five bicycles, a waste storage room, an entry lobby, stairs and lift are proposed at ground level. The applicant has confirmed an exhaust flue is not required for the café.
- 1.3 The upper levels will contain 6 one bedroom apartments, 6 two bedroom apartments and 1 three bedroom apartment. Levels one to three, will comprise 2 one bedroom apartments and 2 two bedroom apartments with a three bedroom penthouse located on level four.
- 1.4 A mix of materials and finishes are proposed as follows:
- etched precast concrete in varying light and dark grey tones
  - anodised metal cladding in a mid grey tone
  - stainless steel and timber highlights including steel plate window framings
  - combination of clear, frosted and tinted glazing to windows
  - frosted and black glass balcony balustrades.

## 2. **DEVELOPMENT DATA**

<b>DESIGN CHARACTERISTICS</b>	<b>GUIDELINE</b>	<b>PROPOSED</b>
<b>Site Area: 377m<sup>2</sup></b>		
Plot ratio	2.0 (754m <sup>2</sup> )	2.83 (1,068m <sup>2</sup> )
Building height		
- Storeys	4 storeys (max)	5 storeys
- Metres (ceiling height)	14 metres (max)	17.5 metres
Private Open Space (POS)		
- % of total site area or m <sup>2</sup>	8m <sup>2</sup> - 15m <sup>2</sup>	8m <sup>2</sup> – 85m <sup>2</sup>
- Dimensions	2 metres	2 metres
Landscaped Open Space (LOS)		
- % of total site area	10%	6.5%
Car parking and Access		
- Number of spaces	13 spaces	8 spaces
Bicycle Parking	13 spaces	18 spaces (13 apt. spaces)

### 3. **BACKGROUND**

The following table refers to previous development applications relating to the subject site:

<b>APPLICATION NO.</b>	<b>DESCRIPTION OF DEVELOPMENT</b>	<b>DECISION</b>
P14080	Construct new office building	Approved 9 October 1986
P196	Change of use to lodging house	Approved 9 June 1987
DA/806/2015	Demolish existing structures and construct 5 level residential flat building comprising 13 apartments with car parking at ground level for 8 vehicles	Approved 4 April 2016
DA/806/2015/A	Variation – remove transformer from ground floor and replace with commercial tenancy	Approved 31 August 2017

This application is almost identical to the application approved in 2017 (DA/806/2015/A). However, further information has been provided regarding bicycle parking and storage spaces to address the reserved matters for the original approval.

### 4. **SITE**

- 4.1 The site is located on the northern side of Carrington Street, adjacent the north western corner of the intersection between Carrington Street and Queen Street.
- 4.2 The site has a frontage of 11.58 metres to Carrington Street, a frontage of 32.36 metres to Queen Street and a rear boundary of 11.73 metres. It is a rectangular shaped allotment with an area of approximately 377m<sup>2</sup>.
- 4.3 A two storey building containing a backpacker hostel is located on the site and a fenced service yard occupies the rear portion.
- 4.4 Vehicle access to the rear portion of the site is provided via a crossover and gate to Queen Street.
- 4.5 There are no regulated or significant trees located on the site.

### 5. **LOCALITY**







- 5.1 The locality comprises a mix of low to medium scale residential and commercial uses including a backpacker hostel on the opposite corner of Queen Street and supported accommodation to the west and rear of the subject site. Offices, shops and hostel are located on the opposite side of Carrington Street.
- 5.2 Built form in the locality is low to medium scale between one to four storeys.



- 5.3 There is a notable concentration of supported accommodation in the locality, particularly on Carrington Street and Queen Street with a focus on emergency shelter and accommodation for disadvantaged persons.
- 5.4 Local Heritage Places are located along parts of Carrington and Queen Streets.



**KEY**

	Subject Site		Local Heritage Place
<b>CiL32</b>	City Living Zone/South Central Policy Area 32		State Heritage Place
<b>CC</b>	Capital City Zone		Policy Area Boundary
<b>CF</b>	City Frame Zone		Locality
<b>R</b> 	Representor Properties		

**Photo 1 – Subject site, viewed from southern side of Carrington Street looking north**



**Photo 2 – Development located adjacent north eastern corner of the intersection between Carrington Street and Queen Street, viewed from southern side of Carrington Street, looking north**



**Photo 3 – Development to the west of subject site, viewed from southern side of Carrington Street, looking northwest**



**Photo 4 – Development located between intersection of Carrington Street and Queen Street and Hurtle Square, viewed from northern side of Carrington Street, looking southeast**



**Photo 5 – Subject site, viewed from Queen Street, looking south**



**Photo 7 – Queen Street north of the subject site, viewed from Queen Street, looking north**



**Photo 8 – Adelaide Day Centre, viewed from rear lane, looking southwest**



## 6. **PUBLIC NOTIFICATION**

- 6.1 The proposal is a Category 2 form of development and therefore public notification has been undertaken.

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 – 1	<ul style="list-style-type: none"> <li>Mr John Rushforth (SA Housing Authority) – multiple properties adjoining subject site to the north and west, highlighted on locality plan.</li> </ul>

Summary of Representation	Applicant Response
<p>Council should ensure a reasonable level of amenity is achieved for neighbouring SA Housing Trust properties and their common outdoor open spaces. This includes impacts from overlooking, overshadowing, massing, finishes, bulk, scale, micro-climate, solar access, reflected heat and glare etc.</p> <p>Relevant Council Wide provisions listed as follows: Objectives 33, 47 and 48 and PDC's 119 and 120.</p>	<p><u>Overlooking</u></p> <p>North facing windows will feature window hoods as screening devices at their western edges. This will mitigate north westerly views from each apartment, whilst maintaining access to sunlight and ventilation. The position and angle of these hoods will obscure views of the open space and common areas for adjacent development. Western elevation windows relate to internal corridors, from which casual overlooking will be negligible.</p> <p><u>Overshadowing</u></p> <p>The proposal, being south and east of the adjoining SA Housing Trust land, will have negligible additional shadowing impacts on these properties during the winter solstice, when compared with the existing situation. Two-storey residential flat buildings occupying the northern end of 106 Carrington Street currently shadow existing common open space on this site.</p> <p>Whilst the proposal will cast shadow on the adjoining property to the west, additional overshadowing will be negligible, allowing for existing levels of overshadowing from existing two storey buildings at the adjoining SA Housing Trust site. The proposal will not overshadow adjoining SA Housing Trust buildings to the west from midday onwards. The shadow diagrams illustrate overshadowing during the summer solstice will be negligible for most of the day.</p>

### Massing, Bulk & Scale

The proposed 5 storey building, standing at 13.8 metres to the parapet of the fourth level (and 17.5 metres to the roof of the top level), is appropriate in its context.

The locality comprises two-storey built form, however taller development (four and seven storey) exists nearby. The proposal is not incongruous with the locality, which seeks built form of up to 4 storeys or 14 metres. The proposed building height and scale matches that previously approved.

The fifth level is set back generously which reduces its visual and physical impacts given the deeply recessive nature of this level. A 1,100mm glass balustrade (in lieu of solid balustrades) further reduces the visual impact of this level. The recessed top level assists makes the building 'read' as four levels. The top level is only discernible when viewed from a distance.

The first four levels of the proposed building are built to the western boundary, with the exception of a void which extends from level 1 through to the top of the building. This void creates visual and physical relief, and further affords natural light and ventilation to the internal rooms which adjoin it.

The building is set back from its northern boundary at all levels, which gives relief to this boundary, provides an area for landscaping, and further reduces the overall extent of built form along the depth of the site.

Council Wide Objective 47 seeks buildings maintain openness to the sky and daylight to open spaces and existing buildings. The recessed void along the western elevation is positioned adjacent the common open space of the representor's property at 106 Carrington Street to achieve a sense of openness.

### Finishes

The western elevation will be constructed in pre-cast concrete, arranged in a vertically tiled light grey panel towards the southern end of this elevation, and the balance of the western elevation constructed in a grid of dark grey coloured panels.

The northern elevation carries consistent architectural language to the western elevation, with pre-cast concrete panels in light and dark grey to the base of the building, and dark grey anodized aluminium cladding at the fifth level which also incorporates



	<p>generous setbacks to limit visibility.</p> <p>The finishes and materials are of high quality, are visually interesting with panelled variations and present as an attractive, contemporary, and durable approach to new development in the locality, which accords with Council Wide PDCs 188, 189, and 190.</p> <p><u>Micro-climate, Solar Access, Reflected Heat/Glare</u></p> <p>Council Wide Objective 33 and PDC 120 seek to ensure buildings are designed and sited to minimise solar access impacts on land or other buildings.</p> <p>Additional microclimatic impacts caused by overshadowing will be negligible, noting existing levels of overshadowing generated by existing two storey residential flat buildings occupying the adjoining site. Notwithstanding, the recessed void along the western elevation increases opportunity for solar access to the common open space of the adjacent property.</p> <p>Windows or materials that could potentially reflect heat and glare to sites owned by the representor are those proposed for the western and northern elevation. The western elevation windows are set in from the boundary and will be shadowed by the western elevation void to reduce reflectivity. Similarly, building materials proposed for these elevations are not reflective and will produce minimal glare given their darker colours.</p> <p>The northern windows have potential to reflect heat and glare to the southern-most dwellings at 23-25 Queen Street. Windows to the existing dwellings at this edge are landscaped with mature trees and tall shrubs, which begin to shield and prevent direct reflection. The proposed windows are partly obscured by window hoods which reduce the reflective area, and these windows will generally not reflect in the summer months given the zenith angle of the sun in these months. Conversely, with a lower zenith angle in the winter months, these windows may produce some reflection, however this is acceptable.</p>
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## 7. **REQUIRED EXTERNAL REFERRALS**

7.1 No external referrals required.

## 8. **SPECIALIST ADVICE**

### 8.1 **Local Heritage**

- The proposal is not expected to negatively affect the heritage value of nearby Local Heritage Places.
- On balance, the design is well considered with careful attention paid to the materiality, proportion and articulation of the Carrington and Queen Street facades.

### 8.2 **Infrastructure**

- Line of sight to pedestrians along the Queen Street footpath as per the Australian Standard should be achieved.

### 8.3 **Traffic**

- No objection to proposal.

### 8.4 **Waste**

- The document indicates '*waste collection will be done one or two times every week*'. This is contradictory with the frequencies specified in section 7 of the same document '*General (non-recyclable) waste will be collected weekly ... commingled recyclable being collected fortnightly ... organic (food) waste is collected fortnightly*'.
- Current city collection services at high density sites are undertaken once weekly for each of the three waste streams (waste, commingled recycling and organics).
- On the basis of the number of bedrooms (21) and applicable waste generation rates, the proposed waste storage area seems to be large enough to accommodate a weekly collection of each of the three main waste streams: general waste, commingled recycling and organics.
- An appropriate hard waste storage and a bin washdown area should be considered.

## 9. DETAILED ASSESSMENT

Schedule 1 of the Development Plan defines medium to high scale residential or serviced apartment development as “*residential development or serviced apartment development of 4 or more building levels*”. Hence, the principles relevant to medium to high scale residential apartments have been used for the assessment of this proposal.

### 9.1 Summary of South Central Policy Area 32 Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Objectives</b> O1	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Land Use</b> P1	<ul style="list-style-type: none"> <li>Primarily residential development with non-residential development at ground floor.</li> </ul>	✓
<b>Design and Appearance</b> P3-6	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗

## 9.2 Summary of City Living Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Objectives</b> O1-4	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Land Use</b> P1-3	<ul style="list-style-type: none"> <li>Primarily residential development, with non-residential use at ground floor.</li> </ul>	✓
<b>Form and Character</b> P5-6	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Building Height</b> P7&8	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✗
<b>Setbacks</b> P9	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Car Parking</b> P11	<ul style="list-style-type: none"> <li>Access to car park provided from secondary street frontage (Queen Street).</li> </ul>	✓

### 9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>Housing Choice</b> O6-8 P5-10	<ul style="list-style-type: none"> <li>Provides a new form of housing in the Adelaide market in the form of 'rent-to-buy' affordable apartments.</li> </ul>	✓
<b>MEDIUM TO HIGH SCALE RESIDENTIAL DEVELOPMENT</b>		
<b>O22</b>	<ul style="list-style-type: none"> <li>Site is relatively narrow and orientated north/south, however high level of residential amenity achieved.</li> </ul>	✓
<b>Building Entrances</b> P48 & 49	<ul style="list-style-type: none"> <li>Building entrance orientated to street, provides shelter and will be sufficiently legible and illuminated.</li> </ul>	✓
<b>Daylight, Sunlight &amp; Ventilation</b> P50-58	<ul style="list-style-type: none"> <li>All apartments will have reasonable access to daylight, sunlight and ventilation.</li> <li>Top level apartment setback from boundaries to maximise ventilation and solar access.</li> <li>Second bedroom of north facing apartments will have access to light from south facing windows opening into a light well. Rooms will also be provided with sliding glass doors for borrowed light from windows 6.5 metres away (within maximum allowable distance of 8 metres).</li> </ul>	✓
<b>Private Open Space</b> P59-65	<ul style="list-style-type: none"> <li>Adequate quality and amount of private open space for each apartment apart from corner apartments which have balconies 1m<sup>2</sup> smaller than required. All non-corner apartments on levels 1 to 3 provided with minimum 8m<sup>2</sup> and 11m<sup>2</sup> for two and three-bedroom apartments; whilst penthouse on level 4 is provided with 85m<sup>2</sup> of open space.</li> </ul>	✓/✗
<b>Visual Privacy</b> P66-67	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓✗
<b>Noise &amp; Internal Layout</b> P68-69	<ul style="list-style-type: none"> <li>Layout and masonry construction will minimise transition of noise between apartments.</li> </ul>	✓
<b>Minimum Unit Sizes</b> P70-71	<ul style="list-style-type: none"> <li>All apartments satisfy minimum floor area requirement.</li> </ul>	✓

<b>Adaptability</b> P72	<ul style="list-style-type: none"> <li>Designed to allow for reconfiguration if required.</li> </ul>	✓
<b>Outlook</b> P73	<ul style="list-style-type: none"> <li>All apartments will have a satisfactory outlook.</li> </ul>	✓
<b>Onsite Parking &amp; Fencing</b> O23 P75-79	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Storage</b> P80-81	<ul style="list-style-type: none"> <li>All apartments are marginally under the requirement by about 1m<sup>3</sup> - 2m<sup>3</sup> except the penthouse which exceeds the minimum by 2m<sup>3</sup>. Above bonnet storage for the 8 car parking spaces is proposed. This will provide additional storage for 8 of the 13 apartments but is acceptable, considering the storage areas are only marginally under provided.</li> </ul>	✓
<b>ENVIRONMENTAL</b>		
<b>Crime Prevention through Urban Design</b> O24 P82-86	<ul style="list-style-type: none"> <li>Apartments designed with balconies facing Carrington and Queen streets to facilitate an increase in passive surveillance.</li> </ul>	✓
<b>Noise Emissions</b> O26-27 Noise Receivers P95	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Waste Management</b> O28 P101-104	<ul style="list-style-type: none"> <li>Proposed waste management acceptable according to Council's waste section. However, an appropriate hard waste storage and bin washdown area should be considered. This would be optimal but is not crucial nor was it included in the original application.</li> </ul>	✓
<b>Energy Efficiency</b> O30 P106-112 P113-114	<ul style="list-style-type: none"> <li>Development incorporates contemporary building techniques and passive design methods to achieve energy efficiency.</li> </ul>	✓
<b>Microclimate &amp; Sunlight</b> O33-34 P119-125	<ul style="list-style-type: none"> <li>Adequate levels of daylight and shading proposed.</li> </ul>	✓

<b>Stormwater Management</b> O35-39 P126-131	<ul style="list-style-type: none"> <li>Standard stormwater management measures proposed.</li> </ul>	✓
<b>Infrastructure</b> O40-41 P132-135	<ul style="list-style-type: none"> <li>Two free-standing light posts on Queen Street adjacent the site will need to be relocated or integrated into the proposal. The applicant needs to negotiate an outcome directly with SA Power Networks. An advisory note is proposed to reinforce this.</li> </ul>	✓
<b>Heritage &amp; Conservation</b> O42 P140	<ul style="list-style-type: none"> <li>Council's Heritage Architect advises the proposal will not negatively affect the heritage value of nearby Local Heritage Places.</li> </ul>	✓
<b>Built Form &amp; Townscape</b> O46-48 P167	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Height, Bulk and Scale</b> P168-174	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✗
<b>Plot Ratio</b> P175	<ul style="list-style-type: none"> <li>Refer Section 9.4</li> </ul>	✗
<b>Landscape Open Space</b> P177	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✗
<b>Building Setbacks</b> P178-179	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Composition &amp; Proportion</b> P180-181	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Articulation &amp; Modelling</b> P182-186	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Materials, Colours &amp; Finishes</b> P187-190	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Corner Sites</b> P191	<ul style="list-style-type: none"> <li>Proposal establishes an architectural form on the corner and will abut and address both street frontages.</li> </ul>	✓

<b>Landscaping</b> O55 P207-210	<ul style="list-style-type: none"> <li>Landscaping proposed at ground level to soften the appearance of the building, particularly when viewed from Queen Street.</li> </ul>	✓
<b>Bicycle Access</b> O64-65 P233-238	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Traffic and Vehicle Access</b> O68-70 P241-250	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓
<b>Car Parking</b> O71-762 P251-265	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✗



## 9.4 Detailed Discussion

### Desired Character

The Desired Character for South Central Policy Area 32 seeks the following relevant to this proposal:

*'... medium scale residential development supported by a range of uses that provide valued local services, including shops, offices and consulting rooms, as well as community service and education, that maintain the area's residential amenity. Development will provide an increase in dwelling density in order to increase residential population.*

*Non-residential land uses such as shops, consulting rooms and offices are appropriate at the ground level of buildings ... the Policy Area will gradually provide a shift in dwelling form from detached and semi-detached dwellings to moderately scaled residential flat buildings providing relief in scale from the adjoining Capital City, Main Street and City Frame Zones ...*

*Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements. Façades will be well articulated with finer details that contribute positively to the public realm, including modelled façades, verandahs, fenestration and balconies that make use of light and shade.*

*At street level, visual interest and activity will be enhanced through considered design approaches, including buildings that contribute towards activating the street, by the careful treatment of driveways and access areas, and by avoiding blank walls at street level.*

*The high quality of landscaping, of both public and private space, will provide the Policy Area a high level of amenity.'*

The proposal is consistent with the Desired Character as it presents a moderately scaled residential development, located only 30 metres from the Capital City Zone to the north and 120 metres from the Main Street (Adelaide) Zone to the south. The development will also provide a non-residential use at ground level with residential at the upper levels.

The façades are well articulated, with a verandah over Carrington Street, large recessed balconies to the street corner and numerous windows. The eastern façade treatment at ground level on Queen Street is relatively inactive with a waste store room and car parking. However, it will be clad with vertical timber slats interspersed with landscaping which is acceptable given the minor nature of this street.

### Plot Ratio

Plot ratio should not exceed 2.0 according to Policy Area PDC 3. For a site of 377m<sup>2</sup>, this equates to a maximum floor area of 754m<sup>2</sup>. The total building floor area is 1,068m<sup>2</sup> which equates to a plot ratio of 2.83. Whilst this exceeds the maximum, the departure is acceptable, particularly considering the existing density of development in the locality. The additional height, bulk and scale is expected to have minimal impact upon adjacent dwellings owners and occupiers or the streetscape, particularly when viewed from Carrington Street.

### Height

Policy Area PDC 4 stipulates a maximum height of four building levels and 14 metres. At five building levels and a height of 17.5 metres the proposal is at odds with this requirement.

Zone PDC 7 requires development not exceed the height prescribed in a Policy Area. However, it also suggests the height of new buildings should take reference from the prevailing building heights within the locality, with particular reference to adjacent heritage places.

Existing buildings in Carrington Street vary in terms of construction era and building style. Although higher, the proposal is consistent with more recent contemporary four storey townhouse development within the street located 50 metres to the west on the southern side of the street. It is also consistent with recently constructed residential flat buildings to the east on Hurtle Square.

Where over height development is proposed within the City Living Zone, Zone PDC 8 stipulates taller building elements should be set back from the street frontages to avoid a detrimental impact on prevailing character. The upper level apartment will be set back from both street boundaries.

### Built Form & Design

In terms of the design, a simple rectangular form, articulated to street frontages through recessed balcony openings and varying materials is proposed including:

- etched precast concrete in varying light and dark grey tones
- anodised metal cladding in a mid grey tone
- stainless steel and timber highlights including steel plate window framings
- combination of clear, frosted and tinted glazing to windows
- frosted and black glass balcony balustrades.

The façade fronting Carrington Street is broken into smaller, distinct elements by the recessed joints between pre-cast concrete panels with different grey tones, fenestration and recessed balconies. The building will be topped with a flat roof with a broad anodised metal fascia that caps the building giving it a suitable roofline.

At street level, visual interest is achieved by clear glazing to the entrance lobby and provision of a small 1.5 metre setback to Carrington Street which allows for mail boxes and landscaping. A setback to Queen Street is not provided and the car park will be enclosed behind a timber batten screen with creepers climbing over these screens. Over time, this landscaping will soften this hard interface.

Zone PDC 9 seeks new development consistent with the prevailing setbacks in the locality. The front and side boundary setbacks are consistent with recent developments in the locality. A 1.5 metre setback from the northern boundary provides a suitable degree of separation between the façade of the development and the driveway of the Adelaide Day Centre. This setback also enables openable windows to this aspect which enlivens the façade and provides internal amenity and passive surveillance.

### Noise

The Saracens Head Hotel is located approximately 50 metres to the west. The hotel license includes entertainment until 3am on Thursdays to Saturdays and days preceding a public holiday.

Information has not been provided regarding the acoustic performance of the proposed glazing, however there are no window openings directly facing towards the hotel and this will limit ingress of noise. Coupled with concrete panel construction, the

proposal is considered to meet Council Wide PDC 95 for protection from nearby noise sources.

### Landscaped Open Space

Two landscaped areas are proposed including a small garden adjacent the entry and a large landscaped and vegetated bed along the entire northern boundary.

The large area to the north will enable substantial plantings that will screen the car park when viewed from Queen Street. A total of 25m<sup>2</sup> is provided equating to 6.5% of the site, whereas a minimum of 10% landscaped open space is desired in this Policy Area.

In addition, planter beds are proposed along the eastern boundary of the car park on Queen Street where creepers will be grown. These are expected to grow beyond their immediate trellises and intertwine through the timber batten screening to soften the appearance of the building at ground level.

In summary, the shortfall of landscaped open space is acceptable considering measures to soften the edges of the development.

### Overlooking and Outlook

With respect to overlooking from new developments, Council Wide PDC 66 states:

*'Medium to high scale residential development should be designed and sited to minimise the potential overlooking of habitable rooms such as bedrooms and living areas of adjacent development.'*

Additionally, Council Wide PDC 67 states:

*'A habitable room window, balcony, roof garden, terrace or deck should be set back from boundaries with adjacent sites at least three metres to provide adequate level of amenity and privacy...'*

With a 1.5 metre setback from the north boundary adjacent to a 3.8 metre wide laneway appurtenant to the Adelaide Day Centre, adequate separation from the buildings at 23-29 Queen Street is provided for all apartments and the roof deck of the penthouse.

Angled screening devices are proposed to the western sides of north facing windows to prevent overlooking into the private open space of the Adelaide Day Centre to the north.

The windows of the second bedroom of the northern apartments on levels 1 to 3 open into a light well. These windows have the potential to overlook into the private open space of dwellings at 102-110 Carrington Street. The windows will be setback 1.5 metres from the boundary and the angle of view is expected to minimise overlooking substantially. Despite this, the applicant has agreed to a condition that angled screening devices, similar to the devices proposed for the north facing windows, be applied to the western portions of these windows to prevent potential overlooking.

West facing windows in the corridors also overlook into courtyards, however these are circulation areas rather than habitable rooms and are not considered to result in a loss of privacy and amenity.

### Adjacent Properties

The proposal incorporates a 17.5 metre high wall on the western boundary for a length of approximately 12.5 metres abutting the side wall and central courtyard of 102-110 Carrington Street. It reaches a height of 14.2 metres for the remainder of the

boundary (excluding the light well) thereby increasing the sense of enclosure for the adjacent residential property to the west.

Moderately scaled residential flat buildings up to a maximum of four stories or 14 metres in height and a minimum two stories across the Zone are envisaged. Considering approximately 7 metres of the wall will be exposed and visible to the courtyard and the Zone and Policy Area seeks buildings to four levels in height, the visual impact of this section of wall on the adjoining property is acceptable.

### Overshadowing

The Development Plan outlines different approaches to the assessment of overshadowing for low scale development within the City Living Zone and medium to high scale development across the whole of the Council area.

The Desired Character and principles relating to building height in the Zone and Policy Area seek a building of between two and four stories. The overshadowing assessment is based on Council Wide PDC 57 which states:

*'Medium to high scale residential development should locate living areas, private open space and communal open space, where such communal open space provides the primary area of private open space, where they will receive sunlight and, where possible, should maintain at least two hours of direct sunlight solar time on 22 June to:*

- a) *at least one habitable room window (excluding bathroom, toilet, laundry or storage room windows);*
- b) *to at least 20 percent of the private open space; and*
- c) *communal open space, where such communal open space provides the primary private open space for any adjacent residential development".*

It is noted that only point c) relates to impacts on adjacent development. In terms of the overshadowing impact, it is noted solar panels and a roof garden is located north of the proposed building and will not be overshadowed at any time. The property to the west at 102-110 Carrington Street will be overshadowed from 9am to 12 noon, after which it will not be overshadowed. Consequently, the proposal satisfies Council Wide PDC 57.

### Transport, Access and Parking

Table Adel/7 recommends one car parking space per dwelling under 200m<sup>2</sup> be provided on-site for residential development in the City Living Zone. A café should provide 1 car parking space for every 3 seats. With a total of 13 apartments and six café seats proposed, 15 spaces are required. Eight on-site car parks are proposed which results in a seven space shortfall.

Where a shortfall of car parking is proposed in the City Living Zone, part (c) of Council PDC 253 states rates lower than the minimum may be appropriate where there is readily accessible and frequent public transport in the locality or it can be demonstrated a lower provision is warranted for a number of other reasons outlined in the provision.

The site is approximately 30 metres from the Capital City Zone where there is no minimum requirement for on-site car parking. The applicant's traffic consultant has justified a shortfall for the following reasons:

- half of the employed population residing in the city works within the CBD
- only 40% of the working population use a car to commute to work

- 28% of households in the city do not own a motor vehicle
- a further 40% of households only own one vehicle.

It should be noted the applicant's traffic consultant has not included car parking demand for the café as this area was nominated as a transformer in the original application and this correspondence has not been updated.

The shortfall in spaces is acceptable for the following reasons:

- site is serviced by frequent (mostly free) public transport options within easy walking distance, particularly along King William Street to the west and the City Connector bus servicing Sturt Street to the south
- public transport system is well linked to the Adelaide metropolitan network providing connection with all parts of the metropolitan area
- locality contains a range of local shopping, business, education, employment and recreation opportunities within walking distance
- apartments are likely to attract city based students or professionals that will conduct most of their day-to-day activities within the city.

Table Adel/6 requires the following bicycle parking:

- one bicycle parking space for every apartment with a total floor area less than 150m<sup>2</sup>
- two spaces for every apartment with a floor area greater than 150m<sup>2</sup>
- one visitor space for every 10 dwellings
- one space per 20 employees and one space per 50 seats for a café.

The proposal therefore requires 15 bicycle parking spaces for the apartments. Based on six seats and up to five employees for the café, bicycle parking is not required for this use.

A dedicated bicycle parking area for five bicycles at ground level and individual bike racks for each apartment are proposed. Essentially, 18 spaces will be provided which exceeds the minimum requirement.

## **9.5 Conclusion**

This application proposes the demolition of an existing building and construction of five level mixed use building comprising café and car parking at ground level and 13 apartments at upper levels.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan as it proposes a land use and form of development generally consistent with the requirements of the Zone and Policy Area.

The proposed built form is commensurate with the existing buildings in the locality and is consistent with moderately scaled buildings sought in the Policy Area. The proposal removes a non-residential, short-term accommodation use from the site and will result in a quality medium-scale residential building that will contribute to the revitalisation of the area.

With respect to the impact of the development on adjoining residential developments, namely the Adelaide Day Centre to the north and dwellings to the west of the site, it is considered the installation of screening devices will adequately manage overlooking.

In terms of overshadowing, impact to the dwellings to the west at 102-110 Carrington Street will be non-existent by 12 noon on 22 June, at which time, any overshadowing into the courtyards of the units will be caused by the northern row of units.

The shortfall in the number of on-site car parking spaces is not considered fatal to the proposal given the proximity of frequent public transport and provision of bicycle parking within the common garage and within apartments and their balconies.

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

## 10. **RECOMMENDATION**

That the development, the subject of the application from YH Group for the demolition of an existing building and construction of a five level mixed use building comprising café and car parking at ground level and 13 apartments at upper levels at 112-114 Carrington Street, Adelaide SA 5000 as shown on plans designated DA/380/2020:

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 Tectvs Architects as follows:**

- **Ground & First Floor Plan, DWG No. P02 Rev 2.2, dated 14 September 2020**
- **Second & Third Floor Plan, DWG No. P03 Rev 2.1, dated 9 September 2020**
- **Fourth Floor Plan, DWG No. P04 Rev 2.1, dated 9 September 2020**
- **South & North Elevations, DWG No. P05 Rev 2.0, dated 17 July 2020**
- **East & West Elevations, DWG No. P06 Rev 2.0, dated 17 July 2020**
- **Sections A & B, DWG No. P07 Rev 2.0, dated 17 July 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.*

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2. **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.*

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3. **The existing footpath level shall not be modified to suit the floor level of the pedestrian or vehicle entry points to the development, unless otherwise agreed to by the Council in writing.**

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

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4. **Angled screening devices to prevent views westward into the adjoining property shall be installed to the western sides of each south facing window of the northern apartments on levels 1 to 3 depicted on Drawing Numbers P02 and P03. All screening devices, including for the northern windows, shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times. Details of**

these devices shall be provided to the satisfaction of the Council prior to the granting of Development Approval.

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

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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.*

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6. All collected drainage water from any planter boxes, seepage collection systems, water features, swimming pools and/or spas located on the Land shall be discharged to the sewer to the reasonable satisfaction of the Council.

*Reason: To ensure that adequate provision is made for the disposal of collected water.*

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7. A detailed landscaping plan specifying all areas of the Land to be landscaped, including a list of the species to be planted, the height of the species at the time of planting and the estimated mature height of all plants shall be submitted to and approved by the Council prior to the granting of development approval to the Development. The establishment of all landscaping shall be undertaken within the first planting season of the substantial completion of the Development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of the Council at all times. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.

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

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8. Clear sight lines for users of the car park shall be provided to ensure pedestrian safety along the Queen Street footpath and shall be provided at all times in accordance with AS/NZS 2890.1:2004 Off-street Car Parking.

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

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## **Advices**

### **1. Building & Encroachment Consent for Approval**

Development Approval will not be granted until Building Rules Consent and an Encroachment Consent have been obtained. 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.

An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:

- An annual fee may be charged in line with the Encroachment Policy.
- Permit renewals are issued on an annual basis for those encroachments that attract a fee.
- Unauthorised encroachments will be required to be removed.

Please contact the Approval's Section on 8203 7421 for further information.

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### **2. 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.

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### **3. Building Site Management Plan**

A Building Site Management Plan is required prior to or at the time of application for Development Approval. The Building Site Management Plan should include details of such items as:

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

Unsecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods.

To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership.

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#### **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.

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#### **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.

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#### **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.

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#### **7. Contact SA Power Networks**

The applicant is advised to contact SA Power Networks regarding the relocation or integration into the development of the two existing light posts in Queen Street adjacent to the proposed development. Any substantial modifications to the development herein approved will require the consent of Council.

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#### **8. Crossing Places**

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

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#### **9. 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](http://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](mailto:cityworks@cityofadelaide.com.au)

In Person: 25 Pirie Street, Adelaide

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# Location



# Site



site - existing



site - existing



surrounding

# Executive Summary

## Context

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**Located in the heart of the city, Carrington Street is afforded the wealth of amenity that is available from Adelaide's CBD.**

More specifically, the site at 112-114 Carrington Street is a highly accessible site that benefits from high quality transit links through its close proximity to King William Street, Pulteney Street as well as Victoria and Hurtle Squares.

The site comfortably takes its place on the corner of Carrington and Queen Street, surrounded by the rich urban fabric that constitutes Carrington Street.

Carrington Street, varying in its built form, scale, texture and materiality makes 112 - 114 an ideal site for an architecture that both responds and stands apart from its immediate surrounding.

## Team

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**Katnich Dodd**  
Private Certifier

**Lester Franks**  
Licensed Surveyor

**Structural Systems**  
Engineering

**Tectvs**  
Architect

# Vision

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## **Tectvs Vision**

Our design ethos centres on the site and taking full advantage of its location and size.

Positioned on the corner of Queen Street and Carrington Street, the aim was to capitalise on the location with a form that would proudly stand out while respecting the surrounding existing fabric.

Through the thoughtful selection of textures and finishes, a dynamic facade is achieved that is also strengthened by the light and shadows cast across the form.

# Precedents

ALEX HOTEL, WA



CONCEPT



PATHWAY



TENANCY - RESTAURANT



EXTERIOR CURTAINS



TENANCY - COFFEE SHOP



# Concept



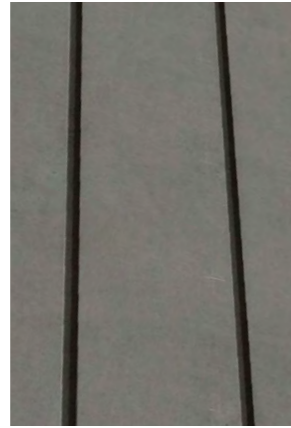
# Materiality



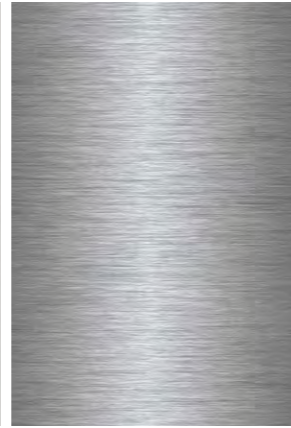
**F01**  
Tinted Etched Precast



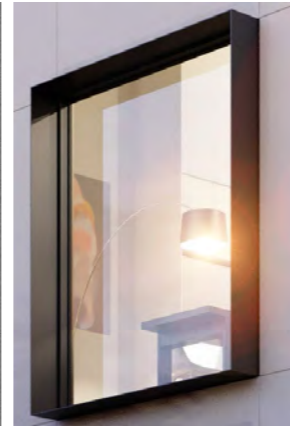
**F02**  
Tinted Etched Precast



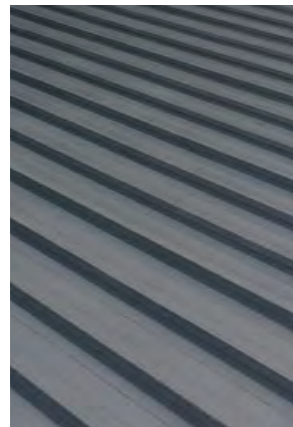
**F03**  
Anodised Metal  
Cladding



**F10**  
Stainless Steel



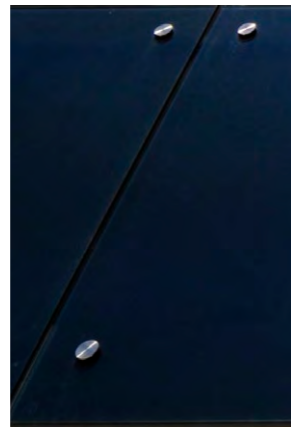
**F11**  
Steel Plate



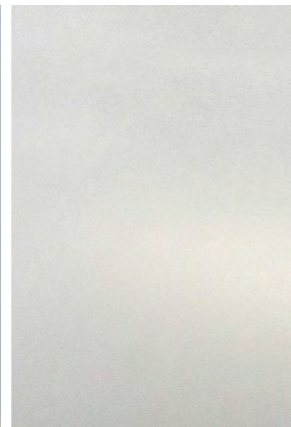
**F12**  
Metal Roof Sheetting



**F20**  
Clear Glass



**F21**  
Black Glass



**F22**  
Frosted Glass

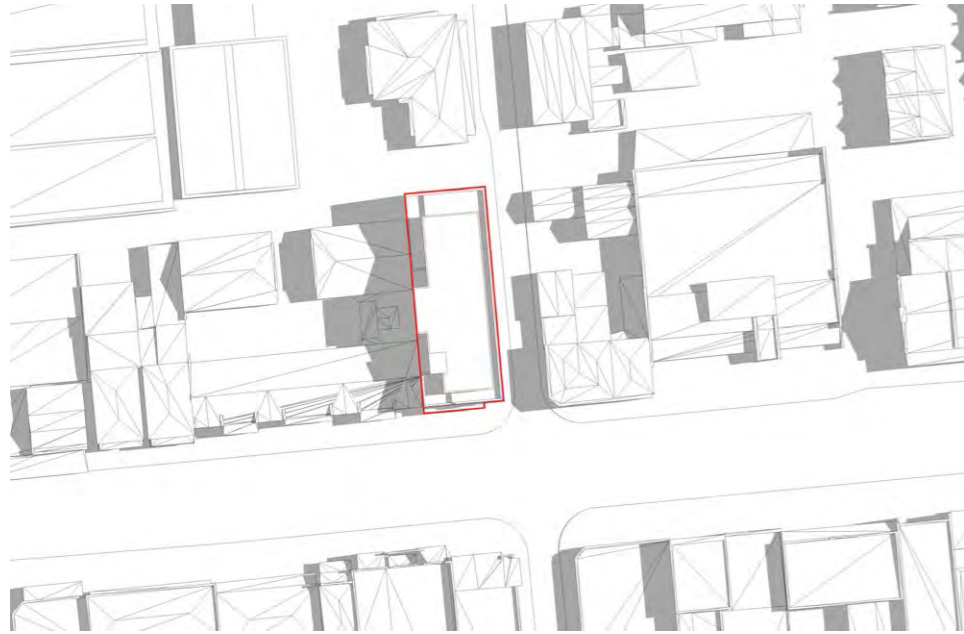


**F30**  
Timber

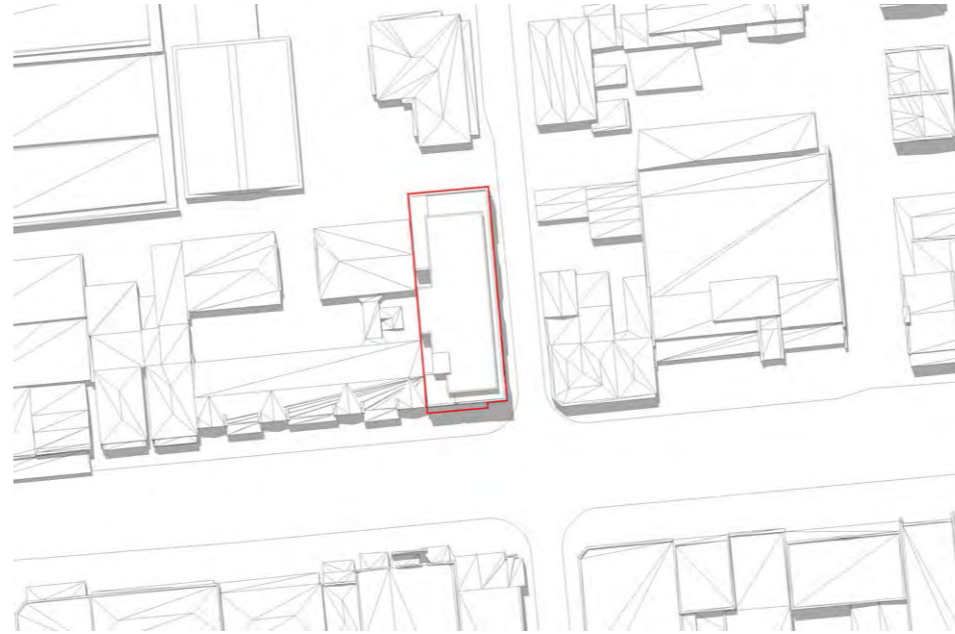
# Light & Shade

## Light & Shading Diagrams

Typical floor plan shown.



