

# Council Assessment Panel

## Meeting Agenda

Monday, 1 February 2021 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 – 21/12/2020 [CAP]

*That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 21 December 2021, be taken as read and be confirmed as an accurate record of proceedings.*

### 2. Non-Complying Applications – Nil

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

- 3.1** Subject Site                    55 Symonds Place, Adelaide SA 5000 [Page 3]  
 Application No.                    DA/515/2019  
 Proposal                                Demolition of existing rear extension and construction of three storey extension with swimming pool and garage accessed via rear  
 Representations                    Listed to be Heard – Yes  
 Recommendation                    Development Plan Consent Be Granted

### 4. Other Application (One)

- 4.1** Subject Site                    195-199 Childers Street, North Adelaide SA 5006 [Page 81]  
 Application No.                    DA/206/2020  
 Proposal                                ERD Court Compromise 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                    Compromise Proposal Be Supported

### 5. Other Business

- 5.1** List of Recent Lodgements for Planning Consent (2017/02505) [CAP] [Page 144]  
**5.2** Other Business  
**5.3** Next Meeting – 22 February 2021

- 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 1/2/2021

<b>Item</b>	<b>3.1</b>
Address	55 Symonds Place, Adelaide SA 5000
Proposal	Demolition of existing rear extension and construction of three storey extension with swimming pool and garage accessed via rear, DA/515/2019 (SG) [CAP]
Applicant	Ms D. M. Tanti-Osborne
Relevant Development Plan	7 June 2018
Lodgement Date	22 July 2019
Zone / Policy Area	City Living Zone / South Central Policy Area 32
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 – 14
Heritage Audit Report	15 – 28
Comments from Public Notification	29 – 38
Applicant Response to Representations including correspondence dated 10 February 2020	39 – 54

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### PERSONS SPEAKING BEFORE THE PANEL

#### Representors

- Mr Greg Vincent on behalf of Mr Chris and Mrs Elizabeth Smith of 57 Symonds Place, Adelaide

#### Applicant

- Ms Rebecca Thomas of Ekistics on behalf of the Applicant

## 1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for the demolition of an existing rear extension and construction of a three storey extension with swimming pool and garage accessed via rear.
- 1.2 The proposed building will have varying heights with the highest portion being 12.35 metres above ground level.
- 1.3 A building floor area of 371m<sup>2</sup> is proposed.
- 1.4 A range of building materials and finishes will be used including brick, smooth prefinished panel and colorbond metal cladding in grey tones, aluminium frame windows and slatted screens.
- 1.5 A garage will be accessed via the rear lane and although it appears as a double garage, will only be able to accommodate one vehicle due to the narrow width of the rear lane.
- 1.6 An outdoor area with a swimming pool will be located in the north western portion of the site at ground level which can be accessed from the front yard and there will also be a small courtyard in the southern portion. Two large balconies on the eastern façade and a smaller balcony on the northern façade will also provide additional private open space.

## 2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
<b>Site Area: 354m<sup>2</sup></b>		
Plot ratio	2.0 / 708m <sup>2</sup>	1.04 / 371m <sup>2</sup>
Building height		
- Storeys	4	3
- Metres	14 metres	12.3 metres
Private Open Space (POS)		
- % of total site area or m <sup>2</sup>	20%/71m <sup>2</sup>	43%/153m <sup>2</sup>
- dimensions	2.5 metres	>2.5 metres
Landscaped Open Space (LOS)		
- % of total site area	10%/35m <sup>2</sup>	37%/131m <sup>2</sup>
Car parking and Access		
- Number of spaces	2 Spaces	1 Space

### **3. BACKGROUND**

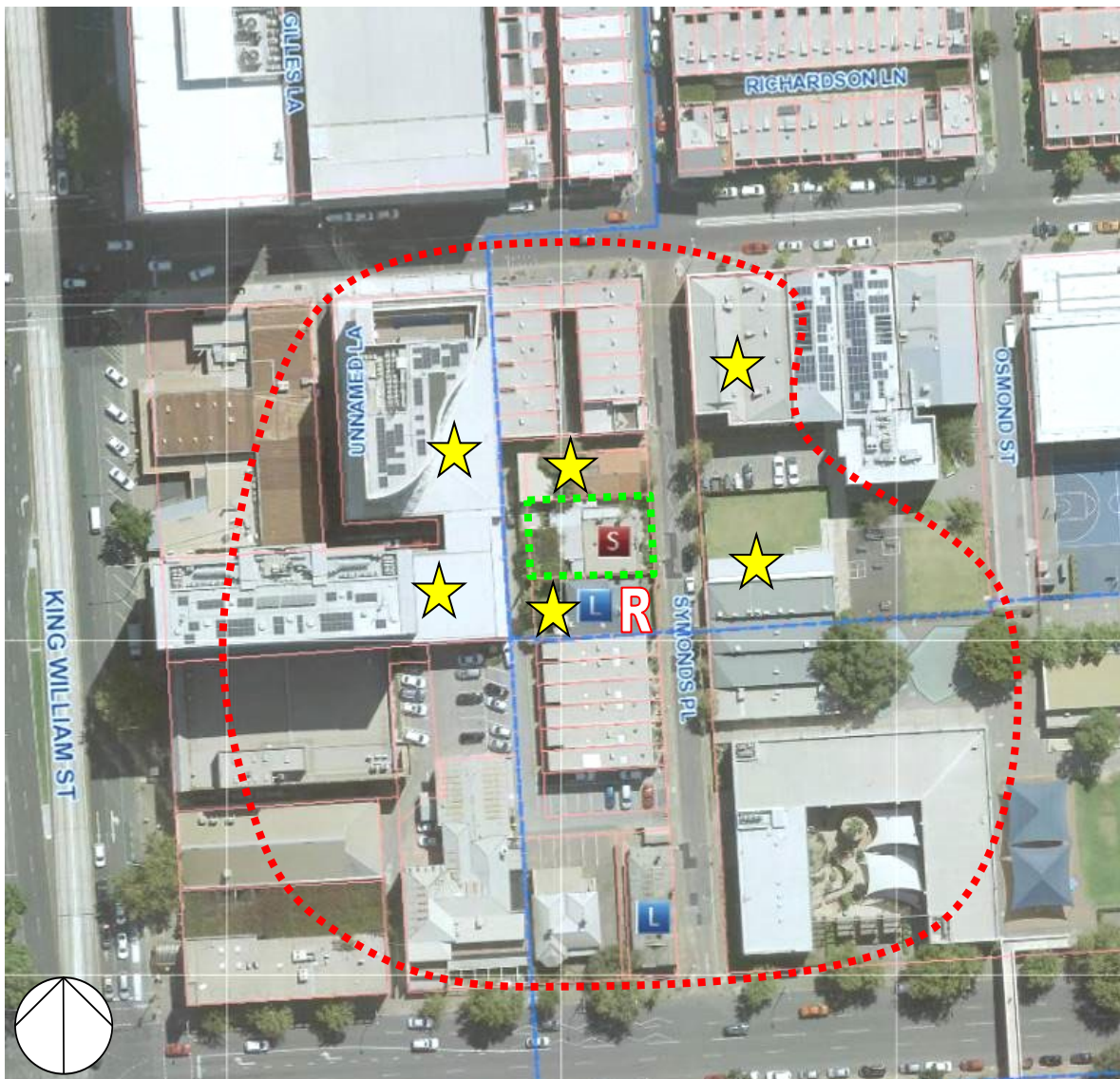
- 3.1 The applicant sought preliminary advice from Council Administration regarding this proposal prior to lodgement. Issues were raised focusing on access and impacts to the neighbouring property to the south.
- 3.2 Council sought legal advice during the pre-lodgement stage regarding the proposed rear vehicle access as there are concerns access could be prevented in the future if a site to the south, which is currently a car park, is developed. This issue is discussed in further detail in Section 9.0 of this report.
- 3.3 Further refinement of the proposal has occurred during the assessment process to address issues raised by the representors. Key changes include increasing southern side boundary setbacks and ensuring overlooking from some of the upper level windows is prevented.