**Summer Solstice**  
*9am*



**Summer Solstice**  
*12pm*



**Summer Solstice**  
*3pm*



**Winter Solstice**  
*9am*



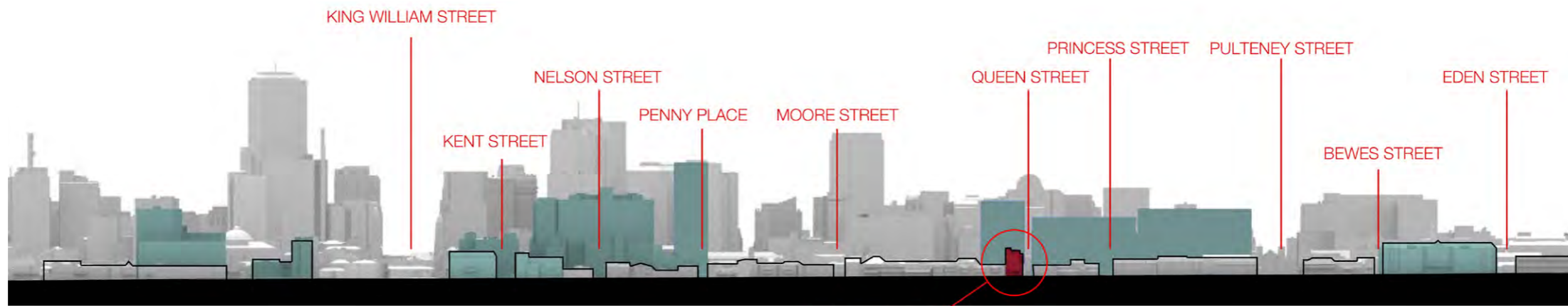
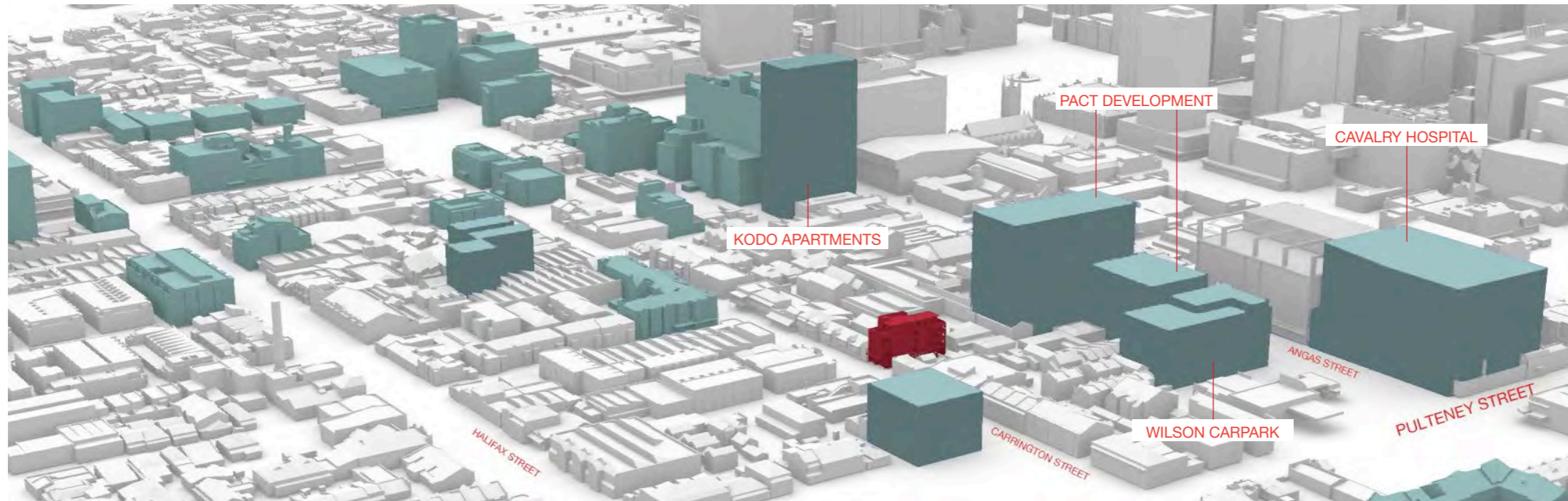
**Winter Solstice**  
*12pm*



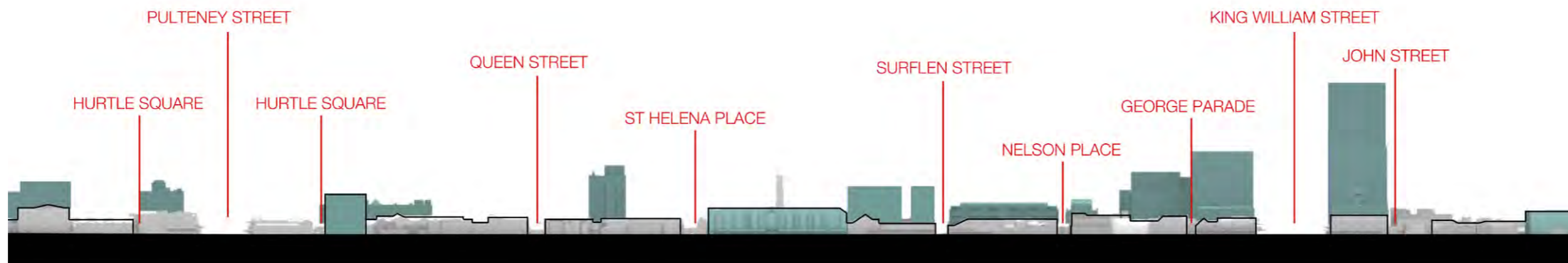
**Winter Solstice**  
*3pm*

# Massing Study

PROPOSED DEVELOPMENT  
 EXISTING DEVELOPMENTS  
 (4 STOREYS & ABOVE)



North Elevation - Carrington Street



South Elevation - Carrington Street

# Heritage

The following imagery studies the visual relationship between the proposed development and the adjacent local heritage listed building East of Queen street currently serving as a hostel.

 LOCAL HERITAGE



# ESD

## Ecologically Sustainable Development

- Energy efficient LED lighting
- High performance ceiling insulation
- Day/Night energy efficient air conditioning system
- Hot and Cold water metering
- Solar gas boosted hot water system
- Insulated hot water service pipework
- Photovoltaic panels on roof
- Low environmental impact materials and finishes
- Bike storage to deter the use of cars and encourage green transport
- High level of indoor environmental quality through natural ventilation techniques
- Floor to ceiling windows and doors to encourage the use of natural light



LED Downlights

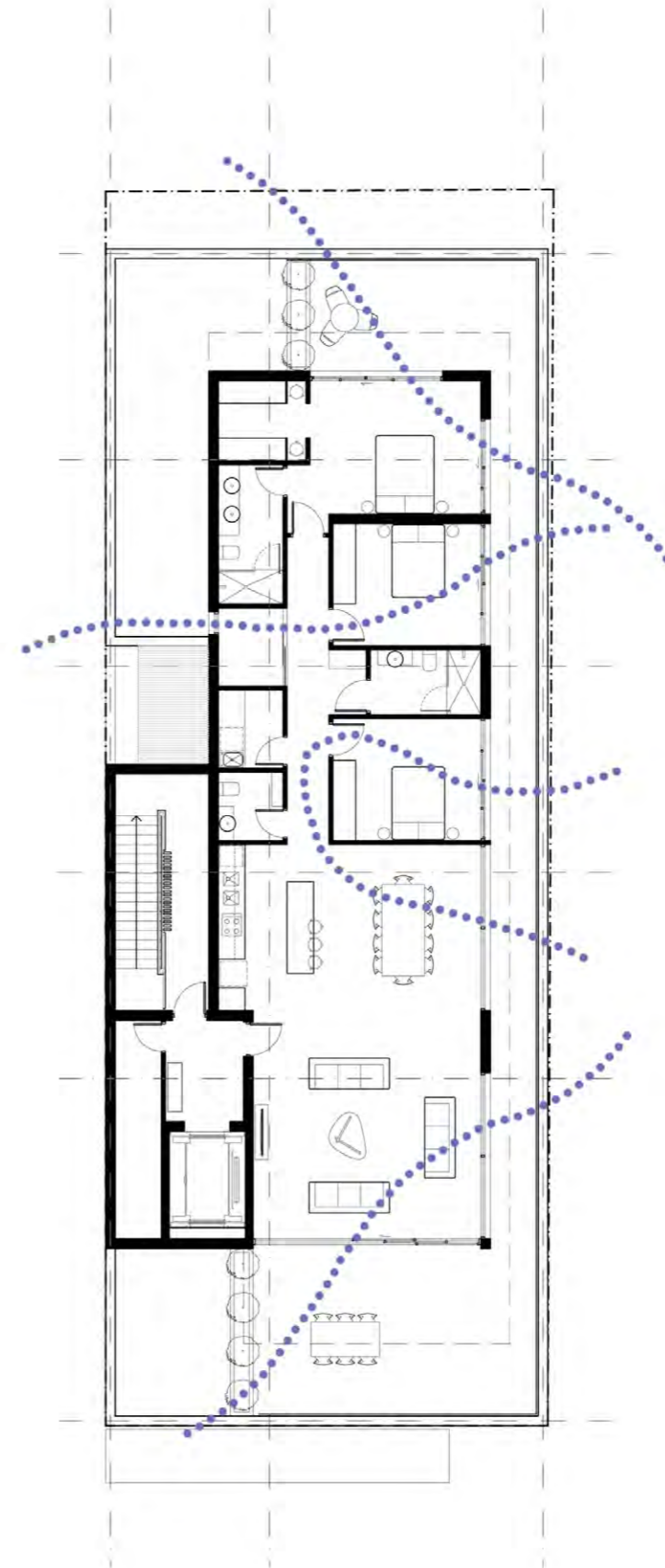


Photovoltaic panels

# Ventilation

## Cross flow ventilation diagram

Typical floor plan & Fourth floor plan shown. **NTS**



# Bike Storage

## Communal Bike Storage

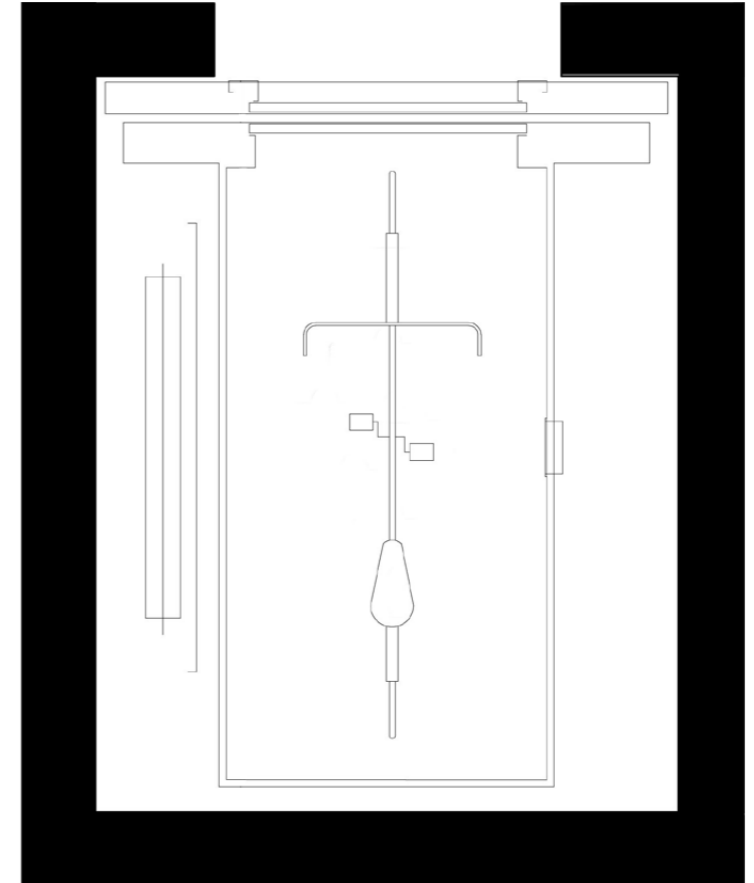
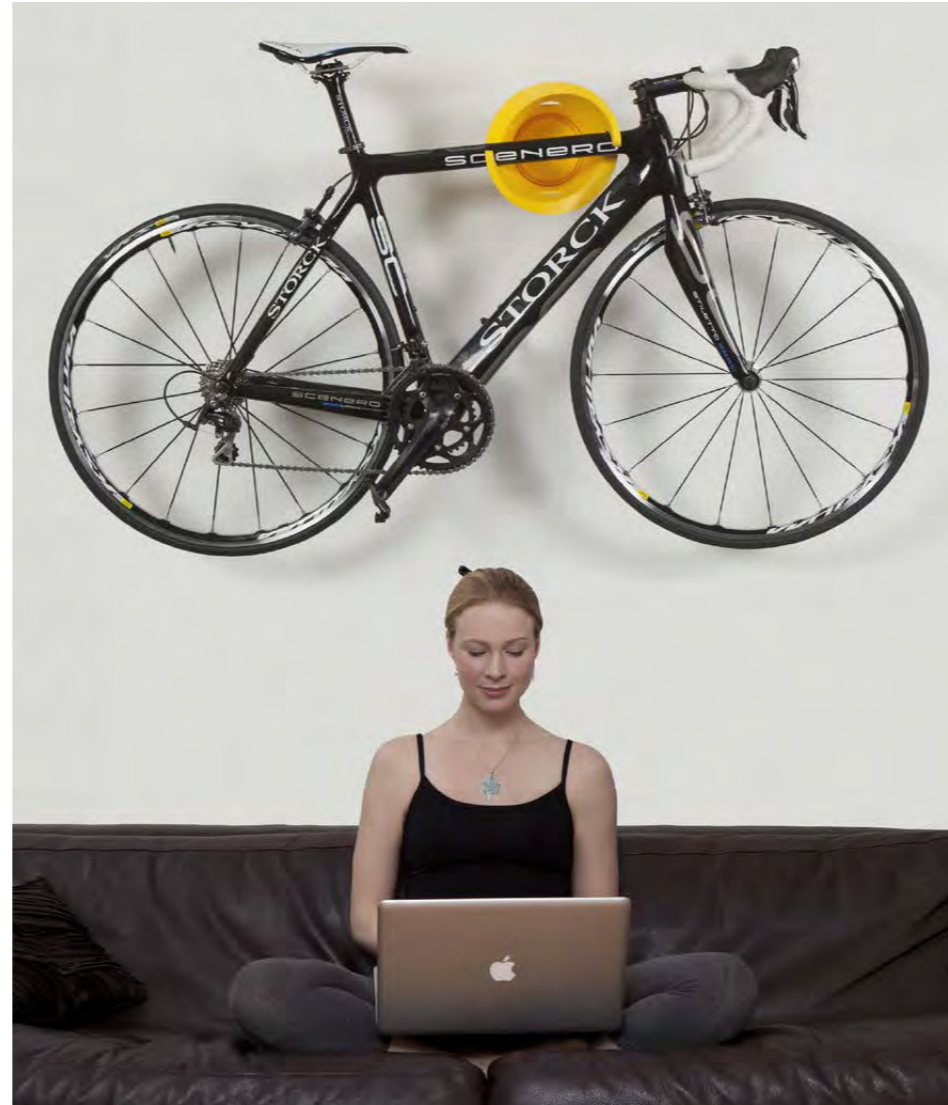
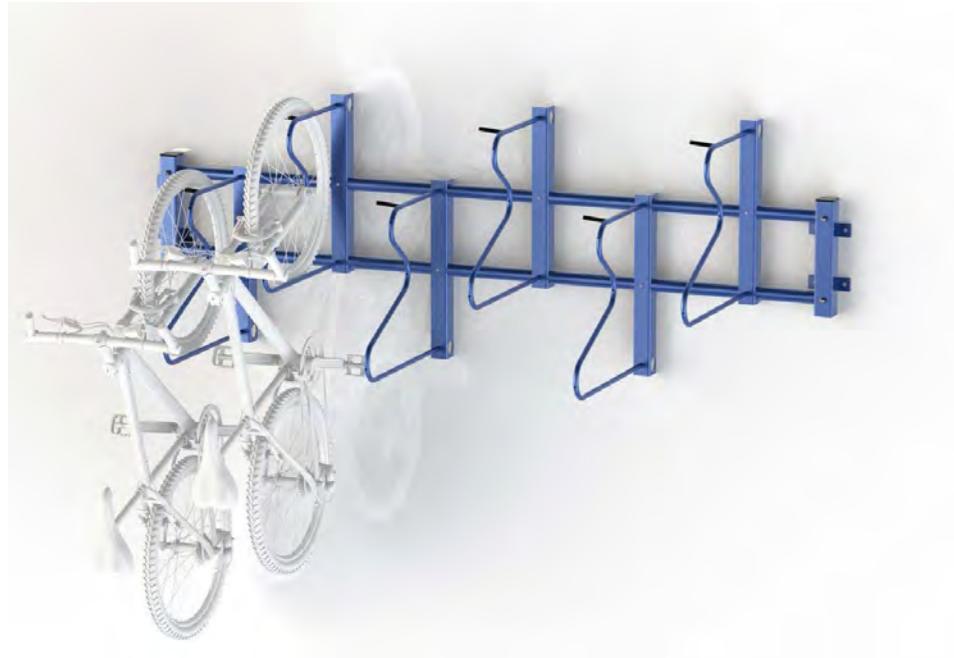
The communal bike storage is located conveniently within the car park and provides 5 hanging bike racks.

## Individual Bike Racks

The residents have the opportunity to store their bikes within the lobby, or they have the option to store their prized possession in the comfort of their own apartment.

The selected stretcher lift for the building is sufficient to accommodate commuters with bikes to gain access to their apartments.

Bike racks have been located within each individual apartment living space.



CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED

DA/380/2020

11/09/2020

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020



# Storage

## Above Bonnet Storage

Each above bonnet storage is located conveniently within the designated car park and does not affect access to neighbouring vehicles.



CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED

DA/380/2020

11/09/2020

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

# Area Matrix

## Area Matrix

## Carrington Street

Associated Drawing Revisions  
Created  
Last Updated

26058\_P02\_v2-1    26058\_P03\_v2-1    26058\_P04\_v2-1  
8/9/20  
9/9/20

### APARTMENT AREAS

### APARTMENT TYPES

TYPOLOGY	APARTMENT TYPES				Total NFA	Total Apartments	GFA
	1 Bed 1 Bath	2 Bed 1 Bath	2 Bed 1.5 Bath	3 Bed 2.5 Bath			
NFA (APARTMENTS) (m <sup>2</sup> )	51	74	78	156	359		
NFA (BALCONIES) (m <sup>2</sup> )	8	11	10	85	114		
Ground Floor	0	0	0	0			347
First Floor	2	1	1	0			321
Second Floor	2	1	1	0			321
Third Floor	2	1	1	0			321
Fourth Floor	0	0	0	1			209
<b>TOTAL APARTMENTS</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>1</b>		<b>13</b>	<b>1,519</b>
<b>TOTAL NFA (APARTMENTS) (m<sup>2</sup>)</b>	<b>306</b>	<b>222</b>	<b>234</b>	<b>156</b>	<b>918</b>		
<b>TOTAL NFA (BALCONIES) (m<sup>2</sup>)</b>	<b>48</b>	<b>33</b>	<b>30</b>	<b>85</b>	<b>196</b>		
<b>CARS</b>							
Standard carpark (8x Total)	0	3	3	1	1x Carpark for tenancy		
<b>TOTAL CARS</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>1</b>			
<b>CA STORAGE CALCULATION</b>							
Bedroom (2400mm Height) (m <sup>3</sup> )	4.46	4.39	6.59	10.92			
Kitchen (m <sup>3</sup> )	0.75	1.36	1.12	1			
Bathroom (Vanity and overhead) (m <sup>3</sup> )	0.55	0.34	0.34	0.54			
Laundry (Under bench and overhead) (m <sup>3</sup> )	0	0.43	0.44	1.94			
<b>Total Apartment Storage (m<sup>3</sup>)</b>	<b>5.76</b>	<b>6.52</b>	<b>8.49</b>	<b>14.4</b>			
Above bonnet carpark storage units capacity	2.76	2.76	2.76	2.76			
Number of above units per apartment	0	1	1	1			
<b>Total Carpark Storage (m<sup>3</sup>)</b>	<b>0</b>	<b>2.76</b>	<b>2.76</b>	<b>2.76</b>			
<b>TOTAL STORAGE PER APARTMENT TYPE (m<sup>3</sup>)</b>	<b>5.76</b>	<b>9.28</b>	<b>11.25</b>	<b>17.16</b>			
<b>TOTAL APARTMENT STORAGE (m<sup>3</sup>)</b>	<b>34.6</b>	<b>27.8</b>	<b>33.8</b>	<b>17.2</b>			
<b>AVERAGE ACROSS BUILDING (m<sup>3</sup>)</b>							<b>8.7</b>

### NOTES

All apartment floor and private open space areas measured to the Property Council of Australia guidelines  
Schedule is for information purposes only  
Schedule to be read with associated drawing revision  
All areas are approximate  
All areas are subject to change  
Above bonnet carpark storage 2.76m<sup>3</sup> (2400 W x 1000 D x 1500 H)

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ADDITIONAL DOCUMENTS RECEIVED

DA/380/2020

11/09/2020

City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

# Engineering

---

## Vertical Transport

A single stretcher lift to access all levels is located towards the South of the building.

# Statutory Requirements

---

## Building Rules Certifier

Extensive consultation has been carried out by Tectvs and private certifier Katnich Dodd.

## Consultation

Consultation has been carried out with the following key stakeholders including:

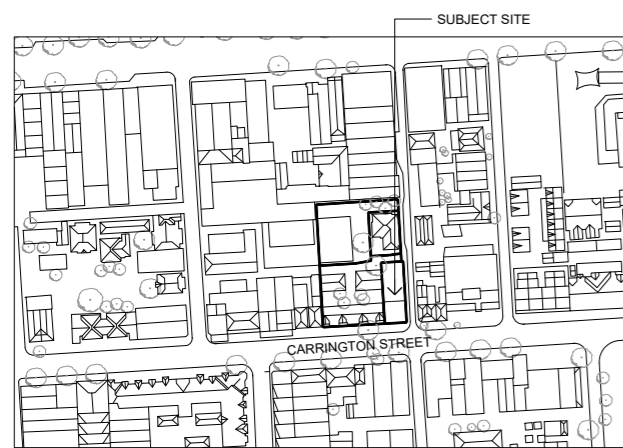
- ACC - Adelaide City Council - Rebecca Rutschak | Team Leader | Development Assessment

# Appendices

## Architectural

26058\_P00\_v2^0\_Location\_Plan  
26058\_P01\_v2^0\_Site\_Plan  
26058\_P02\_v2^0\_Ground\_&\_First\_Floor\_Plan  
26058\_P03\_v2^0\_Second\_&\_Third\_Floor\_Plan  
26058\_P04\_v2^0\_Fourth\_Floor\_&\_Roof\_Plan  
26058\_P05\_v2^0\_South\_&\_North\_Elevation  
26058\_P06\_v2^0\_East\_&\_West\_Elevation  
26058\_P07\_v2^0\_Sections\_A\_&\_B  
26058\_P20\_v1^0\_Plot\_Ratio\_Diagram

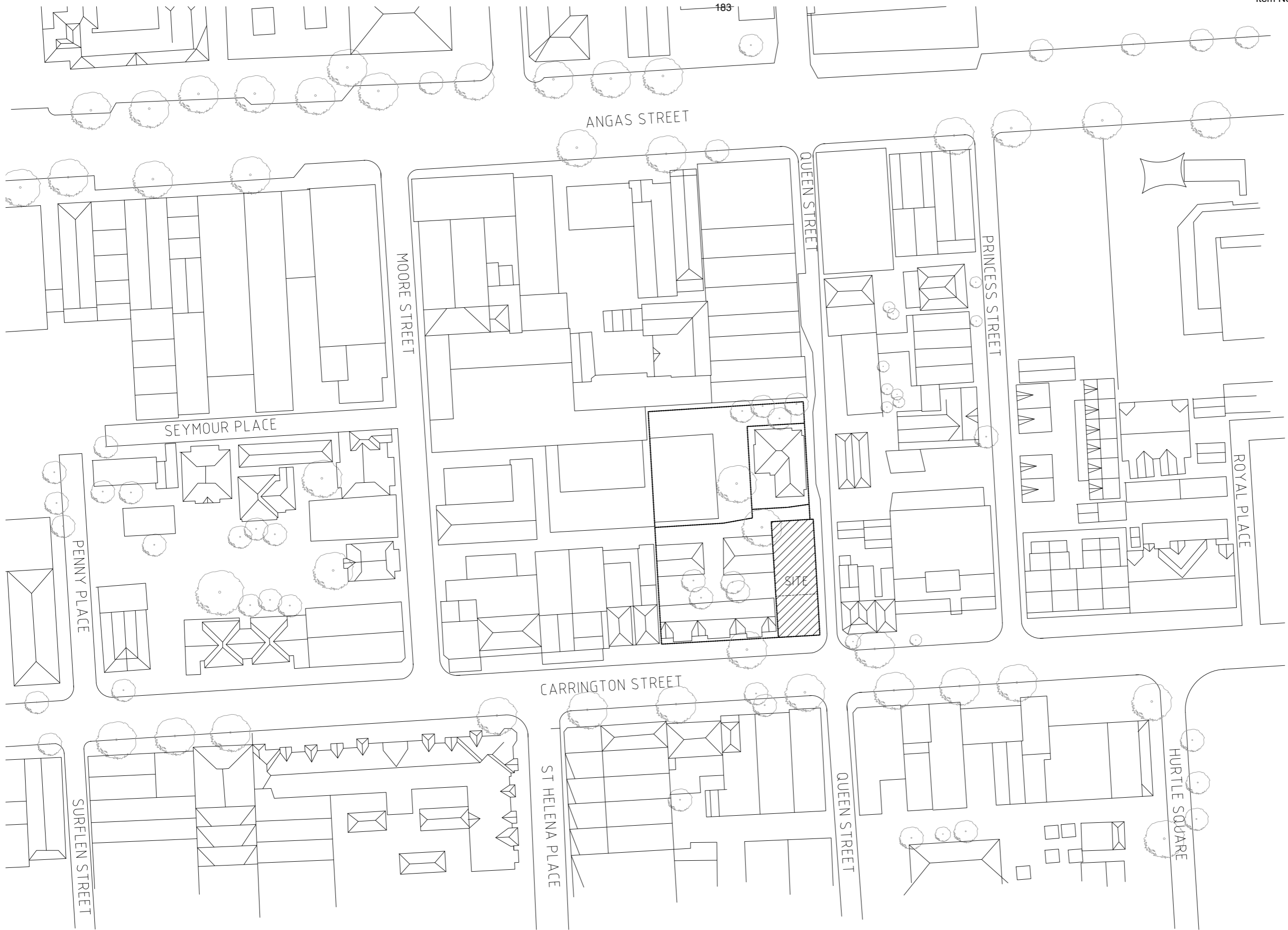
# Architectural



LOCALITY PLAN  
 1:2500 @ A1 1:5000 @ A3

tectvs

CARRINGTON STREET  
 112 - 114 CARRINGTON STREET ADELAIDE  
 26068 JULY 2020  
 DPC RE-ISSUE V2.0



**SITE PLAN**  
1:250 @ A1 1:500 @ A3

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2.0 17/07/20	DPC RE-ISSUE
1.0 16/10/15	DPC ISSUE

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CLIENT  
MERMIDON INVESTMENTS

PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE  
DRAWING  
SITE PLAN

SCALE  
AS SHOWN

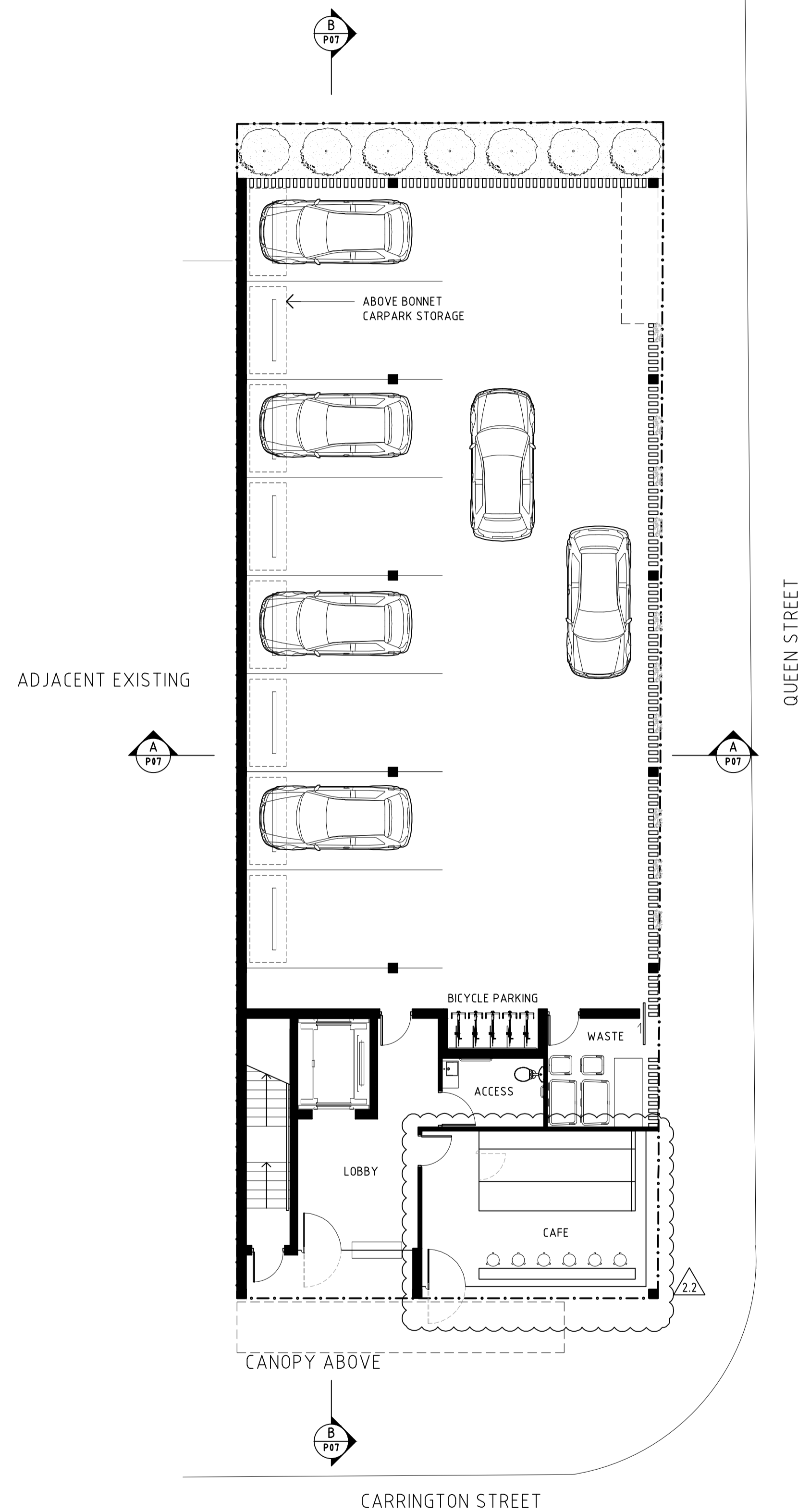
DATE  
OCTOBER 2015

PROJECT NO  
26058

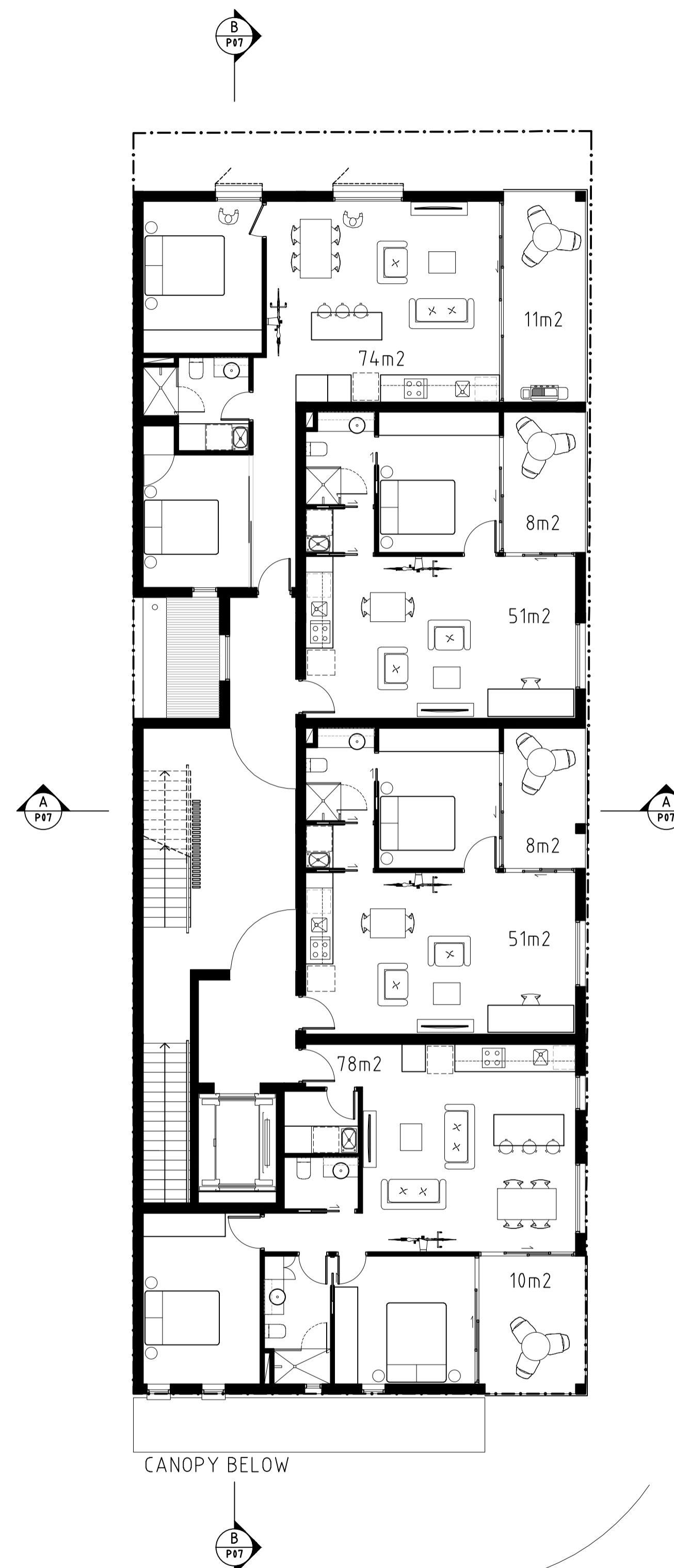
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P01

REVISION	CHECKED	DRAWN
2.0	FB	mdf

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GROUND FLOOR  
1:100 @ A1 1:200 @ A3



FIRST FLOOR  
1:100 @ A1 1:200 @ A3

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**DA/380/2020  
14/09/2020**

REV	DATE	DESCRIPTION
2.2	14/09/20	CAFE LAYOUT ADDED
2.1	09/09/20	BICYCLE AND STORAGE ADDED
2.0	17/07/20	DPC RE-ISSUE
1.1	23/06/17	DPC VARIATION ISSUE
1.0	16/10/15	DPC ISSUE

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CLIENT  
YIHONG PROPERTY GROUP

PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE

DRAWING  
GROUND & FIRST  
FLOOR PLAN

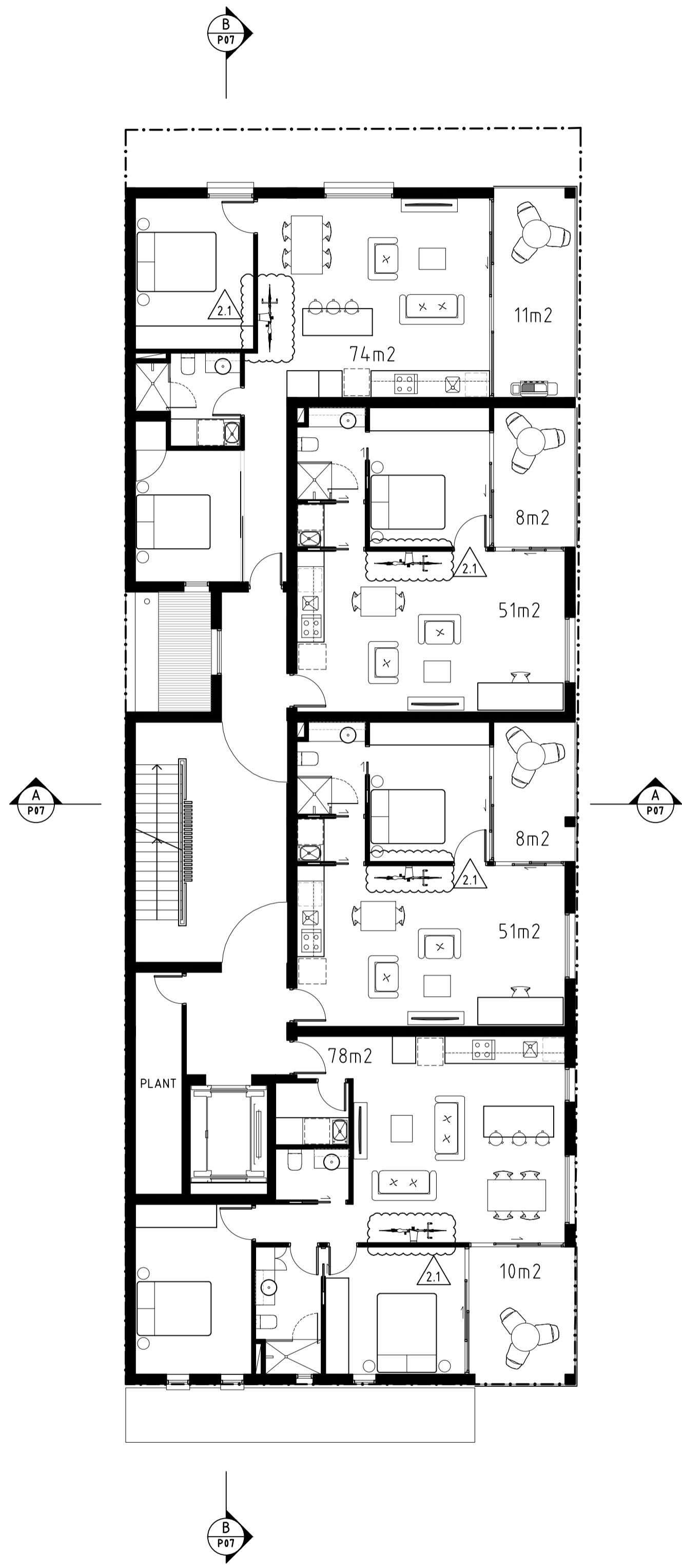
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DATE  
AUGUST 2017

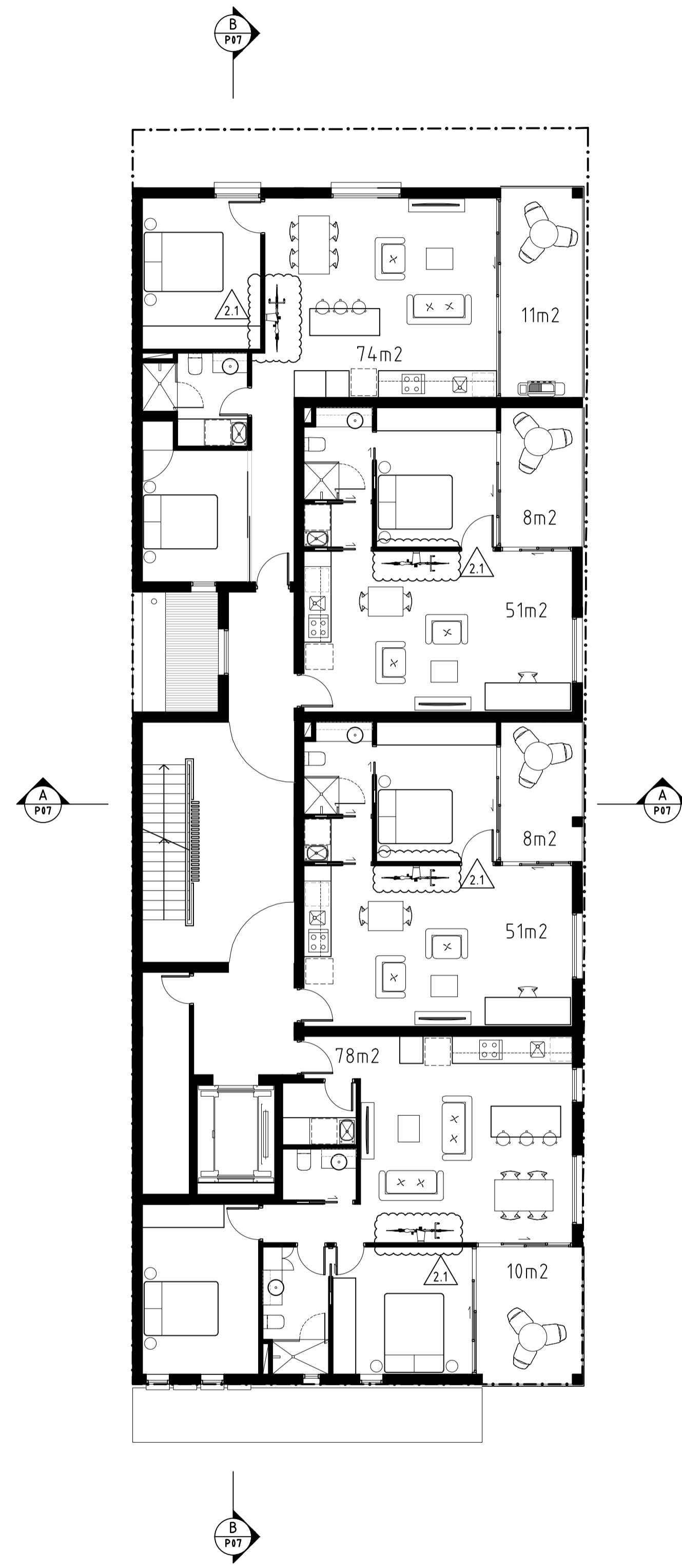
PROJECT NO  
26058

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○ SECOND FLOOR  
1:100 @ A1 1:200 @ A3



○ THIRD FLOOR  
1:100 @ A1 1:200 @ A3

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**ADDITIONAL DOCUMENTS RECEIVED**  
**DA/380/2020**  
**11/09/2020**

2.1	09/09/20	BICYCLE AND STORAGE ADDED
2.0	17/07/20	DPCC RE-ISSUE
1.0	16/10/15	DPCC ISSUE
REV	DATE	DESCRIPTION

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CLIENT  
MERMIDON INVESTMENTS

PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE

DRAWING  
SECOND & THIRD  
FLOOR PLAN

SCALE  
AS SHOWN

DATE  
OCTOBER 2015

PROJECT NO  
26058

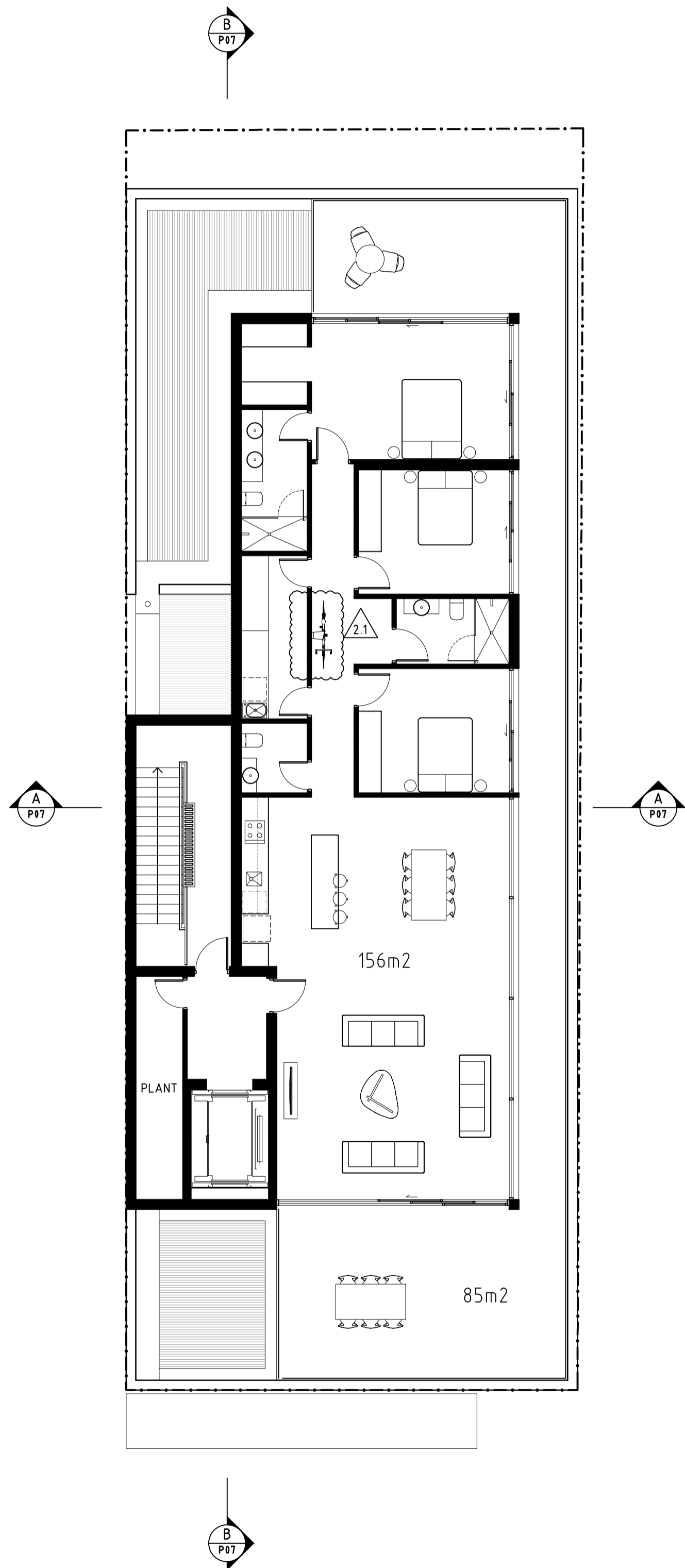
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REVISION  
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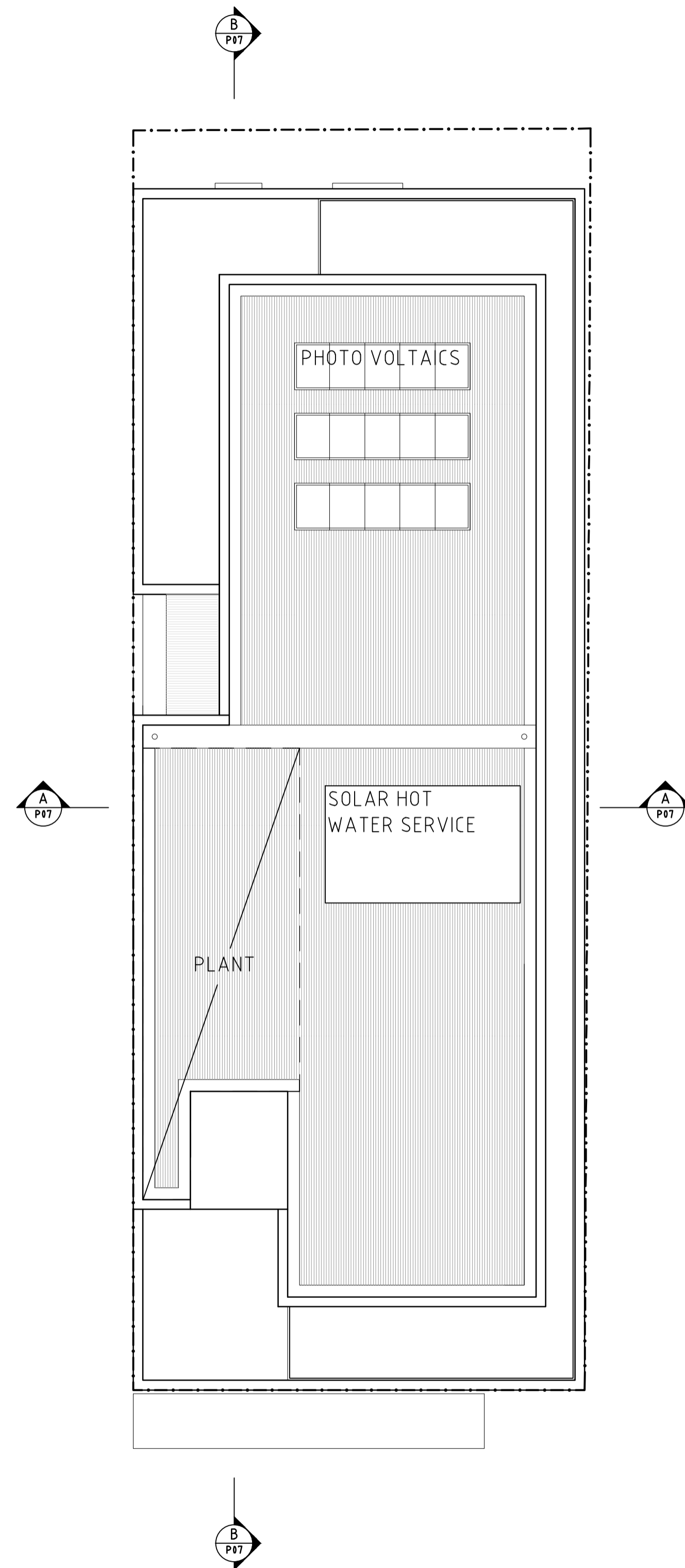
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mdf

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— FOURTH FLOOR —  
1:100 @ A1 1:200 @ A3



— ROOF PLAN —  
1:100 @ A1 1:200 @ A3

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**ADDITIONAL DOCUMENTS RECEIVED**  
**DA/380/2020**  
**11/09/2020**

2.1	09/09/20	BIICYCLE AND STORAGE ADDED
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PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE

DRAWING  
FOURTH FLOOR &  
ROOF PLAN

SCALE  
AS SHOWN

DATE  
JULY 2017

PROJECT NO  
26058

REVISION  
2.1

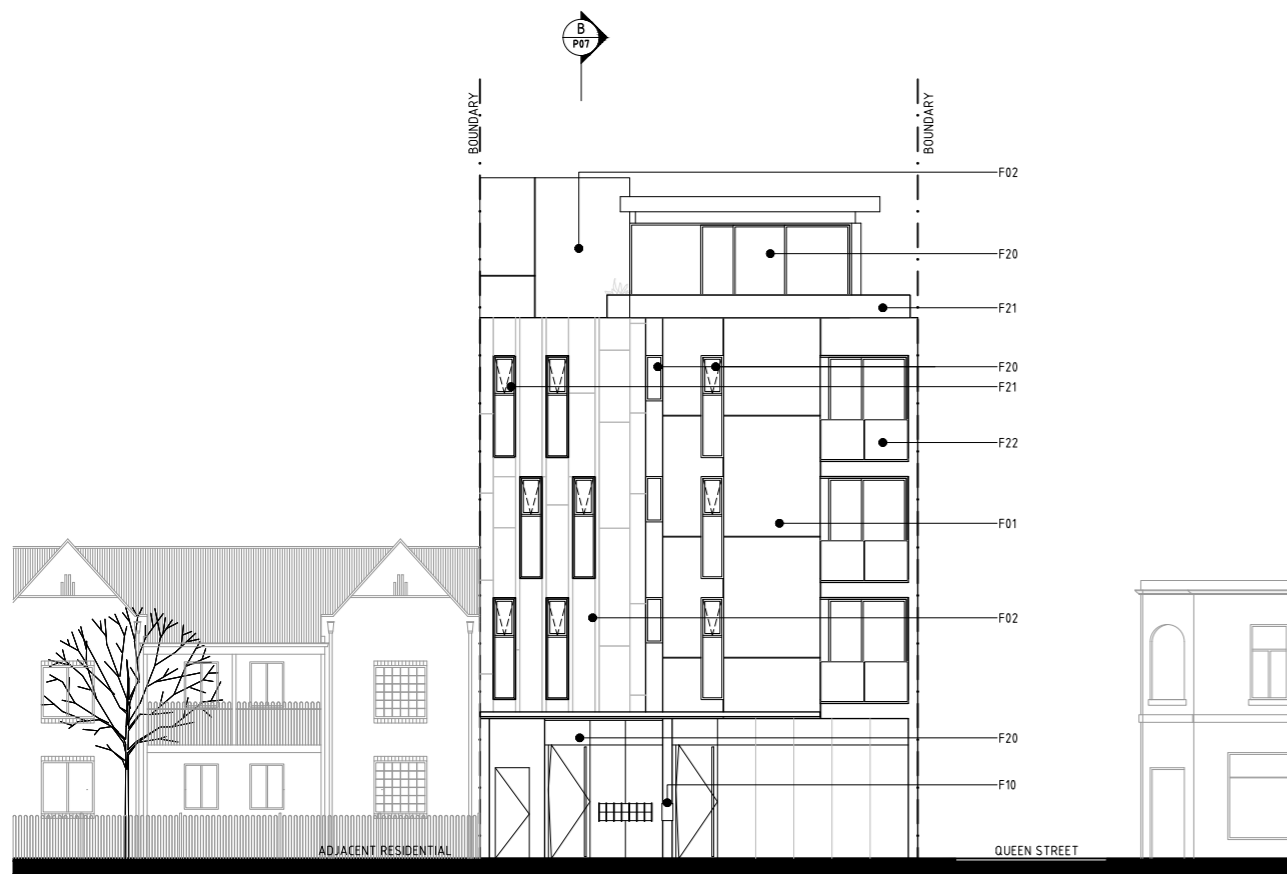
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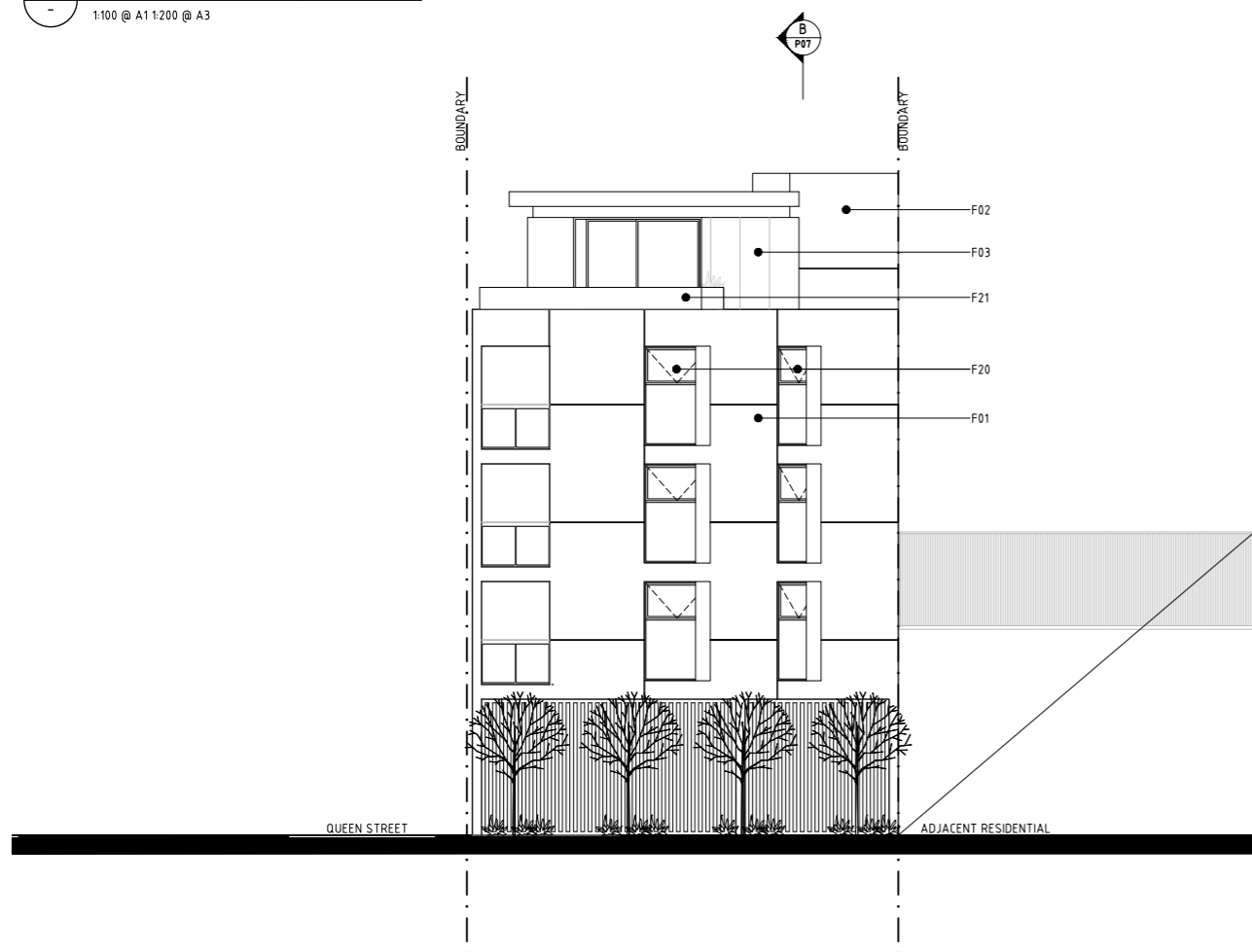
167 FLINDERS STREET ADELAIDE SOUTH AUSTRALIA 5000  
P 08 8 410 5200 F 08 8 410 5244 E mail@tectvs.com.au

MATERIALITY LEGEND

- F01 TINTED ETCHED PRECAST
- F02 TINTED ETCHED PRECAST
- F03 ANODISED METAL CLADDING
  
- F10 STAINLESS STEEL
- F11 STEEL PLATE
- F12 METAL ROOF SHEETING
  
- F20 CLEAR GLASS
- F21 BLACK GLASS
- F22 FROSTED GLASS
  
- F30 TIMBER



**SOUTH ELEVATION - STREETSCAPE**  
1:100 @ A1 1:200 @ A3



**NORTH ELEVATION**  
1:100 @ A1 1:200 @ A3  
City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020

2.0	17/07/20	DPC RE-ISSUE
1.1	23/08/17	DPC VARIATION ISSUE
1.0	16/10/15	DPC ISSUE
REV. DATE		DESCRIPTION

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CLIENT  
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PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE  
DRAWING  
SOUTH & NORTH  
ELEVATIONS

SCALE  
AS SHOWN

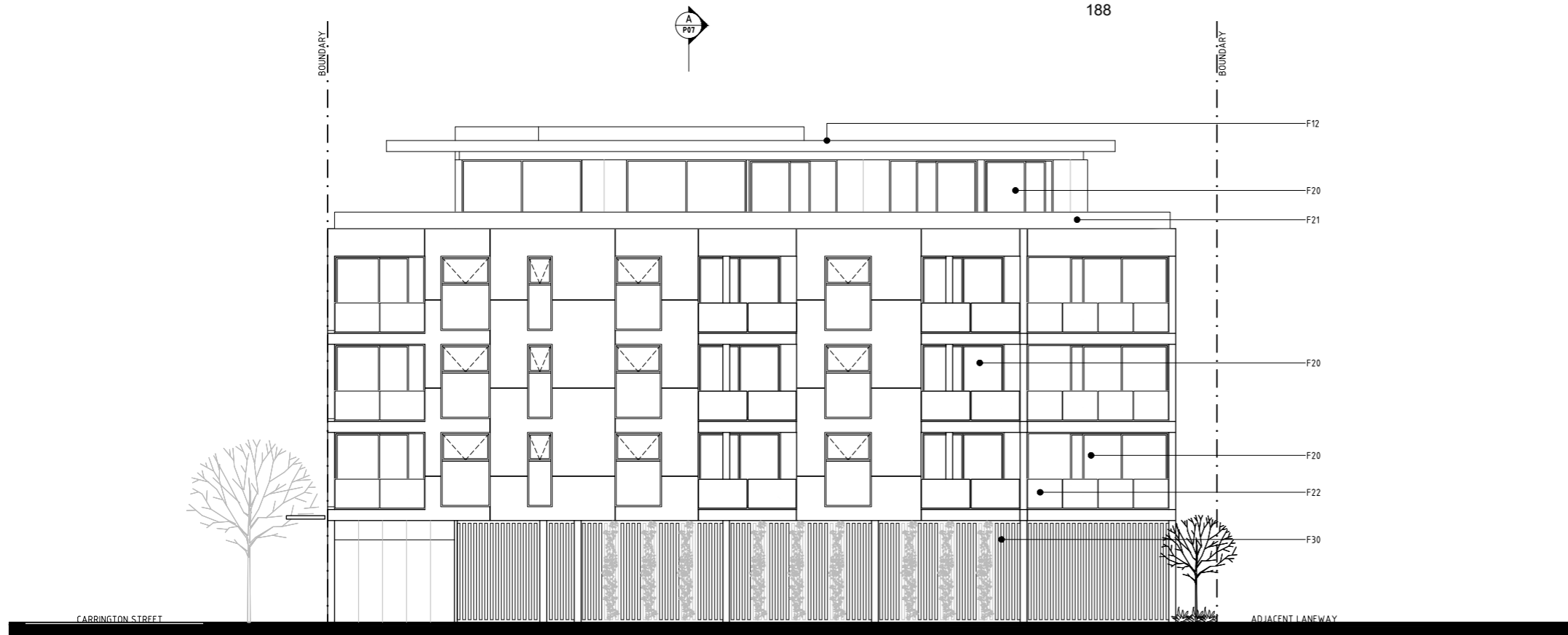
DATE  
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PROJECT NO	DWG NO	REVISION	CHECKED	DRAWN
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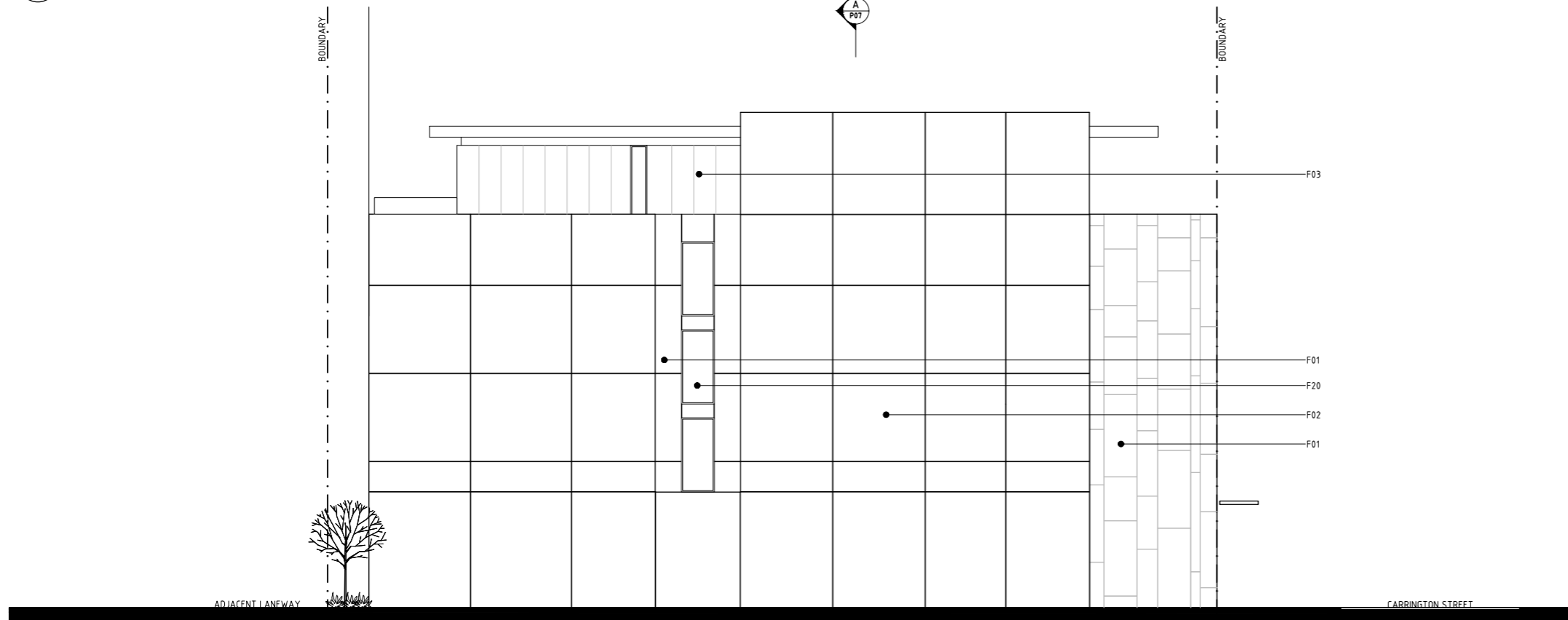
167 FLINDERS STREET ADELAIDE SOUTH AUSTRALIA 5000  
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MATERIALITY LEGEND

- F01 TINTED ETCHED PRECAST
- F02 TINTED ETCHED PRECAST
- F03 ANODISED METAL CLADDING
  
- F10 STAINLESS STEEL
- F11 STEEL PLATE
- F12 METAL ROOF SHEETING
  
- F20 CLEAR GLASS
- F21 BLACK GLASS
- F22 FROSTED GLASS
  
- F30 TIMBER



**EAST ELEVATION**  
1:100 @ A1 1:200 @ A3



**WEST ELEVATION**  
1:100 @ A1 1:200 @ A3

REV. DATE	DESCRIPTION
2.0	17/07/20 DPC RE-ISSUE
1.1	23/08/17 DPC VARIATION ISSUE
1.0	16/10/15 DPC ISSUE

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CLIENT  
YIHONG PROPERTY GROUP

PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE

DRAWING  
EAST & WEST  
ELEVATIONS

SCALE  
AS SHOWN

DATE  
AUGUST 2017

PROJECT NO  
26058

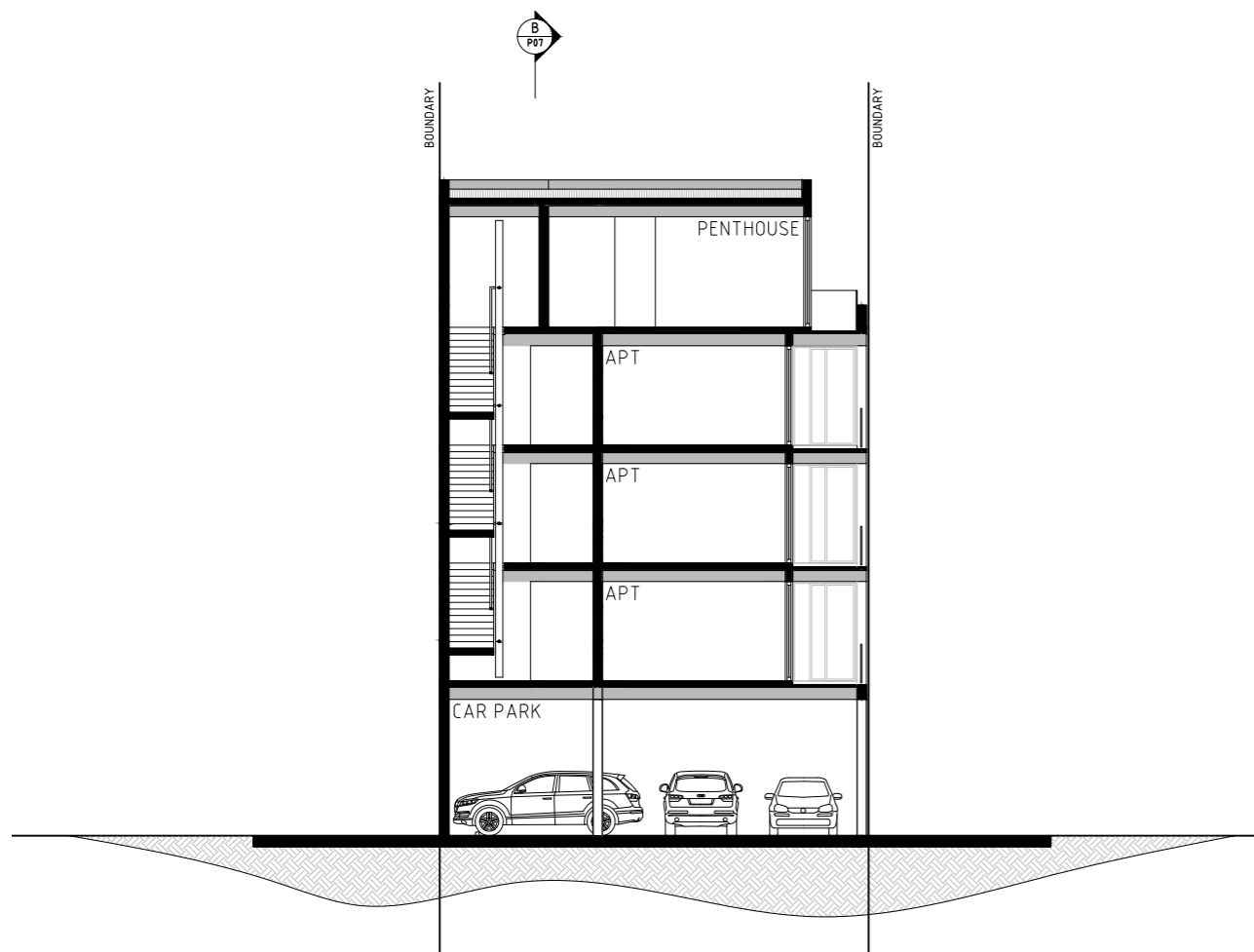
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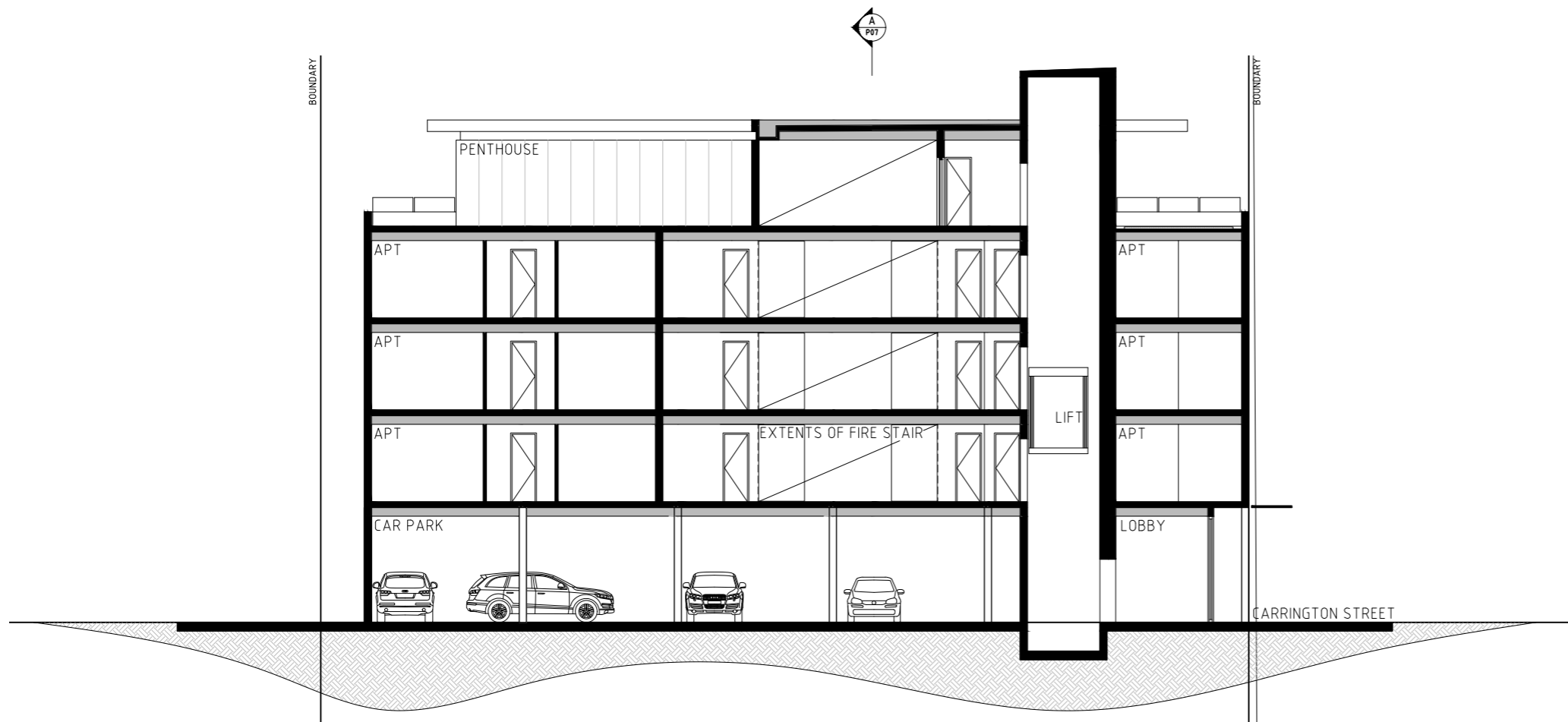
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mdf

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SECTION A  
1:100 @ A1 1:200 @ A3



SECTION B  
1:100 @ A1 1:200 @ A3  
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CLIENT  
MERMIDON INVESTMENTS

PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE

DRAWING  
SECTIONS A & B

SCALE  
AS SHOWN

DATE  
OCTOBER 2015

PROJECT NO  
26058

DWG NO  
P07

REVISION  
2.0

CHECKED  
FB

DRAWN  
mdf

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AREA	
SITE:	376m <sup>2</sup>
PLOT RATIO:	2.0 required
GROUND:	61m <sup>2</sup>
FIRST:	284m <sup>2</sup>
SECOND:	284m <sup>2</sup>
THIRD:	284m <sup>2</sup>
FOURTH:	180m <sup>2</sup>
TOTAL:	1,093m <sup>2</sup>
PLOT RATIO:	1,057 / 376 =2.9

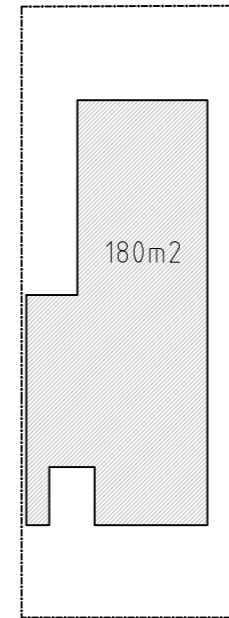
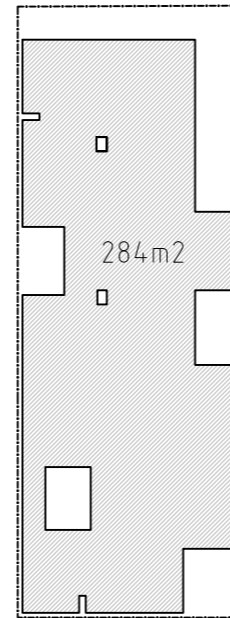
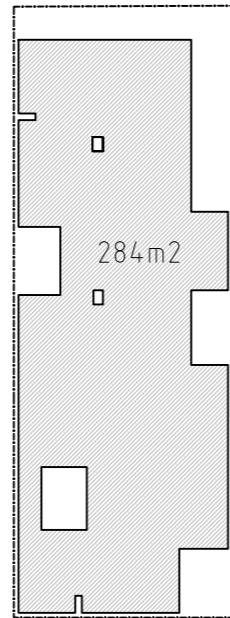
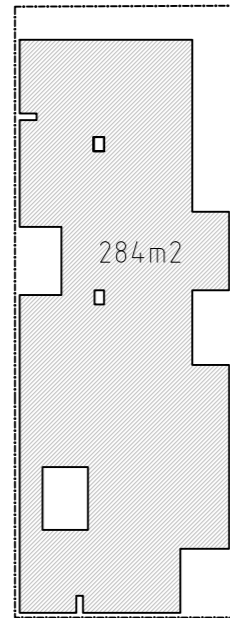
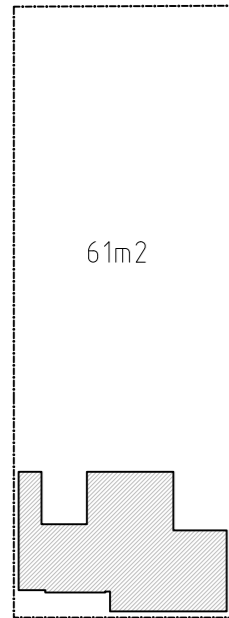
GROUND FLOOR  
1:200 @ A1 1:400 @ A3

FIRST FLOOR  
1:200 @ A1 1:400 @ A3

SECOND FLOOR  
1:200 @ A1 1:400 @ A3

THIRD FLOOR  
1:200 @ A1 1:400 @ A3

FOURTH FLOOR  
1:200 @ A1 1:400 @ A3



REV. DATE	DESCRIPTION	DPC RE-ISSUE
2.0 17/07/20		

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CLIENT  
MERMIDON INVESTMENTS

PROJECT  
CARRINGTON STREET  
112 - 114 CARRINGTON STREET  
ADELAIDE

DRAWING  
PLOT RATIO  
DIAGRAM

SCALE  
AS SHOWN

DATE  
OCTOBER 2015

PROJECT NO  
26058

DWG NO  
P20

REVISION  
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ACN 008 217 712

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[mail@tectvs.com.au](mailto:mail@tectvs.com.au)



FB: MA

21 July 2020

**Adelaide City Council**

Development Assessment Team  
25 Pirie Street  
Adelaide SA 5000

Attention: Rebecca Rutschak

Dear Rebecca

**DEVELOPMENT APPLICATION TO CONSTRUCT A 5 LEVEL RESIDENTIAL FLAT BUILDING  
COMPRISING 13 APARTMENTS WITH CARPARKING AT GROUND WITH COMMERCIAL  
TENANCY (FORMERLY DA/806/2015/A) AT 112-114 CARRINGTON STREET ADELAIDE**

On behalf of our Client, **YH Group**, we formally request reinstatement of the previous consent DA/806/2015/A which lapsed on 1 September 2018.

***Background***

This original consent was lodged on 16 September 2015 with consent granted on 4 April 2016. This subsequently received an extension and was then further varied (removal of the transformer enabling the introduction of a small commercial tenancy at Ground Level further improving the public realm). This consent subsequently lapsed on 1 September 2018 with the site changing hands during the intervening period. The property was subsequently again offered to the market unsuccessfully, exacerbated in part by COVID-19.

The same (new) owners wish to reinstate the original (varied) consent and develop the site as originally intended using a 'rent-to-buy' model, an emerging model for affordable residential apartments popular in the Eastern states and now gaining popularity in South Australia. It should be noted that the provisions of the City Living Zone have not significantly changed since the original DA lapsed. To that end, we are seeking to reinstate the original (varied) consent.

***Development Proposal***

The original (varied) consent relates to the same (varied) proposal, being the construction of a 5 level residential flat building comprising 13 apartments with carparking at ground with commercial tenancy.

More specifically the proposal includes:

**Ground Floor**

An at grade carpark with secure access from Queen Street providing a total of 8 car parking spaces and 5 bicycle parking spaces within the car park area for use by residents, along with storage/waste areas and a small commercial tenancy area.

.../Page 2

Page 2

31078-DPC-LET01

21 July 2020

Adelaide City Council

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## ***Development Proposal (con't)***

### **Ground Floor (con't)**

Pedestrian access to the lobby with internal lift and egress stairs is from both Carrington Street and the car parking area.

A small landscaped area is located along the northern boundary which provides a buffer (combined with the adjoining lane) to the adjoining development.

Note, the Western boundary is partially occupied by both this proposed development and the existing development to the West.

### **First Floor**

Two, two-bedroom apartments with floor areas of 74 and 78 square metres (averaging 76 square metres noting the minimum for two-bedroom apartments is 75 square metres) with an open plan kitchen/living area, bathroom/toilet and balconies with areas of 10 and 11 square metres respectively.

Two, one-bedroom apartments with a floor area of 51 square metres open plan kitchen/living area, bathroom/toilet and balcony with an area of 8 square metres.

### **Second Floor**

Two, two-bedroom apartments with floor areas of 74 and 78 square metres (averaging 76 square metres noting the minimum for two-bedroom apartments is 75 square metres) with an open plan kitchen/living area, bathroom/toilet and balconies with areas of 10 and 11 square metres respectively.

Two, one-bedroom apartments with a floor area of 51 square metres open plan kitchen/living area, bathroom/toilet and balcony with an area of 8 square metres.

### **Third Floor**

Two, two-bedroom apartments with floor areas of 74 and 78 square metres (averaging 76 square metres noting the minimum for two-bedroom apartments is 75 square metres) with an open plan kitchen/living area, bathroom/toilet and balconies with areas of 10 and 11 square metres respectively.

Two, one-bedroom apartments with a floor area of 51 square metres open plan kitchen/living area, bathroom/toilet and balcony with an area of 8 square metres.

### **Fourth Floor**

Three-bedroom apartment with a floor area of 156 square metres including an open plan kitchen/living area, ensuite, bathroom/toilet and two balconies with a total area of 85 square metres.

### **Roof**

Contains plant, lift over-run and photovoltaic cells.

.../Page 3



Page 3

31078-DPC-LET01

21 July 2020

Adelaide City Council

---

### ***Development Proposal (con't)***

#### **Character**

The building presents an articulated built form to the Carrington and Queen Street frontages with the use of etched tinted architectural precast, painted metal cladding, stainless steel, glass and timber. The variegation of colours across the facade will assist in creating a dynamic and appealing facade, strengthened through deep reveal windows and balconies.

The change in materials and the proposed setback from boundaries for the fourth storey will assist in visually softening the upper storey when viewed from surrounding streets and properties.

The total height of the building is 17.5 metres to the roof of the fourth storey and 14.3 metres to the set-back upper storey balcony.

#### ***Accompanying Documents***

The proposal is detailed in the accompanying reports and proposal plans:

- Physical features survey prepared by Lester Franks
- Original plans prepared by Tectvs
- Updated and consolidated report prepared by Tectvs
- Original Waste Management Report prepared by InfraPlan dated October 2015
- Original Traffic Report prepared by InfraPlan dated March 2016

#### ***Planning Matters***

The most pertinent planning considerations in this matter relate were the following:

- Building height and plot ratio
- Impacts on amenity of adjoining properties - overshadowing, overlooking and noise
- Parking and access
- Waste management
- Heritage

#### **Building height and plot ratio**

The proposal delivers a better development, of better mix, than the former backpackers, offering housing variety and choice, in a more intimate, sensitive and balanced manner. In this instance, the proposal provides a five-storey development which provides an articulated built form to the boundaries of the subject land presenting four storey built form to the street and adjoining properties with a building height of 13.8 metres and an upper storey component which is well set back from front, side and rear boundaries. The upper storey is designed to be set away from rear, side and front boundaries and has been constructed of lightweight materials dark in colour to minimise visual impacts and minimise any apparent building bulk. The total building height is 17.5 metres.

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## ***Planning Matters (con't)***

### **Building height and plot ratio (con't)**

The proposed form of the upper storey is setback 4.5 metres to the Carrington Street elevation (southern elevation), 1.5 metres to Queen Street elevation (eastern elevation) and 4.8 metres to the northern boundary of the subject land. The upper storey is surrounded by an open balcony and provides a flat roof form minimising the bulk and scale of the upper storey when viewed from surrounding streets and properties. The articulated design of the building provides a contemporary built form, which provides a high-quality public realm at street level whilst providing a well-designed building above.

In addition, the upper level will not have a detrimental impact with respect to overshadowing, overlooking, bulk and scale.

The additional height and by definition plot ratio was previously supported as it is logical that if extra height is supportable, then so must an increase in plot ratio given the two go hand in hand.

The contention being there is no substantive increase in bulk and scale. The same outcome could effectively be mimicked by simply increasing balconies and/or plant area.

Therefore, although the quantitative measures such as plot ratio have not been met absolutely, this is not at the expense of internal amenity and overall quality of each apartment, and therefore detrimental to the proposed development as a whole.

The increased plot ratio equates to approximately the well setback extra top floor area within the proposed development, in effect invisible from the street.

Development along Carrington Street and Queen Street varies significantly in terms of their age, architectural style and height.

The massing studies provided illustrate the varied nature of development in the locality.

All this without any additional impacts, as dealt with in the accompanying reports.

### **Impacts on amenity of adjoining properties - overshadowing, overlooking & noise**

Shadow diagrams provided demonstrate the nil impacts on adjoining properties as they all lie ostensibly to the North of the subject site.

It should be noted that whilst there are guidelines to minimise overlooking for low and medium scale development, these guidelines are less strict with these types of developments as they only ask for overlooking to be minimised into habitable rooms, whereas there is no requirement to minimise overlooking onto adjoining private open spaces.

Notwithstanding the above, the plans were amended last time during the assessment process to further reduce overlooking. This has been achieved by introducing screening devices to the north-facing windows, which will minimise any overlooking to the private open space of the development to the north. Furthermore, the balustrades surrounding the upper storey balcony will also minimise any direct overlooking to the property to the north.

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### ***Planning Matters (con't)***

#### **Impacts on amenity of adjoining properties - overshadowing, overlooking & noise (con't)**

Appropriate treatment measures will be undertaken to ensure that the residential apartments will have adequate acoustic treatment to windows and sliding doors to minimise any impacts from traffic and adjoining non-residential land uses surrounding the subject land in the locality. The building will be constructed to minimise the transmission of noise between apartments in accordance with Part F5 of the Building Code of Australia.

The final detailed design of the proposal will be submitted at the Building Rules Consent stage of the development.

All plant equipment associated with the proposal will be designed and appropriately managed so as to minimise impact on the amenity of the adjoining landowners.

#### **Parking and Access**

The proposal provides a private dedicated parking area on the ground floor which is accessed from Queen Street. Note, the entry is largely in the same position as the existing crossover. The parking area provides a total of 8 car parking spaces and 5 bicycle parking spaces. Further, the storage of bicycles will be accommodated in each apartment utilising the Cycloc bicycle storage system as outlined in the accompanying reports. Further, a (longer than standard) stretcher lift is provided so residents can also store bicycles in their apartments, again using the Cycloc bicycle storage system.

A parking analysis has also been provided in relation to the proposal which outlines the suitability of the proposal from a traffic and parking perspective.

The proposed development has a total of 13 dwelling units with a maximum of 155 square metres floor area for the penthouse on Level 4. One and two bed units on Level 1 to 3 have a floor area between 50 and 80 square metres.

Under the Development Plan, the proposed development would require a total of 13 car parking spaces.

A total of 8 parking spaces are proposed which provides a car park for each of the 6 proposed two-bedroom apartments and 1 car park for the penthouse apartment and 1 car park for the commercial tenancy.

The traffic report provides a justification on the shortfall of the parking spaces based on an analysis of car ownership and journey to work data as well as proximity to sustainable modes of transport. The shortfall in this instance was considered acceptable.

With respect to access, the car park is accessed from Queen Street in the north eastern corner of the site and proposes a single crossover to Queen Street in a similar location to the existing crossover point. The design of the building results in the location of the parking area being not highly visible from the Carrington Street frontage and will not dominate the Queen Street streetscape. Access provides an appropriate line of sight for motorists when exiting the car park. On this basis, it is considered that the location and design of the car park and access point are appropriate.

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## ***Planning Matters (con't)***

### **Parking and Access (con't)**

The proposal will result in low traffic volumes, which will not impact on the amenity of adjoining properties. It is envisaged that the additional traffic generated by the proposed development will not compromise the safety or function of the surrounding road network. It is considered that the proposal generally satisfies the intent of the relevant provisions relating to access and parking.

The proposed activation of the Carrington Street frontage will result in a safe secure and attractive environment for pedestrian movement and social interaction and will increase the permeability of the pedestrian network.

Access for people with disabilities to the site is provided to the primary entrance point to the apartment building at grade and the proposal will comply with relevant Australian Standards and the Disability Discrimination Act (DDA).

For the above reasons it is considered that the proposal provides appropriate pedestrian access for residents and visitors to the non-residential land use on the site and will not impact on the pedestrian movements along Carrington Street and Queen Street.

### **Waste Management**

A waste management report has been prepared by InfraPlan, dated October 2015.

Based on the calculations and methodology presented in the report from InfraPlan in relation to waste generation and collection at the proposed residential development at 112 - 114 Carrington Street, Adelaide the needs of the development can be adequately met.

The proposed number of bins is deemed sufficient and the waste storage area proposed on the ground floor is deemed sufficient for the proposed development.

The proposal incorporates a dedicated area for waste collection at ground level, which will allow for the on-site collection and sorting of recyclable materials and refuse for all occupants of the building.

The proposal will provide a dedicated area for the collection and sorting of construction waste and recyclable building materials; will provide on-site storage and management of waste and will allow for the disposal of non-recyclable waste.

Construction waste will be minimised through the construction of the building through the use of prefabricated items that reduce the need to cut material on site. All construction waste will be sorted to enable the recycling of construction waste in accordance with the requirements of Council.

### **Heritage**

The subject land is located across the road from the local heritage listed former terrace homes at 116-120 Carrington Street and 32-40 Queen Street.

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Adelaide City Council

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## ***Planning Matters (con't)***

### **Heritage (con't)**

The following consideration was given to the adjacent local heritage listed building when designing the proposed building:

- The condition of the adjacent local heritage building
- A contemporary response with a dominant proportion of solid to void in sympathy with the local heritage building
- Sympathetic alignment of floor to floor heights
- Use of high-quality materials and finishes
- Although the adjoining local heritage building does not provide much guidance with colours, the development uses muted, natural materials and colours thereby not competing with the adjoining local heritage building.

### ***Summary***

At the time, the proposal was not considered as seriously at variance with the Adelaide (City) Council Development Plan at that time and has undergone very little change for development in the City Living Zone.

The proposal will provide a residential development with additional high-quality residential apartments providing an appropriate land use consistent and compatible with the surrounding land uses along Carrington Street and surrounds.

The proposal provides an appropriate height and built form consistent with development in the immediate and wider locality.

The proposed development will provide a suitable development on an underutilised allotment and has been designed to complement and respect the architectural integrity of surrounding developments and provides a development which maximises the development potential of the subject land. The proposal will make a positive contribution to the character of the locality and will provide a built form, which will present a well-designed building on a corner site.

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**Adelaide City Council**

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For all of the reasons contained within, the proposed development was considered to sufficiently satisfy the most relevant provisions of the Development Plan.

Yours sincerely



**Francesco Bonato**

Adjunct Associate Professor, School of Architecture & Built Environment, University of Adelaide  
Director  
for Tectvs Pty Ltd

Encs – Mentioned

Cc – YH Group by email: [info@yhpropertygroup.com](mailto:info@yhpropertygroup.com)



InfraPlan (Aust) Pty Ltd

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2 March 2016

Francesco Bonato  
Director  
Tectvs Pty Ltd  
36 Field Street  
Adelaide SA 5000

**RE: Parking for the proposed residential development at 112 Carrington Street, Adelaide**

Dear Mr. Bonato,

InfraPlan has completed a reviewed the proposed residential development for parking and has the following to offer.

**Our understanding of the development proposal:**

- A total of 13 dwelling units are proposed in a 5 storey building
- A total of 8 at-grade carparks are proposed on ground level
- Access to the carpark is proposed from Queen Street (one way north to south)
- The proposed development with 13 dwellings on a 378m<sup>2</sup> land is deemed as *medium to high density residential development*

**Off-street Car parking requirement**

The proposed development falls within City Living (CiL) zone as per most recent Development Plan (DP) adopted by Adelaide City Council (ACC) in September 2015. The subject development site falls just outside Primary Pedestrian Area.

Off-street parking requirement as set out in Table Adel/7 of ACC DP states that:

Medium to high scale or Service Apartment	1 space per dwelling up to 200 square metres building floor area. At least 2 spaces per dwelling greater than 200 square meters building floor area
--	---

The proposed development has a total 13 dwelling units with a maximum of 155 m<sup>2</sup> floor area for the penthouse on Level 4. One and two bed units on Level 1 to 3 have floor area between 50 and 80 m<sup>2</sup>.

Under the Development Plan the proposed development would require a total 13 car parking spaces.

Residential Development  
112 Carrington Street, Adelaide

### Car Ownership and Journey To Work (JTW) data

No of people who Live and Work within Adelaide CBD = 55%

Given the current strategic direction towards more public transport use and cycle and walking trips InfraPlan has applied a 'first principles' approach to determine an 'actual' supply/demand need.

#### Household size:

1 person	= 42%
2 persons	= 38%
3 or more	= 20%

#### Car ownership:

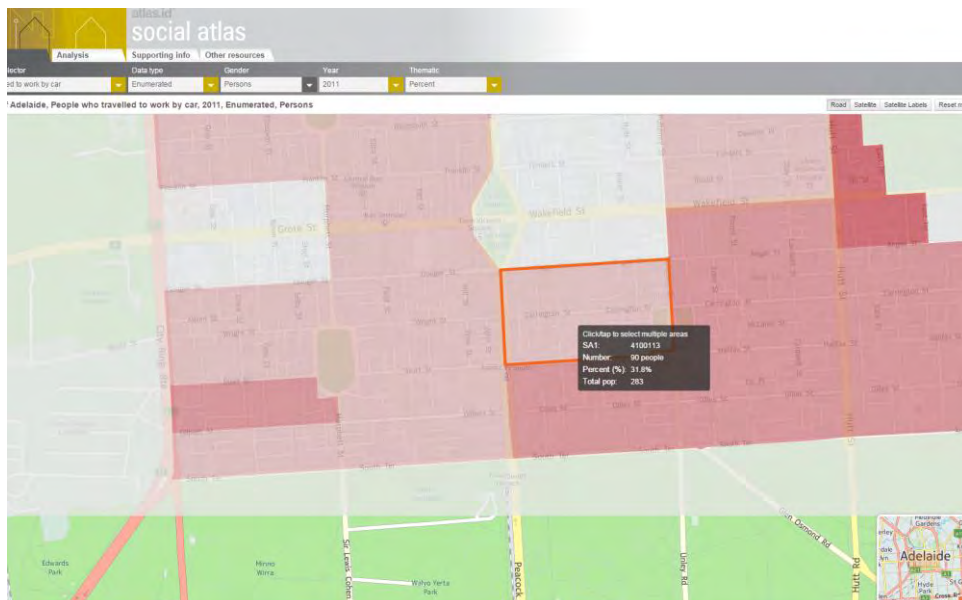
No motor vehicle	= 28.4%
1 motor vehicle	= 39.8%
2 motor vehicles	= 15.8%

#### Journey To Work:

Car (driver + passenger)	= 40%
Cycle + walk	= 27%
PT + Taxi	= 10.6%

#### SA1: 4100113 – zone in which development site is situated reflects the following mode split

Car	= 31.8%
Walk	= 38.5%
Cycle	= 4.6%
HH without car	= 30.5%



The proposed development proposes an alternative living option for singles/couples with no children (6 out of 13 dwellings are one bed units).



Residential Development  
112 Carrington Street, Adelaide

Based on car ownership, JTW and resident's place of work data it is clear that more than half of the employed population living within the City of Adelaide works within the CBD. This is further evidenced by only 40% working population using car for commute to work.

It is worth noting that 28% households in the City of Adelaide don't own a motor vehicle, which is 5% increase from 2006 Census. A further 40% own 1 motor vehicle which is relatively constant compared to 2006 data.

If we apply a 28% discount for car ownership to the proposed development, the proposed 13 dwelling residential development would require 9 vehicles.

To strengthen this argument we have also examined the facilities for alternate and sustainable transport to motor vehicles.

### **Sustainable modes of transport – Bus, Tram, Cycle & Walk**

The proposed development is located less than 250m from nearest bus stop at Hurtle Square. Bus stops R1 & I1 on Pulteney Street offers frequent and efficient public transport connections to wider metropolitan Adelaide.

A high frequency bus transport corridor along King William Street is less than 400m from the subject development.

The 'City South Tram Stop' along King William Street is located approximately 500m from the subject development site.

The subject development is well situated to make best use of bicycle network within and around Adelaide CBD. Kerbside bicycle lanes are available along Pulteney Street, King William Street, Angas Street and Halifax Street providing better connectivity for cyclist.

Therefore there are increased opportunities for residents from the subject development to use sustainable modes of transport thereby reducing the need for off-street parking.

Residential Development  
112 Carrington Street, Adelaide

**Conclusions**

The proposed residential development at 112 Carrington Street is proposed to have 13 dwelling units with 8 off-street, at-grade car parks.

The location of the subject development site, just outside Primary Pedestrian Zone as outlined in ACC DP, in close proximity to other available alternative modes of transport (Public Transport, Cycling and Walking) for residents to commute to/from their destination will reduce demand for car parking.

This is further evidenced from 2011 Census data indicating about 30% households in Adelaide to not own a motor vehicle.

On-street parking is available along Carrington Street for use by visitors to the subject development.

Therefore in my opinion the proposed 8 carparks will meet the demand generated by the proposed development.

I trust the above provides you with sufficient information regarding parking demand for the proposed residential development at 112 Carrington Street. Should you have any questions or would like to discuss the matter further, please do not hesitate to call on (08) 8227 0372.

Yours sincerely,



**Amol Kingaonkar**

Senior Traffic Engineer

P: 08 8227 0372

E: [amol@infraplan.com.au](mailto:amol@infraplan.com.au)

# infraPlan

policy – strategy – planning – infrastructure – transport – environment

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## 112-114 Carrington Street Waste Management Plan Final Report

October 2015

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Client	Francesco Bonato Director - Tectvs Pty Ltd. 36 Field St, Adelaide 5000
Consultant	<b>Amol Kingaonkar</b> Senior Traffic Engineer InfraPlan (Aust) Pty Ltd Level 1, 22-26 Vardon Avenue Adelaide 5000
Last saved	23/10/2015 12:21:49 PM
Last saved by	Last saved by Amol Kingaonkar

Rev	Date	Details	Prepared by
0	19 October 2015	Draft report for review and comment	AK
1	19 October 2015	Review	AD
2	23 October 2015	Final issue	AK

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## 1 Development Details

InfraPlan has been engaged by Tectvs Pty Ltd to prepare a waste management plan for the proposed residential development at 112-114 Carrington Street, Adelaide.

There would be a total of 13 dwelling units in the proposed development. Development details considered in preparing this report are provided below:

<b>Land Use:</b>	Residential + Commercial
<b>Site Area:</b>	378 m <sup>2</sup>
<b>No. of Dwellings:</b>	13
<b>No. of Bed rooms:</b>	21 (6 x 1BR, 6 x 2BR, 1x 3BR)
<b>Dwellings per hectare:</b>	370 dwellings per ha

The proposed development is considered as a *high density residential development* with a dwelling density greater than 75 dwellings per hectare (ha).

The proposed development would have 8 car parks in the at-grade carpark accessible via Queen Street.

## 2 Type of Waste System

For the purpose of developing a waste management plan Adelaide City Council's – *Design Guide for Residential Recycling v1* has been used as reference.

The proposed development will have a high dwelling density (186 dwellings/hectare). Thus, using ACC guidelines, a **High Density Type C Waste System** is recommended for the proposed development.

To further promote tenant awareness of recyclable waste streams, the developer intends to provide an integrated bin system that will provide segregated compartments for the sorting of co-mingled recycling, non-recyclable waste & organic food waste streams.

Figure 1 below shows a typical bin system for all the units.



**Figure 1: Hafele HAILO Trio Integrated Bin System (Typical)**

It is proposed that the residents of the proposed development will share communal bulk bins (1,100 Litres & 660 litres) and smaller (240 litres) bins.

It is understood that the Adelaide City Council operated waste collection service will be engaged to collect & dispose all co-mingled recycling, non-recyclable and organic food waste generated on site.

### 3 Waste System Sizing

#### 3.1 Bin sizes

The following waste bins have been proposed for use at the subject development.

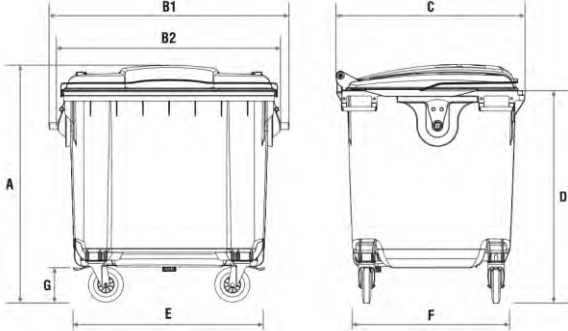
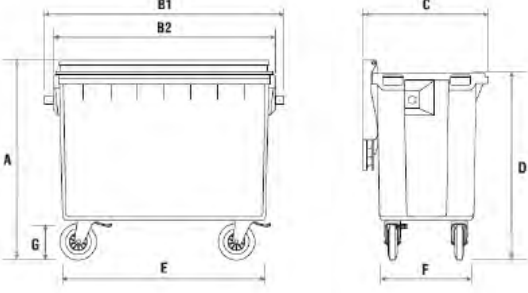

Capacity	Dimensions	
1,100 Litres	1,390 H x 1,090 W x 1,360 L	 <div data-bbox="1173 533 1353 766" style="border: 1px solid black; padding: 5px;"> <p><b>1100 Litre</b></p> <p>Weight (approx) 58kg Volume 1100ltr A 1390mm B1 1360mm B2 1265mm C 1090mm D 1210mm E 1095mm F 870mm G 200mm</p> </div>
660 Litres	1,200 H x 7,70 W x 1,360 L	 <div data-bbox="1152 896 1332 1128" style="border: 1px solid black; padding: 5px;"> <p><b>660 Litre</b></p> <p>Weight (approx) 45kg Volume 660ltr A 1200mm B1 1360mm B2 1225mm C 770mm D 1120mm E 1095mm F 630mm G 200mm</p> </div>
240 Litres	1,060 H x 550 W x 730 L	 <div style="display: flex; justify-content: space-around; text-align: center;"> <div data-bbox="513 1518 683 1547">General Waste</div> <div data-bbox="774 1518 1045 1547">Co-mingled Recyclables</div> <div data-bbox="1069 1518 1241 1547">Food/Organics</div> </div>

Table 1 Waste Bin Sizes

#### 3.2 Projected Waste Generation and Storage provision

The Adelaide City Council’s *Guide to Recycling* has been referred to while estimating waste generation for the proposed development.

The projected waste generation volumes for the proposed development are presented in Table 2 below.

**Table 2 Waste generation – Residential**

STREAM	ACC Waste Generation Rates [L/bedroom/week]	No of Bedrooms	Projected Weekly Waste Generation	Storage required
Non-recyclable waste to landfill	30 L	21	630 L/week	630 L
Co-mingled recycling	25 L	21	525 L/week	1,050 L*
Organic [food] waste	10 L	21	210 L/week	420 L*

\* fortnightly collection

**Table 3: Proposed Waste Storage Capacity – Development site**

STREAM	Total Waste Storage required	Storage Proposed	Total Waste Storage Capacity Proposed
Non-recyclable waste to landfill	630 L	1 x 660 L	660 L
Co-mingled recyclable waste (fortnightly collection)	1,050 L	1 x 1,100 L	1,100 L
Organic [food] waste (fortnightly collection)	420 L	2 x 240 L	480 L

Table 3 indicates that sufficient waste storage capacity has been provided on-site, to store all three types of waste generated on a weekly basis.

### 3.3 Hard Waste and e-waste

A 2.6 m<sup>3</sup> storage area would be required for the proposed development with 13 apartments.

A 2.6 m<sup>3</sup> area (1.03 m<sup>2</sup> area with up to 4m height) is proposed within the bin storage area for storing *hard waste* and *e-waste*. This would reduce and possibly eliminate any unwanted furniture/bulk waste/e-waste items ending up on the kerbs.

Additionally, residents will be notified of the scheduled hard waste collection day allowing them to transfer the unwanted hard waste to the waste storage area.

## 4 Bin Storage Location

The waste storage area is located on ground level accessible from the entrance/lift lobby.

The waste storage area is screened from Carrington Street and Queen Street, to enable the use of natural ventilation. The bin storage area is sheltered from the weather by the building above.

The bin storage area will be hard paved/concrete floor to facilitate easy maneuvering/wheeling of bins within the storage area.



## 5 Transfer Pathways

Access to the storage area for transferring the bins to the kerbside for the collection point will be via a separate access point from Queen Street, located adjacent (to the south) to the transformer access.

Please refer to Figure 2 (overleaf) for details.

## 6 Kerbside Presentation & Collection point

Under the existing conditions Queen Street is a single lane, one-way street oriented north-south, with no-stopping restriction for a distance of 40 m from Carrington Street.

A 6 m long bin presentation area along Queen Street is proposed. The proposed bin presentation area would be located away from the carpark access point, thus minimising conflicts with vehicles accessing the carpark.

The existing footpath along the Queen Street frontage of the property is 1.2 m wide. The proposed bin presentation area would block pedestrian movement along the western footpath (along the proposed development). However, there are no pedestrian or vehicular access points on the eastern side of Queen Street (opposite to the development site). Therefore pedestrians would be able to use the footpath on the other side of Queen Street.

Please note that Queen Street is 3.8m wide, single lane, one-way street and not designed as primary pedestrian link. Thus crossing from one side of Queen Street to the other is considered acceptable given that waste collection will be done one or two times every week.

Please refer to **Figure 2** for details of bin storage, the kerbside collection point and the transfer pathway.

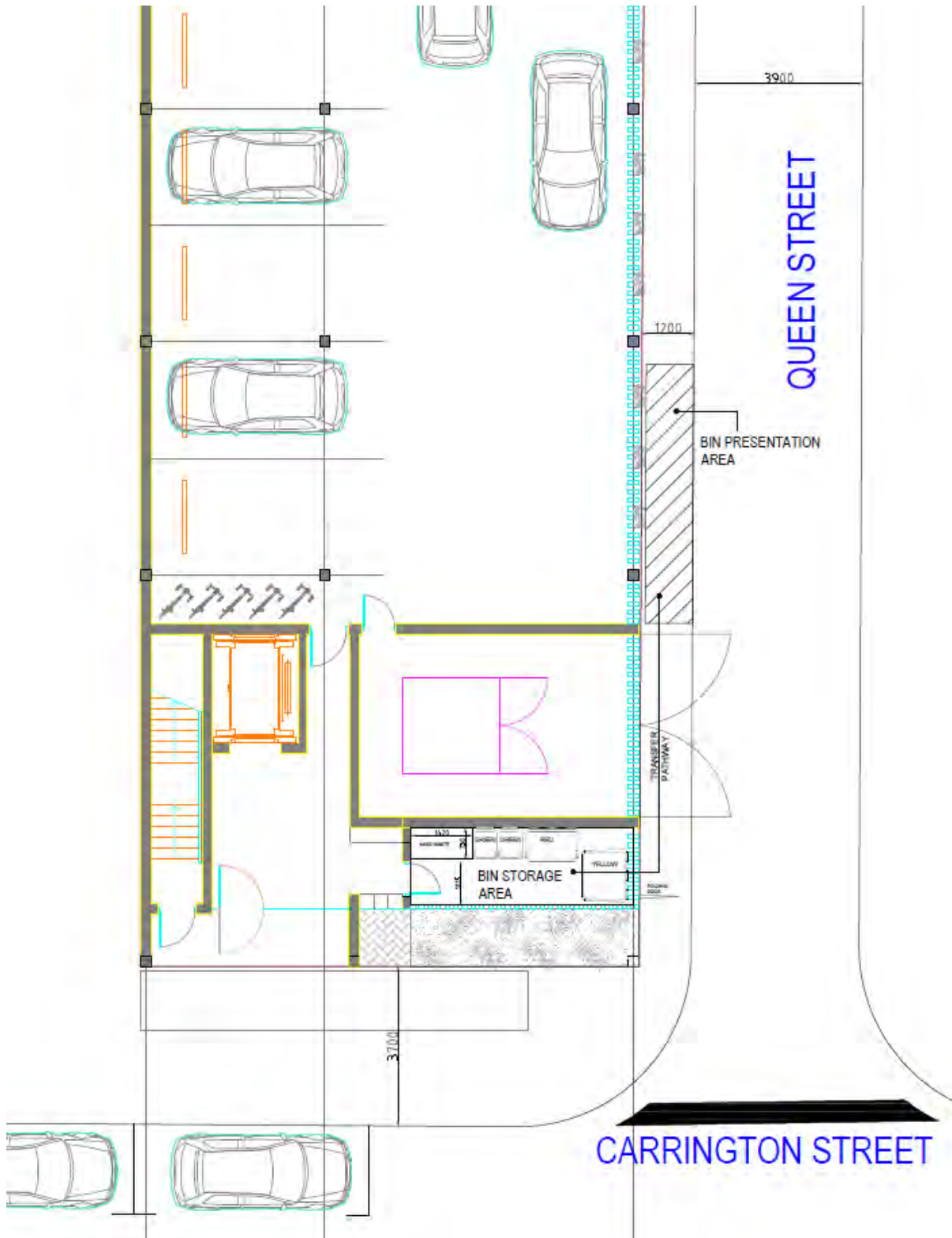


Figure 2: Bin Storage and Kerbside Presentation Area

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## 7 Collection Frequency and Method

As mentioned previously, the Adelaide City Council operator will be engaged to collect all waste streams: co-mingled recyclable, non-recyclable general waste and organic waste streams from the proposed development.

As per the ACC Waste and Recycling Service Calendar, the subject development site will be serviced once every week on Wednesdays. General (non-recyclable) waste will be collected weekly on Wednesdays along with co-mingled recyclable being collected fortnightly. The organic (food) waste is collected fortnightly on Mondays (of the same week as recyclable waste collection).

On the day of collection a community appointed attendant will wheel the bins from the bin storage area to the presentation area for waste collection. The community attendant will also transfer the empty bins back to the bin storage area post waste collection.

ACC offers a quarterly service to collect hard and e-waste. Residents will be notified in advance about hard & e-waste collection therefore allowing them to move unwanted hard waste to the waste storage area.

## 8 Conclusions

Based on the methodology and calculations presented in this report the following can be concluded in relation to waste generation and collection at the proposed high density residential development at 112-114 Carrington Street, Adelaide:

- High Density – Type C System is recommended
- Waste generation for the proposed residential development was estimated using ACC guidelines.
- Waste collection service operated by the Adelaide City Council will be engaged to service the proposed development
- General waste will be collected weekly on Wednesdays, recyclables on every alternate Wednesday (fortnightly) and organic (food) waste collected on alternate Mondays (fortnightly)
- Sufficient waste storage capacity for each of the three waste streams has been provisioned on-site.
- Sufficient Hard waste and e-waste storage area is deemed to be provided in the bin storage area.
- Hard waste, e-waste and paper recycling will be collected on a quarterly basis consistent with the ACC service.
- The bin storage area will be located on the ground level accessible from the lift lobby.
- An attendant, appointed by the community will wheel the bins out to the collection point on Queen Street using a separate bin storage access point.
- The attendant will also wheel back the empty bins to the bin storage area post waste collection.

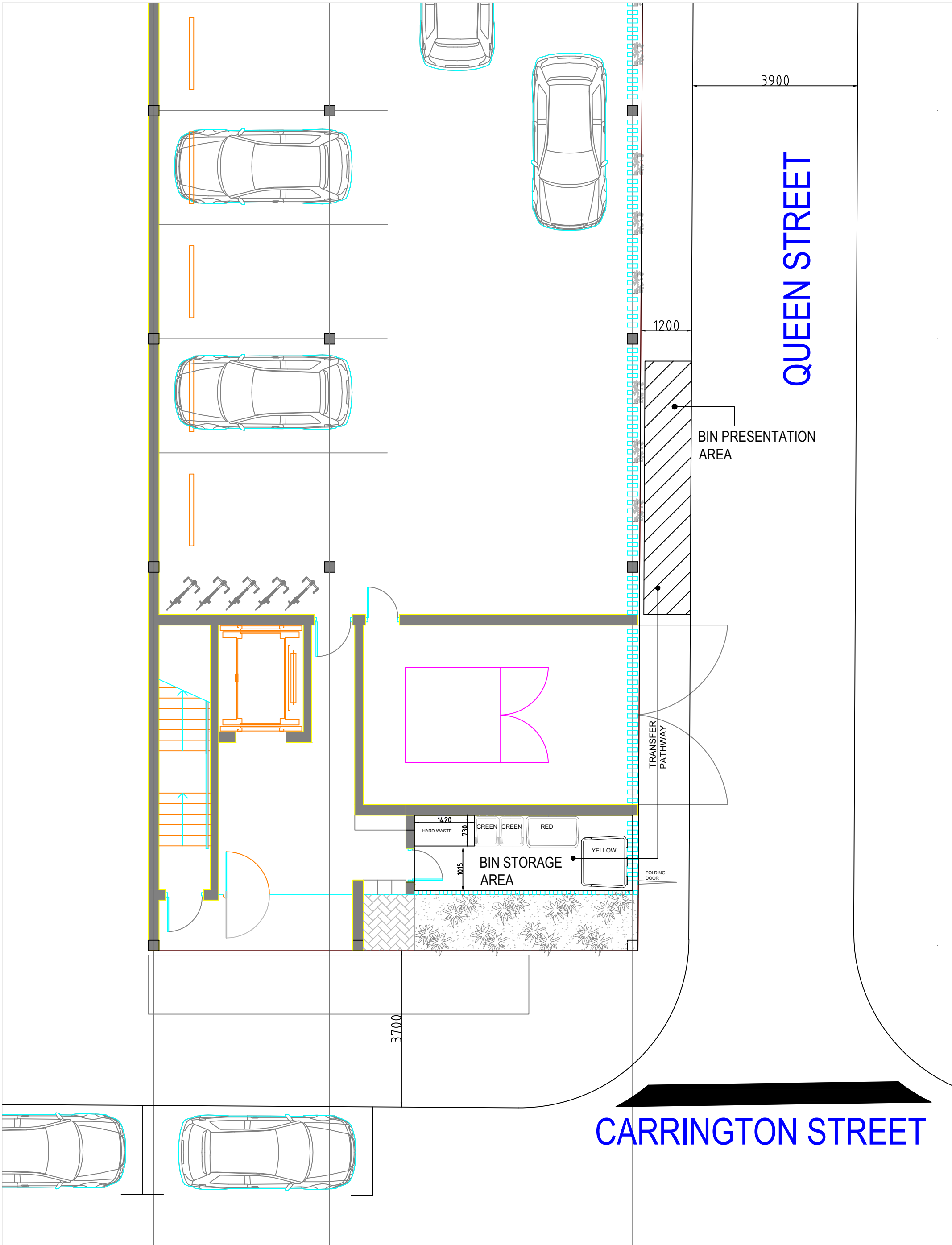
Based on the assessment presented in this report the proposed waste management plan for the proposed development is deemed to meet the Adelaide City Council requirements.

If you have any questions regarding the waste generation and management plan presented in this report please contact us at 8227 0372 to discuss further.

Yours sincerely,



Amol Kingaonkar  
 Senior Traffic Engineer  
 InfraPlan (Aust) Pty. Ltd



Survey	n/a
Designed	AK OCT 2015
Drawn	n/a
Checked	n/a

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 movement planning - traffic engineering  
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 City of Adelaide Council Assessment Panel Meeting - Agenda - 28 September 2020  
 E admin@infraplan.com.au



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REVISIONS			
No.	Description	By	Date

**TECTVS PTY LTD**  
 112-114 CARRINGTON ST  
 RESIDENTIAL DEVELOPMENT  
 WASTE MANAGEMENT PLAN

<b>A3</b>	
Project	IP15.32
Dwg no.	WMP01
Date	23/10/15
Scale	NTS
Sheet No.	Rev.



### LEGEND

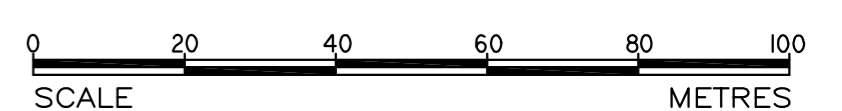
- BOUNDARY
- - - CHANGE OF GRADE/MISC TOPO
- MAJOR CONTOUR
- MINOR CONTOUR
- CENTRELINE OF ROAD
- WT INVERT/BOTTOM OF KERB
- TOP/BACK OF KERB
- EDGE OF BITUMEN/PATH/FORMATION
- SOLID TRAFFIC LINE
- DASHED TRAFFIC LINE
- CORRUGATED IRON BUILDING
- EDGE OF PAVERS
- EDGE OF CONCRETE
- COLORBOND/STEEL FENCE
- CORRUGATED IRON FENCE
- FENCE
- SURVEY MARKS
- GATE
- RUBBISH BIN
- SIGN
- SEAT
- COVER (ROUND)
- COVER (SQUARE)
- TREES
- DOMESTIC OUTLET INVERT
- DOWNPIPE
- STORMWATER COVER (ROUND)
- STORMWATER COVER (SQUARE)
- JUNCTION BOX
- GRATE
- SUMP
- STOBIE POLE AND LIGHT
- LIGHT POLE
- STOBIE POLE
- ELECTRICAL PIT (SQUARE)/CONNECTION BOX
- ELECTRICAL PIT (ROUND)/CONNECTION BOX
- TELECOM PIT
- WATER METER COVER
- SEWER IP
- SEWER IO
- GAS VALVE/COVER

D36726

ADELAIDE BACKPACKERS INN

TBM PSM  
6628/14373  
RL=45932m AHD

CARRINGTON STREET



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NOTES  
 UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND  
 REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

OUR REF: FUV0001rev00.DWG A04945  
 CONTOUR INTERVAL: 0.05m  
 DATUM: BASED ON MGA AHD (PSM6628/14373)  
 SCALE: 1:100 ORIGINAL SHEET SIZE: A1  
 DATE OF SURVEY: 16/10/2015 AKW  
 DRAWING No: FUV0001 REV 00 SHEET No: 1 OF 1

**TECTVS**  
**DETAIL SURVEY**  
 ALLOT 6 IN F112576, CT 5206/265  
 112 - 114 CARRINGTON ST, ADELAIDE

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



Registrar-General

## Certificate of Title - Volume 5206 Folio 265

Parent Title(s) CT 4141/885  
 Dealing(s) CONVERTED TITLE  
 Creating Title  
 Title Issued 08/08/1994  
 Edition 4  
 Edition Issued 21/03/2013

REAL PROPERTY ACT, 1886



## Estate Type

FEE SIMPLE

## Registered Proprietor

PREMIUM CUSTODY SERVICES PTY. LTD. (ACN: 132 716 431)  
 OF GROUND FLOOR DP1 201 SUSSEX STREET SYDNEY NSW 2000

## Description of Land

ALLOTMENT 6 FILED PLAN 112576  
 IN THE AREA NAMED ADELAIDE  
 HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11895492	LEASE TO MERMIDON INVESTMENTS PTY. LTD. COMMENCING ON 30/11/2012 AND EXPIRING ON 29/11/2017
11895494	MORTGAGE OF LEASE 11895492 TO COMMONWEALTH BANK OF AUSTRALIA
11895495	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

## Notations

### Dealings Affecting Title

NIL



<b>Product</b>	Item No. 3.4 - Attachment 53 Register Search
<b>Date/Time</b>	13/10/2015 09:21AM
<b>Customer Reference</b>	26058-CC
<b>Order ID</b>	20151013001246
<b>Cost</b>	\$27.25

---

### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 101/2008

### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





**From:** Rushforth, John (Housing) <John.Rushforth@sa.gov.au>  
**Sent:** Wednesday, 26 August 2020 10:23 AM  
**To:** Seb Grose  
**Cc:** Mitchell, Patrick (Housing)  
**Subject:** REPRESENTATION - DA/380/2020 - 112-114 Carrington Street, Adelaide

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

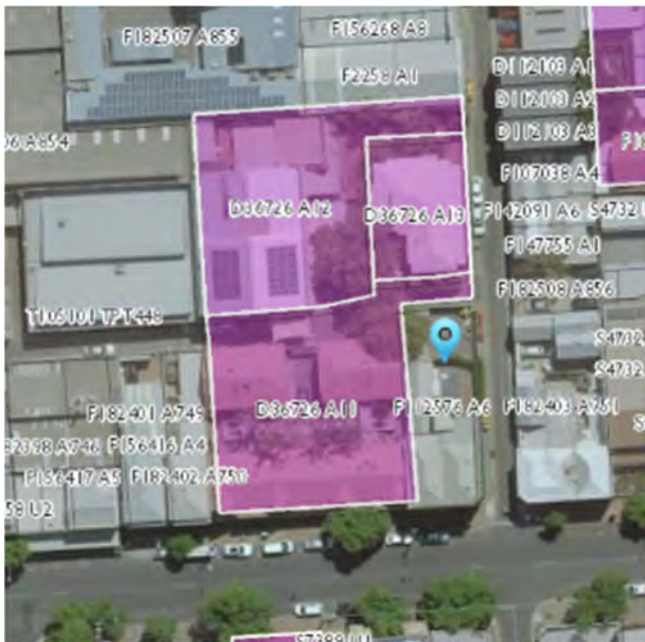
Adelaide City Council

Attn: Seb Grose

Seb

112-114 Carrington Street, Adelaide : DA /380/2020

Thank you for the opportunity to comment on DA / 380/ 2020 ( Category 2). The SA Housing Authority responds on behalf of the SA Housing Trust (SAHT) whose properties abut the development to the north and west ( Lots 11, 12 and 13). It is understood that the same / similar building was given planning consent in 2017, which has now lapsed.



**Comment:**

The proposal represents an increase in scale, height, floor area and bulk from the existing low-scaled locale with construction on or close SAHT boundaries to a height of four stories, and a recessed fifth storey.

The SA Housing Authority requests the relevant authority to ensure that a reasonable level of amenity is achieved for the affected SAHT properties and their common outdoor open spaces in terms of the provisions of the development plan. This would include impacts from overlooking, overshadowing, massing, finishes, bulk, scale, micro-climate, solar access, reflected heat and glare etc.

Council wide provisions:

**Objective 33:** Buildings which are designed and sited to be energy efficient and to minimise micro-climatic and solar access impacts on land or other buildings.

**Objective 47:** Buildings should be designed to:

(b) maintain a sense of openness to the sky and daylight to public spaces, open space areas and existing buildings.

**Objective 48:** Development which incorporates a high level of design excellence in terms of scale, bulk, massing, materials, finishes, colours and architectural treatment.

**119** Development should be designed and sited to minimise micro-climatic and solar access impact on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow.

**120** Development should be designed and sited to ensure an adequate level of daylight, minimise overshadowing of buildings, and public and private outdoor spaces, particularly during the lunch time hours.

Regards

John

**John Rushforth**

**Senior Urban Planner**

**SA Housing Authority**

Phone: 040 0218 268

Email: [john.rushforth@sa.gov.au](mailto:john.rushforth@sa.gov.au)

Visit Housing SA at: [www.sa.gov.au/housing](http://www.sa.gov.au/housing)

Level 5 West

Riverside Centre, North Terrace, Adelaide SA 5000

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11 September 2020

REF No.: 00716-002

City of Adelaide  
25 Pirie Street  
ADELAIDE SA 5000

**Attention:** Seb Grose, Senior Planner – Development Assessment

By Email: [s.grose@cityofadelaide.com.au](mailto:s.grose@cityofadelaide.com.au)

Dear Seb,

**RE: DA/380/2020 – 112-114 CARRINGTON STREET, ADELAIDE – RESPONSE TO REPRESENTATION**

We refer to Development Application DA/380/2020 being for the ‘*demolition of existing building and construction of five level mixed use building comprising commercial tenancy and car parking at ground level and 13 apartments at upper levels*’, at 112-114 Carrington Street, Adelaide (the ‘site’). The subject site is located within **South Central Policy Area 32** of the **City Living Zone**.

Ekistics has been engaged by the Applicant to respond to the Category 2 representation received during public notification.

We address this matter under separate headings below.

## 1. Overview of Representation

During the Category 2 public notification period, one (1) representation was submitted.

**Table 1.1** Summary of Representation

Name	Affected Properties	Oppose/Support	Wish to be Heard
SA Housing Trust	23-25 Queen Street, Adelaide 32 Moore Street, Adelaide 106 Carrington Street, Adelaide	Not nominated	Not nominated

The relevant planning considerations raised by the representor can be summarised as follows:

- Impacts of the increase in scale, height, floor area and bulk from the existing low-scaled locale, with construction on or close to SA Housing Trust boundaries; and,
- The request to ensure that a **reasonable level of amenity** is achieved for the adjoining SA Housing Trust properties and their **common outdoor open spaces**, including impacts from:
  - » Overlooking
  - » Overshadowing

*Def: E-KIS-TICS [noun] : The Science of Human Settlements ...*

Level 1/16 Vardon Ave, Adelaide SA 5000 p 08 7231 0286 e [contact@ekistics.com.au](mailto:contact@ekistics.com.au) w [ekistics.com.au](http://ekistics.com.au) ABN 34 918 250 862

- » Massing
- » Finishes
- » Bulk
- » Scale
- » Micro-climate
- » Solar Access
- » Reflected Heat and Glare

A response is provided to the representation under Section 3 below.

## 2. Additional Plans and Amendments

This current application relates to a mostly identical application (DA/806/2015/A) which was granted Development Plan Consent on 31 August 2017. This application has subsequently lapsed, and a recent request for an extension of time was not granted by the Council. Accordingly, the applicant has relogged the application.

The decision of DA/806/2015/A was accompanied by two Reserved Matters, being for:

- The provision of details on the location, number and storage volume of storage cages to be located in the ground level car park; and
- The provision of details on the design, location and number of bicycle storage hooks to be provided internally within the apartments.

In addressing these, and to avoid the need for Reserved Matters should the City of Adelaide resolve to grant Development Plan Consent to this application, the applicant provides amended drawings, per **Appendix 1**.

These changes do not materially affect the application, and would similarly not require the re-notification of the application as the changes are entirely internal and have no impact to any adjoining property.

Concurrent with our response to the representation, we wish to highlight the following minor amendments to the drawings lodged under this current application:

- **Appendix 1** – Tectvs have made minor amendments to the following drawings:
  - » P02 (Revision 2.1) – Inclusion of one hanging bicycle storage space (shown clouded) to all apartments, eight (8) above bonnet storage units in the car parking area each with a volume of 2.8m<sup>3</sup>, bicycle parking for five (5) bicycles in the car parking area with associated minor alteration to location of toilet and arrangement of ground floor tenancy, and reconfiguration of waste storage area door;
  - » P03 (Revision 2.1) – Inclusion of one hanging bicycle storage space (shown clouded) to all apartments;
  - » P04 (Revision 2.1) – Inclusion of one hanging bicycle storage space (shown clouded) to the penthouse; and

- » 'Bike Storage' page from presentation set – To include an image of the hanging bicycle storage solution for the five (5) bicycles located within the ground level car parking area. Previous notation of bicycle storage on balconies removed.
- » Total number of apartments reducing from 14 to 13, with a resultant net benefit in car parking rate compared with previous application.

## 3. Response to Representation

### 3.1 Overlooking

The potential for overlooking is from the northern and western elevations of the proposed development. More specifically, these relate to:

- Windows in the northern-most apartments on levels 1 through 3;
- The northern balcony on level 4; and
- Windows in the circulation corridors on levels 1 through 3.

The Development Plan includes policy which specifically seeks to *minimise* overlooking through Principle of Development Control 66, where '*medium to high scale residential development should be designed and sited to minimise the potential overlooking of habitable rooms such as bedrooms and living areas of adjacent development*'.

In the proposed scheme, the north facing windows to the bedroom and living space of the northern-most apartments feature window hoods as screening devices at their western edge, which results in the successful mitigation of north-westerly views from bedroom and living spaces of each apartment, whilst maintaining access to sunlight and ventilation to these northern openings. The position and angle of these hoods is such that views towards the open spaces of adjacent development are obscured from view. Similarly, these hoods will prevent the views into the apartments from the common areas of the adjacent existing development.

Windows shown on the western elevation relate to internal corridors, from which the impacts of casual overlooking will be negligible. There is no proposed treatment to these windows, as this space is purely for apartment access and is not 'habitable'.

In considering the potential for overlooking, we are of the opinion that the design of the internal spaces, the positioning of the window hoods, and the physical separation from any adjacent private open space is successful in appropriately mitigating unreasonable levels of overlooking from the proposed development.

### 3.2 Overshadowing

We note the representor's comments in relation to the potential for overshadowing from the proposed building.

Development Plan policy seeks to ensure that buildings are designed and sited such that they do not cause unreasonable overshadowing of adjoining properties. PDC 120 specifically seeks to ensure that 'adequate' levels of daylight are maintained, particularly during lunch time hours.

On review of the shadow diagrams prepared by Tectvs, it is apparent that the proposed development, (being to the south and east of the adjoining SA Housing Trust land) will have negligible additional shadowing impacts on these properties during the winter solstice (when compared with the existing situation). In this regard we note that the two-storey residential flat buildings occupying the northern end of 106 Carrington Street currently shadows existing common open space on this site.