### **4. SITE**







- 4.1 The site is located on the western side of Symonds Place, approximately 40 metres south of the intersection between Symonds Place and Gilles Street.
- 4.2 The site has a frontage to Symonds Place of approximately 14.4 metres and side boundary lengths of approximately 24.7 metres. The land has an area of approximately 354m<sup>2</sup> and is not subject to any easements.
- 4.3 The site is occupied by an existing single storey dwelling which is identified as a State Heritage Place.
- 4.4 There are no regulated or significant trees located on the site, however trees are located in the rear yard and the front yard is landscaped with hedging and shrubs.
- 4.5 Vehicle access is provided via a lane to the rear of the property.
- 4.6 The site is relatively level.

### **5. LOCALITY**

- 5.1 The locality contains a mix of land uses including residential, office, retail and educational properties in single to multi storey buildings.
- 5.2 The mix of land uses and building heights is reflective of the subject site being located at the interface between the City Living Zone, the Capital City Zone directly adjacent to the west and City Frame Zone one allotment further to the south.
- 5.3 Office and residential buildings up to eleven storeys in height are located directly west of the subject site. Residential buildings up to three storeys in height are located further north and south along Symonds Place. Single and two storey buildings are located on the eastern side of Symonds Place as part of Pulteney Grammar School. The dwelling directly south which is a Local Heritage Place is single storey and the dwelling to the north is single storey at the front and two storeys to the rear.
- 5.4 There are a combination of contemporary and heritage listed buildings in the locality.
- 5.5 Symonds Place is relatively narrow with footpaths on either side and street trees on the eastern side. The rear lane that provides rear access to the subject site is narrow with a width of approximately 3 metres. This is a public lane. Vehicles using this lane currently benefit from an informal 'corner cut-off' located at its southern end which effectively allows vehicle access over an existing car park.