Accordingly, whilst it is acknowledged that the proposed development will cast shadow on the adjoining property to the west, the additional overshadowing impacts will be negligible, taking into account existing levels of overshadowing generated by the existing two storey buildings which occupy the adjoining SA Housing Trust site. We also note that the proposed development will not overshadow the adjoining SA Housing Trust buildings to the west from midday onwards. Finally, the shadow diagrams also illustrate that overshadowing during the summer solstice will be negligible for most of the day.

### 3.3 Massing, Bulk and Scale

The representor seeks to ensure that scale and massing of the development does not unreasonably impact on the amenity of the adjoining properties and their common outdoor open spaces.

Massing is directly related to bulk and scale, which are both drawn out by the representor. For simplification, a response to **massing, bulk, and scale** are included under this heading.

The proposed 5 storey building, standing at 13.8 metres to the parapet of the fourth level (and 17.5 metres to the roof of the top level), is considered appropriate in its context. The locality is comprised generally of two-storey built form, however taller development (four and seven storey) exists nearby. We are of the opinion that the proposed built form is not incongruous with the locality, which seeks built form in the South Central Policy Area 32 of the City Living Zone of up to 4 storeys or 14 metres. The proposed building height and scale matches that of which was previously approved.

The fifth level is set back generously from the levels below it, which reduces the visual and physical impacts of this level given the deeply recessive nature of this level. An 1100mm glass balustrade (in lieu of solid balustrades) further reduces the visual impact of this level. The recessed top level assists the viewer to 'read' the building as four levels, where the top level is only discernible when viewed from a distance.

The first four levels of the proposed building are built to the western boundary, with the exception of a void which extends from level 1 through to the top of the building. This void creates visual and physical relief, and further affords natural light and ventilation to the internal rooms which adjoin it.

The building is set back from its northern boundary at all levels, which gives relief to this boundary, provides an area for landscaping, and further reduces the overall extent of built form along the depth of the site.

Objective 47 of Council Wide provisions of the Development Plan seeks to ensure that buildings are designed to maintain a sense of openness to the sky and daylight to open spaces and existing buildings. We note that the recessed void along the western elevation of the proposed building is positioned adjacent the common open space of the representor's property at 106 Carrington Street to achieve the sense of openness contemplated by Objective 47.

### 3.4 Finishes

The representor seeks to ensure that the building is appropriately finished in external materials to preserve amenity, particularly when viewed from common spaces adjoining the site to the west.

The western elevation will be constructed in pre-cast concrete, with these arranged in a vertically tiled light grey panel towards the southern end of this elevation, and the balance of the western elevation constructed in a grid of dark grey coloured panels. These are noted as F01 and F02 in the presentation pack per **Appendix 1**.

The northern elevation carries a consistent architectural language to that applied to the western elevation, with pre-cast concrete panels in light grey and dark grey to the base of the building, and dark grey anodized aluminium cladding at the fifth level which also incorporates generous setbacks to limit visibility.

We are of the opinion that the proposed finishes and materials are of high quality, are visually interesting with the panelled variations, and present as an attractive, contemporary, and durable approach to new development in the locality, which accords with PDC 188, 189, and 190 of Council Wide provisions of the Development Plan.

### 3.5 Micro-climate, Solar Access and Reflected Heat and Glare

We note the comments raised by the representor regarding micro-climate impacts including those relating to solar access and reflected heat and glare.

The Development Plan provides guidance on the management of micro-climatic and solar access impacts, glare, and weather impacts and also seeks to ensure buildings are designed and sited to be energy efficient, provide protection from rain, wind and sun, and include glazing elements designed to minimise glare and discomfort to occupants of adjacent buildings.

Objective 33 and Principle of Development Control 120 of the Council Wide provisions of the Development Plan seek to ensure that buildings are designed and sited to minimise solar access impacts on land or other buildings. As previously discussed, additional microclimatic impacts of the development caused by overshadowing will be negligible, noting existing levels of overshadowing generated by existing two storey residential flat buildings occupying the adjoining site. Notwithstanding, the recessed void along the western elevation of the proposed development increases the opportunity for solar access to this common open space of the adjacent property.

Windows or materials that could potentially reflect heat and glare from the proposed building to sites owned by the representor are those proposed for the western and northern elevation. The windows on the western elevation are set in from the boundary and will be shadowed by the western elevation void to reduce reflectivity. Similarly, building materials proposed for these elevations are not reflective and will produce minimal glare given their darker colours.





The northern windows have the potential to reflect heat and glare to the southern-most dwellings at 23-25 Queen Street. From our observation, the windows to the existing dwellings at this edge are landscaped with mature trees and tall shrubs, which begin to shield and prevent direct reflection. The proposed windows are partly obscured by window hoods which reduce the reflective area, and these windows will generally not reflect in the summer months given the zenith angle of the sun in these months. Conversely, with a lower zenith angle in the winter months, these windows may produce some reflection, however this is considered to be minimal and acceptable.

## 4. Conclusion

Thank you for the opportunity to respond to these matters and we trust this submission offers a constructive response to the issues raised by the SA Housing Authority, in their request for consideration of specific Development Plan policy.

We confirm our desire to attend the Council Assessment Panel meeting, which we understand to be tentatively scheduled for 28 September 2020.

Please do not hesitate to contact the undersigned on 0434 484 046 should you require any further clarification in relation to this submission.

Yours Sincerely

A handwritten signature in black ink that reads 'Will Gormly'.

**Will Gormly**  
Associate

**CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 28/9/2020**

<b>Item No</b>	<b>3.5</b>
Address	17-19 Field Street, Adelaide SA 5000
Proposal	Construct 7 storey mixed use building with two restaurant tenancies on ground and first level and student accommodation on levels 2 to 6 containing 22 apartments and communal roof deck, DA/485/2020, (EP) [CAP]
Applicant	Brown Falconer Group P/L
Relevant Development Plan	30 April 2020
Lodgement Date	7 Sep 2020
Zone / Policy Area	Capital City Zone
Public Notification	Category 1
Application Type	Application Assessed on Merit
Delegations Policy	Contentious, controversial or significant
<b>Recommendation</b>	<b>Development Plan Consent Be GRANTED</b>

---

**ATTACHMENTS**

## Plans and Supporting Information

- Architect's Letter 1 - 2
  - Plans and Elevations 3 – 14
  - Supporting Information 15 - 37
  - Certificates of Title 38 - 43
- 

**PERSONS SPEAKING BEFORE THE PANEL**

Nil

## 1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for demolition of the existing single storey factory building and construction of a seven (7) storey building comprising two restaurants at ground and first floor levels, apartments on levels 2 to 6 containing 22 apartments comprised of 14 studio apartments, 8 two bedroom apartments and a communal roof deck.

## 2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
<b>Site area: 323 m<sup>2</sup></b>		
Building height		
- Metres (ceiling height)	43 metres (max.)	26.7 metres
Private Open Space (POS)		
- % of total site area or m <sup>2</sup>	Student Apartment	No minimum prescribed
	Studio	Nil
	1 Bedroom	8 m <sup>2</sup>
	2 Bedroom	11 m <sup>2</sup>
Communal Open Space	No minimum prescribed	111 m <sup>2</sup>
Landscaped Open Space (LOS)		
- % of total site area	Not Specified	NIL
Car parking and Access		
- Number of spaces	Nil Spaces	Nil Spaces
Bicycle Parking	1 / dwelling (22)	0.86 / dwelling (19)

## 3. **BACKGROUND**

- 3.1 Development Application DA/405/2019 which was for the construction of a substantially similar proposal was approved by the Council Assessment Panel on 25 May 2020. The number of changes proposed in this new application are substantial enough to render the proposal entirely new, rather than a variation to the abovementioned previous proposal.
- 3.2 Notwithstanding this fact, the main areas of difference are the external design treatment, absence of balconies, enlarged communal rooftop deck, new building roof, different apartment layouts and rearrangement of the two restaurant tenancies.

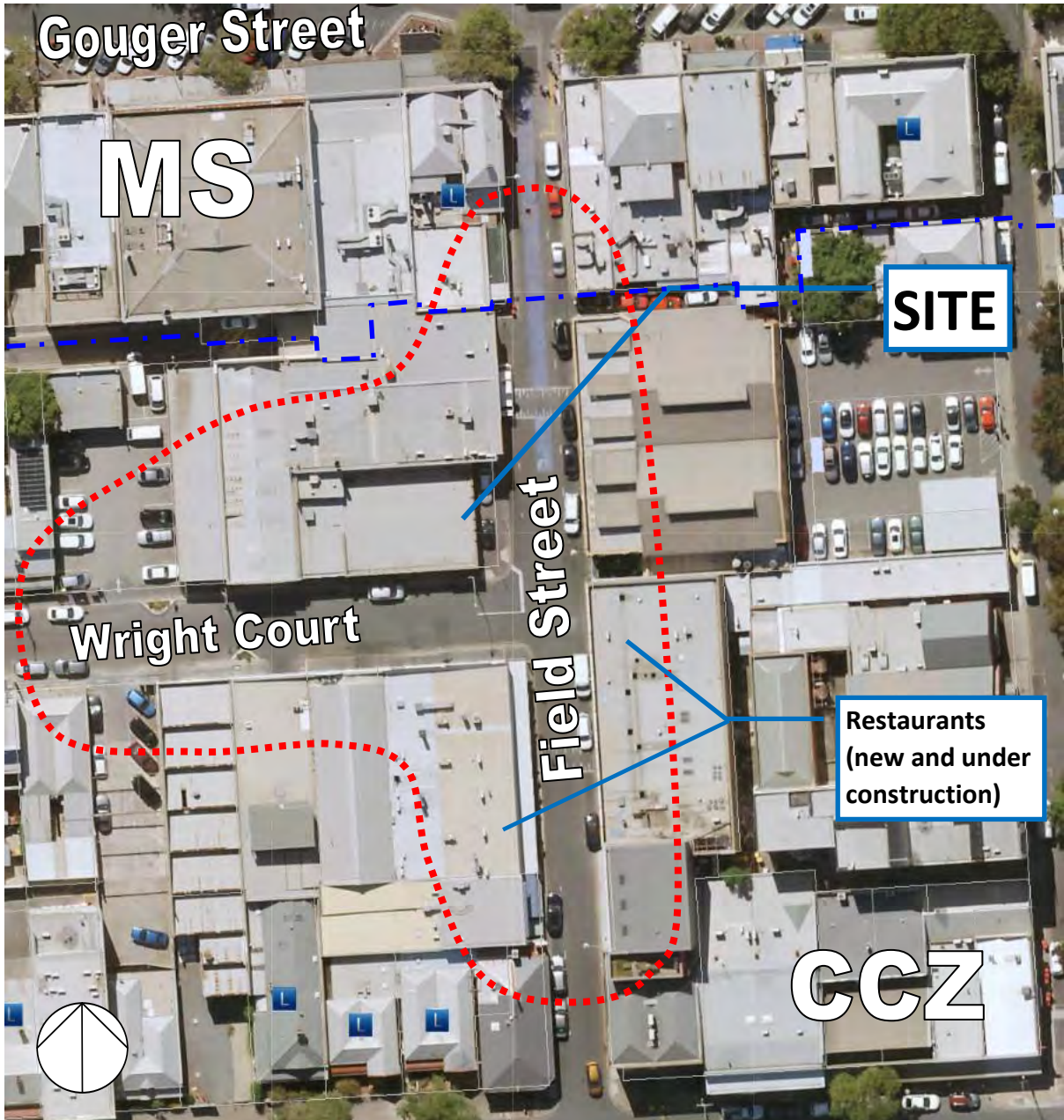
## 4. **SITE**






- 4.1 The subject site comprises two allotments, Lot 8 and Lot 9, collectively known as 17-19 Field Street, Adelaide.
- 4.2 The site is situated on the north-western corner of Field Street and Wright Court.

- 4.3 The site is flat and rectangular, being 323 square metres in size with a frontage to Field Street of 13.9 metres and a frontage to Wright Court of 26.3 metres.

**5. LOCALITY**

- 5.1 The locality is comprised of a variety of building types and heights including single storey cottages, three storey townhouses and two storey commercial buildings containing shops, offices and factories.
- 5.2 Restaurants are located north of the site on Gouger Street and south along Field Street, with residential uses located west on Wright Court. Small scale businesses are distributed within this locality at ground and first floor levels.



<u>KEY</u>			
	Subject Site		Local Heritage Place
<b>MS</b>	Main Street Policy Area		State Heritage Place
<b>CCZ</b>	Capital City Zone		Policy Area Boundary
	Locality		

**Photo 1 – Subject Site**



**Photo 2 – Existing development adjacent on the north**



**Photo 3 – New development on east side of Field Street**



**Photo 4 – Existing Development opposite the site on Field Street**



**Photo 5 – Southern end of Field Street**



## **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 Operational Support**

- The small storage area and two restaurant tenancies will require higher frequency waste collection.
- The City of Adelaide does not offer the service scope or the collection frequency required by the proposed development and by the constraints of the building design. The applicant must engage a private waste contractor to service the building
- There is an existing loading space on Wright Court adjacent to the waste door that can be utilised for on-street rubbish collection however negotiation with Council is required to lengthen the space and incorporate a ramp at the kerb edge to facilitate the movement of bins.
- No objection subject to standard conditions and advices.



## 8.2 **Traffic**

- There are no traffic/transport related objections to this development, subject to the following matter/s being addressed:
- The applicant is advised that the on-street parking in Wright Court and Field Street may be altered to support future City of Adelaide works.
- The existing parking is heavily utilised and changes to suit this development will not be considered.

### Administration comment:

Consultation with the applicant regarding changes to on-street vehicle controls and alteration to Field Street has occurred. The applicant has designed this proposal to enable the future construction of a cantilevered balcony for the restaurant on level 1 to take advantage of the widened footpath when this occurs.

## 8.3 **Infrastructure Management**

### Roads/Footpaths

There are no roads/footpath/bridges related objections to this development, subject to standard matters being addressed.

### Lighting / Electrical / CCTV

- The proposed development works may impact on the public lighting within the proximity of the development site. There is an existing CoA street light installed with associated underground ducting and pits.

### Administration comment:

Consultation with the applicant regarding the installation of street lighting on the building to illuminate Wright Court will occur should the application be approved.

### **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:

<b>SMART</b>	<b>GREEN</b>
<ul style="list-style-type: none"> <li>Develop and promote an international City brand that showcases the smart, liveable, green and cultural advantages of Adelaide</li> </ul>	<ul style="list-style-type: none"> <li>Work with private property owners and the State Government to embed better environmental performance into new and existing developments.</li> </ul>
<b>LIVEABLE</b>	<b>CREATIVE</b>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Increase public art and cultural expression in private development by using planning levers and requirements</li> </ul>

## 9. DETAILED ASSESSMENT

### 9.1 Summary of Zone Objectives & Principles

<b>Subject</b> DP Ref	<b>Assessment</b>	Achieved ✓  Not Achieved ✗
<b>Desired Character</b>	<ul style="list-style-type: none"> <li>• Satisfies the desire for medium scale mixed use development.</li> <li>• The quality of design and materials is considered to be appropriate for the zone and locality.</li> <li>• The large expanse of glazing provides an active interface with the public realm on Field Street, promoting interest and activity.</li> <li>• Provides a reasonable quality student living environment.</li> <li>• Supports the evening and night-time vibrancy sought for the precinct.</li> </ul>	✓
<b>Objectives</b> O1-8	<ul style="list-style-type: none"> <li>• Provides a desired mix of land uses.</li> <li>• The design is considered to provide a sufficient level of interest and provides for active façade at ground, first and second levels.</li> <li>• Further consideration given to the quality and appropriateness of the design and landscaping provided within the detailed assessment below.</li> </ul>	✓
<b>Land Use</b> P1-4	<ul style="list-style-type: none"> <li>• Residential and office/commercial development is envisaged. Student living apartments fall within the broad definition of residential land use.</li> <li>• Increase in the level of residential development is supported, particularly above ground floor level.</li> <li>• Active frontage provided to Field Street. Although the frontage to Wright Court is only partially activated, the extent is considered sufficient as the street is not a primary pedestrian link between Gouger and Wright streets.</li> </ul>	✓
<b>Form and Character</b> P5	<ul style="list-style-type: none"> <li>• The maximum height is 43 metres. The building height of 26.7 metres is appropriate as the site location on a narrow side street near the periphery of the Capital City Zone.</li> <li>• The building occupies the entire site, is rectangular in shape with no setbacks, thus reinforcing the street corner and providing street enclosure, with an active primary street frontage.</li> </ul>	✓

<p><b>Design and Appearance</b> P6-20</p>	<ul style="list-style-type: none"> <li>• The external appearance of the building features an appropriate level of visual interest through a mixture of articulation, materials, colours and fenestration.</li> <li>• The ground and first floor levels on Field Street feature extensive glazing, providing the restaurants with outlook into the public realm and providing surveillance and a sense of activity.</li> <li>• Ground level frontage is activated on Field Street and partially on Wright Court by the glazed facades of the restaurants, which comprise 47% of the total street frontage of the site.</li> <li>• The ground level will be at grade to provide direct pedestrian access and street level activation.</li> <li>• No pedestrian shelter is provided over Field Street however the structure is being designed to incorporate a future canopy cantilevered over a widened footpath as proposed in the Field Street upgrade, approved by Council on 14 July 2020.</li> <li>• The building features a distinct base, middle and top that provides visual interest.</li> </ul>	✓
<p><b>Building Height</b> P21-22</p>	<ul style="list-style-type: none"> <li>• Achieved. The building is 26.7 metres, under the maximum of 43 metres. The medium-scale height is deemed appropriate given that the site is located on a side street in a locality that features numerous low-scale dwellings.</li> </ul>	✓
<p><b>Movement</b> P26-32</p>	<ul style="list-style-type: none"> <li>• On-site car parking is not a requirement in the Capital City Zone, thus the absence of any car parking is accepted.</li> <li>• The development supports the function of Field Street and Wright Court as pedestrian links to Wright Street to the south by providing activity, lighting and surveillance.</li> </ul>	✓
<p><b>Advertising</b> P33-37</p>	<ul style="list-style-type: none"> <li>• Advertising is not part of this application. Separate applications will be lodged for the future restaurant tenancies, who will seek advertising at that time. The building façade provides opportunities at ground level for the display of signs.</li> </ul>	-

## 9.2 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved  Not Achieved  x
<b>Housing choice</b> O6-8 P5-10	<ul style="list-style-type: none"> <li>Provides for an improved range of housing options within the zone and surrounding area generally.</li> </ul>	✓
<b>Student Accommodation</b> O10 P10-13	<ul style="list-style-type: none"> <li>The sizes of the student apartments are below that required for dwellings designed for permanent occupancy. This is acceptable because:               <ul style="list-style-type: none"> <li>There are several quiet spaces for student use on each floor and a communal roof deck available to all occupants.</li> <li>Every living room has external outlook and fair access to external light.</li> <li>There is natural cross-ventilation for the two bedroom apartments on levels 4 and 5.</li> <li>There is a common roof top deck of 111 m<sup>2</sup>.</li> </ul> </li> </ul>	✓
<b>MEDIUM TO HIGH SCALE RESIDENTIAL DEVELOPMENT</b>		
<b>O22</b>	<ul style="list-style-type: none"> <li>A reasonable level of student living amenity is anticipated.</li> </ul>	✓
<b>Building Entrances</b> P48-49	<ul style="list-style-type: none"> <li>The student apartment entrance is directly accessible from Wright Court.</li> <li>The entrance lobby to the student apartments is small. There is limited ability to expand the lobby given the constraints imposed by the stairs, restaurant and lift placement.</li> </ul>	x
<b>Daylight, Sunlight &amp; Ventilation</b> P50-58	<ul style="list-style-type: none"> <li>An adequate level of natural light and ventilation is provided to apartments.</li> <li>The roof top deck has good exposure to sunlight however future development of adjacent land to the north and west may impact upon amenity if development exceeds the building in height.</li> <li>The 3.1 metre window setbacks for apartments on the western side of the building meets the desired minimum of 3 metres. In the event that the adjacent land at 41 Wright Court is redeveloped, these apartments will receive the desired minimum level of daylight access.</li> <li>Apartment windows are openable, enabling natural ventilation.</li> </ul>	✓

<b>Private Open Space</b> P59-65	<ul style="list-style-type: none"> <li>Although the apartments do not have private open space in the form of balconies, the studio apartments do not require private open space and the total roof top area provides an average of 3.7m<sup>2</sup> per dwelling for the six (6) two bedroom apartments which require open space.</li> <li>The roof top area is supported as it provides the necessary open space for the student apartments that are without private open space.</li> </ul>	✓
<b>Visual Privacy</b> P66-67	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Noise &amp; Internal Layout</b> P68-69	<ul style="list-style-type: none"> <li>Field Street and Wright Court are low traffic volume streets, therefore traffic noise will be low.</li> <li>The minimisation of internal noise transmission will be resolved through the Building Code of Australia which specifies a higher level of acoustic shielding where buildings contain apartments above noise emitting uses such as restaurants.</li> </ul>	✓
<b>Minimum Unit Sizes</b> P70-71	<ul style="list-style-type: none"> <li>There are no minimum apartment sizes prescribed for student apartments.</li> <li>The minimum size of studio apartments is 35m<sup>2</sup>. The proposed average size of studio apartments is 30.4m<sup>2</sup>.</li> <li>The minimum desired size of 2 bedroom apartments is 65m<sup>2</sup>. The proposed average size of apartments is 58.7m<sup>2</sup>.</li> <li>The proposed sizes of the apartments is not considered to be a significant failing given the highly accessible location and nearby services and shops.</li> </ul>	✗
<b>Adaptability</b> P72	<ul style="list-style-type: none"> <li>Satisfied.</li> </ul>	✓
<b>Outlook</b> P73-74	<ul style="list-style-type: none"> <li>Achieved.</li> <li>In future, should the adjacent land to the west at 41 Wright Court be developed to a similar or higher level, the west facing apartments will have restricted external views and reduced sunlight access and loss of views.</li> </ul>	✓

<p><b>Storage Areas</b></p> <p>P80-81</p>	<ul style="list-style-type: none"> <li>Achieved.</li> <li>The studio student apartments are provided with 4.2 – 5.6 cubic metres of storage space each whilst the minimum for studio apartments is 6 cubic metres.</li> <li>Two bedroom apartments are provided with an average of 6.4 cubic metres within the apartments whilst the desired minimum is 10 cubic metres.</li> <li>A shared storage room at roof deck level provides a further 31 cubic metres of storage space.</li> <li>The storage space provided is supported as student apartments are permitted to have reduced storage. The amount of storage provided is considered reasonable.</li> </ul>	<p>✓</p>
<p><b>ENVIRONMENTAL</b></p>		
<p><b>Crime prevention through urban design</b></p> <p>O24</p> <p>P82-86</p>	<ul style="list-style-type: none"> <li>Passive surveillance is provided from the apartments and restaurants into the public realm.</li> <li>There are no entrapment or hiding points near the entrances to the apartment lobby and restaurants.</li> </ul>	<p>✓</p>
<p><b>Noise Emissions</b></p> <p>O26-27</p> <p>Noise Sources</p> <p>P89-94</p> <p>Noise Receivers</p> <p>P95-100</p>	<ul style="list-style-type: none"> <li>Plant and equipment is located on the roof and is screened to a height of 2.0 metres.</li> <li>Air-conditioning plant will be located within the plant enclosure on the roof.</li> <li>Standard conditions of approval are recommended to be imposed limiting the maximum noise output for any plant and equipment.</li> </ul>	<p>✓</p>
<p><b>Waste management</b></p> <p>O28</p> <p>P101-104</p>	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Frequent waste collection by a private waste contractor is required due to the small size of the waste store room.</li> </ul>	<p>✓</p>
<p><b>Energy Efficiency</b></p> <p>O30</p> <p>P106-112</p> <p>Residential Development</p> <p>P113-114</p>	<ul style="list-style-type: none"> <li>Solar panels are located on the roof.</li> </ul>	<p>✓</p>
<p><b>Micro climate and sunlight</b></p> <p>O33-34</p> <p>P119-125</p>	<ul style="list-style-type: none"> <li>Satisfied.</li> <li>Shadows are cast over adjoining roadways to the east and south. No residential premises are impacted upon in a meaningful manner.</li> </ul>	<p>✓</p>

<b>Stormwater management</b> O35-39 P126-131	<ul style="list-style-type: none"> <li>• Site coverage is already at 100%, so no additional runoff will be generated in comparison to the exiting building.</li> <li>• Generally satisfied, although no on-site reuse of stormwater is proposed.</li> </ul>	✓
<b>Infrastructure</b> O40-41 P132-135	<ul style="list-style-type: none"> <li>• Satisfied.</li> </ul>	✓
<b>Built Form &amp; Townscape</b> O46-48 P167	<ul style="list-style-type: none"> <li>• Generally satisfied as discussed below.</li> </ul>	✓
<b>Height, Bulk and Scale</b> P168-174	<ul style="list-style-type: none"> <li>• The two-storey podium element proposed to Field Street provides visual references the two-storey built form characteristic of intimate streets within the locality.</li> <li>• The building is of a suitable scale and height which is appropriate to its location on a secondary and minor street. The building will not dominate over existing low scale residential premises nearby.</li> </ul>	✓
<b>Building Setbacks</b> P178-179	<ul style="list-style-type: none"> <li>• Satisfied. Zero setbacks to the streets will reinforce the street corner and enclose the public realm to assist in creating a pleasantly active and safe urban space.</li> </ul>	✓
<b>Composition &amp; Proportion</b> P180-181	<ul style="list-style-type: none"> <li>• Satisfied.</li> </ul>	✓
<b>Articulation &amp; Modelling</b> P182-186	<ul style="list-style-type: none"> <li>• The building lacks articulation however this is offset by a visually interesting mix of materials, fenestration and detailing.</li> <li>• Further interest would be provided if the balcony is constructed in the future (subject to the widening of the footpath).</li> </ul>	✗
<b>Materials, Colours &amp; Finishes</b> P187-190	<ul style="list-style-type: none"> <li>• A suitable contemporary palette of external materials and finishes is proposed. The colour scheme is restrained and will not detrimentally affect the amenity of the locality.</li> <li>• The mix of masonry, precast wall panels with patterning and rebates together with metal cladding is an appropriate design approach that minimises the bulk and scale of the building in relation to its locality.</li> </ul>	✓
<b>Corner Sites</b> P191	<ul style="list-style-type: none"> <li>• Achieved. The development reinforces the street corner.</li> </ul>	✓



<b>Sky &amp; Roof Lines</b> O49 P192-195	<ul style="list-style-type: none"> <li>The top of the building is broken up by the roof deck canopy which caps the building.</li> </ul>	✓
<b>Access &amp; Movement</b> O60 P224-225	<ul style="list-style-type: none"> <li>Satisfied.</li> </ul>	✓
<b>Pedestrian access</b> O61-63 P226-232	<ul style="list-style-type: none"> <li>Achieved.</li> <li>Field Street is a walking route between Gouger Street and the Central Market to Wright Street and the residential areas located to the south. The proposed development will improve pedestrian safety through surveillance and activity.</li> </ul>	✓
<b>Bicycle Access</b> O64-65 P233-238	<ul style="list-style-type: none"> <li>Not satisfied.</li> <li>Bicycles can be stored within apartments or within the roof deck level store room with use of the lift for access. This will impinge on general dwelling amenity and storage space for goods and chattels of the occupants.</li> </ul>	✗
<b>Traffic and vehicle access</b> O68-70 P241-250	<ul style="list-style-type: none"> <li>Satisfied. Access for servicing can be accommodated adequately from Wright Court.</li> </ul>	✓
<b>Economic growth &amp; land use</b> O73-76 P266-271	<ul style="list-style-type: none"> <li>Satisfied.</li> </ul>	✓

### 9.3 **Detailed Discussion**

#### **Desired Character**

The Desired Character statement seeks the development of medium and high scale mixed use buildings with setbacks commensurate with their setting. For narrow streets, a sense of enclosure with minimal street setbacks is envisioned with a welcoming pedestrian environment supported by ground level activation through frequent window openings and uses that spill out into the street. Land uses that are active during the day and evenings are sought.

The proposal is considered to satisfy the desire for medium to high scale mixed use development appropriate for its location. The site is relatively small in size and its location on a minor street in proximity to existing low scale developments means that its modest size and scale is appropriate.

The mix of student living and restaurant use is supported as it increases the City population and enables the expansion of the hospitality offering of Gouger Street. This proposal together with the recent restaurant expansion at 22 - 30 Field Street (on the opposite side of the street) and 23 – 31 Field Street (to the south) supports the evolution of this street as a restaurant destination and increases pedestrian safety through increased activation.

The public footpath along Field Street is 1 metre wide. This limits comfortable pedestrian travel. Council has approved redevelopment of Field Street by narrowing the carriageway, making it one-way in a southward direction and widening the footpaths (See Attachment A). Note that no funds for the works has been set aside however for this financial year. The creation of two large restaurant tenancies with large windows at ground and first floor levels will create an activated street environment thereby improving the overall amenity of the street.

#### **Land Use**

Restaurants and student accommodation are sought in the Capital City Zone.

#### **Built Form and Design**

##### **Height and Setbacks**

At 26.7 metres at its highest point, the development satisfies Zone PDC 21 which seeks a maximum building height of 43 metres within this part of the Capital City Zone. The lesser height of the proposed development is supported as the location is on the periphery of the Capital City Zone in a locality characterised by smaller allotments which are likely to be redeveloped at a similarly moderate medium scale.

With the east and south facades built to the street alignment, the development achieves the 'strong edge' to streets as called for by Zone Principle 11.

The western boundary of the site is adjacent to another property; 41 Wright Court the setback on levels 2 to 5 on this side of the building is 3.1 metres. Should the adjacent land be developed with a multi-level building of the same or greater height, there will

be a loss of amenity for the student apartments particularly on the lower levels, however the building achieves the minimum setback to provide openable windows and achieve an acceptable amount of openness.

#### Composition and Proportion

The built form and public environment provisions in the Development Plan call for development which is consistent with the scale, subdivision pattern and building forms of the locality. Large, blank or unrelieved surfaces should be avoided and buildings with large frontages should be broken down into discrete elements.

The north façade is located on the property boundary and may be built out up to a reasonable height by future development of the abutting site. As a result it lacks window openings, however visual interest is provided by the differing colours of the concrete panels laid out in a randomised manner, rebates and panel joints of the panels, and the void of light courts on levels 4 and 5.

The eastern, southern and western facades incorporate elements (i.e. materials, pattern of vertical and horizontal sub-divisions of windows) into the design that result in a good level of architectural design which will achieve a satisfactory urban design outcome, as sought by the desired character statement.

#### Articulation and Modelling

The relative lack of articulation and modelling of the building is acceptable as the proposed building is of a medium scale. The 'flatness' of the building form is relieved at the lower level through the use of masonry with large windows to the restaurant facades. The solidity of the central building portion (levels 2 to 5) is sufficiently relieved through fenestration, colours, panel rebates, joints and inset panels arranged in a randomised pattern. The top of the building features a communal open roof deck capped by a floating flat roof which will terminate the design in a visually simple way.

#### Materials and Finishes

The proposed development exhibits a reasonable level of quality both in the overall architectural design and the external materials and finishes to be utilised. The form, colour, texture and quality of materials are of a good quality, are durable and contribute to the desired character of the locality, as sought by CW PDC 187 - 190.

The use of masonry at ground and first floor level creates a base that references the traditional materiality of the buildings along the side streets off Gouger Street which once featured warehouses, industrial buildings and the like. The use of light coloured precast panels for the upper levels contrasts with the traditional form of the base and whilst it is visually interesting, it will not be a prominent element. This design approach is considered contextually appropriate and is strongly supported.

### **Residential Amenity**

The apartments are intended for use as student accommodation. As such, the acceptable level of amenity is lower than for permanent residential occupation. This is because student stays are temporary in duration rather than permanent. The level of amenity for future residents within the apartments is fair, with good levels of natural light and ventilation for those with a street aspect. Units are reasonably well

dimensioned and sized in comparison to other student living developments in the City.

The two-bedroom student apartments on levels 4 and 5 have an average size of 58.75 square metres. This compares favourably with the Development Plan requirements of minimum unit size of 65m<sup>2</sup>. The studio apartments are on average smaller than the Development Plan minimum of 35m<sup>2</sup>, being 29.6m<sup>2</sup>.

A total of four (4) apartments (one on each residential floor) are provided with large bathroom facilities for mobility impaired occupants. This represents 18% of apartments which is a very positive feature.

The roof top deck provides an outdoors space for residents, with a barbeque, tables and chairs, lounges and landscaping. The building roof provides shelter, enabling year round use, whilst the northern section of the deck is unroofed, allowing for natural sunlight to be enjoyed by occupants.

Two common rooms are provided on the second and third floors, adjacent to the communal laundries. These areas will provide protected spaces for students to relax and socialise.

The student apartment foyer is small in size, with no opportunity for a waiting space that would promote socialisation for occupants. From a crime prevention perspective, the location of the lobby on Wright Court is not ideal as there are no active land uses adjacent that provide surveillance, however the movement of residents and diners will improve safety generally in the locality.

There are no dwellings or tall buildings located in proximity to the proposed development, therefore there is no loss of amenity in terms of overshadowing or overlooking as prescribed by the Development Plan. The proposal has the potential to impact upon the amenity however through noise impacts from the operation of the proposed restaurants and traffic associated with deliveries and waste collection. It is proposed to impose a condition of approval limiting the times that such delivery and waste activities can occur. The times permitted are before 10.00 pm and after 7.00 am Monday to Saturday or after 9.00 am on a Sunday or Public Holiday.

There are several features of the development that supports the use of the land for student accommodation; namely the provision of common rooms and roof deck for social gatherings and recreation and no in-apartment laundries, with two communal laundries provided.

Management of the student accommodation will be by the property owner, Golden Field Pty Ltd who will lease and manage the tenancies and apartments. The intent is that one of the restaurants will be leased and operated by a subsidiary of Golden Field Pty Ltd who will therefore be on site to assist with issues arising out the student apartment occupation. Occupancy of the student apartments will occur via the company's strong links to the local Chinese community, capitalising on the proximity of the site to Chinatown.

## **Environmental**

Micro-climate and sunlight CW PDCs 119 - 125 seek to ensure that developments are designed and sited to be energy efficient and minimise the micro-climatic and solar access impacts on land or other buildings.

Residential development in the locality are concentrated to the south-west of the site with the nearest being a row of three (3) storey townhouses on Wright Court. A single storey building containing restaurants is located immediately to the south of the subject site, whilst shops, restaurants and offices are located adjacent and across the road on Field Street.

Residential development is generally located a distance away to the south-west of the subject site and the abutting land uses are commercial. As a result the overshadowing from the building upon existing residential premises is limited to and will have minimal impact on residential amenity. The proposed development satisfies the overshadowing criteria.

## **Transport, Access and Parking**

The development does not include on-site car parking. As on-site parking is not required in the Capital City Zone, the development complies. The servicing area is located at the rear of the site on Wright Court. Use of rear laneways and non-residential streets away from prime transportation and pedestrian routes is desired within the zone and by the broader Council Wide Transport and Access provisions. In this respect the proposed development complies with the Development Plan requirements.

Bicycle parking is required at the rate of 1 per dwelling, with a total requirement for 22 spaces. The development however provides 19 spaces at roof deck level. This provision, whilst less than that desired is mitigated by the building being in an area of high transport amenity having good access to tram, bus and taxi services.

Deliveries and waste collection will occur on street utilising existing parking and loading zones. Should the applicant wish to have the current controls altered to better support servicing of the site, negotiation with Council's On-Street Parking team will be required. Proposed changes will require consultation with other stakeholders within the immediate locality.

## 10. **Conclusion**

The proposal is considered to achieve the outcomes sought by the desired character statement and principles in that:

- The proposed building provides good quality medium to high scale student development which supports the attainment of the desired future character and the broader requirements of the Council Wide Objectives and Principles.
- The development proposes desired land uses both at street level and above.
- The quality of architectural design and scale of buildings will achieve an acceptable quality urban design outcome and contribute to the activation of Field Street.
- The proposed restaurant tenancies at ground and first floor level promote interest, vitality and surveillance during the day and evenings in Field Street.
- Student apartment sizes are generous and provide a good level of internal amenity.
- There are no adverse effects upon the locality in terms of overshadowing and overlooking.

Whilst it is acknowledged that the proposal is deficient with regards to bin storage capacity, reliance on a light court for natural light to some bedrooms and a small residential foyer, it significantly satisfies other Development Plan provisions and it has been determined that, on balance, the proposal warrants Development Plan Consent.

## 11. **RECOMMENDATION**

That the development, the subject of the application from Brown Falconer Group P/L to construct a 7 storey mixed use building with two restaurant tenancies on ground and first level and student accommodation on levels 2 to 6 containing 22 apartments and a communal roof deck at 17-19 Field Street, Adelaide SA 5000 as shown on plans designated DA/485/2020:

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:**

- Letter from Brown Falconer dated 26 August 2020
- Site Plan Dwg. No. 2018073 DA04 Revision 9
- Floor Plans Dwg. No. 2018073 DA05 Revision 9
- Floor Plans Dwg. No. 2018073 DA06 Revision 9
- Elevation Drawing No. 2018073 DA07 Revision 9
- Elevations – 1 Dwg. No. 2018073 DA08 Revision 9
- Elevations -2 Dwg. No. 2018073 DA09 Revision 9
- Sections – 1 Dwg. No. 2018073 DA10 Revision 8
- Sections – 2 Dwg. No. 2018073 DA11 Revision 8
- Materials Dwg. No. 2018073 DA12 Revision 8
- Materials Dwg. No. 2018073 DA13 Revision 9

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.

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2. **Prior to the granting of development approval to the Development the applicant or the person(s) having the benefit of the consent shall submit to the Council samples of the final selection of all external materials, surface finishes and colours of the Development so as to ensure that such samples are consistent with the consent. Such samples shall be to the reasonable satisfaction of the Council.**

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

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3. **The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Council in writing.**

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

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4. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements'.

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

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5. 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 55dB(A) during daytime (7am to 10pm) and 45dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and applicable to the Land except where it can be demonstrated by the applicant or the person(s) having the benefit of this consent 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.

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6. Only background music is permitted in the restaurants and shall be played at a level where patrons can comfortably hold a conversation without having to raise voices.

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

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7. Ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like shall occur before 10.00 pm and after 7.00 am Monday to Saturday or after 9.00 am on a Sunday or Public Holiday.

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

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8. Noise from the premises such as music and patron noise, when assessed at the nearest existing or envisaged future noise sensitive location, shall be less than 8dB(A) above the level of background noise in any octave band of the sound spectrum. Such noise levels shall be to the reasonable satisfaction of the Council at all times.

*Reason:* To ensure that the Development does not unduly impair or impinge upon the enjoyment of residents or users of adjoining properties.

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9. A detailed landscaping plan specifying all areas of the Land to be landscaped, including a list of the species to be planted, the height of the species at the time of planting and the estimated mature height of all plants shall be submitted to and approved by the Council prior to the granting of development approval to the Development. The establishment of all landscaping shall be undertaken within three (3) months of the substantial completion of the Development and in any event prior to the occupation or use of the Development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of



**the Council at all times. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.**

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

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## **Advices**

### **1. 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

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### **2. Signage**

This consent does not include signage for which a separate application must be submitted.

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### **3. Building Rules Consent Required**

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.

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### **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.

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### **5. Public Utilities**

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

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### **6. Building Site Management Plan**

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

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

### Site Theft

Unsecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024.

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### **7. Vehicle Crossing Places**

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

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### **8. Disposal of Drainage Water**

Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and air conditioning units must be discharged to the sewer.

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### **9. Damage to Council footpath/kerbing/road pavement/verge**

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

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### **10. Crane Operations**

Any crane operations associated with the construction of the development will need to be undertaken with prior consultation with Adelaide Airport Limited.

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### **11. Demolition**

Demolition and construction at the site should be carried out so that it complies with the construction noise provisions of Part 6, Division 1 of the Environment Protection (Noise) Policy 2007. A copy of the Policy can be viewed at the following site:

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

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# BROWN FALCONER

August 26, 2020

City of Adelaide  
Level 4, 25 Pirie Street  
ADELAIDE SA 5000

Attention: Edouard Pool

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South Australia 5000  
Telephone 08 8203 5800  
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## RE: FIELD STREET

Following receipt of Provisional Planning Consent for application (DA/405/2019) the project has progressed into design development which has resulted in changes to the building layout for ground and first floors as well as amendment to the façade realisation. Commentary provided by the CAP at the approval hearing was also considered in this design development primarily with regard to the potential for western apartments to be 'built out' and the quality of common areas within the apartment portion of the building. The design changes have set back the western façade by 3m consistently from the boundary ensuring the neighbouring development would have lesser impact on apartment amenity and also introduced greater natural lighting into the common area corridors and lift lobby.

We submit the following drawings for assessment as a minor variation to the existing approval:

- 3238 DA01 Revision 8
- 3238 DA03 Revision 8
- 3238 DA04 Revision 8
- 3238 DA05 Revision 8
- 3238 DA06 Revision 8
- 3238 DA07 Revision 8
- 3238 DA08 Revision 8
- 3238 DA09 Revision 8
- 3238 DA10 Revision 8
- 3238 DA11 Revision 8
- 3238 DA12 Revision 8
- 3238 DA13 Revision 8

A summary of the changes from the previously approved scheme comprises:

- Utilisation of the first two levels as two single level restaurant tenancies rather than two double storey tenancies
- Set back of the western façade with a consistent 3m separation to the boundary
- Amendments to the precast concrete façade design modulation
- Improved internal common areas within the apartment portion of the building
- Improved amenity and landscape to the roof top outdoor area
- Simplified roof top plant with the deletion of fire water tanks (confirmed with SAMFS)

# BROWN FALCONER

A comparison of the fundamental alignment with the previous approval comprises:

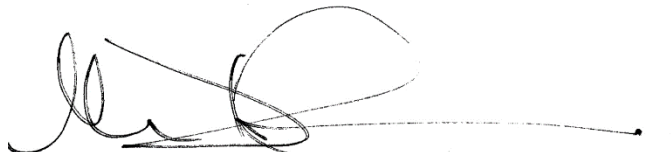
<b>Approved Scheme</b>	<b>Proposed Minor Amendment</b>
6 level building	6 level building
Ground and first level as restaurant use	Ground and first level as restaurant use
Second and third floors as studio student apartments with 7 per floor and common area and laundry	Second and third floors as studio student apartments with 7 per floor and common area and laundry
Fourth and fifth floors as 2 bed apartments with 4 per floor	Fourth and fifth floors as 2 bed apartments with 4 per floor
Roof top as plant, storage and common outdoor area	Roof top as plant, storage and common outdoor area
Average studio apartment area - 33.85m <sup>2</sup> Shared common area of 7m <sup>2</sup>	Average studio apartment area - 29.7m <sup>2</sup> Shared common area of 20m <sup>2</sup>
Average 2 bed apartment area - 62.5m <sup>2</sup>	Average 2 bed apartment area - 58.7m <sup>2</sup>
Total building area - 2417	Total building area - 2285
Total building height -27m	Total building height - 26.68m
No natural light to apartment corridors	Natural light to fourth and fifth floor apartment corridors
No amenities to roof top area	disabled access toilet to roof top area
24sqm of secure storage area to roof top	24sqm of secure storage area to roof top
Provision secure storage of 14 bikes on roof top	Provision secure storage of 19 bikes on roof top
Façade as glazed frontage for ground and first restaurant tenancies	Façade as glazed frontage for ground and first restaurant tenancies
Façade as articulated precast concrete for apartment levels	façade as articulated precast concrete for apartment levels

As identified by the comparative table the proposed amendment is fundamentally the same scheme but with improved amenity for residents, more effective restaurant layout and a more articulated façade presentation.

We look forward to your favourable assessment.

Please call with any queries or further discussion.

Yours Sincerely  
for **BROWN FALCONER**



**MARIO DREOSTI**  
Managing Director

**DA ISSUE**

ISSUED FOR DEVELOPMENT APPROVAL  
26/08/2020 5:47:41 PM

Rev.	Amendment	Date
1	DA ISSUE	06/05/19
2	REVISED DA ISSUE	10/10/19
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6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020

**PRINTING NOTE**  
THIS DRAWING IS TO BE PRINTED IN COLOUR.  
THIS NOTE IS RED.



# FIELD ST MIXED USE DEVELOPMENT

CORNER OF WRIGHT COURT & FIELD STREET

PLANNING APPLICATION

26/08/2020

ARCHITECTURAL DRAWING SCHEDULE

SHEET LIST - DA				
Sheet Number	Sheet Name	Revision	Revision Date	
DA01	COVER SHEET	8	26/08/2020	
DA03	CONTEXT & SITE ANALYSIS	8	26/08/2020	
DA04	SITE PLAN	8	26/08/2020	
DA05	FLOOR PLANS - GF, 1F, 2F, 3F	8	26/08/2020	
DA06	FLOOR PLANS - 4F, 5F, ROOF	8	26/08/2020	
DA07	STREET ELEVATIONS	8	26/08/2020	
DA08	ELEVATIONS - 1	8	26/08/2020	
DA09	ELEVATIONS - 2	8	26/08/2020	
DA10	SECTIONS - 1	8	26/08/2020	
DA11	SECTIONS - 2	8	26/08/2020	
DA12	MATERIALS	8	26/08/2020	
DA13	3D IMAGES	8	26/08/2020	

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ADEALIDE GOLDEN FIELD PTY LTD

FIELD STREET MIXED USE  
DEVELOPMENT

COVER SHEET

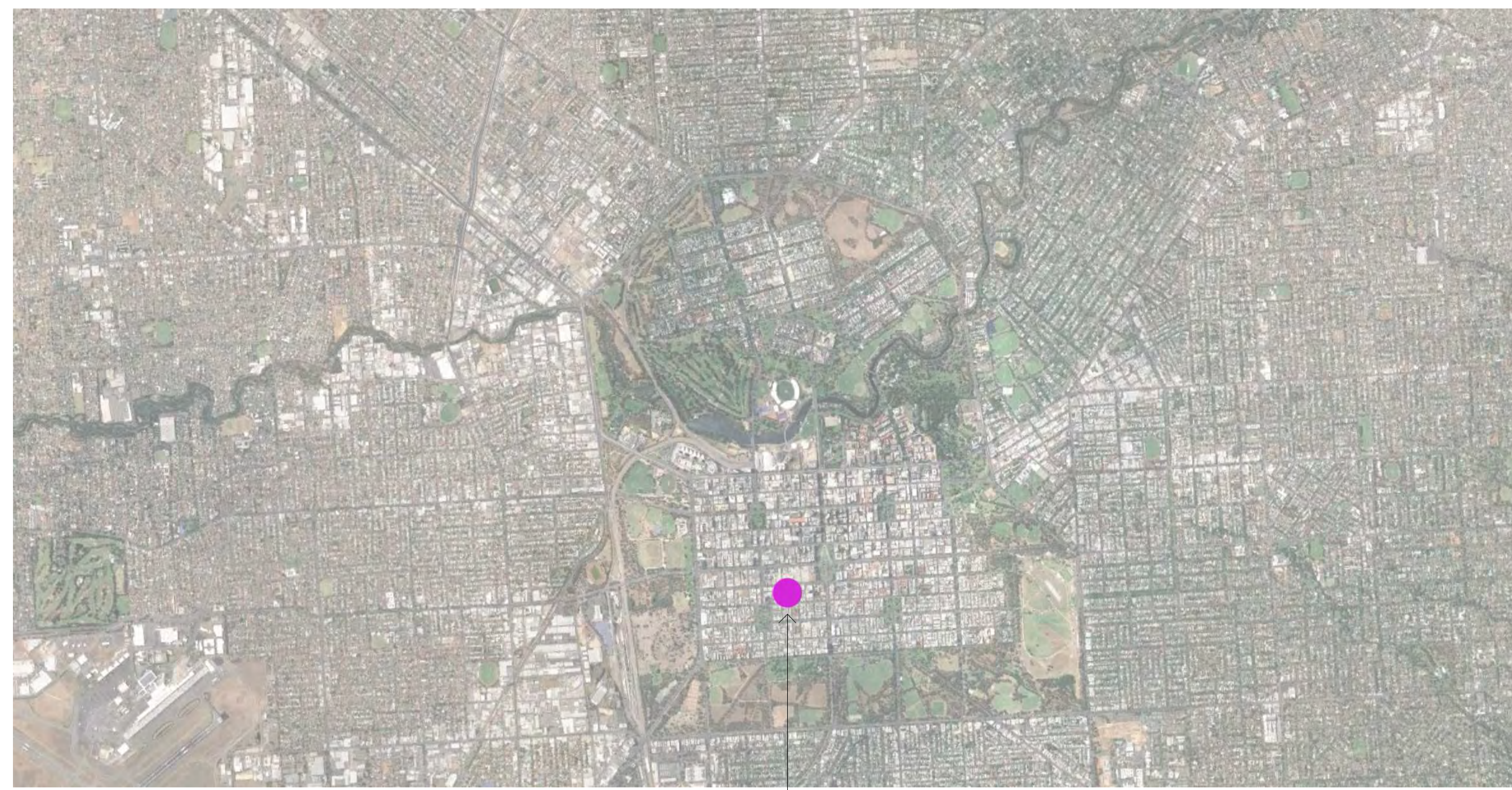
Scale  
Date 11/08/2020  
Job No. 2018001  
Dwg No. **3238 DA01** Rev: **8** A1 SHEET



**DA ISSUE**

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26/08/2020 5:47:49 PM

Rev.	Amendment	Date
1	DA ISSUE	06/06/19
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8	REVISED DA ISSUE	26/08/2020



PROPOSED DEVELOPMENT SITE

CONTEXT PLAN - GREATER ADELAIDE

SCALE - NTS



PROPOSED DEVELOPMENT SITE

CONTEXT PLAN - ADELAIDE CBD

SCALE - NTS

- 1. CENTRAL MARKETS
- 2. WHITMORE SQUARE
- 3. VICTORIA SQUARE
- 4. LIGHT SQUARE
- 5. UNIVERSITY PRECINCT
- 6. ROYAL ADELAIDE HOSPITAL
- 7. RUNDLE MALL
- 8. HINDMARSH SQUARE
- 9. FESTIVAL THEATRE



SUBJECT SITE - CORNER OF WRIGHT COURT & FIELD STREET

SCALE - NTS

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FIELD STREET MIXED USE DEVELOPMENT

CONTEXT & SITE ANALYSIS

Scale 1:20  
Date 11/08/2020  
Job No. 2018001

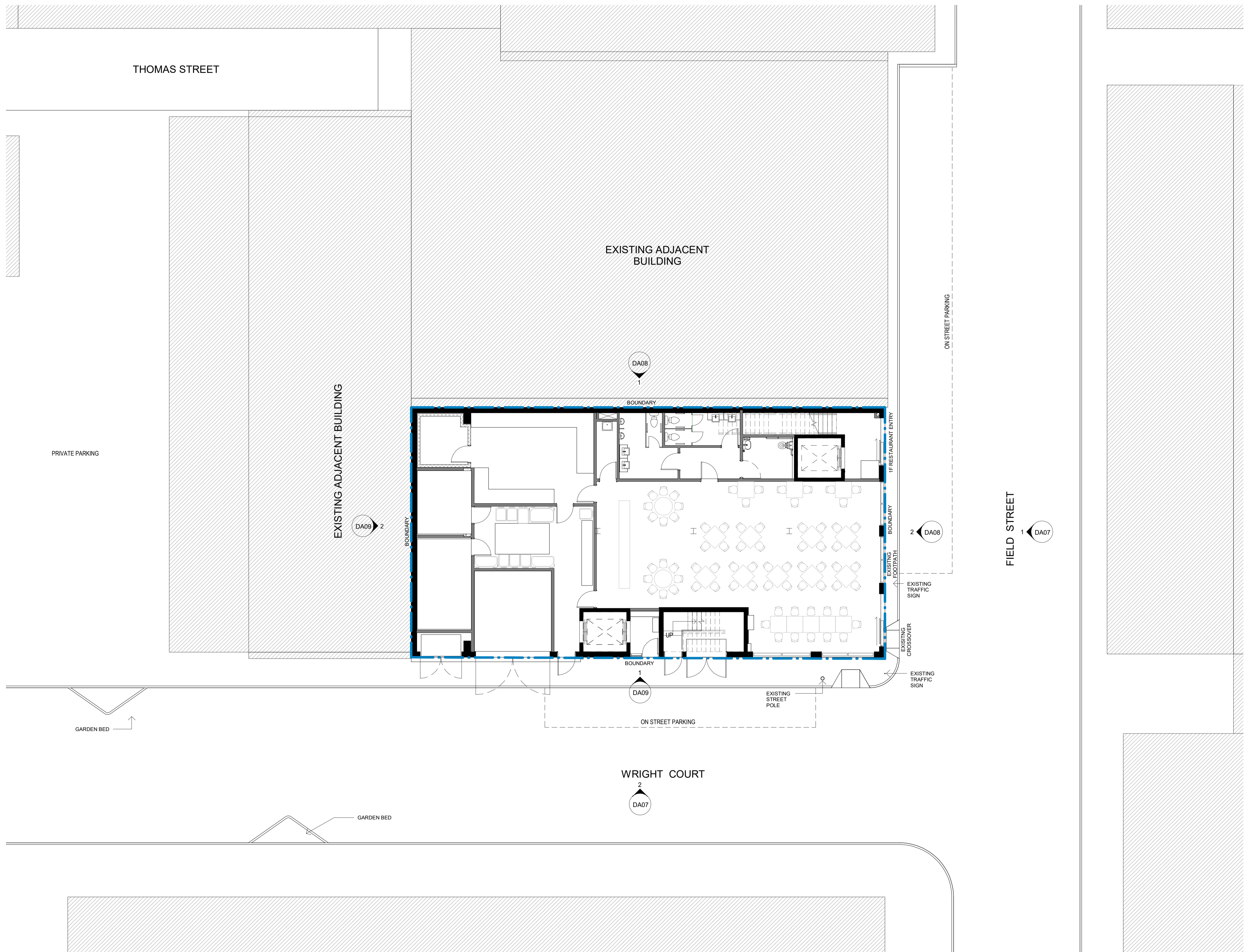
Dwg No. 3238 DA03 Rev. 8 A1 SHEET



**DA ISSUE**

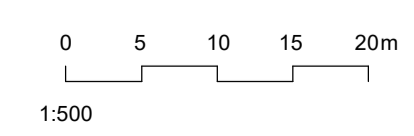
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1	DA ISSUE	06/06/2019
2	REVISED DA ISSUE	10/10/2019
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4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020
9	REVISED DA ISSUE	14/09/2020



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14/09/2020 5:15:58 PM

Site Plan  
1:100



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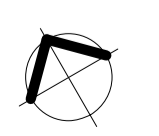
Adelaide Golden Field PTY LTD

Field St Mixed Use Development

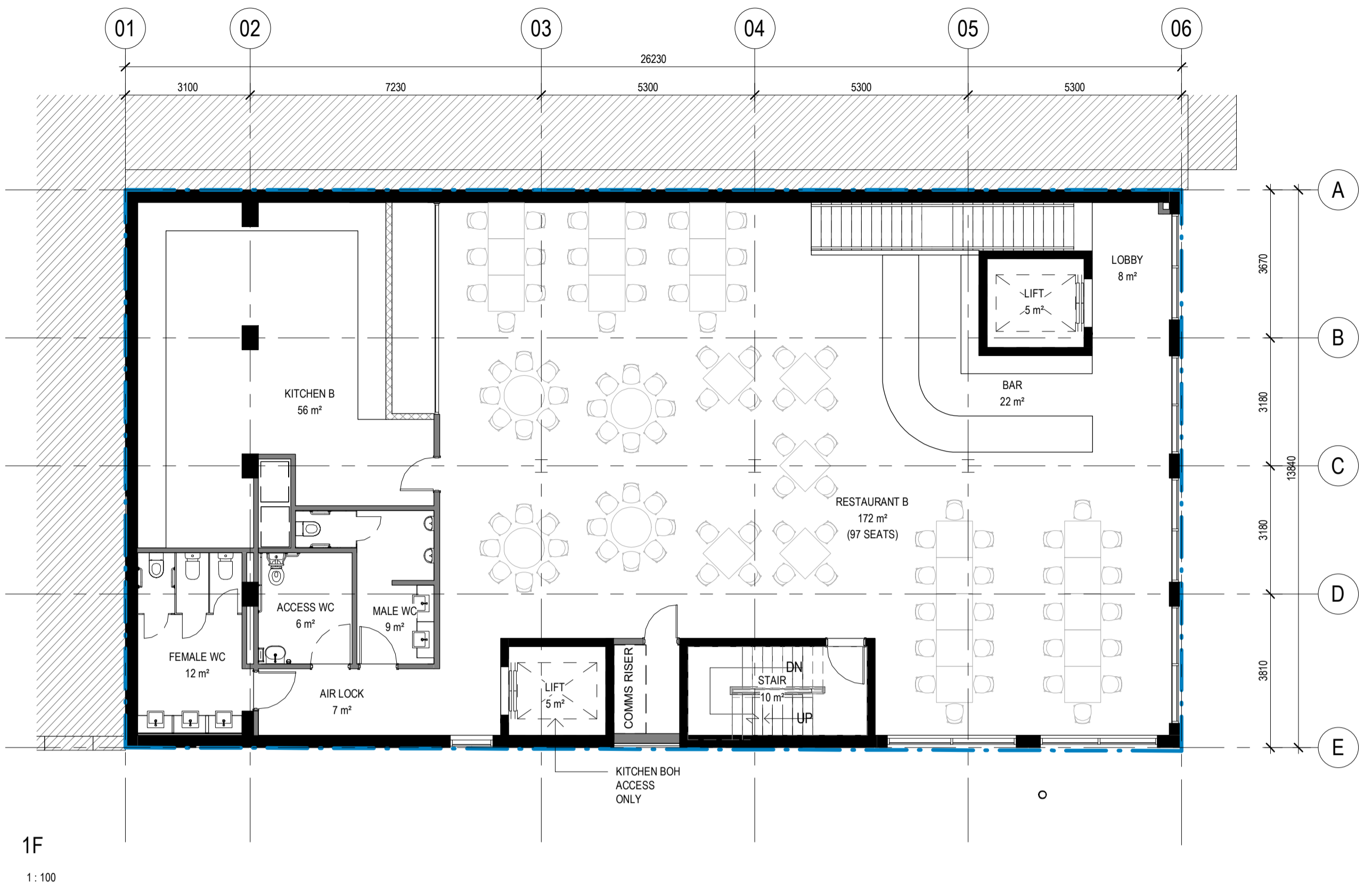
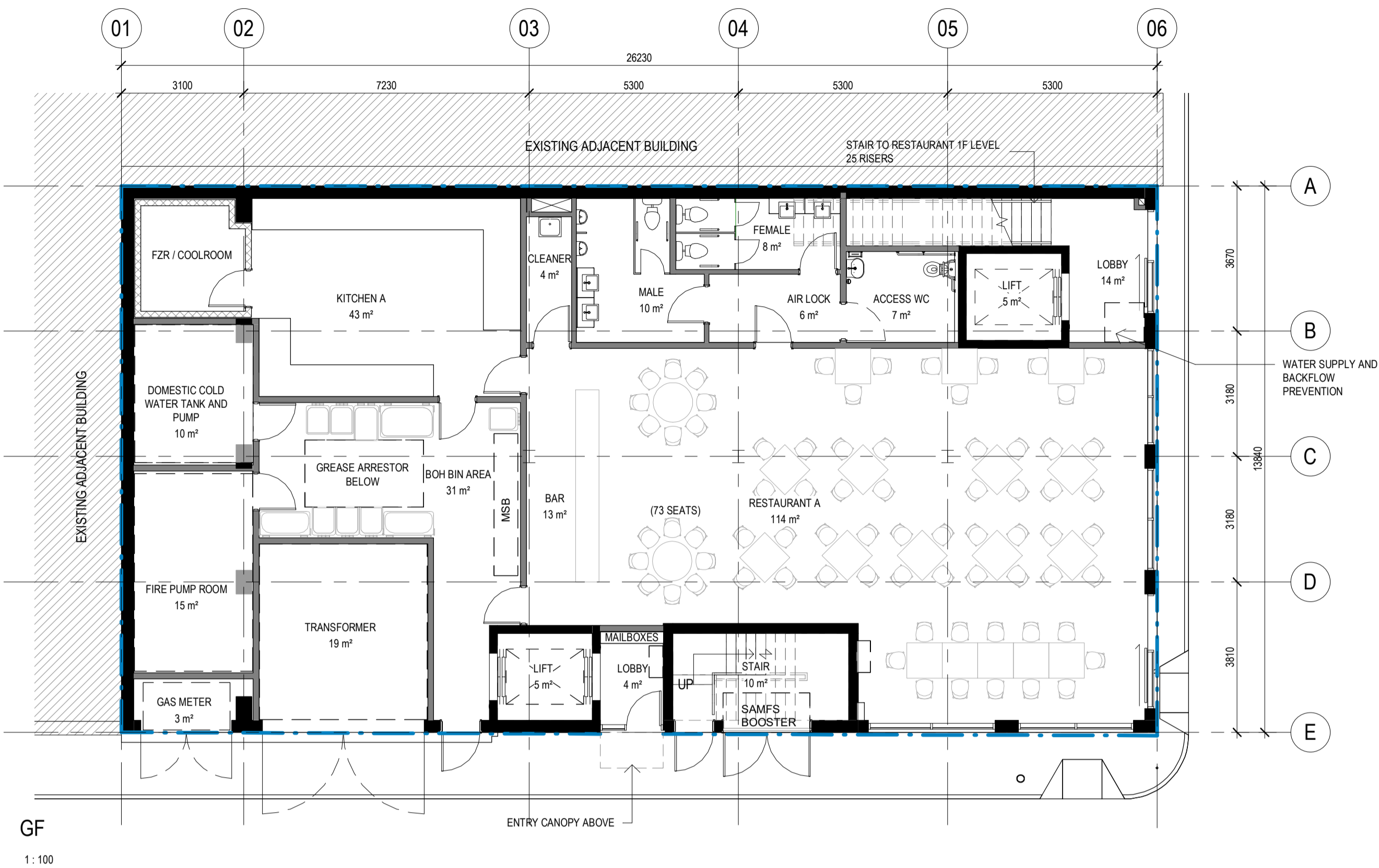
SITE PLAN

Scale 1:100  
Date 02/12/18  
Job No. 2018073

Dwg No. - DA04 Rev: 9 A1 SHEET



Rev.	Amendment	Date
1	DA ISSUE	06/05/2019
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5	REVISED DA ISSUE	14/05/2020
6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020
9	REVISED DA ISSUE	14/09/2020



STORAGE SCHEDULE - SUMMARY

Room: Name	Volume
201	4.82 m³
202	5.06 m³
203	8.26 m³
204	8.03 m³
205	6.88 m³
206	7.19 m³
207	4.77 m³
2F: 64	44.81 m³

STORAGE SCHEDULE - SUMMARY

Room: Name	Volume
301	4.82 m³
302	5.06 m³
303	8.45 m³
304	8.19 m³
305	7.50 m³
306	7.20 m³
307	4.76 m³
3F: 65	45.98 m³

STORAGE SCHEDULE - SUMMARY

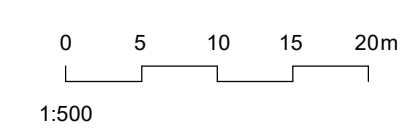
Room: Name	Volume
401	10.57 m³
402	13.29 m³
403	13.29 m³
404	10.07 m³
4F: 53	47.23 m³

STORAGE SCHEDULE - SUMMARY

Room: Name	Volume
501	10.57 m³
502	13.29 m³
503	13.29 m³
504	10.07 m³
5F: 53	47.23 m³

STORAGE SCHEDULE - SUMMARY

Room: Name	Volume
ROOF TERRACE	3.98 m³
STORAGE	64.76 m³
ROOF: 2	68.74 m³
Grand total	253.98 m³



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Field St Mixed Use Development

FLOOR PLANS - GF, 1F, 2F, 3F

Scale 1 : 100  
Date 02/12/18  
Job No. 2018073  
Dwg No. - DA05 Rev: 9 A1 SHEET



**DA ISSUE**

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Rev.	Amendment	Date
1	DA ISSUE	06/05/2019
2	REVISED DA ISSUE	10/10/2019
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
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6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020
9	REVISED DA ISSUE	14/09/2020



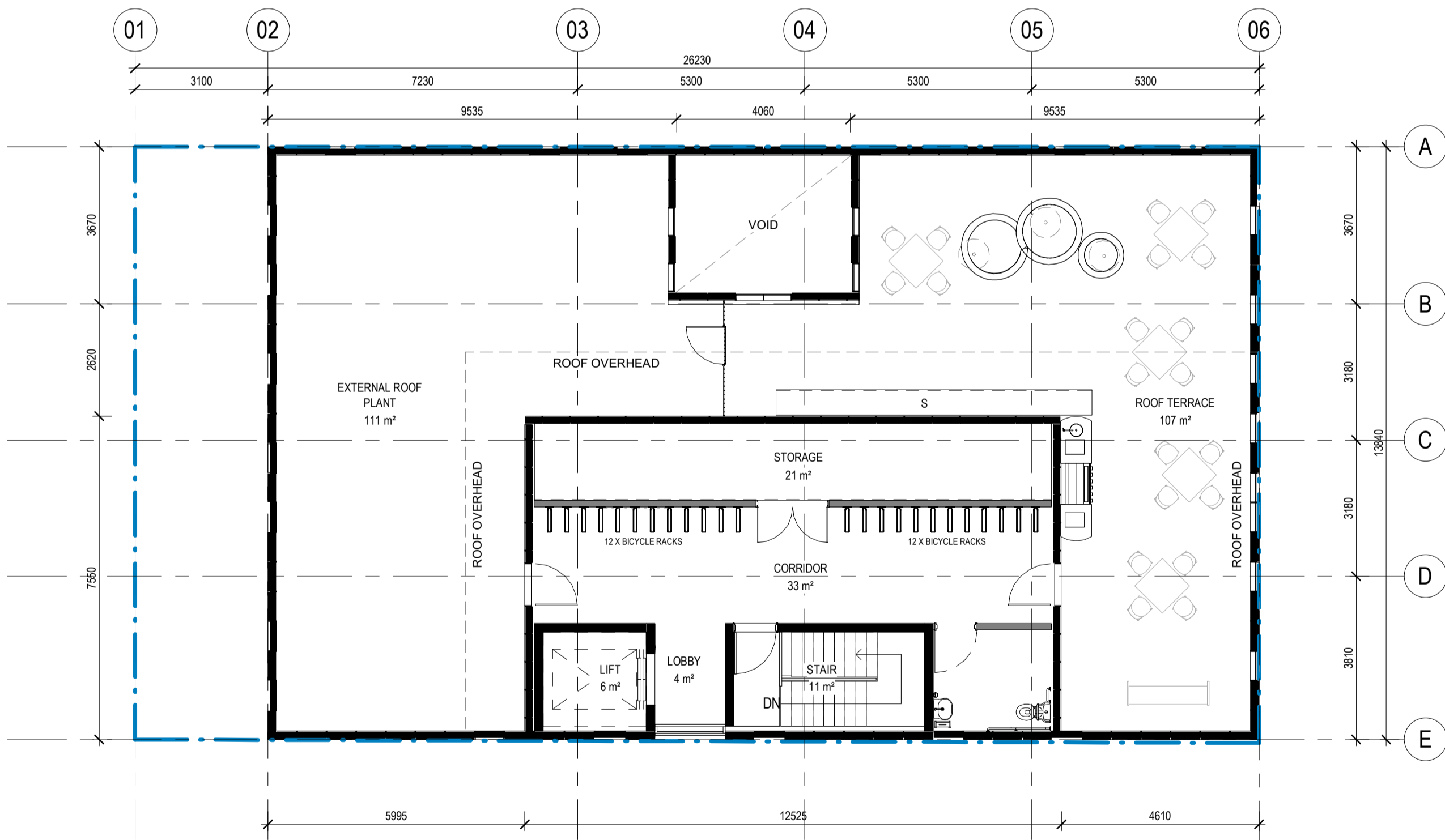
4F - 2 BED APARTMENTS

1:100



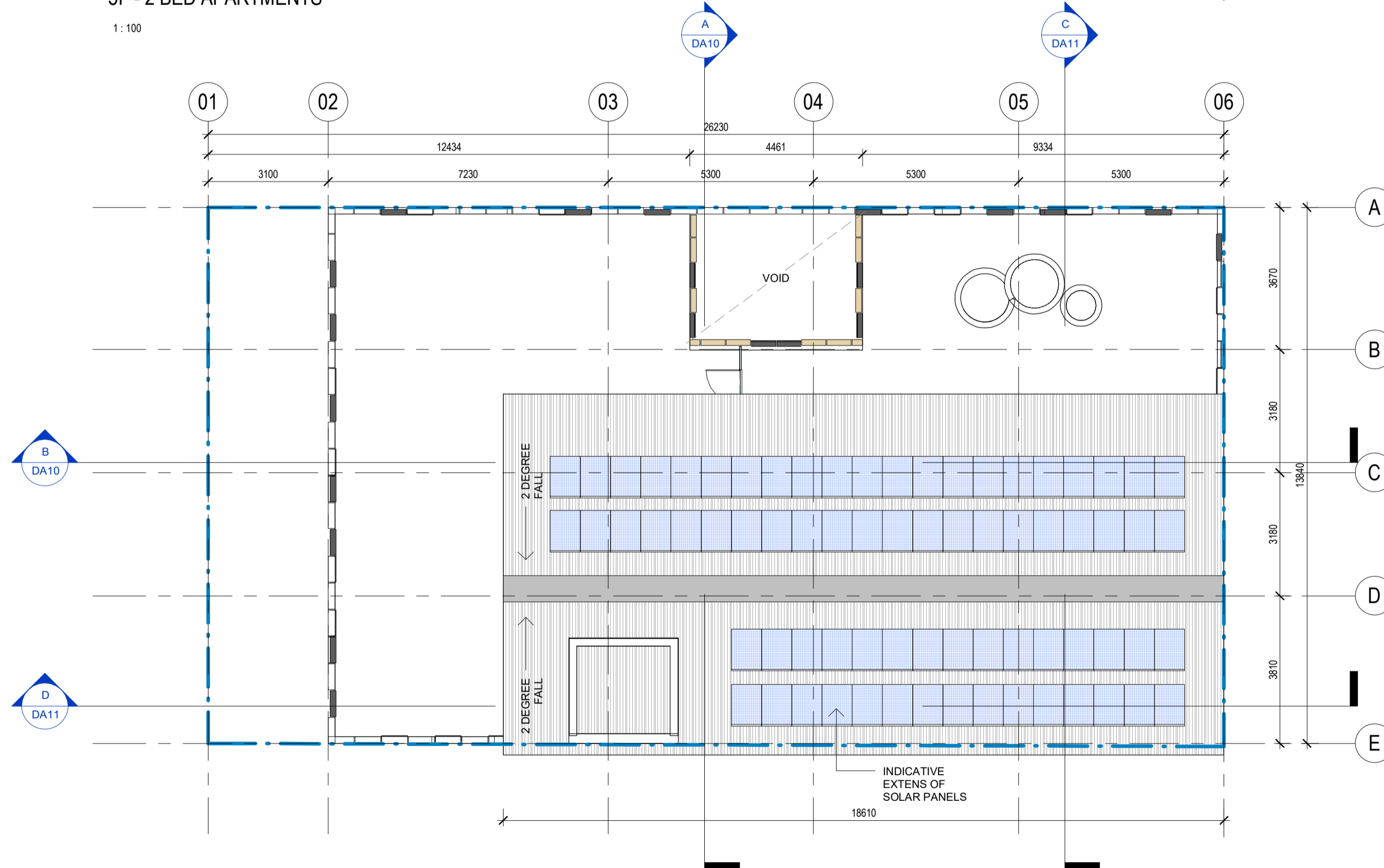
5F - 2 BED APARTMENTS

1:100



PROPOSED ROOF TERRACE

1:100



PROPOSED ROOF PLAN

1:100

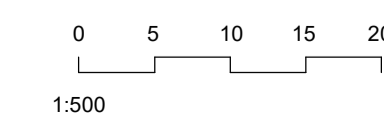
Room Name	Volume
201	4.82 m³
202	5.06 m³
203	8.26 m³
204	8.03 m³
205	6.88 m³
206	7.19 m³
207	4.77 m³
2F: 64	44.81 m³

Room Name	Volume
301	4.82 m³
302	5.06 m³
303	8.45 m³
304	8.19 m³
305	7.50 m³
306	7.20 m³
307	4.76 m³
3F: 65	45.98 m³

Room Name	Volume
401	10.57 m³
402	13.29 m³
403	13.29 m³
404	10.07 m³
4F: 53	47.23 m³

Room Name	Volume
501	10.57 m³
502	13.29 m³
503	13.29 m³
504	10.07 m³
5F: 53	47.23 m³

Room Name	Volume
ROOF TERRACE	3.98 m³
STORAGE	64.76 m³
ROOF: 2	68.74 m³
Grand total	253.98 m³



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Field St Mixed Use Development

FLOOR PLANS - 4F, 5F, ROOF

Scale 1:100  
Date 02/12/18  
Job No. 2018073

Dwg No. - DA06 Rev: 9 A1 SHEET

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Rev.	Amendment	Date
1	DA ISSUE	06/06/2019
2	REVISED DA ISSUE	10/10/2019
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
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6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020
9	REVISED DA ISSUE	14/09/2020

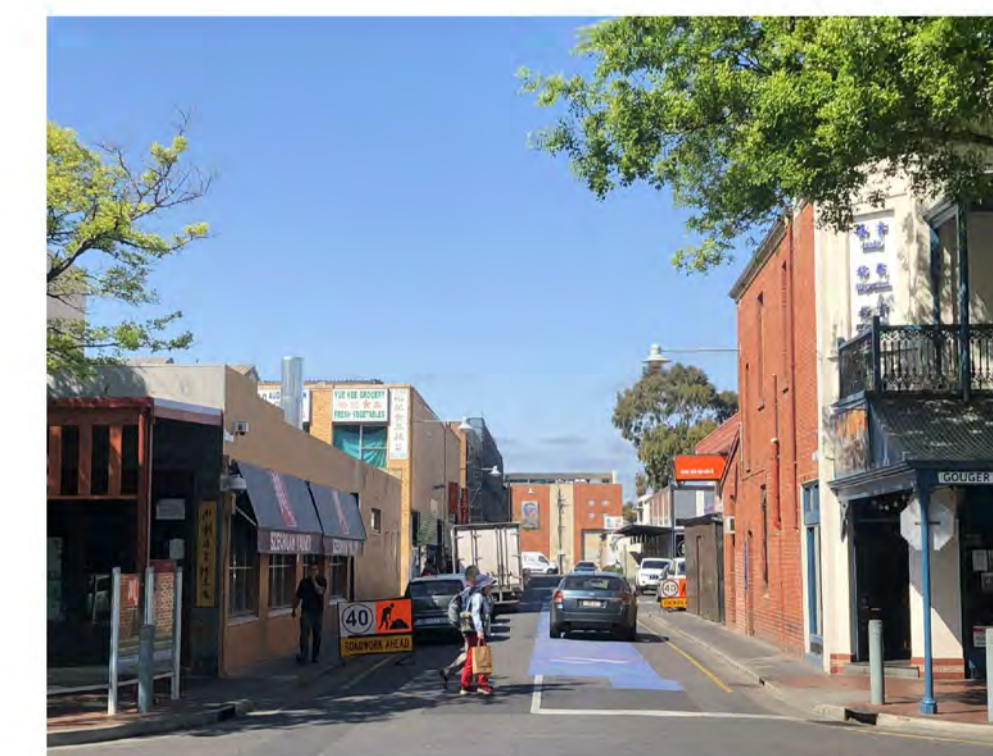


EAST ELEVATION - CONTEXT

1:300



VIEW SOUTH ALONG FIELD STREET



VIEW SOUTH ALONG FIELD STREET



VIEW SOUTH WEST TO SITE ACROSS FIELD STREET

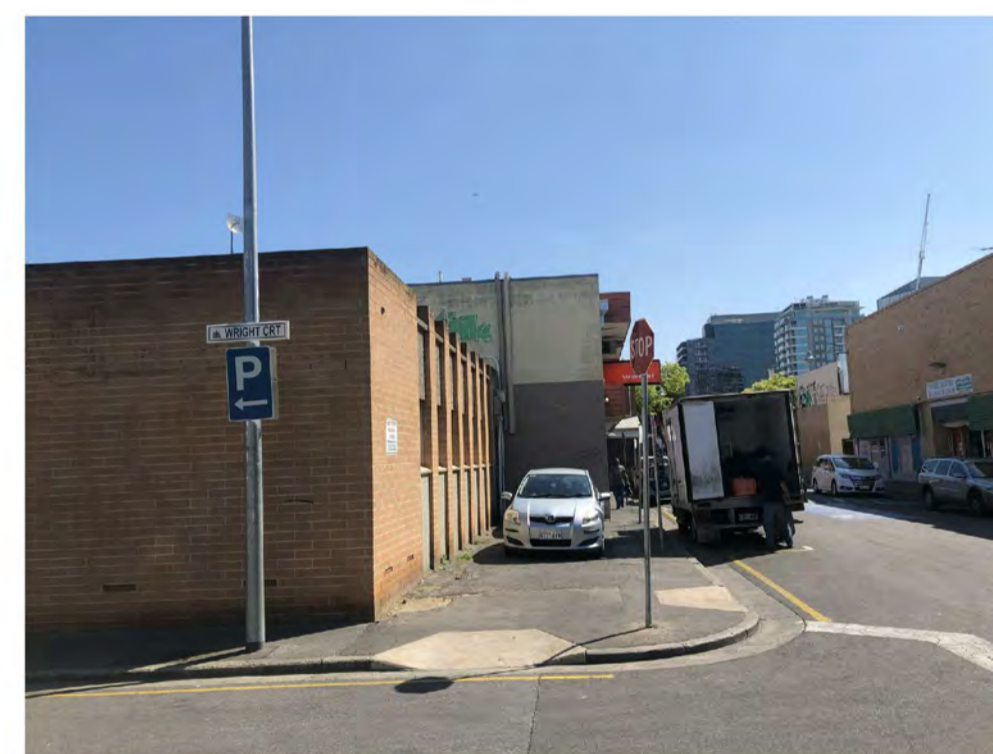


VIEW NORTH WEST TO SITE ACROSS FIELD STREET



SOUTH ELEVATION - CONTEXT

1:300



VIEW NORTH ON THE CORNER OF WRIGHT COURT AND FIELD STREET



VIEW EAST ALONG WRIGHT COURT

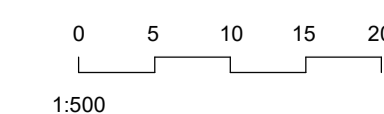
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Adelaide Golden Field PTY LTD

Field St Mixed Use Development

STREET ELEVATIONS



1:500

Scale 1:300  
Date 02/12/18  
Job No. 2018073

Dwg No. - DA07 Rev: 9 A1 SHEET

**DA ISSUE**

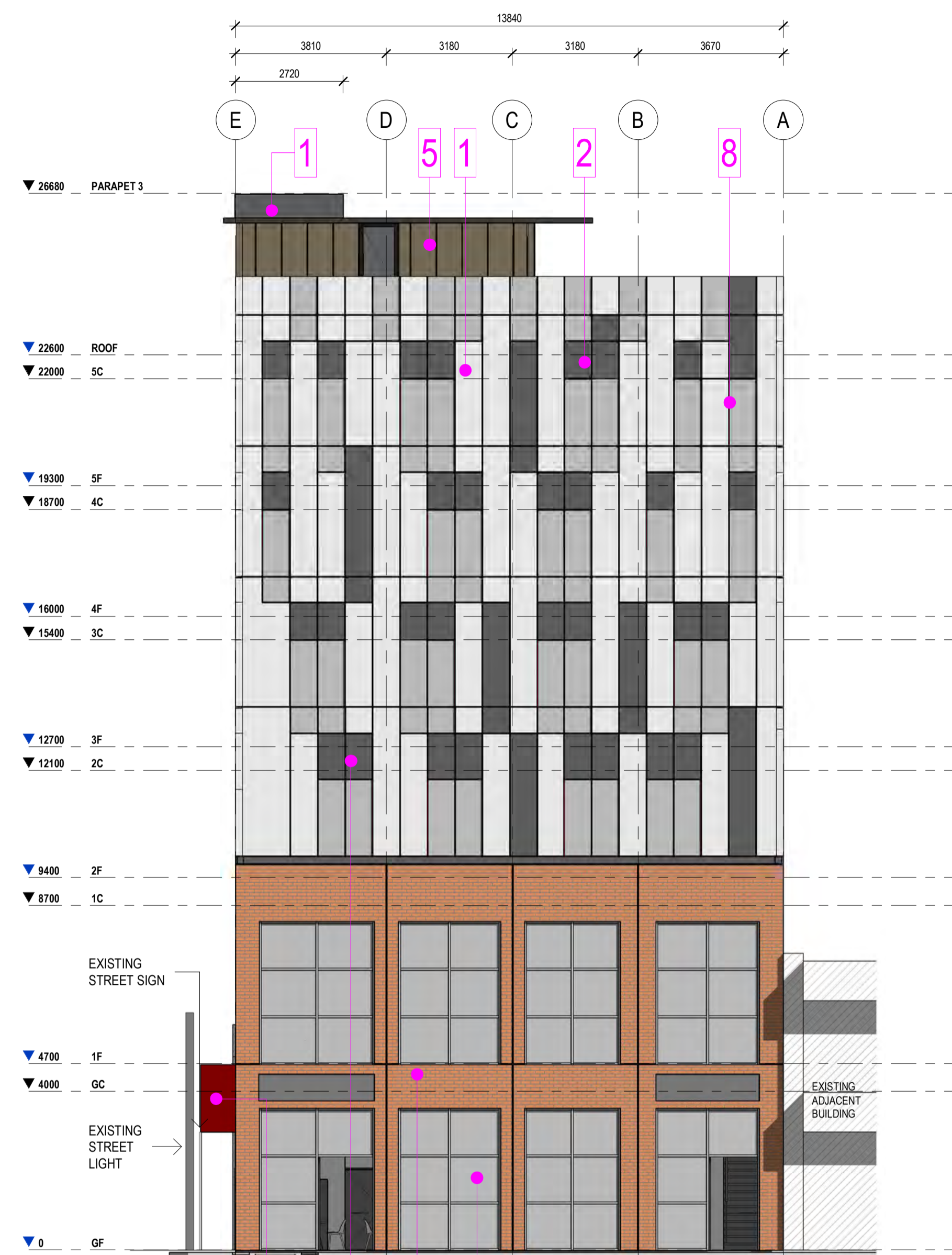
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Rev.	Amendment	Date
1	DA ISSUE	06/06/2019
2	REVISED DA ISSUE	10/10/2019
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
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8	REVISED DA ISSUE	26/08/2020
9	REVISED DA ISSUE	14/09/2020



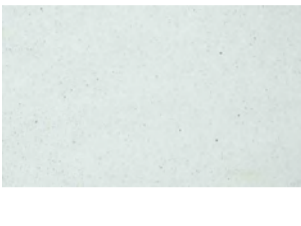
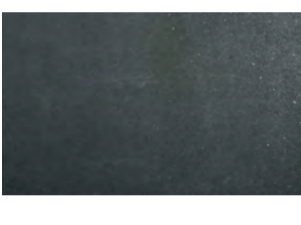

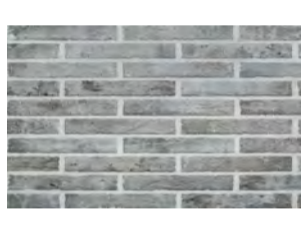




NORTH ELEVATION - DA

1:100



EAST ELEVATION - DA

1:100

-  1 PRECAST CONCRETE - LIGHT FINISH
-  2 PRECAST CONCRETE - BLACK FINISH
-  3 MASONRY, 'OCHRE'
-  4 MASONRY, GREY
-  5 METAL CLADDING, GOLD/COPPER FINISH
-  6 METAL CLADDING, RED FINISH
-  7 COMMERCIAL GRADE GLAZING WITH BLACK ALUMINIUM DOOR/WINDOW FRAME.
-  8 COMMERCIAL GRADE GLAZING WITH RED ALUMINIUM DOOR/WINDOW FRAME.