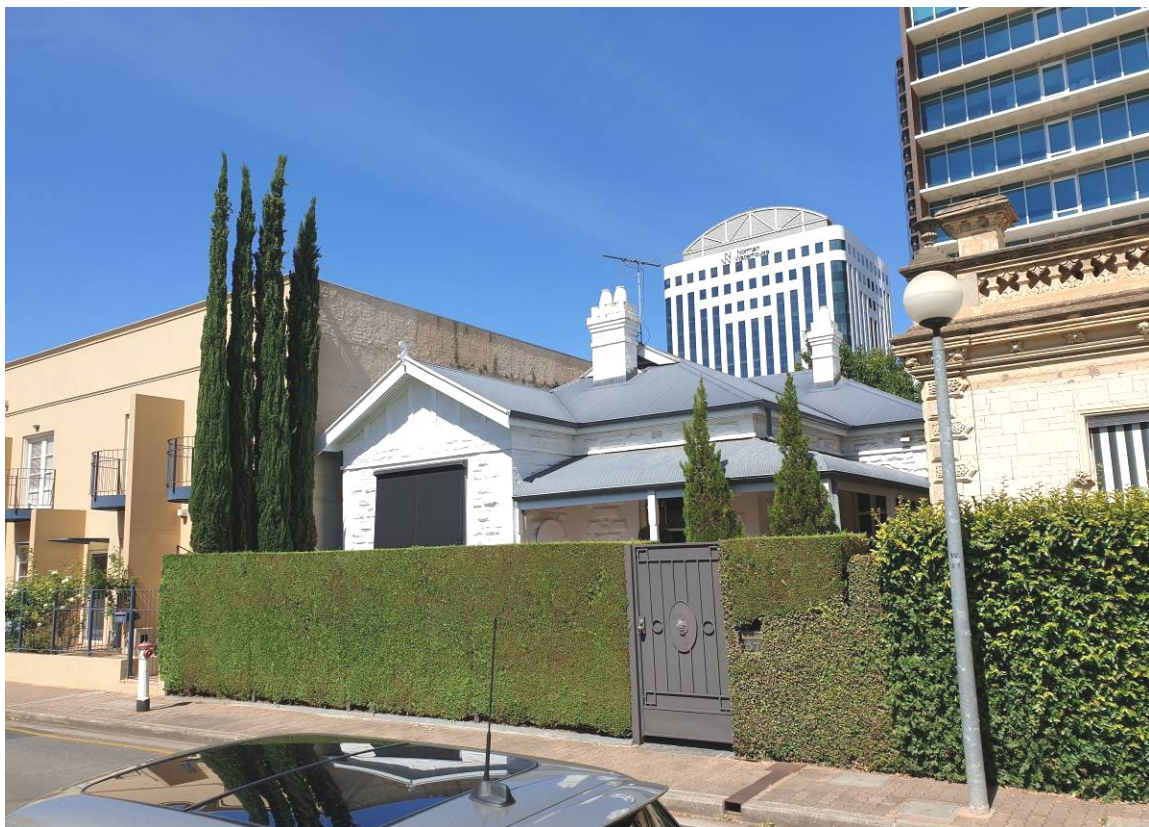
**KEY**

	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 Publicly Notified

**Photo 1 – Subject site, viewed from eastern side of Symonds Place looking west**



**Photo 2 – 57 Symonds Place, taken opposite side of Symonds Place looking south west**



**Photo 3 – Development to the north of the subject site, viewed from Symonds Place looking north**



**Photo 4 – Development on eastern side of Symonds Place, taken looking south east**





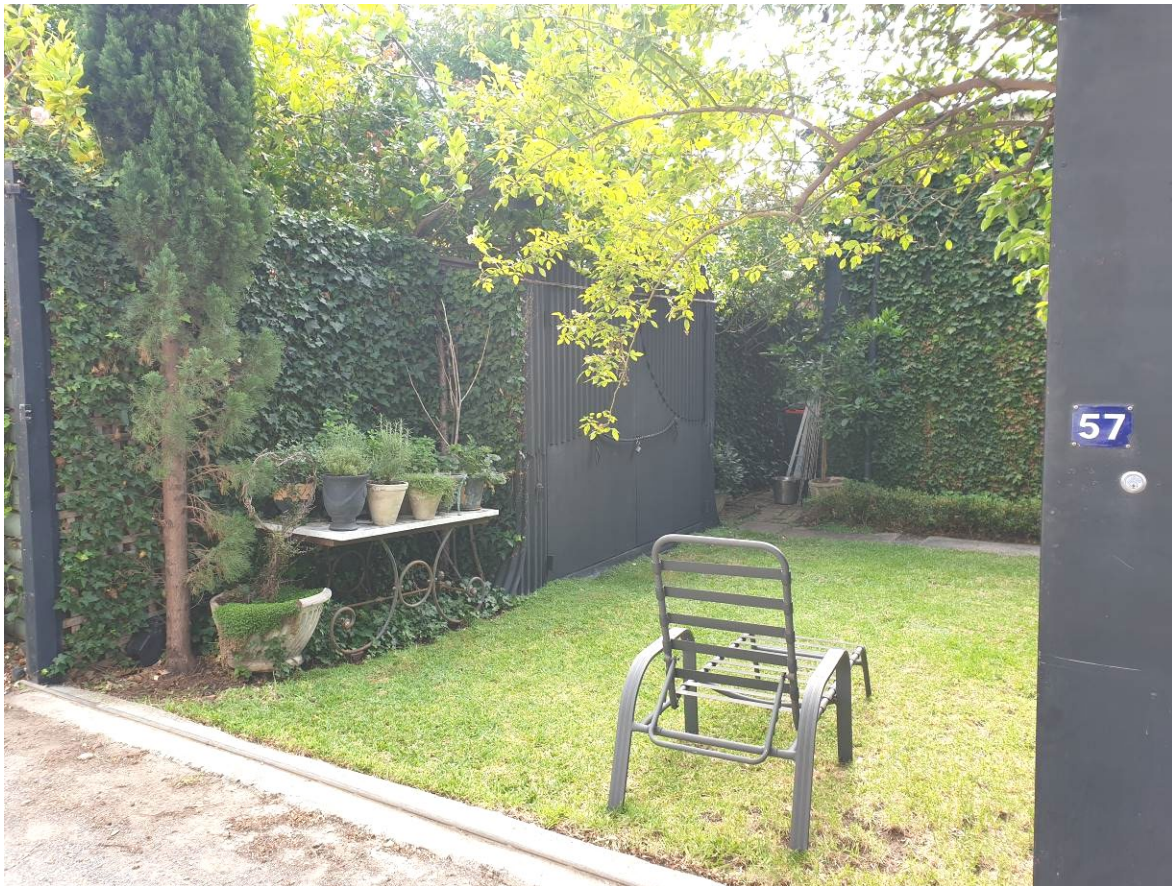
**Photo 5 – Rear lane, taken looking north**



**Photo 6 – Taken from living room of 57 Symonds Place (southern neighbour)**



**Photo 7 – Rear year of neighbouring property to the south, taken from rear lane looking towards northern boundary**



## 6. **PUBLIC NOTIFICATION**

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

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

Category of Notification	Category 2
Representation Received – 1	<ul style="list-style-type: none"> <li>Mr Chris and Mrs Elizabeth Smith – 57 Symonds Place, Adelaide</li> </ul>

Summary of Representations	Applicant Response
Description is misleading and should not refer to 'rear additions' considering extent of the additions will significantly encroach over the front portion of the State Heritage listed fabric.	Council has determined the description as the relevant planning authority. We have no issue with the description and consider it accurately represents the proposal.
Plans fail to show how the floor space, which encroaches over the heritage fabric, will be structurally supported and what alterations to the heritage fabric will be required to accommodate the upper levels. At the very least there will be structural penetrations through the existing roof structure and changes to the ground floor plan as shown to accommodate structural supports.	The design intent aims to conceal new structural elements within the existing building walls and any reinstatement of existing plaster work will be to make good to adjoining surfaces and to match existing areas. New works will not be visible to existing walls, floors, ceilings and openings in bedrooms 2 and 3. Refer Plan DA02 for location and extent of structural elements.
<p>Whilst the height limit is four stories, the context of the immediate locality would be significantly compromised by unsympathetic scale and bulk and siting of the proposed three level addition.</p> <p>PDC 7 requires development not exceed the height requirement and should reference prevailing building heights in the locality, with reference to adjacent heritage places. The bulk, height and scale will be dominant above and behind the existing dwelling and the adjacent heritage place. Does not provide a backdrop to the State Heritage Place and will impose itself above the existing single storey State Heritage Place, appearing particularly dominant on the southern elevation adjacent 57 Symonds Place.</p> <p>At odds with CW PDC 137 which seeks to ensure development affecting a State Heritage Place, while facilitating its</p>	<p>These collective issues are addressed in the Ekistics letter dated 10 February 2020.</p> <p>The 3 storey (12.35m high) building additions achieve the desired building heights specified (that being not greater than 4 storeys and not less than 2 storeys) for the City Living Zone (Policy Area Map Adel/62).</p> <p>The height is aligned to the scale sought in the zone and is lower than the maximum height permitted. The proposal is suitably sited towards the rear of the site, protecting the heritage value of the State Heritage Place as well as the adjoining Local Heritage Place such that the existing heritage fabric remains the predominant streetscape feature.</p> <p>The additions present an innovative and contemporary design which demonstrate a compatible visual relationship with the associated heritage places with respect to scale, building proportions, massing, materiality, and setbacks. We understand State Heritage are satisfied with</p>