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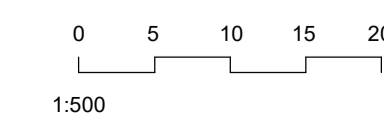
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Adelaide Golden Field PTY LTD

Field St Mixed Use Development

ELEVATIONS - 1

Scale As indicated  
Date 02/12/18  
Job No. 2018073  
Dwg No. - DA08 Rev: 9 A1 SHEET



**DA ISSUE**

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14/09/2020 5:17:08 PM

Rev.	Amendment	Date
1	DA ISSUE	06/06/2019
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6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020
9	REVISED DA ISSUE	14/09/2020



**SOUTH ELEVATION - DA**




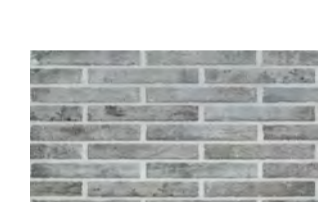




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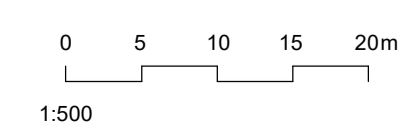
LOUVRE DOORS SHOWN GREY FOR DRAWING CLARITY FINISH TO MATCH OTHER DOOR PANELS IN BLACK



**WEST ELEVATION - DA**

1:100

-  1 PRECAST CONCRETE - LIGHT FINISH
-  2 PRECAST CONCRETE - BLACK FINISH
-  3 MASONRY, 'OCHRE'
-  4 MASONRY, GREY
-  5 METAL CLADDING, GOLD/COPPER FINISH
-  6 METAL CLADDING, RED FINISH
-  7 COMMERCIAL GRADE GLAZING WITH BLACK ALUMINIUM DOOR/WINDOW FRAME.
-  8 COMMERCIAL GRADE GLAZING WITH RED ALUMINIUM DOOR/WINDOW FRAME.



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Field St Mixed Use Development

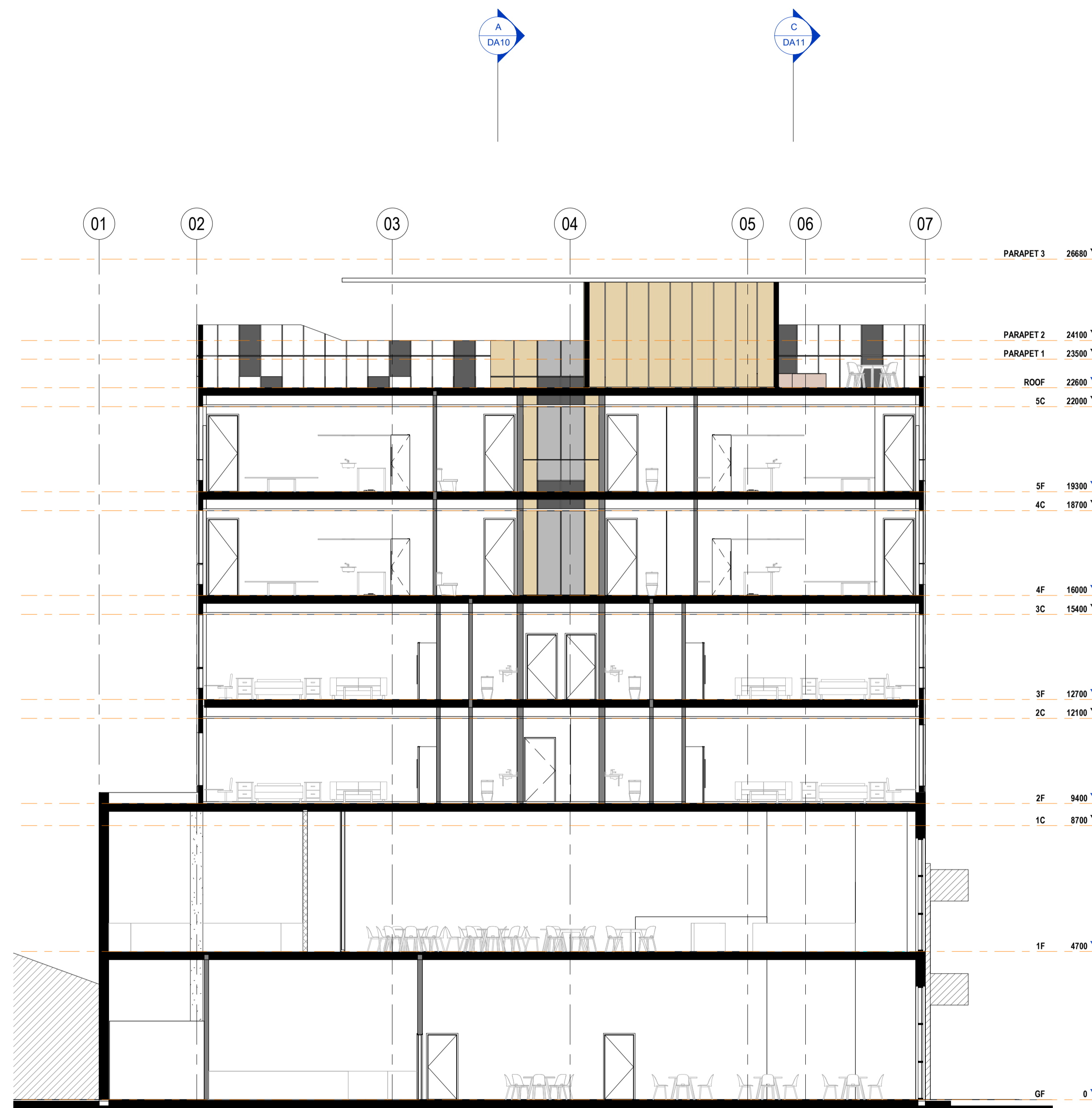
ELEVATIONS - 2

Scale As indicated  
Date 02/12/18  
Job No. 2018073  
Dwg No. - DA09 Rev: 9 A1 SHEET

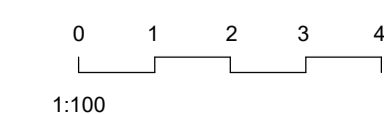
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A SECTION A  
DA06 1 : 100



B SECTION B  
DA06 1 : 100



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ADEALIDE GOLDEN FIELD PTY LTD

FIELD STREET MIXED USE  
DEVELOPMENT

SECTIONS - 1

Scale 1 : 100  
Date 11/08/2020  
Job No. 2018001

Dwg No. 3238 DA10 Rev: 8 A1 SHEET



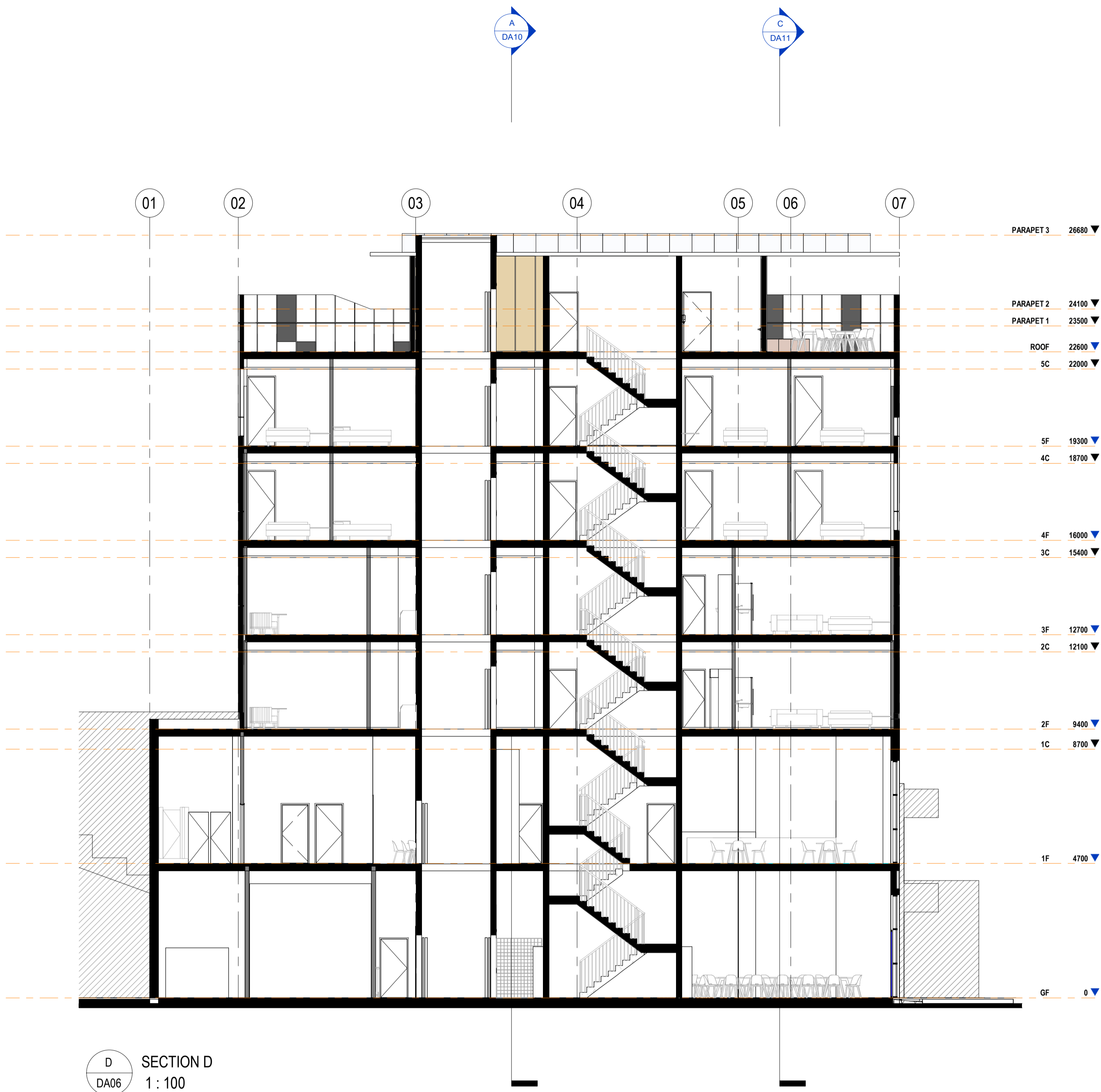
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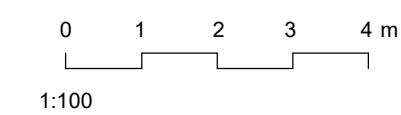
Rev.	Amendment	Date
1	DA ISSUE	06/05/19
2	REVISED DA ISSUE	10/10/19
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
8	REVISED DA ISSUE	26/08/2020



C SECTION C  
DA06 1 : 100



D SECTION D  
DA06 1 : 100



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ADEALIDE GOLDEN FIELD PTY LTD

FIELD STREET MIXED USE  
DEVELOPMENT

SECTIONS - 2

Scale 1 : 100  
Date 08/26/20  
Job No. 2018001

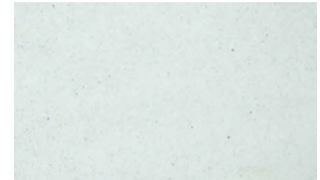
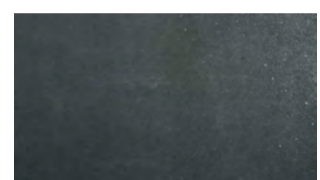






Dwg No. 3238 DA11 Rev: 8 A1 SHEET

**DA ISSUE**

ISSUED FOR DEVELOPMENT APPROVAL  
26/08/2020 5:49:30 PM

Rev.	Amendment	Date
1	DA ISSUE	06/05/19
2	REVISED DA ISSUE	10/10/19
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020



-  **1** PRECAST CONCRETE - LIGHT FINISH
-  **2** PRECAST CONCRETE - BLACK FINISH
-  **3** MASONRY, 'OCHRE'
-  **4** MASONRY, GREY
-  **5** METAL CLADDING, GOLD/COPPER FINISH
-  **6** METAL CLADDING, RED FINISH
-  **7** COMMERCIAL GRADE GLAZING WITH BLACK ALUMINIUM DOOR/WINDOW FRAME.
-  **8** COMMERCIAL GRADE GLAZING WITH RED ALUMINIUM DOOR/WINDOW FRAME.

**BROWN FALCONER**

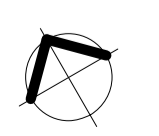
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ADEALIDE GOLDEN FIELD PTY LTD

FIELD STREET MIXED USE DEVELOPMENT

MATERIALS

Scale 1 : 50  
Date 11/08/2020  
Job No. 2018001  
Dwg No. **3238 DA12** Rev: **8** A1 SHEET



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**DA ISSUE**

ISSUED FOR DEVELOPMENT APPROVAL  
14/09/2020 5:17:38 PM

Rev.	Amendment	Date
1	DA ISSUE	06/06/2019
2	REVISED DA ISSUE	10/10/2019
3	REVISED DA ISSUE	05/02/2020
4	REVISED DA ISSUE	27/02/2020
5	REVISED DA ISSUE	14/05/2020
6	POST-DA REVIEW	10/08/2020
7	REVISED DA REVIEW	12/08/2020
8	REVISED DA ISSUE	26/08/2020
9	REVISED DA ISSUE	14/09/2020



LOCATION PLAN - NTS



**1** VIEW NORTH FROM WRIGHT STREET AND FIELD STREET



ROOF TERRACE



**2** VIEW SOUTH FROM GOUGER STREET ALONG FIELD STREET



**3** VIEW NORTH ALONG FIELD STREET



SOUTH FACADE



**4** STREET LEVEL VIEW AT FIELD STREET/ WRIGHT COURT CORNER



**5** VIEW EAST ALONG WRIGHT COURT

**BROWN FALCONER**

28 Chesser Street, Adelaide, South Australia 5000  
9/300 Rokeby Road, Subiaco, Western Australia 6008  
Telephone : 08 8203 5800 ABN 65 007 846 586  
brownfalconer.com.au

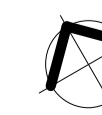
Adelaide Golden Field PTY LTD

Field St Mixed Use Development

3D IMAGES

Scale  
Date 08/31/20  
Job No. 2018073

Dwg No. - **DA13** Rev: **9** A1 SHEET





# CORA BIKE RACK

## PRODUCT SPECIFICATION SHEET

### E3VR SERIES

#### E3VR-DYN VERTICAL WALL OR POST MOUNTED BIKE RACK

Cora's latest vertical bike rack design, the E3VR, is available in several innovative models: wheel hold, wheel hook (for fenders), 45° angled, and dynamic moving racks. The E3VR-DYN offers a dynamic pivot motion to allow reduced spacings of 400mm that is compliant with AS2890.3 (2015). The E3VR-DYN can be mounted directly to existing walls or to the E3VR-P Mounting Post.



#### Capacity

- 1 bike per rack

#### Construction

- Heavy duty high quality steel
- 16mm CHS x 1.2mm

#### Fixings

3 x M8 x 40mm pin head torx security screws with tool, washers and nylon wall plugs included

#### Finishes

- In Stock - Yellow Powder Coat
- Option - Galvanised
- Option - 304 Stainless Steel
- Option - Colour Powder Coat (Cora standard colour range)

#### Assembly

- Supplied fully welded and assembled. For pole mounted option, assembly to pole E3VR-P required

#### Compliance

- Rack is AS2890.3 (2015) compliant

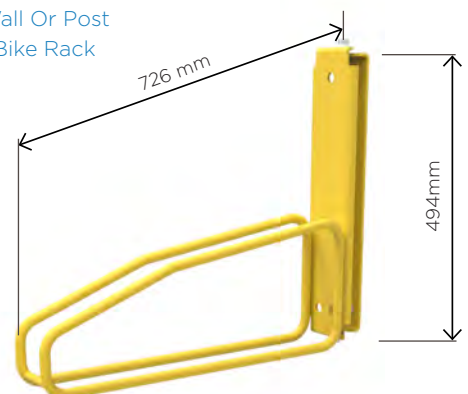


SINGLE RACK-DYN  
WALL MOUNTED



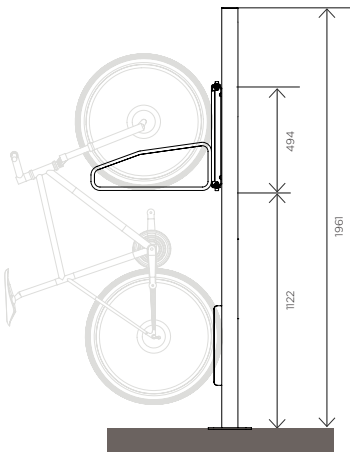
DOUBLE RACK-DYN  
POLE MOUNTED

E3VR-DYN  
Vertical Wall Or Post  
Mounted Bike Rack



# CORA BIKE RACK

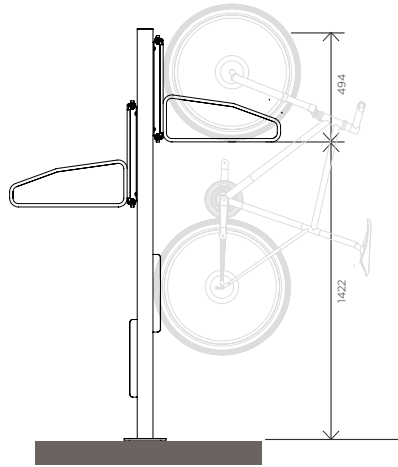
## PRODUCT SPECIFICATION SHEET



Side View  
Single Rack

**For single mounted racks**

If mounting only one rack, the rack should be fixed in lower position to minimise lifting for the cyclist.



Side View  
Double Rack

**For double mounted racks,**

Rack location on post should be alternated, on both sides of post

### E3VR DYN POLE MOUNT LAYOUT GUIDE

**To comply with AS2890.3 (2015) minimum 400mm spacing between posts centres and to edge of walls or other obstructions is required.**

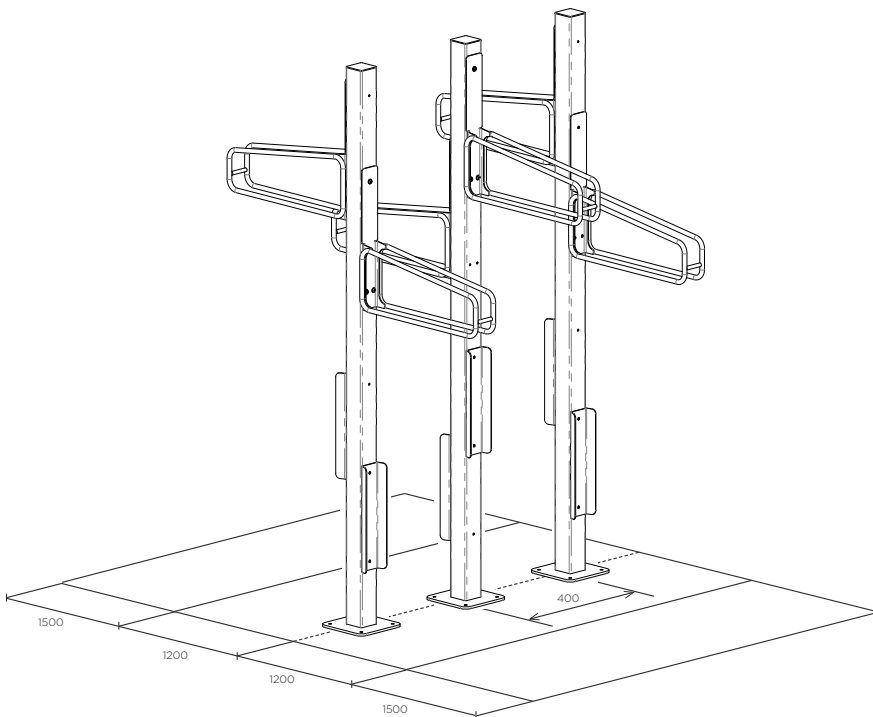
For specific assembly and installation instructions relating to E3VR Series racks, please refer to individual instruction information sheets.

Racks should not be installed, based on the information on this sheet alone.

### Double sided alternating rack height

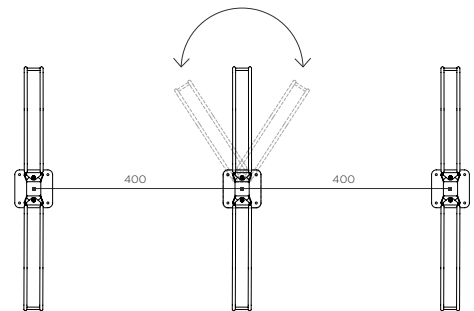
**Access dimensions for posts**

If multiple posts are mounted in a row. Racks must be alternated in location on pole.



**Access dimensions**

Posts are to be mounted with minimum clearance zones from either side a rack is mounted.

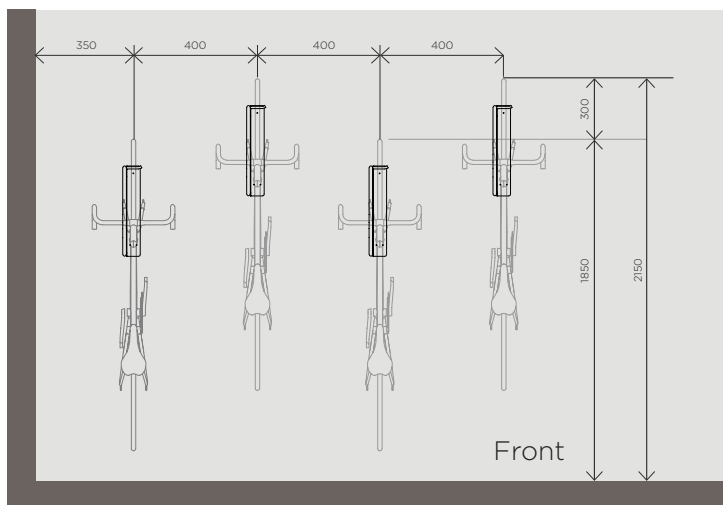


**Dynamic pivot motion**

The dynamic pivot motion allows a reduced 400mm spacing between racks.

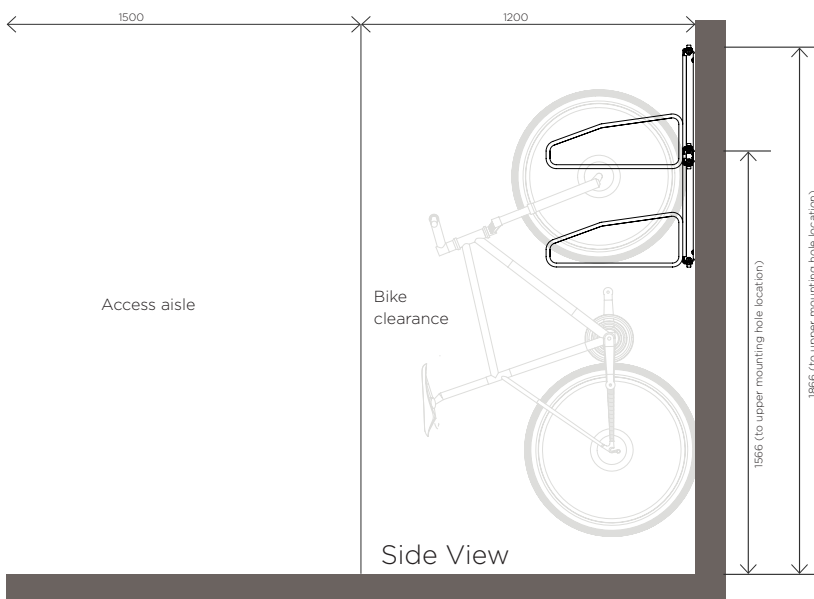
# CORA BIKE RACK

## PRODUCT SPECIFICATION SHEET



Note: If all racks are to be mounted at the same height, racks must be spaced at 700mm centres.

\* Minimum ceiling height: Staggered - 2200  
Single level - 1900



### E3VR DYN WALL MOUNT LAYOUT GUIDE

To comply with AS2890.3 (2015), 400mm spacings are shown at alternating heights.

For specific assembly and installation instructions relating to E3VR Series racks, please refer to individual instruction information sheets.

Racks should not be installed, based on the information on this sheet alone.



PH 1800 249 878

sales@cora.com.au

www.cora.com.au

*formerly Colby Industries*Level 1  
60 Hindmarsh Square  
Adelaide SA 5000[info@colbyphillips.com.au](mailto:info@colbyphillips.com.au)

0438 800 264

Lili Sun  
Lilysun80@gmail.com  
CC: Mario Dreosti, m.dreosti@brownfalconer.com.au

Thursday, 14 May 2020

Dear Lili,

Re: *Waste Management- 19 Field St, Adelaide*

Please find below our Letter of Advice for the waste management system at the proposed development.

Specific concerns raised by Adelaide City Council (ref: your email dated 04 May 2020) have been addressed and we confirm our support for the Waste Management System as presented below. The design allows for shared bin storage for all residential tenants, with Private collection, and separate storage for the restaurant tenants, with collection by the same Private contractor.

## 1 Description of proposed development

Based on the supplied plans (Drawing 3238 003 to 005 Rev 4, dated 14 May 2020) the proposed development is a mixed used development consisting of two (2) restaurant tenancies across the ground and first floors (total seated area of 342m<sup>2</sup>), 14 studio apartments across the second and third floors, and 8 two-bedroom apartments across the fourth and fifth floors.

## 2 Waste & recycling volumes

Waste volume generation for the Studio and 2-Bed apartments utilises the High Density Residential Waste Resource Generation Rates (WRGR's) quoted in the SA Better Practice Guidelines (SABPG) - Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014). These values are shown in **Table 1**

The two restaurants have had waste generation rates estimated based on the Waste Consultant's experience as well as the Proponent's experience in a similar restaurant. These rates are significantly lower than those quoted in the SABPG, but are considered appropriate and applicable for this type of small restaurant. The WRGR's used are provided in **Table 1**.

Forecast waste volumes, collection frequency, and required bin sizes are shown in **Table 2**. These are considered conservative numbers. The actual number of bins and collection frequency may be reduced from those quoted after the building is operational. This will lead to lower costs and a better outcome for tenants.

Table 1: Waste Resource Generation Rates

Land Use	Unit	General Waste	Mixed Recycling	Cardboard	Container Deposit (10c)	Food Waste
Apartments	L/bedroom/wk	30	25			10
Restaurant	L/10m <sup>2</sup> /day*	15	3.3	2.1	0.6	12

\* Restaurant rate applied to active (seated) area

Table 2: Estimated waste &amp; recycling volumes for proposed development – Routine Services

Land Use	Service	Waste Generation	Service Type	Collection Frequency	Bins/Items Collected (per Event)		
					No.	Size (L)	Type
Residential	General Waste	900 L/wk	Private Waste	4x weekly	2	240 L	MGB
	Mixed Recycling	750 L/wk		3x weekly	1	360 L	MGB
	Organics	300 L/wk		2x weekly	1	240 L	MGB
Restaurants	General Waste	3591 L/wk	Contractor Rear-Lift	4x weekly	1	1100 L	Skip
	Mixed Recycling	790 L/wk		3x weekly	2	240 L	MGB
	Organics	2872 L/wk		3x weekly	2	660 L	Skip
	CDL (10c bottles)	145 L/wk	Depot	Fortnightly	2	150 L	Cartons
	Cardboard	500 L/wk	Council	Weekly	2	250 L	Bundle

Note: commercial mixed recycling service is not presently available. Allowance is made for potential addition in future when the service is available.

### 3 Waste Management System

#### 3.1 Routine Services

The overall footprint of the development site is relatively small (ca. 360m<sup>2</sup>). The proponent has sought to maximise commercial space on the ground floor, while ensuring a functional waste management (as well as other necessary services on site). Therefore, the intention is to initially utilise a private waste collection service that can collection waste more frequently than weekly. This minimises the space needed to store waste. Should the waste storage space be under-utilised, then the proponent may request collection of residential waste by the Council. It is understood that Council would assess at that time if this service could be provided.

It is intended to access the Council service for collection of cardboard generated by the proposed restaurants, up to the limit of 250L per restaurant. Refer to information on the Kerbside cardboard collection service at the Council's website: <https://www.cityofadelaide.com.au/business/support-resources/bins-rubbish-collection-hard-waste/waste-recycling-for-business/>.

Table 2 includes the recommended number of bins for the shared bin storage areas. The table shows that most collection services would be carried out by a private waste contractor. The proponent has already consulted with a potential contractor who is willing to provide the services as required.

- Continues page 5 -

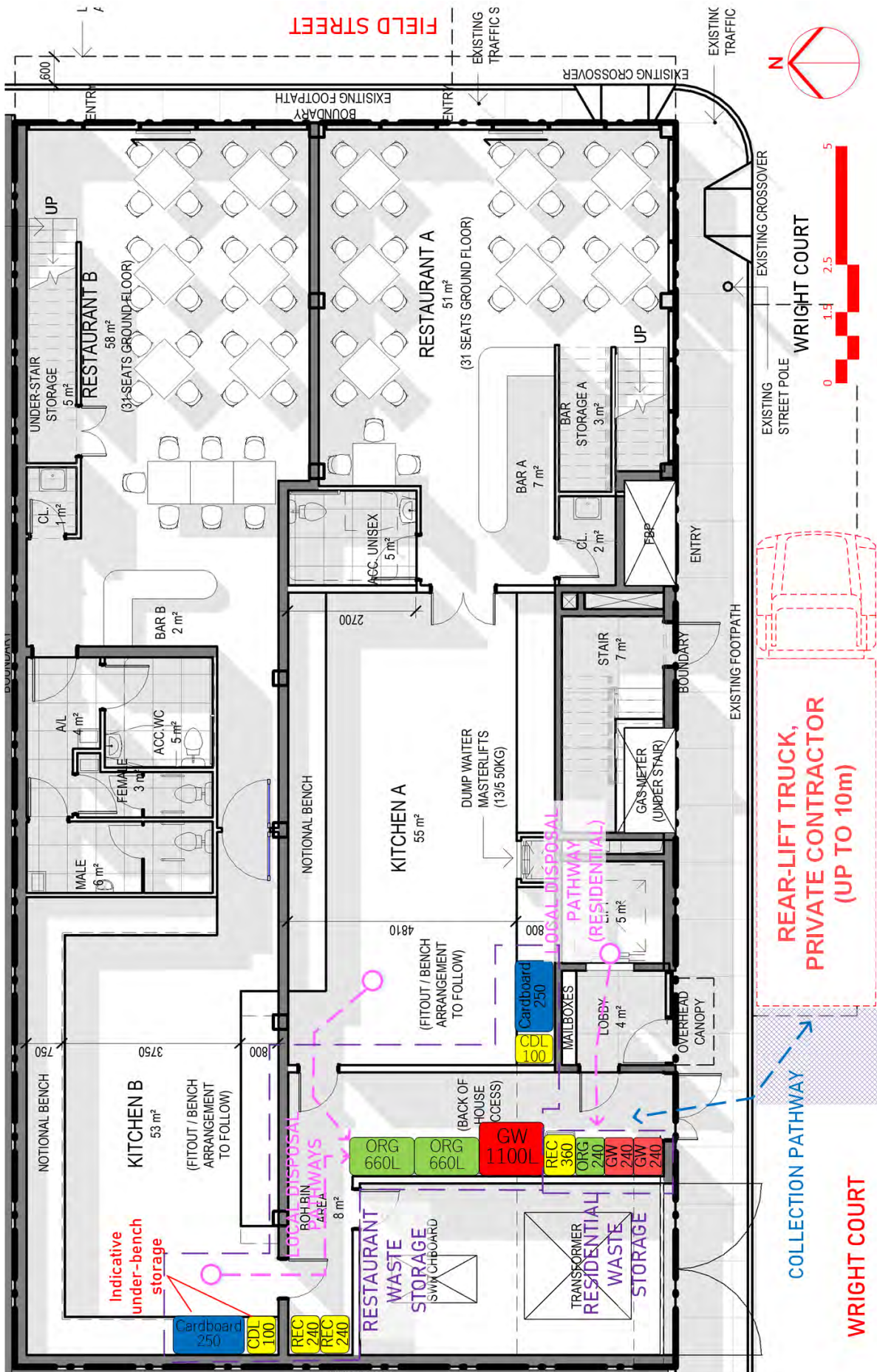


Figure 3-1: Site overview with bin storage area and transfer pathways. *GW = General Waste, ORG = Organic (Food) Waste, REC = Mixed Recycling, CDL = Container (10c) deposit*

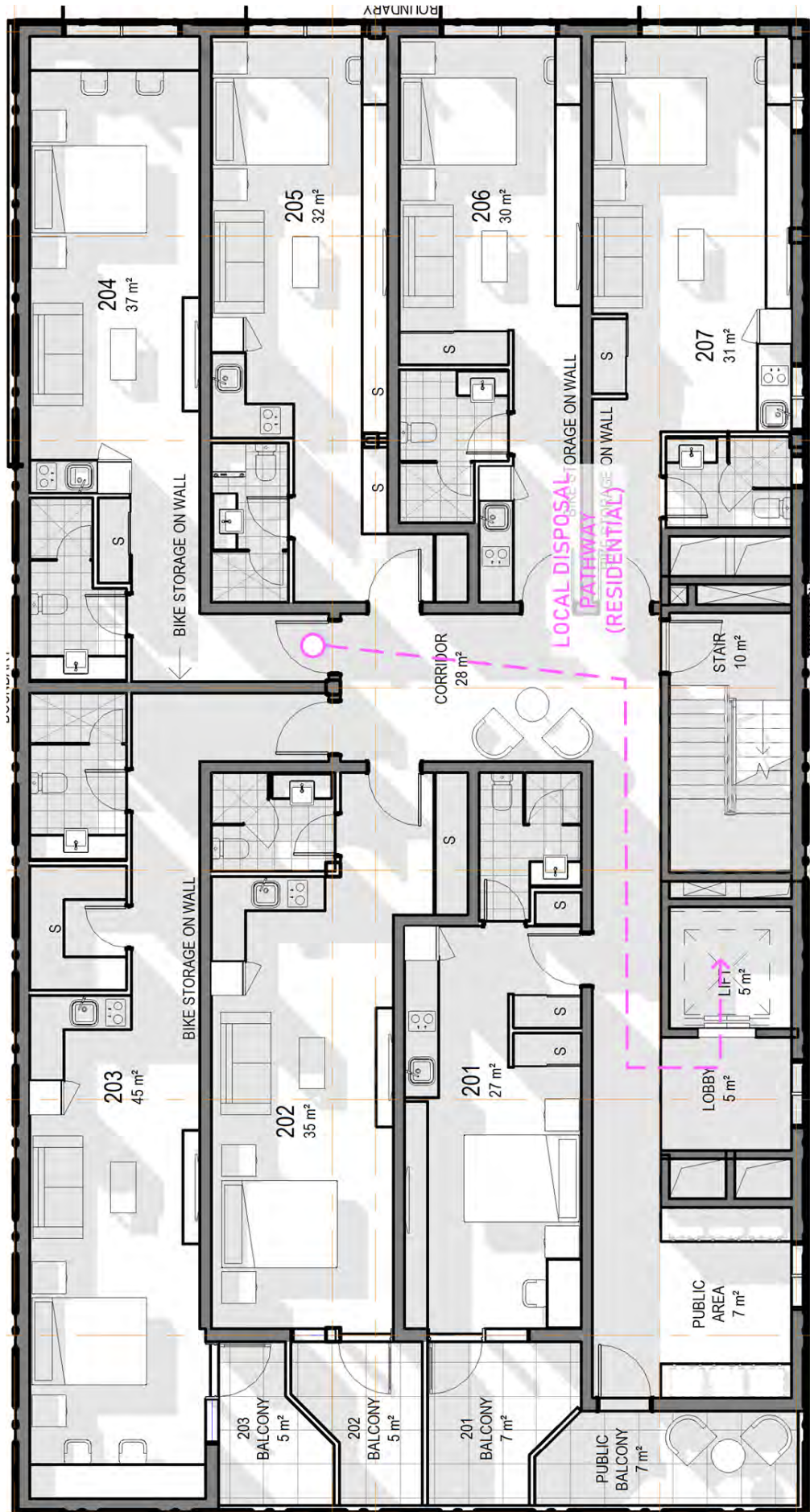


Figure 3-2: Disposal path for Level 2 residential (Level 3-5 are similar)

Figure 3-1 shows that adequate storage space is available for both the restaurants and the residential portions, based on forecast (peak) waste generation rates and collection frequencies shown in **Table 2**. It is intended that cardboard and 10c bottles would be stored in each restaurant in tubs or baskets, as preferred by each tenant. These storages are shown under-bench for each restaurant kitchen, and the actual location would be decided once restaurants are operational.

The layout of the building allows short local disposal distances for wastes (ca. 5m for restaurants and maximum 25m for residential (see **Figure 3-2**)).

Collection of wastes is intended to be by Private contractor using a rear-lift truck. A private contractor (Suez) has been consulted and confirmed they are willing to provide services based on the proposed design.

Up to 10 collections per week would be needed, with each collection taking 2 to 5 minutes only. Additionally, cardboard would be presented on Wright Court or Field St (to be agreed with Council) for collection weekly.

10c bottles would be returned to recycling depots by restaurant staff as needed.

### 3.2 Collection & Traffic Issues

The site would use Private waste collection. This would be by rear lift truck, up to 10m. There is an existing 15 minute park on Wright Court. This parking space would need to be increased in size to a double-car park, and consideration if it should be converted to a time-limited loading zone (or to a No Parking zone as is on the opposite side of Wright Court).

Consideration for modifying the kerb to include a small ramp so it is easy to push bins onto and off the road.

I trust that this letter assists with resolution of this matter. Please let me know of any queries or where further information is required. If needed, I would be available to meet or speak with Council regarding any further questions they may have.

Yours Sincerely,

Joel Phillips  
Principal Consultant & Director  
Colby Phillips Advisory

#### *References:*

Zero Waste SA. (2014). South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments.



LTR:TKH  
56385/1/0  
18 August 2020

Brown Falconer  
28 Chesser Street  
ADELAIDE SA 5000

Attention: Mr M Dreosti

Dear Sir

## **FIELD STREET MIXED USE DEVELOPMENT MECHANICAL SERVICES**

We have undertaken a further assessment based on the Architectural drawings received 18 August 2020 of the National Construction Code (NCC 2019) Section J Energy Efficiency requirements for the above project. We propose a deemed-to-satisfy solution for the Class 6 component, and a deemed-to-satisfy energy analysis for the Class 2 component as follows:-

- Specification J1.5a Façade calculation Method 2 for the Class 6 areas.
- House Energy Rating Verification Method for the Class 2 sole-occupancy units.

The following analysis summarises the key assumptions and input data utilized for the energy analysis and demonstrates the compliance of the proposed building and proposed services with the National Construction Code (NCC 2019) Section J Energy Efficiency requirements.

Please note this analysis includes a summary of the preliminary Part J Façade calculators and tabulated preliminary FirstRate5 results.

Final certificate for FirstRate5 will be provided on request. This certificate is typically prepared at the completion of design documentation and incur consulting fees and certificate charges as applicable and if requested by the building certifier.

## **NATIONAL CONSTRUCTION CODE OF AUSTRALIA COMPLIANCE**

The NCC 2019 deemed-to-satisfy provisions state:-

*Building compliance with 'Performance Requirement JP1' is verified when the sole-occupancy units of a Class 2 building reduce the heating or cooling loads by:-*

- (i) collectively achieving an average energy rating of not less than 6 stars; and*
- (ii) individually achieving an energy rating of not less than 5 stars using house energy rating software.*

*The thermal calculation method used must comply with the Australian Building Codes Board (ABCB) Protocol for House Energy Rating Software. In order to determine compliance with NCC 2019 Section J, BESTEC utilises the FirstRate5 software package for rating sole-occupancy units. The software package complies with the ABCB Protocol for House Energy Rating Software.*

## **PROPOSED DEVELOPMENT**

### **Building Form and System Description**

The proposed building comprises of Restaurants (BCA Class 6) and Residential Apartments (BCA Class 2):-

- Ground level restaurant and bar, hot preparation kitchen, private room, amenities, common lift lobby, and plant area.
- Level 1 restaurant and bar, hot preparation kitchen, amenities, and common lift lobby.

## PROPOSED DEVELOPMENT (CONT.)

- Levels 2 and 3 typical 7 off studio apartments, and waiting area.
- Levels 4 and 5 typical 4 off 2-bedroom apartments.

FirstRate star ratings are only applicable to the 22 residential apartments as per National Construction Code 2019 (NCC 2019). The ground level and level 1 bar and restaurant areas, and levels 2 and 3 waiting areas are assessed using Part J 2019 Façade calculators.

The following section presents the data used in the simulation of the proposed buildings.

**Location** Adelaide, South Australia.

**Climate Zone** 16

The overall thermal R-values and transmission coefficients for the wall, roof and ceiling systems have been calculated using elemental component resistances for the construction materials, insulation materials, air spaces and surface boundary layers.