<p>continued or adaptive use, should utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the place.</p> <p>At odds with CW Objective 11 which seeks low scale residential development be attractive, visually compatible with surrounding development.</p> <p>Proposal is a bulky and dominating triple storey element to both the street and adjacent heritage places which does not satisfy CW PDC 141.</p>	<p>the siting and form of the proposed additions.</p> <p>The proposal supports the goals of conservation, preservation and adaptive reuse of buildings with heritage value, significantly enhancing a unique historic dwelling to a home able to accommodate modern day living for a family.</p>
<p>A maximum height of 4 storeys and minimum of 2 storeys does not provide a right to this height without consideration of the visual impact on adjoining properties. The heritage listing at 57 Symonds Place restricts development potential of this property. The overall height of 12.35 metres is akin to a 4 storey building, noting the excessive 4 metre high ceiling for the ground floor and 4.95 metre height of the first floor.</p>	<p>Size of second floor has been reduced with a setback of 2.5 metres from the western boundary. Southern boundary wall has been reduced from 4.95 metres to 3.6 metres.</p>
<p>Impact of additions on the representors' private open space exacerbated by inconsiderate siting of additions on the southern boundary, resulting in a boundary wall of 4.95 metres extending to the rear boundary immediately to the north of the representors' usable private open space. The balance of building mass then extends to a height of 12.35 metres and will be setback only 1.77 metres from the common boundary.</p>	<p>See above response.</p>
<p>Does not satisfy CW PDC's 25 and 27. Shadow diagrams demonstrate entirety of the private open space for the southern property will be overshadowed. Increased overshadowing to the northern window of the main habitable room of the adjacent southern property. Where existing period of direct sunlight is less than two hours per day or covers less than 20 percent of open space, development should not reduce it.</p>	<p>Existing shadow impacts from the towers to the west, the existing built form at 55 Symonds Place, existing fencing and vegetation already occurs. This severely restricts ability for development in the City Living Zone to meet the intent of CW PDC's 25 and 27 in terms of shadow impacts. Any upper level addition on the subject site would have some impact on winter shading to the southern neighbour as additions need be sited to the rear of the heritage façade.</p> <p>Shadow diagrams for a hypothetical two-storey addition demonstrate the third level has a comparable shadow impact to a two storey addition. Ample amounts of sunlight will be available throughout summer, autumn and spring.</p> <p>Across the year, the neighbouring property will still receive an adequate level of sunlight to their landscaped open space (which includes front and</p>

	year yard areas) with ample amounts of sunlight available throughout summer, autumn and spring.
The report curiously seeks to justify the overshadowing by suggesting the front yard of 57 Symonds Place represents and fulfils the definition of private open space, however this is not the case. CW Objectives 14 and 15 are also not satisfied.	This matter is addressed in the Ekistics letter dated 10 February 2020 which highlights that the Adelaide City Development Plan defines private front yard areas a 'landscaped open space' recognising that useable open space does not necessarily need to be located at the 'rear 'of the dwelling. The existing front courtyard space at 57 Symonds Place is not impacted by the proposed additions.
The only private open space (located at the front of the property) with any remnants of sunlight during winter will be subject to considerable overlooking.	Screening is proposed to the sides of the upper-level balcony.  In the context of privacy loss, it is also important to recognise both the subject and neighbouring sites are already subject to direct overlooking by adjoining multi-level buildings to the west.
Two east facing balconies provide little to maintain visual privacy of the adjacent property envisaged by CW Objective 17 and PDC's 30 and 36.	See above response.
The loss of existing landscaping in the rear yard of the subject site is a concern. Increased overshadowing will negatively impact existing landscaping in the rear yard of 57 Symonds Place.	The neighbouring property is already is currently impacted by shade from existing structures. Across the year, the neighbouring property will receive an adequate level of sunlight to their landscaped open space with ample amounts of sunlight available throughout summer, autumn and spring.
Substantial masonry brick wall with a length of 36 metres on the southern boundary will significantly impact the amenity for the representors'. The height and scale of the three storey addition will unreasonably enclose the neighbouring courtyard. This will restrict visibility of the sky which is not in accordance with CW Objective 47.	The masonry brick wall to the south has been reduced to 3.6m high and is only the length of a single garage. The existing dwelling is already sited on the southern boundary (not a new element). The size of second floor has been reduced with a setback of 2.5 metres from the western boundary. Southern boundary wall has been reduced from 4.95 metres to 3.6 metres.
There is limited vehicle access along the rear lane and the proposal is not setback, so the ability of vehicles to sufficiently manoeuvre to access the proposed on-site car parking. Council should seek additional information confirming the car parking spaces can be accessed.	Placement of the garage on the rear lane is logical and in fact the only option for on-site car parking given parking to the front is restricted and undesirable given the heritage value of the property. The garage opening has been made as wide as possible to improve access. Turning circle for a vehicle shown on the ground floor plan. It allows for a vehicle to drive north along the lane, reverse into the garage and then exit in a forward direction heading south.

## **7. REQUIRED EXTERNAL REFERRALS**

### **7.1 Department for Environment and Water (Heritage South Australia)**

- The scope of the proposed demolition and internal alterations to the existing building will not affect fabric of primary significance. The structural support concept for the portion of the addition above the original dwelling aims to recess and conceal new steel columns into the existing walls and to reinstate the affected sections of original decorative plasterwork.
- While the scale of the proposed three-storey addition is large, the upper levels are progressively set back from the façade. Combined with the use of glass and lightweight materials, the proposed additions should be reasonably recessive and retain a reasonable degree of prominence and presence for the original dwelling in the streetscape.
- A condition regarding detailed design matters is recommended. This has been included in Section 10.0 of this report.

## **8. SPECIALIST ADVICE**

### **8.1 Local Heritage**

- The applicants have amended the awnings to the first and second floor decks to Symonds Place. A retractable awning is proposed over the first floor deck and a lightweight louvred awning over the second floor deck. The lighter awnings reduce the visual impact of the additions on the adjacent Local Heritage Place. The additions have been set further back from the front parapet of the State Heritage Place and from the southern boundary, which reduces the visual impact on the adjacent Local Heritage Place.
- The settings of the Local Heritage Place (and State Heritage Place) have been compromised by the backdrop of the nearby multi-story buildings at 420 King William Street and 19 Gilles Street. The proposed additions are considered appropriate given this context.
- There is little information regarding detailed colour and finishes proposed for the additions. It is recommended the applicants provide further details regarding materials selection prior to full Development Approval being granted. Dark-toned greys which are visually recessive, should be used on the side walls, framing and awnings. This has been included as a recommended condition in Section 10.0 of this report.

### **8.2 Traffic**

- If two cars will use the garage, then it needs to be shown how one can enter/exit with the other parked.

Please note: The applicant has provided further clarification confirming only one car will access the garage at one time. This has been included as a recommended condition in Section 10.0 of this report.

- Concerns regarding laneway access addressed in legal advice provided to Council discussed in Section 9.0.