## EXTERNAL WALL

The following wall construction has been modelled for all external walls:-

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
<b>Precast Concrete Wall WT1</b>		
Indoor Air Film	-	0.12
Plasterboard	13	0.08
R2.5 Wall Insulation	90	2.50
Air gap vertical (unventilated and non-reflective)	64	0.16
Concrete	150	0.12
Outside Air Film	-	0.04
<b>Total</b>	<b>305</b>	<b>3.02</b>

## INTERNAL WALLS

The following wall constructions have been modelled for three internal wall types:-

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
<b>Internal Wall WT1 : Between corridor and apartments</b>		
Indoor Air Film	-	0.12
Plasterboard	13	0.08
Plasterboard	13	0.08
Air gap vertical (unventilated and non-reflective)	76	0.16
R2.0 Wall Insulation	75	2.00
Plasterboard	13	0.08
Indoor Air Film	-	0.12
<b>Total</b>	<b>190</b>	<b>2.64</b>

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
<b>Neighbouring Wall WT2 : Wall between apartments</b>		
Indoor Air Film	-	0.12
Plasterboard	16	0.08
R2.0 Wall Insulation	75	2.00
Air gap vertical (unventilated and non-reflective)	50	0.16
R2.0 Wall Insulation	75	2.00
Plasterboard	16	0.08
Indoor Air Film	-	0.12
<b>Total</b>	<b>232</b>	<b>4.56</b>

### INTERNAL WALLS (CONT.)

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
<b>Internal Partition WT3 : Wall within apartments</b>		
Indoor Air Film	-	0.12
Plasterboard	13	0.08
R1.3 Wall Insulation	50	1.30
Plasterboard	10	0.06
Indoor Air Film	-	0.12
<b>Total</b>	<b>70</b>	<b>1.66</b>

### FLOORS

The following floor constructions have been modelled for ground floor and floors above ground:-

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
<b>Ground floor – Slab On-ground</b>		
Indoor Air Film	-	0.12
Carpet/Tiles	5	0.00
Concrete Slab	200	0.16
Ground	-	0.04
<b>Total</b>		<b>0.32</b>

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
<b>Typical Floors – Suspended Slab (above conditioned space)</b>		
Indoor Air Film	-	0.12
Carpet/Tiles	5	0.00
Concrete Slab	200	0.16
Air gap horizontal (unventilated and non-reflective)	110	0.16
R2.5 Ceiling Insulation	90	2.50
Plasterboard	10	0.08
Indoor Air Film	-	0.12
<b>Total</b>		<b>3.14</b>

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
<b>Typical Floors – Suspended Slab (above unconditioned space)</b>		
Indoor Air Film	-	0.12
Carpet/Tiles	5	0.00
Concrete Slab	200	0.16
Air gap horizontal (unventilated and non-reflective)	110	0.16
R2.5 Ceiling Insulation	90	2.50
Plasterboard	10	0.08
Indoor Air Film	-	0.12
<b>Total</b>		<b>3.14</b>

### ROOFING & CEILING

The following roof construction has been modelled for level 3:-

Construction	Thickness (mm)	R-Value (m <sup>2</sup> .K/W)
Indoor Air Film		0.12
Plasterboard	13	0.08
R1.4 ceiling Insulation (non-reflective)	50	1.40
Air gap horizontal (unventilated and non-reflective)	-	0.16
R1.2 roof Insulation (with reflective foil for roof)	50	1.20
Metal deck	-	0.00
Outside Air Film	-	0.04
<b>Total</b>		<b>3.00</b>

## GLAZING

To achieve NCC Section J compliance, the glazing thermal performances (inclusive of the window frame) are outlined in the following table:-

Level	Façade	Reference Glazing		Proposed Glazing	
		U-Value (Maximum)	SHGC (Maximum)	U-Value (Maximum)	SHGC (Maximum)
Ground Level	North	-	-	2.70	0.18
	South	2.70	0.18		
	East	2.70	0.18		
	West	-	-		
Level 1	North	-	-	2.70	0.26
	South	2.70	0.26		
	East	2.70	0.26		
	West	-	-		
Level 2 and 3 waiting areas	North	-	-	4.40	0.38
	South	4.40	0.38		
	East	-	-		
	West	4.40	0.38		
Level 2 and 3 apartments	North	-	-	2.34	0.24
	South	2.34	0.24		
	East	2.34	0.24		
	West	2.34	0.24		
Level 4 and 5	North	-	-	2.98	0.30
	South	2.98	0.30		
	East	2.98	0.30		
	West	2.98	0.30		

All glazing under the specified U-Value and within  $\pm 10\%$  of the Solar Heat Gain Co-efficient is considered acceptable. All apartment windows have been considered to have an openability of 30% to achieve natural ventilation requirements.

Please note that the current proposed glazing performance values in ground level are not typical and are at the lowest end for products which are commercially available. For a standard module, aluminium framed fixed window, this provides a typical selection of double-glazed 6mm high performance Supergrey colour (tinting to both panes) with 12mm Argon fill.

## RESULTS

To achieve compliance with NCC, it is necessary for individual apartments to achieve a minimum 5 star rating. Collectively, the apartments are required to achieve an average 6 star rating.

NCC 2019 has also introduced heating and cooling load limits; in the Adelaide climate zone, heating load limit is 96 MJ/m<sup>2</sup>.annum, and cooling load limit is 93 MJ/m<sup>2</sup>.annum for a 5-star rating minimum.

An average 6 star rating requires an average heating load of 58 MJ/m<sup>2</sup>.annum, and cooling load of 53 MJ/m<sup>2</sup>.annum.

The following table summarises the house energy ratings for the sole-occupancy units on level 2 to level 6:-

Apartment Designation	Energy rating based on architectural drawings received 17 August 2020			
	Star Rating	Heating Energy Rating (MJ/m <sup>2</sup> .annum)	Cooling Energy Rating (MJ/m <sup>2</sup> .annum)	Overall Energy Rating (MJ/m <sup>2</sup> .annum)
201	6.6	0.0	79.1	79.1
202	6.6	0.0	79.1	79.1
203	7.7	0.1	52.8	52.9
204	7.7	0.1	52.8	52.9
205	7.6	0.1	55.6	55.7
206	7.6	0.1	55.6	55.7
207	7.8	1.9	50.0	51.9
301	6.6	0.0	79.1	79.1
302	6.6	0.0	79.1	79.1
303	7.7	0.1	52.8	52.9
304	7.7	0.1	52.8	52.9
305	7.6	0.1	55.6	55.7
306	7.6	0.1	55.6	55.7
307	7.8	1.9	50.0	51.9
401	8.4	6.2	30.0	36.2
402	8.2	3.8	36.0	39.8
403	8.4	3.9	31.6	35.5
404	8.4	6.0	27.4	33.4
501	7.4	15.5	43.2	58.7
502	7.3	11.7	51.4	63.1
503	7.5	12.2	45.1	57.3
504	7.7	14.4	39.6	54.0
<b>Average</b>	<b>7.6</b>	<b>3.6</b>	<b>52.5</b>	<b>56.0</b>

The results show that the building will achieve a collective average energy rating of **56.0 MJ/m<sup>2</sup>.annum** which is equivalent to a **7.6 Star** rating utilising the building fabric thermal parameters outlined above. The proposed building will comply with NCC 2019 Section J - Energy Efficiency as multiple apartments meet the 5 star minimum and collectively achieve the 6 star minimum rating.

#### SUMMARY

The above report demonstrates that the proposed design will comply with NCC 2019 Section J – Energy Efficiency.

We trust the above is satisfactory and we would be pleased to further advice on any aspect upon your request.

Yours faithfully  
**BESTEC PTY LTD**



**LACHLAN ROBINSON**

cc Cook Building : Mr T Broderick

## Golden Field Adelaide Pty Ltd

A.B.N.: 21 760 547 972

17-19 Field street, Adelaide, SA 5000

We write as the owners of Adelaide Golden Field PTY LTD to confirm the intended ownership and operation of our development at [17-19 Field Street ADELAIDE](#).

Subject to approvals, the site will be developed into a six storey building which will provide two restaurant tenancies, 14 studio apartments and 8 2 bedroom apartments.

Golden field will retain full ownership of the whole building and manage the leasing of tenancies and apartments to third parties.

One of the restaurant tenancies will be operated by a subsidiary of Adelaide Golden Field with the other leased to an independent operator.

The apartments will be leased as student accommodation primarily through strong links with the Chinese community capitalising on the location immediately adjacent to China Town.

With our ongoing presence and staffing at the site through operation of the restaurant we will also undertake facilities management of back of house areas and the management of the student housing apartments.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

Yong Gao



Director of Golden Field Adelaide Pty Ltd

0432183467

Yonggao198012@gmail.com

## Edouard Pool

---

**From:** Chin Tan <c.tan@brownfalconer.com.au>  
**Sent:** Wednesday, 9 September 2020 4:51 PM  
**To:** Edouard Pool  
**Cc:** Mario Dreosti; lilysun80@gmail.com  
**Subject:** RE: Fees for Field Street Application - Now Corrected  
**Attachments:** RE: Field St - GF Restaurant Egress; Field Street Mixed Use Development 103169 - BESTEC Part J Letter 18.08.2020.pdf; Cora-Bike-Racks\_E3VR-DYN\_Product-Brochure\_V4.pdf; Letter 19 Field St.pdf

Hi Edouard,

Great thanks!

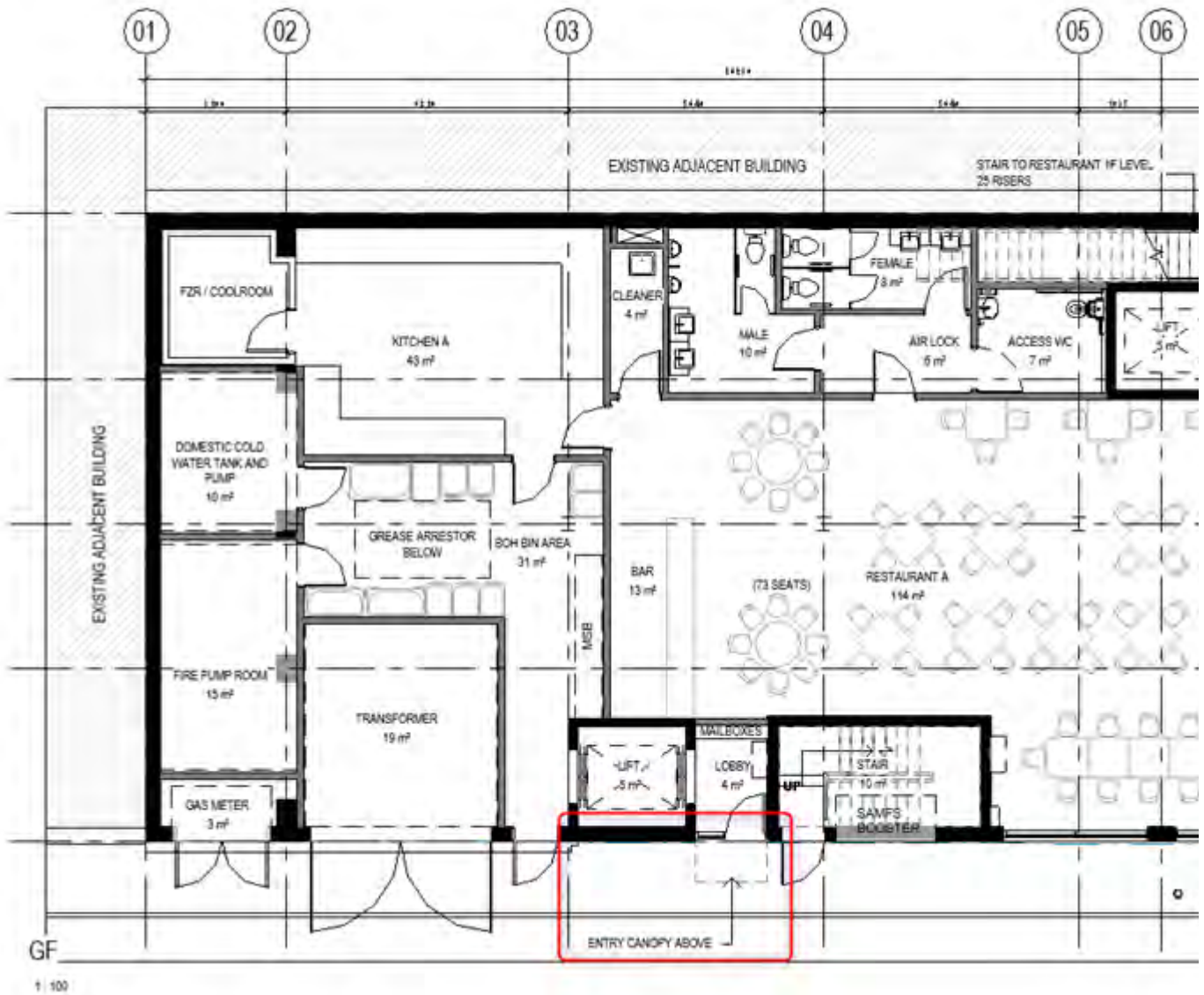
Some further responses below:

- Emergency egress via kitchen
  - Email from certifier attached. While not ideal, there isn't any compliance requirement which exclusively denies egress through a kitchen. We will work though with the certifier and advise the client to make note to future operators (GF restaurant to be leased out)
- Apartment lobby canopy
  - Apologies this might have been an omission on the drawings. It is shown as the "red box" facing Wright Court and I note we have missed it from the floor plans earlier.



o





- Artwork to transformer and gas meter doors - will get back to you on this.
- Glazing performance
  - We've gone through a preliminary Section J report (attached) and note the intended glazing requirements below



## GLAZING

To achieve NCC Section J compliance, the glazing thermal performances (inclusive of the) are outlined in the following table:-

Level	Façade	Reference Glazing		Proposed
		U-Value (Maximum)	SHGC (Maximum)	U-Value (Maximum)
Ground Level	North	-	-	2.70
	South	2.70	0.18	
	East	2.70	0.18	
	West	-	-	
Level 1	North	-	-	2.70
	South	2.70	0.26	
	East	2.70	0.26	
	West	-	-	
Level 2 and 3 waiting areas	North	-	-	4.40
	South	4.40	0.38	
	East	-	-	
	West	4.40	0.38	
Level 2 and 3 apartments	North	-	-	2.34
	South	2.34	0.24	
	East	2.34	0.24	
	West	2.34	0.24	
Level 4 and 5	North	-	-	2.98
	South	2.98	0.30	
	East	2.98	0.30	
	West	2.98	0.30	

All glazing under the specified U-Value and within  $\pm 10\%$  of the Solar Heat Gain Co-efficient acceptable. All apartment windows have been considered to have an openability of 30% to ventilation requirements.

Please note that the current proposed glazing performance values in ground level are not the lowest end for products which are commercially available. For a standard module, a fixed window, this provides a typical selection of double-glazed 6mm high performance 5 (tinting to both panes) with 12mm Argon fill.

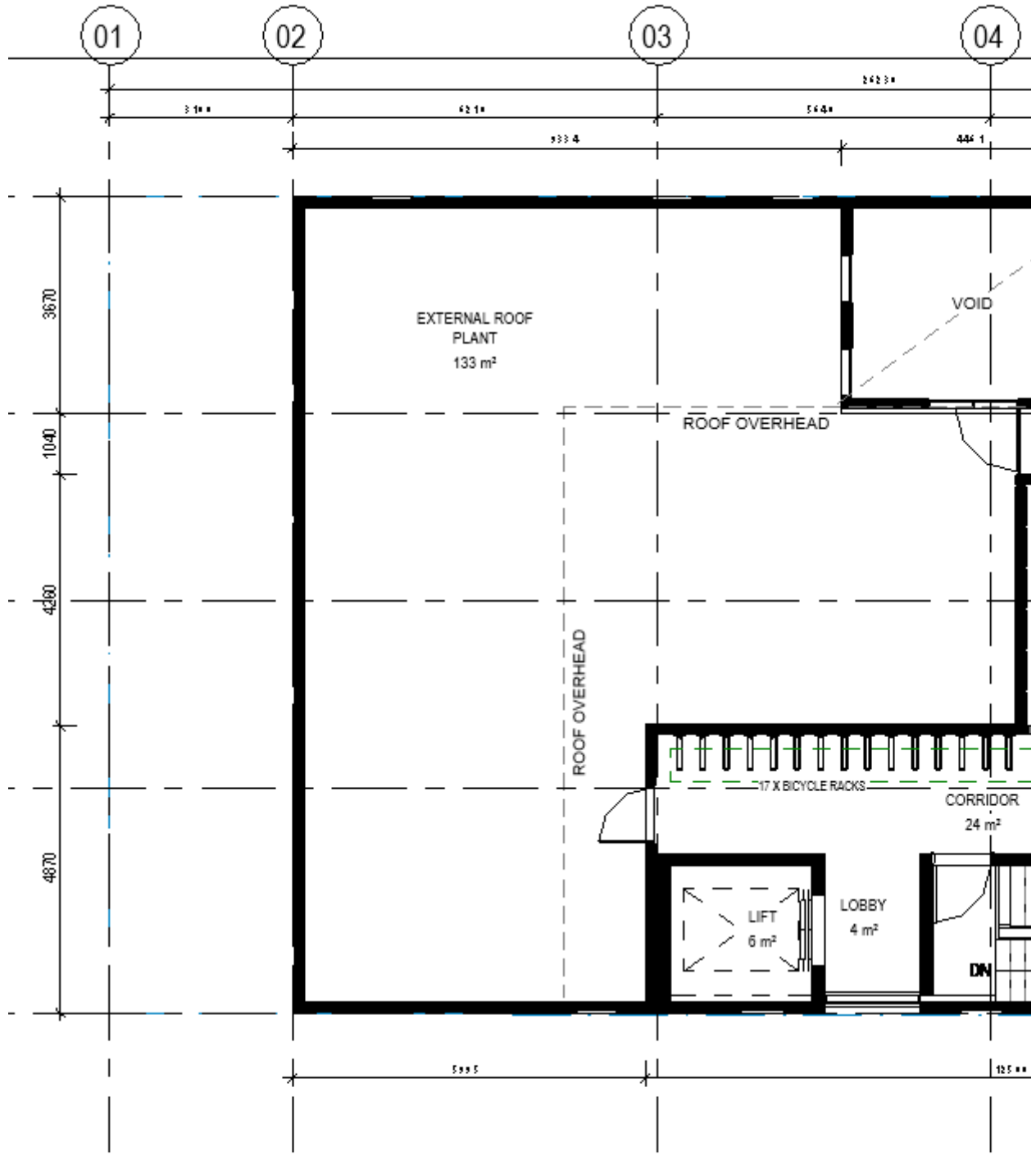
## RESULTS

To achieve compliance with NCC, it is necessary for individual apartments to achieve a minimum 6 star rating. Collectively, the apartments are required to achieve an average 6 star rating. NCC 2019 has also introduced heating and cooling load limits; in the Adelaide climate zone limit is 96 MJ/m<sup>2</sup>.annum, and cooling load limit is 93 MJ/m<sup>2</sup>.annum for a 5-star rating minimum. An average 6 star rating requires an average heating load of 58 MJ/m<sup>2</sup>.annum, and cooling load of 88 MJ/m<sup>2</sup>.annum.

- 
- Roof top space amenities
  - WIP image as per below – we've shown circular planter boxes in the roof terrace plan and will develop BBQ and bench / storage.



- Bicycle Storage
  - We're looking to maximise the bicycle capacity at the roof top terrace. Product info also attached.



- Waste management plan
  - Yes, the previous waste management plan is still in place and also attached FYI.

Hope this closes out most of the items (noting that there are still some we will need to get back to you) and we will proceed to update the drawings to provide additional detail / incorporate the above.

Let me know if you need further info.

Thanks,

**Chin Tan**  
Senior Architect

---

**Brown Falconer**  
28 Chesser Street, Adelaide  
South Australia 5000  
Telephone 08 8203 5800  
Direct 08 8203 5826  
[brownfalconer.com.au](http://brownfalconer.com.au)

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---

**From:** Edouard Pool <[E.Pool@cityofadelaide.com.au](mailto:E.Pool@cityofadelaide.com.au)>  
**Sent:** Wednesday, 9 September 2020 4:15 PM  
**To:** Chin Tan <[c.tan@brownfalconer.com.au](mailto:c.tan@brownfalconer.com.au)>  
**Subject:** RE: Fees for Field Street Application - Now Corrected

Thanks.

PS. I have now seen the bicycle parking location and numbers – the provision is fine.

The report is basically completed with only the few remaining items as per the letter remaining to be resolved.

I have added the report to the Agenda – it is now 'locked in' for the Council Assessment Panel meeting on the 28<sup>th</sup> September.

Regards,

Edouard

---

**From:** Chin Tan <[c.tan@brownfalconer.com.au](mailto:c.tan@brownfalconer.com.au)>  
**Sent:** Wednesday, 9 September 2020 3:15 PM  
**To:** Edouard Pool <[E.Pool@cityofadelaide.com.au](mailto:E.Pool@cityofadelaide.com.au)>  
**Subject:** RE: Fees for Field Street Application - Now Corrected

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Thanks Edouard,

I've passed that on to our administration team to further process while I'm collating responses to all the queries you've raised in the letter.

Will send through as soon as possible.

Thanks,

---

**Chin Tan**  
Senior Architect

---

**Brown Falconer**  
28 Chesser Street, Adelaide  
South Australia 5000  
Telephone 08 8203 5800  
Direct 08 8203 5826  
[brownfalconer.com.au](http://brownfalconer.com.au)

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FALCONER**

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---

**From:** Edouard Pool <[E.Pool@cityofadelaide.com.au](mailto:E.Pool@cityofadelaide.com.au)>  
**Sent:** Wednesday, 9 September 2020 2:14 PM  
**To:** Chin Tan <[c.tan@brownfalconer.com.au](mailto:c.tan@brownfalconer.com.au)>  
**Subject:** Fees for Field Street Application - Now Corrected

Hi Chin,

I apologise for the issue this morning relating to the invoice.

The discounted fee has been uploaded into our system to permit the fee to be paid.

Regards,

Edouard.

**Edouard Pool**  
**Senior Planner - Planning Assessment**  
4th Floor 25 Pirie Street  
Adelaide, South Australia, 5000  
[TEL: +61882037771](tel:+61882037771)  
F. +61882037575  
E. [e.pool@cityofadelaide.com.au](mailto:e.pool@cityofadelaide.com.au)



**State Planning Reform will impact every property in some way.**

The new Planning and Design Code is on consultation. To find out what's happening and have your say visit [saplanningportal.com.au](http://saplanningportal.com.au)

 CITY OF ADELAIDE

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Think before you print!

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Government of South Australia  
Department of Planning,  
Transport and Infrastructure

<b>Product</b>	Register Search
<b>Date/Time</b>	08/06/2016 12:21PM
<b>Customer Reference</b>	Angelakis CM
<b>Order ID</b>	20160608005774
<b>Cost</b>	\$27.25

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



Registrar-General

## Certificate of Title - Volume 5300 Folio 510

**Parent Title(s)** CT 4082/799  
**Dealing(s) Creating Title** CONVERTED TITLE  
**Title Issued** 16/10/1995  
**Edition** 3  
**Edition Issued** 16/06/2010

REAL PROPERTY ACT, 1986



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

MICHAEL NIKITAS ANGELAKIS  
OF 306 BEULAH ROAD KENSINGTON PARK SA 5068  
AS THE EXECUTOR(S) OF  
NICKITAS ANGELAKIS WHO DIED ON 10/09/2004  
1 / 3 SHARE

EVANGILINA SPEROU  
OF 91 SIR JOHN MARKS DRIVE WEST LAKES SA 5021  
PETER SAMUEL SPEROU  
OF 98 AUGUSTA STREET GLENELG EAST SA 5045  
AS THE EXECUTOR(S) OF  
SAMUEL PETER SPEROU WHO DIED ON 06/08/1994  
1 / 3 SHARE

ANNA DRIKAS  
OF 62 GUNTHER PARADE PASADENA SA 5042  
STEPHEN WILLIAM JOHN EVANS  
OF 43 WEST TERRACE KENSINGTON GARDENS SA 5068  
AS THE EXECUTOR(S) OF  
GEORGE ANGELAKIS WHO DIED ON 07/09/1993  
1 / 3 SHARE

## Description of Land

ALLOTMENT 9 DEPOSITED PLAN 13410  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

## Easements





<b>Product</b>	Register Search
<b>Date/Time</b>	08/06/2016 12:21PM
<b>Customer Reference</b>	Angelakis CM
<b>Order ID</b>	20160608005774
<b>Cost</b>	\$27.25

---

NIL

## Schedule of Dealings

NIL

## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

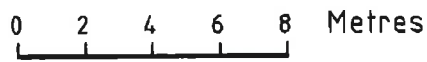
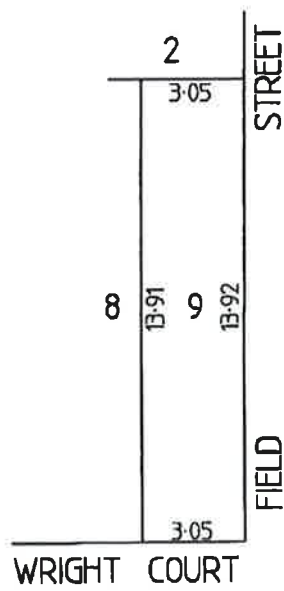
\* Denotes the dealing has been re-lodged.



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**  
**Cost**

Register Search  
08/06/2016 12:21PM  
Angelakis CM  
20160608005774  
\$27.25





Government of South Australia  
Department of Planning,  
Transport and Infrastructure

<b>Product</b>	Register Search
<b>Date/Time</b>	08/06/2016 12:20PM
<b>Customer Reference</b>	Angelakis CM
<b>Order ID</b>	20160608005749
<b>Cost</b>	\$27.25

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Registrar-General

## Certificate of Title - Volume 5591 Folio 718

**Parent Title(s)** CT 3722/38  
**Dealing(s) Creating Title** CONVERTED TITLE  
**Title Issued** 30/10/1998  
**Edition** 1  
**Edition Issued** 30/10/1998

REAL PROPERTY ACT, 1988



South Australia

### Estate Type

FEE SIMPLE

### Registered Proprietor

NICK ANGELAKIS NOMINEES PTY. LTD. (ACN: 007 853 287)  
OF L 6 211 VICTORIA SQUARE ADELAIDE SA 5000  
GEORGE ANGELAKIS NOMINEES PTY. LTD. (ACN: 007 853 241)  
OF 180 GREENHILL ROAD PARKSIDE SA 5063  
SPEROU NOMINEES PTY. LTD. (ACN: 007 853 250)  
OF L 6 211 VICTORIA SQUARE ADELAIDE SA 5000  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 8 DEPOSITED PLAN 13410  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
6192349	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
12360700	MORTGAGE TO MINISTER FOR FINANCE

### Notations

#### Dealings Affecting Title



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

<b>Product</b>	Register Search
<b>Date/Time</b>	08/06/2016 12:20PM
<b>Customer Reference</b>	Angelakis CM
<b>Order ID</b>	20160608005749
<b>Cost</b>	\$27.25

---

NIL

### **Priority Notices**

NIL

### **Notations on Plan**

NIL

### **Registrar-General's Notes**

COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 6192349

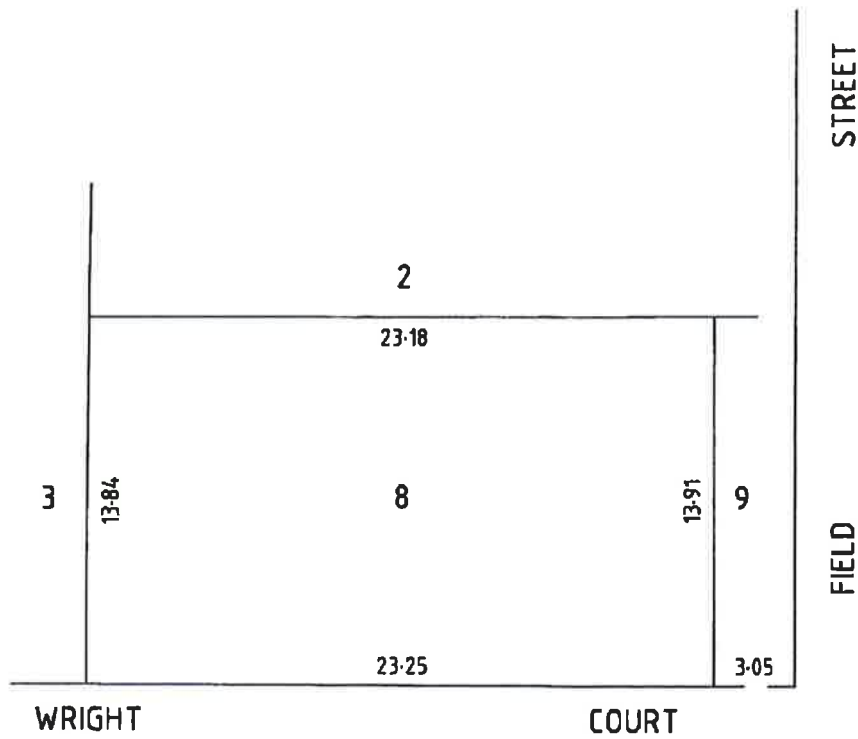
### **Administrative Interests**

NIL

\* Denotes the dealing has been re-lodged.



**Product** Register Search  
**Date/Time** 08/06/2016 12:20PM  
**Customer Reference** Angelakis CM  
**Order ID** 20160608005749  
**Cost** \$27.25



**CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 28/9/2020****Item No: 5.1**

From: Assessment Manager

Subject: List of Recent Lodgements for Planning Consent (2017/02505) [CAP]

**PURPOSE**

To provide Panel Members with a list of development applications lodged for planning consent for the period 14 August 2020 to 17 September 2020.

A total of 67 development applications with a total value of \$10,401,838 have been lodged for planning consent for this period.

**ATTACHMENTS**

Lodged Applications for Planning Consent 1 - 8

**RECOMMENDATION**

That the report be received.

## DEVELOPMENT PLANNING – Council Assessment Panel Report

### Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020

#### Application Assessed on Merit

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
1	DA/1020/2018/B	144 Barton Terrace W NORTH ADELAIDE SA 5006	Vary previous authorisation 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 - remove and replace eastern boundary wall	16/09/2020	\$18,000	To Be Determined
2	DA/295/2020/A	62 Hurtle Square ADELAIDE SA 5000	Vary previous authorisation construction of a seven-storey residential flat building (32 dwellings) with ground floor commercial tenancy and associated car parking - VARIATION - Addition of 2 building levels (8 additional dwellings), floor plan reconfiguration and facade changes	10/09/2020	TBA	Category 2
3	DA/407/2019/A	GF-1F 105 Wymouth Street ADELAIDE SA 5000	Vary previous authorisation external alterations of existing building including new canopy, signage and rear roller doors and internal alterations to create ground floor retail showroom and office at first floor - VARIATION - Balcony to street elevation, rear roller door, signage and create ground floor retail and office on first floor	15/09/2020	TBA	Category 1
4	DA/434/2020	121-123 Jeffcott Street NORTH ADELAIDE SA 5006	Installation of two screens on top of existing southern wall (retrospective)	14/08/2020	\$800	Category 2
*5	DA/436/2020	Saracens Head Tavern Ground 82 Carrington Street ADELAIDE SA 5000	Restoration of balcony	14/08/2020	\$35,000	Category 1
*6	DA/438/2020	26 Byron Place ADELAIDE SA 5000	Demolish existing rear addition and construct single storey rear addition, pergola and roller door on frame	17/08/2020	\$40,000	Category 1

## DEVELOPMENT PLANNING – Council Assessment Panel Report

### Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020

			along rear boundary			
<b>*7</b>	DA/439/2020	Ground 127 Hutt Street ADELAIDE SA 5000	Change of use to shop, internal fit out and new signage	21/08/2020	\$65,000	Category 1
<b>8</b>	DA/440/2020	30 Kate Court ADELAIDE SA 5000	Demolition of portion of rear, two storey rear extension and conservation works to existing dwelling	17/08/2020	\$435,000	Category 2
<b>9</b>	DA/441/2020	Ground 3 Rundle Mall ADELAIDE SA 5000	Change of use to take away food shop, fit out and alterations to signage	17/08/2020	\$125,000	Category 1
<b>10</b>	DA/442/2020	Adelaide South West Community Centre 171-173 Sturt Street ADELAIDE SA 5000	Change of use to office and accommodation with associated internal and external alterations and signage	18/08/2020	\$80,000	Category 2
<b>*11</b>	DA/443/2020	219 Gilbert Street ADELAIDE SA 5000	Install exhaust flue	18/08/2020	\$7,000	Category 1
<b>12</b>	DA/445/2020	THE VILLAGE 210-220 Grote Street ADELAIDE SA 5000	Remove existing cladding and replace	19/08/2020	\$200,000	Category 1
<b>13</b>	DA/446/2020	QUEENSFORD COLLEGE BUILDING 90-92 King William Street ADELAIDE SA 5000	Install under canopy illuminated light box sign	19/08/2020	\$4,000	Category 1
<b>14</b>	DA/447/2020	The Mill Ground 154 Angas Street ADELAIDE SA 5000	Install sign	19/08/2020	\$303	Category 1
<b>*15</b>	DA/448/2020	Ground 2 King William Street ADELAIDE SA 5000	Install signage and building street number	19/08/2020	\$5,000	Category 1
<b>*16</b>	DA/449/2020	Ground 6 Pirie Street ADELAIDE SA 5000	External signage only	20/08/2020	\$2,000	Category 1



## DEVELOPMENT PLANNING – Council Assessment Panel Report

### Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020

<b>*17</b>	DA/452/2020	191-194 West Terrace ADELAIDE SA 5000	Install various signs to south and west facades	20/08/2020	\$53,806	Category 1
<b>*18</b>	DA/454/2020	339 Carrington Street ADELAIDE SA 5000	Retrospective approval to repair brickwork to chimney	21/08/2020	\$2,821	Category 1
<b>19</b>	DA/456/2020	28 Brougham Court NORTH ADELAIDE SA 5006	Construct two storey rear addition	21/08/2020	\$300,000	Category 2
<b>20</b>	DA/457/2020	QUEEN ADELAIDE CLUB 2-6 Stephens Place ADELAIDE SA 5000	Internal renovations & installation of internal lift	21/08/2020	\$1,500,000	Category 1
<b>21</b>	DA/458/2020	263 Gilbert Street ADELAIDE SA 5000	Change of use to multi-purpose studio	24/08/2020	\$200,000	Category 2
<b>22</b>	DA/459/2020	41 Gover Street NORTH ADELAIDE SA 5006	Demolition of existing single carport, construction of double carport and front, side and rear fences	25/08/2020	\$40,000	Category 1
<b>23</b>	DA/460/2020	122 Jeffcott Street NORTH ADELAIDE SA 5006	Conservation works to verandah, extension to existing carport and side/rear fencing	25/08/2020	\$40,000	Category 1
<b>24</b>	DA/461/2020	183-185 Halifax Street ADELAIDE SA 5000	Construction of two storey detached dwelling with garage (access from rear) solar panels and swimming pool	25/08/2020	\$1,200,000	Category 2
<b>*25</b>	DA/462/2020	Zambrero 216 Rundle Street ADELAIDE SA 5000	Install blade sign	26/08/2020	\$2,000	Category 1
<b>*26</b>	DA/463/2020	23-25 Peel Street ADELAIDE SA 5000	Change of use to educational establishment and fit out	26/08/2020	\$30,000	Category 1

**DEVELOPMENT PLANNING – Council Assessment Panel Report**  
**Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020**

<b>27</b>	DA/464/2020	8 Sultram Place ADELAIDE SA 5000	Retrospective approval for demolition of dwelling	27/08/2020	\$4,500	Category 1
<b>28</b>	DA/465/2020	17 Claxton Street ADELAIDE SA 5000	Change in use to shop (florist)	28/08/2020	TBA	Category 2
<b>29</b>	DA/466/2020	CUMBERLAND ARMS HOTEL 203-207 Waymouth Street ADELAIDE SA 5000	Install retractable awning to existing structure	28/08/2020	\$99,842	Category 1
<b>*30</b>	DA/467/2020	447-451 Morphett Street ADELAIDE SA 5000	Signage	28/08/2020	\$500	Category 1
<b>*31</b>	DA/468/2020	The Lion Hotel 161 Melbourne Street NORTH ADELAIDE SA 5006	Exterior repainting and conservation works	28/08/2020	\$120,000	Category 1
<b>*32</b>	DA/469/2020	26 Provost Street NORTH ADELAIDE SA 5006	Create opening in side wall to use as a bin store	31/08/2020	\$3,000	Category 1
<b>*33</b>	DA/470/2020	BONYTHON PARK Port Road ADELAIDE SA 5000	Install temporary signage around events site	31/08/2020	TBA	Category 1
<b>*34</b>	DA/475/2020	Club De Petanque Greenhill Road ADELAIDE SA 5000	Install sign on exterior of building	1/09/2020	\$200	Category 1
<b>*35</b>	DA/476/2020	133 Melbourne Street NORTH ADELAIDE SA 5006	Change of use to personal services establishment and signage	2/09/2020	\$15,000	Category 1
<b>*36</b>	DA/477/2020	14 Castle Street ADELAIDE SA 5000	Replace front and rear verandah and picket fence	2/09/2020	\$17,000	

**DEVELOPMENT PLANNING – Council Assessment Panel Report**  
**Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020**

<b>37</b>	DA/481/2020	285 Gilbert Street ADELAIDE SA 5000	Conservation works to balcony and fence	4/09/2020	\$200,000	Category 1
<b>38</b>	DA/484/2020	Skycity Adelaide North Terrace ADELAIDE SA 5000	Internally suspended sign	4/09/2020	\$25,000	Category 1
<b>39</b>	DA/485/2020	17-19 Field Street ADELAIDE SA 5000	Construct 7 storey mixed use building with two restaurant tenancies on ground and first level and student accommodation on levels 2 to 6 containing 22 apartments and communal roof deck	7/09/2020	\$6,000,000	Category 1
<b>40</b>	DA/486/2020	BIBLE HOUSE 133 Rundle Mall ADELAIDE SA 5000	Change of use to shop and signage	7/09/2020	TBA	Category 1
<b>41</b>	DA/488/2020	48-50 Hindley Street ADELAIDE SA 5000	Replacement awnings, signage and internal alterations	8/09/2020	\$20,000	Category 1
<b>42</b>	DA/489/2020	Level 1 Suite 36 81 O'Connell Street NORTH ADELAIDE SA 5006	Change of use to indoor recreation centre and fit out	8/09/2020	\$50,000	Category 1
<b>43</b>	DA/490/2020	Shop 8 6 Hindmarsh Square ADELAIDE SA 5000	Change of use from hairdresser to licensed premises with associated signage	8/09/2020	\$1,000	Category 1
<b>44</b>	DA/491/2020	234 Morphett Street ADELAIDE SA 5000	External alterations to create new entrance and canopy and internal alterations to create additional office tenancy	9/09/2020	\$37,500	Category 1
<b>45</b>	DA/492/2020	128 Childers Street NORTH ADELAIDE SA 5006	Salt damp treatment	7/09/2020	\$7,068	Category 1
<b>46</b>	DA/493/2020	141-149 Franklin Street ADELAIDE SA 5000	Change of use to restaurant and external flue	9/09/2020	\$180,000	Category 1

**DEVELOPMENT PLANNING – Council Assessment Panel Report**  
**Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020**

<b>47</b>	DA/495/2020	Ground 23 Vardon Avenue ADELAIDE SA 5000	Installation of awnings along front facade	10/09/2020	\$19,970	Category 1
<b>48</b>	DA/497/2020	116 Grote Street ADELAIDE SA 5000	Kitchen canopy and flue installation	10/09/2020	\$35,000	Category 1
<b>49</b>	DA/498/2020	293-295 Pirie Street ADELAIDE SA 5000	Change of use to cafe and office	10/09/2020	\$616,000	Category 1
<b>50</b>	DA/499/2020	Adelaide City Junior Soccer Club Unley Road ADELAIDE SA 5000	Internal building refurbishment and installation of pizza oven with flue	10/09/2020	\$165,000	Category 1
<b>51</b>	DA/502/2020	227 Childers Street NORTH ADELAIDE SA 5006	Erect 2.4m high fence on side boundary	14/09/2020	\$1,000	To Be Determined
<b>52</b>	DA/503/2020	133-137 Melbourne Street NORTH ADELAIDE SA 5006	Internal alterations and create two tenancies	14/09/2020	\$60,000	Category 1
<b>53</b>	DA/505/2020	55 Wellington Square NORTH ADELAIDE SA 5006	Installation of lattice screen along portion of southern boundary	14/09/2020	\$1,500	To Be Determined
<b>54</b>	DA/506/2020	2-8 Hocking Place ADELAIDE SA 5000	Construct 8 level building containing retail and parking at ground level and apartments above	15/09/2020	\$3,600,000	Category 2
<b>55</b>	DA/507/2020	192-194 Hindley Street ADELAIDE SA 5000	Remove brick and install steel walls	15/09/2020	\$20,000	Category 1
<b>56</b>	DA/508/2020	Gladys Elphick Park / Narnungga (Park 25) West Terrace ADELAIDE SA 5000	Event infrastructure for the 2020 Sheffield Shield Hub	15/09/2020	\$150,000	Category 1

**DEVELOPMENT PLANNING – Council Assessment Panel Report**  
**Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020**

<b>57</b>	DA/510/2020	Rear of Level 2, Suite 2 93 Rundle Mall ADELAIDE SA 5000	Change of use to comedy club and signage	15/09/2020	\$5,000	Category 1
<b>58</b>	DA/511/2020	Benson Radiology GF-1F 229 Melbourne Street NORTH ADELAIDE SA 5006	Two storey addition to eastern side and single storey addition to front of the existing two storey building	16/09/2020	\$100,000	Category 1
<b>59</b>	DA/514/2020	20 Little Sturt Street ADELAIDE SA 5000	Re-roofing, conservation works and salt damp removal	17/09/2020	\$44,586	Category 1
<b>60</b>	DA/515/2020	28 Tynte Street NORTH ADELAIDE SA 5006	Demolish existing rear addition and construct single storey rear extension	17/09/2020	\$150,000	Category 2
<b>61</b>	DA/516/2020	Land 135 MacKinnon Parade NORTH ADELAIDE SA 5006	Demolition of existing building and construction of two level dwelling with basement and roof top terrace	17/09/2020	\$4,500,000	To Be Determined
<b>62</b>	DA/517/2020	AUSTRAL HOTEL 205-207 Rundle Street ADELAIDE SA 5000	Internal alterations at first floor level	17/09/2020	\$30,000	Category 1
<b>63</b>	DA/522/2020	55 King William Road NORTH ADELAIDE SA 5006	Recladding of existing sign	16/09/2020	\$10,912	Category 1
<b>64</b>	DA/523/2020	King Rodney Park / Ityamai- itpina (Park 15) Bartels Road ADELAIDE SA 5000	Demolish existing storage building and replace	16/09/2020	\$325,000	Category 1
<b>65</b>	DA/524/2020	174 MacKinnon Parade NORTH ADELAIDE SA 5006	Replace verandah at rear of dwelling	17/09/2020	\$11,880	To Be Determined

**DEVELOPMENT PLANNING – Council Assessment Panel Report**  
**Lodged Applications for Planning Consent from 14/08/2020 To 17/09/2020**

<b>66</b>	DA/742/2019/A	25-27 Wright Street ADELAIDE SA 5000	Vary previous authorisation construct upper level addition, undertake renovations (including new internal lift) and update external facade of existing offices and warehouse - VARIATION - Remove upper level extension and front facade and side elevation	4/09/2020	TBA	Category 1
<b>S49 Crown Development</b>						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
*67	S49/18/2020	PARLIAMENT HOUSE, North Terrace, ADELAIDE SA 5000	Conservation and improvement works to the Parliament House (House of Assembly) chandelier winches	24/08/2020	\$260,422	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