## 9. DETAILED ASSESSMENT

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

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>Desired Character</b> P2	<ul style="list-style-type: none"> <li>• Medium scale residential development.</li> <li>• Increase in dwelling density.</li> <li>• Facades well articulated including verandahs and balconies.</li> </ul>	✓
<b>Land Use</b> P1	<ul style="list-style-type: none"> <li>• Primarily residential development.</li> </ul>	✓
<b>Design and Appearance</b> P3-6	<ul style="list-style-type: none"> <li>• Plot ratio of 1.04, under maximum 2.0 requirement.</li> <li>• Three level additions proposed in accordance with maximum 4 storey limit and minimum 2 storey limit.</li> <li>• Landscaped open space area of 37%, exceeding minimum 10% requirement.</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>High amenity residential living environments.</li> <li>Overall higher dwelling densities.</li> </ul>	✓/✗
<b>Objectives</b> O1 & 2	<ul style="list-style-type: none"> <li>Range of dwelling types.</li> <li>Increased dwelling densities.</li> </ul>	✓
<b>Form and Character</b> P1 & 2	<ul style="list-style-type: none"> <li>Dwelling envisaged type of development.</li> </ul>	✓
<b>Design and Appearance</b> P6	<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 from rear lane.</li> </ul>	✓



### 9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
<b>CITY LIVING</b>		
<b>Building Appearance &amp; Neighbourhood Character</b> O11 P20	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Dwelling Setbacks</b> O13 P22	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Building Siting</b> O14 P23	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Daylight &amp; Sunlight</b> O15 P25-28	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✗
<b>Private Open Space</b> O16 P29-34	<ul style="list-style-type: none"> <li>Private open space area of 153m<sup>2</sup> (43%) exceeds minimum 20% requirement.</li> </ul>	✓
<b>Visual &amp; Acoustic Privacy</b> O17 P36 & 37	<ul style="list-style-type: none"> <li>High level windows and screening devices will minimise overlooking from most windows, noting overlooking already occurs from taller buildings in locality.</li> </ul>	✓
<b>Carports, Garages &amp; Fencing</b> O18 & 19 P40, 41	<ul style="list-style-type: none"> <li>Access from rear lane.</li> <li>Garage proposed to front rear lane.</li> </ul>	✓
<b>ENVIRONMENTAL</b>		
<b>Energy Efficiency</b> O30 P106-114	<ul style="list-style-type: none"> <li>Living areas incorporate mix of north, east, south and west facing windows. East facing windows will be shaded by retractable awning and canopy.</li> <li>Natural cross ventilation possible by opening windows to capture breezes.</li> </ul>	✓

<b>Stormwater Management</b> O35 P128	<ul style="list-style-type: none"> <li>Outdoor areas available for installation of rainwater tanks.</li> </ul>	✓
<b>Heritage &amp; Conservation</b> O43 P136 & 137	<ul style="list-style-type: none"> <li>Both Heritage South Australia and Council's Heritage Architect support the proposal as referred to in Sections 7.0 and 8.0.</li> </ul>	✓
<b>Height, Bulk and Scale</b> P168-170	<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>Achieved.</li> </ul>	✓
<b>Landscape Open Space</b> P177	<ul style="list-style-type: none"> <li>Achieved.</li> </ul>	✓
<b>Building Setbacks</b> P178	<ul style="list-style-type: none"> <li>Refer Section 9.4.</li> </ul>	✓/✗
<b>Articulation &amp; Modelling</b> P182 & 184	<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>Grey tones will ensure the building has a recessive appearance.</li> <li>Large expanses of monotonous materials avoided.</li> </ul>	✓
<b>Landscaping</b> O55 P207-210	<ul style="list-style-type: none"> <li>Landscaping in front yard expected to be largely retained.</li> </ul>	✓
<b>Access &amp; Movement</b> O60 P224	<ul style="list-style-type: none"> <li>Proposed access arrangement supported by Council's Traffic Engineer as referred to in Section 8.0.</li> </ul>	✓
<b>Traffic and Vehicle Access</b> P246	<ul style="list-style-type: none"> <li>Although rear lane less than 6.5 metres wide, adequate area will be provided to manoeuvre at least one vehicle in and out of the garage.</li> </ul>	✓
<b>Car Parking</b> P253	<ul style="list-style-type: none"> <li>One parking space provided. Table Adel/7 requires 2 for dwellings over 200m<sup>2</sup>. Shortfall acceptable as located in proximity to high frequency public transport routes.</li> </ul>	✓

## 9.4 **Detailed Discussion**

### Design and Appearance

The design of the proposal is clearly contemporary. The level of visual interest is acceptable with a front façade articulated by varied setbacks, detailing and balconies.

A mix of colorbond metal cladding and smooth prefinished panels for the eastern façade will also add interest. The design is in accordance with Zone PDC 6, particularly in terms of building height, proportions, massing and articulation of the facade.

Heritage South Australia and Council's Heritage Architect have confirmed that while the scale of the proposed extension is large, the upper levels are progressively set back and together with the use of glass and lightweight materials, the proposal should be reasonably recessive and retain a reasonable degree of prominence and presence for the original dwelling in the streetscape.

Further detail regarding the material selection is will be required prior to full Development Approval being granted. This has been included as a recommended condition in Section 10.0.

Although a contemporary design, the proposal is relatively consistent with the local pattern of development, which is varied and includes imposing contemporary towers to the west.

### Setbacks & Visual Amenity

Zone PDC 9 stipulates that where consistent building setbacks from front, side and rear allotment boundaries prevail in a locality, new development should be consistent with these setbacks. There is a lack of consistent building setbacks in the locality and there are examples of three storey buildings constructed directly on allotment boundaries.

Despite this, Council expressed concern regarding the extent of built form proposed near the southern boundary and the potential negative impact on the neighbouring property to the south at 57 Symonds Place.

CW PDC 20 requires visual bulk adjacent private open space be minimised through colour, building materials, detailing, setback, articulation and fenestration. The applicant has amended the southern elevation a number of times in response to the representation received and also requests from Council. The amendments are as follows:

- Reduced garage wall height on the southern boundary from 4.95 metres to 3.6 metres
- Upper level setback from the western elevation by 2.5 metres
- Increased the minimum setback of the second and third levels from the southern boundary by 400mm to 1 metre.

Council requested the applicant setback the upper levels further from the southern boundary, noting the building could be located closer to the northern boundary. The applicant has decided to proceed without increasing the setbacks further.

The extent of built form close to the southern boundary is still a concern, however it can be supported for the following reasons:

- The upper levels will be setback from the boundary
- The overshadowing impacts are not expected to differ between the proposed setbacks or if the setbacks from the southern boundary were increased further

- The proposed setbacks vary with the western portion setback further compared to the eastern portion which will articulate the façade in accordance with CW PDC 20
- The setback of the upper level 2.5 metres from the western boundary will create an element of relief compared to the original proposal which did not incorporate a setback from the western boundary for the upper level.

### Overshadowing

Council Wide PDC 27 requires at least two hours of direct sunlight between 9am and 3pm on 22 June to either the northern façade or at least one ground floor habitable room window of any neighbouring residential property and to at least 20 percent of that property's private open space.

The proposal does not satisfy Council Wide PDC 27 according to the shadow diagrams provided by the applicant. The northern façade, including the ground floor living room window, are expected to be significantly overshadowed. The diagrams indicate the neighbouring private open space area will be almost completely overshadowed throughout the day on 21 June.

This has been raised in the representation received from the owners of the neighbouring property at 57 Symonds Place. The applicant has responded to these concerns and provided further clarification regarding overshadowing.

Case law for another development in the City of Adelaide that resulted in significant overshadowing of neighbouring properties, referred to the duration of overshadowing, on months either side of 21 June, as being a relevant consideration in determining whether overshadowing has been minimised to an acceptable level.

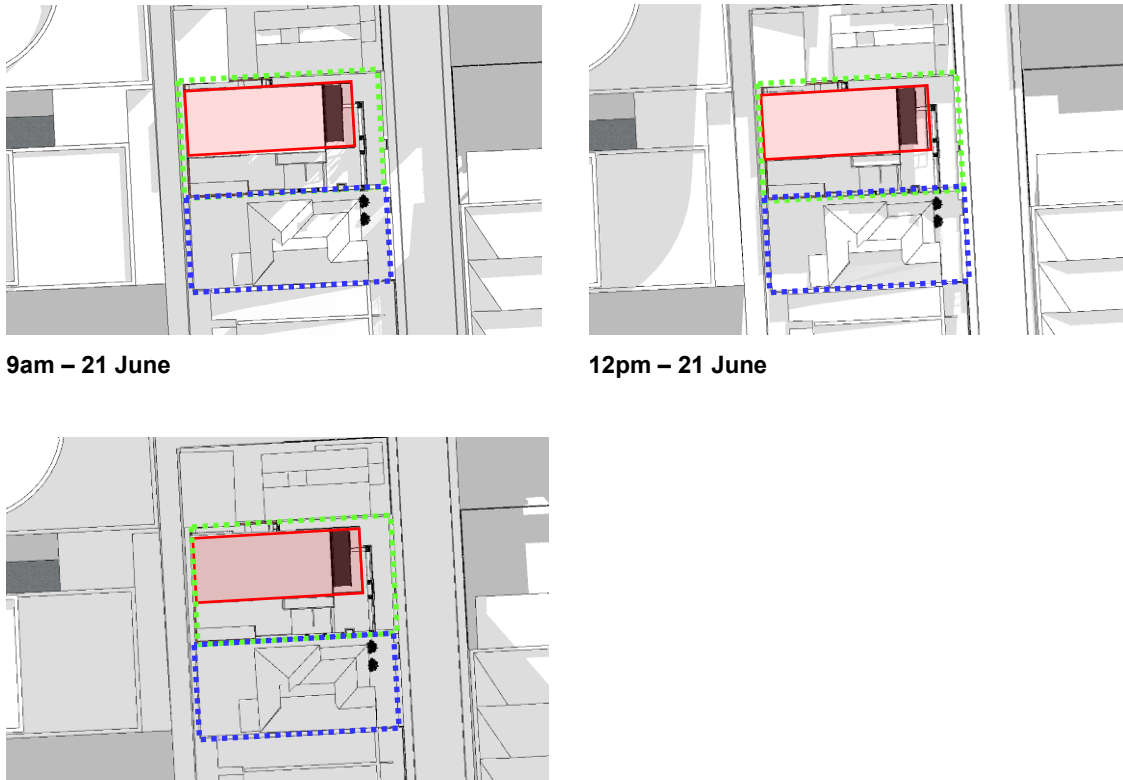
The applicant has provided diagrams demonstrating direct sunlight will be provided to the neighbouring private open space from at least 21 September to 21 March each year.

The applicant has also demonstrated two storey development on the subject site (the minimum height required in the Policy Area) would completely overshadow this area on 21 June. The two storey example provided by the applicant focused on the built form being located near the southern boundary. Council also prepared 3D modelling of a scenario where two storey built form was located towards the northern boundary as shown in Figure 9.1. This modelling demonstrated that significant overshadowing would still occur and only some light would be provided to the private open space area around the middle of the day.

Location of built form near the northern boundary would be preferable from an overshadowing perspective but is unlikely to be supported from a heritage perspective as a location in line with the existing built form is more desirable.

Significant overshadowing already occurs in the locality due to multistorey development located to the west. This is reflective of the interface with the neighbouring Capital City Zone. The Capital City Zone envisages buildings up to 53 metres (approximately 18 levels) in height and a minimum 26.5 metres (approximately 9 levels) in height. The Capital City Zone also extends further east to the portion of Symonds Place located north of Gilles Street. If development to the maximum 53 metre height limit occurred in this portion of the Capital City Zone, then even greater overshadowing would occur for the subject site and 57 Symonds Place.

Overshadowing that already results from buildings in the Capital City Zone makes it difficult for the applicants to ensure adequate sunlight is provided to the neighbouring property without potentially restricting development to an unreasonable extent.



9am – 21 June

12pm – 21 June

3pm – 21 June

**KEY**

Subject Site



Two storey built form located closer to northern boundary



57 Symonds Place

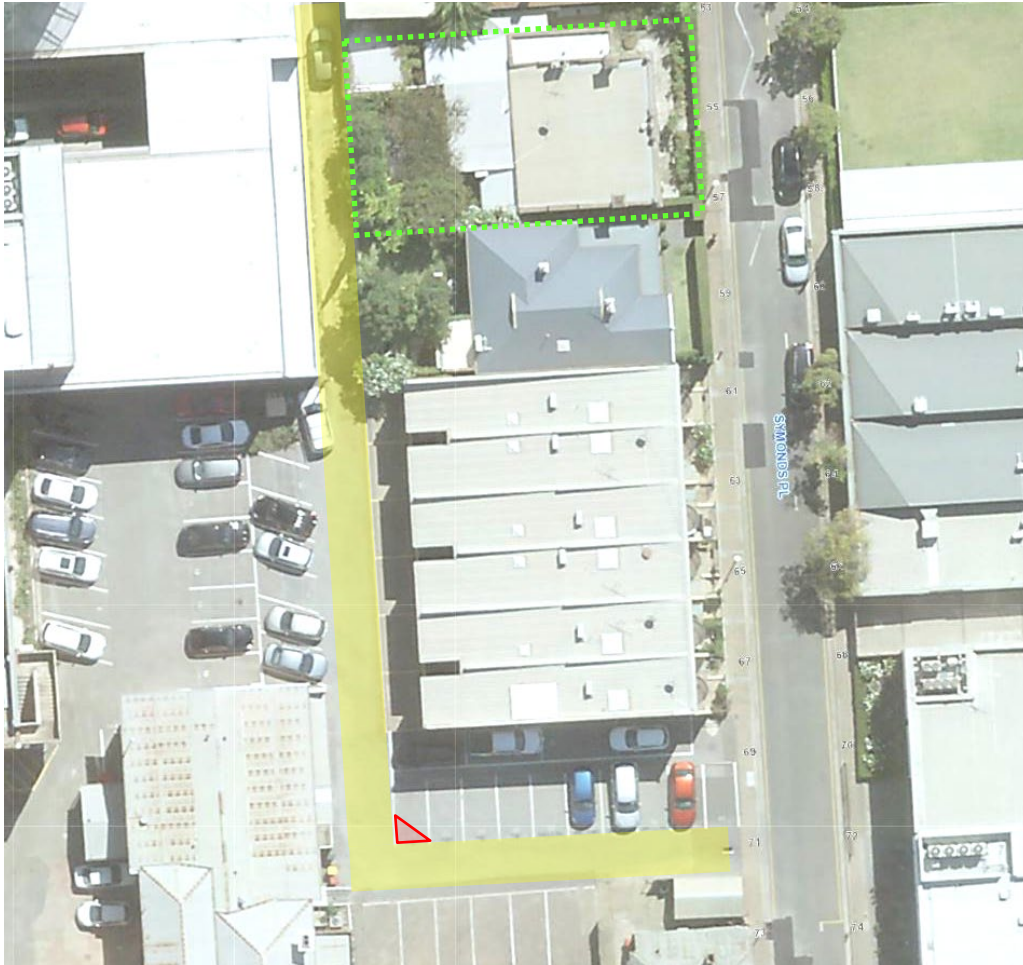
**Figure 9.1 – Two storey development (setback 5 metres from southern boundary)**

This application is finely balanced, particularly in terms of the proposed overshadowing which does not satisfy Council Wide PDC 27. However, it is considered acceptable for the following reasons:

- Sunlight access will occur from at least 21 September to 21 March each year
- A building constructed to the minimum height located near the northern boundary on the subject site would result in similar overshadowing impacts
- Significant overshadowing already occurs due to multistorey building in the neighbouring Capital City Zone. This could be increased if development to the height limit in this Zone occurred near the north western corner of the intersection between Gilles Street and Symonds Place which could also overshadow 57 Symonds Place.

**Access**

Council sought legal advice during the pre-lodgement stage regarding the proposed rear vehicle access to the site. Council's traffic section raised concerns regarding access relying on an informal 'corner cut-off' over a car parking space at the southern end of the lane for turning manoeuvres into the western portion of the lane. This 'corner cut-off' (shown in Figure 9.2) is located on private land and as such could potentially be built over in the future which could limit access.



#### KEY



Subject Site



Informal 'corner cut-off' across car parking space



Rear lane (public road)

#### Figure 9.2 – Rear lane access and 'corner cut-off'

Legal advice provided to Council confirmed that if Council received plans which demonstrate safe and convenient physical access (i.e. using the lane in its present state, despite the potential for the 'corner cut-off' to be built over) to the satisfaction of Council's Traffic Engineers then it is for the applicant to separately secure the necessary legal rights.

Essentially, Council can issue development authorisation to an application which identifies the use of private property for access and an advisory note would be included on the authorisation drawing the applicant's attention to the ownership of the private property and of the need to secure the necessary legal rights prior to implementing the authorisation. An advisory note reinforcing this is included in the recommendation.

## 9.5 **Conclusion**

This application proposes demolition of the existing rear extension and construction of a three storey extension with swimming pool and garage accessed via rear at 55 Symonds Place, Adelaide.

Despite the proposal not satisfying Council Wide PDC 27 in terms of overshadowing impacts, the majority of the relevant Development Plan provisions are satisfied and it is considered acceptable as it:

- is for residential use which is desired in the City Living Zone and South Central Policy Area 32
- will be in keeping with the varied existing development in the locality
- meets both the maximum and minimum building height requirements
- proposes a plot ratio of 1.04 when a maximum of 2.0 is envisaged in South Central Policy Area 32 PDC 3
- provides 43% of private open space area which exceeds the minimum 20% required in Council Wide PDC 31
- generally prevents overlooking from the upper levels in accordance with Council Wide PDC 36.

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 that is generally 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 Ms D. M. Tanti-Osborne for demolition of existing rear extension and construction of three storey extension with swimming pool and garage accessed via rear at 55 Symonds Place, Adelaide SA 5000 as shown on plans designated DA/515/2019:

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

### **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 Grieve Gillett Anderson as follows:**

- **Demolition Plan, DWG No. DA01, dated 2 September 2020**
- **Proposed Floor Plan, Roof Plan and Section, DWG No. DA02, dated 18 November 2020**
- **Proposed Elevations, DWG No. DA03, dated 30 November 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. **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 a high standard of materials and finishes used in the finished presentation of the building*

3. **Details of the following matters shall be resolved at building rules stage and submitted to the satisfaction of Council in consultation with Heritage South Australia (Department for Environment and Water) prior to issuing of development approval.**
  - a) **The methodology for the installation of structural supports for the upper levels above the original dwelling, including the protection, stabilisation and preservation of internal decorative plasterwork and limiting the extent of cutting out and reinstatement.**
  - b) **The scope and methodology for external conservation works including re-pointing, cleaning, the repair and conservation of plasterwork, the reinstatement of missing decorative features and salt damp management.**



- c) **The scope and methodology for internal conservation works including the conservation and repair of original features (including plasterwork, flooring and door/window joinery) and salt damp management.**
- d) **The methodology for repair, conservation and reinstatement of the original roof, and for stormwater management.**
- e) **Proposed exterior paint system/s and colours, and paint system/s for the internal decorative plasterwork.**
- f) **Replacement flooring in wet areas.**

*Reason: Insufficient documentation provided in development application.*

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- 4. The obscured glazing for the upper level north facing window depicted on DWG No. DA03, dated 30 November 2020 shall be installed 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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- 5. The rear garage is to be accessed by only one car at a time and will accommodate parking of only one car at a time.**

*Reason: To ensure safe vehicle access occurs to and from this garage.*

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- 6. 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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### **Advisory Notes**

#### **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. Rear Lane Access

The applicant or the person(s) having the benefit of the consent are reminded of the ownership of the private property at 69 Symonds Place which is currently used as a car park. This car park could be developed in the future which may restrict/impact access to the western portion of the lane. It is the responsibility of the applicant or the person(s) having the benefit of the consent to secure the necessary legal rights prior to implementing this authorisation.

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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. 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)

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

# 55 SYMONDS PLACE ADELAIDE

## EXISTING BUILDING CONTEXT



# 55 SYMONDS PLACE ADELAIDE

## DESIGN STATEMENT

The proposed extension and new works to 55 Symonds Place considers the historical significance and character of the State heritage listed building located on the site.

The residence, built sometime before 1853, demonstrates unique embellishments of plaster work and stucco, creating an eccentric and distinctive appearance along the street frontage.

Located in Adelaide City Council's South-Central Policy Area 32 (category residential), number 55 is located on a streetscape which comprises a mix of single and multi-storey buildings, ranging from a local heritage place neighbouring the south boundary, to high rise buildings behind and alongside the neighbourhood block.

The new building addition aims to integrate with the locality context, and represents the aspirations of a contemporary, adaptive family home. It reflects future provisions and proudly acknowledges the meaningful character of its history, while sitting in harmony with its diverse surroundings.

## SCALE

The complete retention of chimneys, plasterwork and modelled façade along Symonds Place preserves the existing streetscape elevation and character.

Recessed and varying building elements along the south boundary diminish the bulk and scale to align with the neighbouring spaces at number 57, while north facing elements are deliberately set back from the street elevation.

The three-storey element draws cues from the directly adjoining built form along King William and Gilles Street, incorporating the 'townhouse' proportions from developments that adjoin at numbers 49, 69, Gilles St, and the immediately surrounding residential precinct.

## SETBACKS

With its historical importance in mind, the new addition is located away from the street elevation so that the original building's prominence continues to be featured and not lost. The sightlines along Symonds Place are considered and the hierarchy of heritage form is emphasised and pronounced in front of any new additions.

The 3-storey building portion is placed behind the frontage, and is consistent with the building line facing the rear of the site. To the south boundary, a significant setback is provided with a courtyard, along with a lowered carport section, to sympathise with the scale of neighbouring rear backyard spaces. The upper level massing has been setback from the Western Boundary allowing light to penetrate into the Neighbouring Courtyard.

## FORM, HORIZONTALITY AND VERTICALITY

Consistent with the Adelaide City Council Development Plan Policy Area's 'desired character', the new addition features clearly defined and segmented vertical elements including slatted screens and considered fenestration. Verticality is pronounced in the building form, and clean lines are used, particularly in regard to outdoor living areas and spaces. At upper levels, the main building form and street presentation is recessed

and pulled back from the north and south boundaries to create slender and vertical 'townhouse' proportionality.

Along the south and north elevations, a strong horizontality is emphasised along the entire addition, consistent with the surrounding context and vicinity, and utilising flat lined tops. This is carefully considered along the north boundary with an expressed element to provide articulation and relief along this boundary, whereas the south features varying materiality, scale, and slatted screening.

## HERITAGE CONSERVATION MEASURES

The proposed heritage conservation measures include the following items:

- Re pointing Existing External Stonework Reinstating any dilapidated original facade elements
- Repair work and reinstating original building elements
- Removal of any elements not sympathetic with the original design intent for the original building
- Any existing Salt Damp repairs to existing walls
- Cleaning external building render
- Repainting external building envelope
- Repair and reinstating any Roof and storm water management to protect existing render and timber work

## DESIGN APPROACH TO EXISTING HERITAGE FABRIC

The design intent for the proposed addition aims to conceal any structural elements within the existing building walls. Any reinstatement of existing internal plaster work will be to make good to adjoining surfaces and to match to existing areas.

No evidence of new works will be visible to existing walls, floors, ceilings and openings to Bed 2 & 3 - Refer DA02 for location and extents of proposed structural elements.

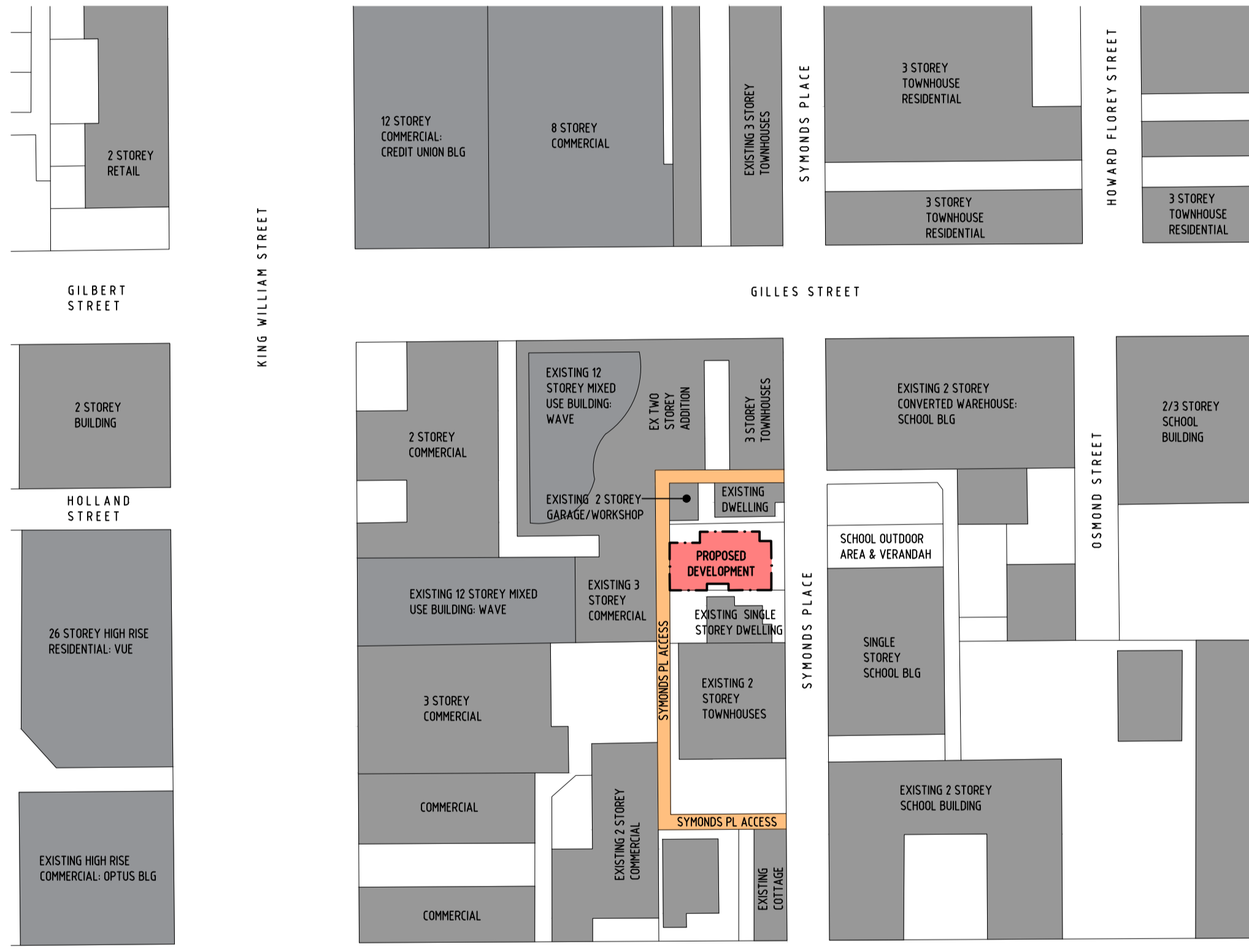
## MATERIALITY

In line with heritage consultation, the new building addition consists of lightweight metal wall cladding and construction to sharply contrast new works with existing heritage built form. The set-back, front facing section of the addition features modelled glass and Colorbond® cladding in a modern way to provide solidity and synergy with the 12-storey building which acts as a backdrop to the rear. Along the south and west elevations, new monolithic masonry walls and face brickwork is employed to tie in with existing context and surrounding built form along Symonds Place.

## OVERLOOKING MEASURES

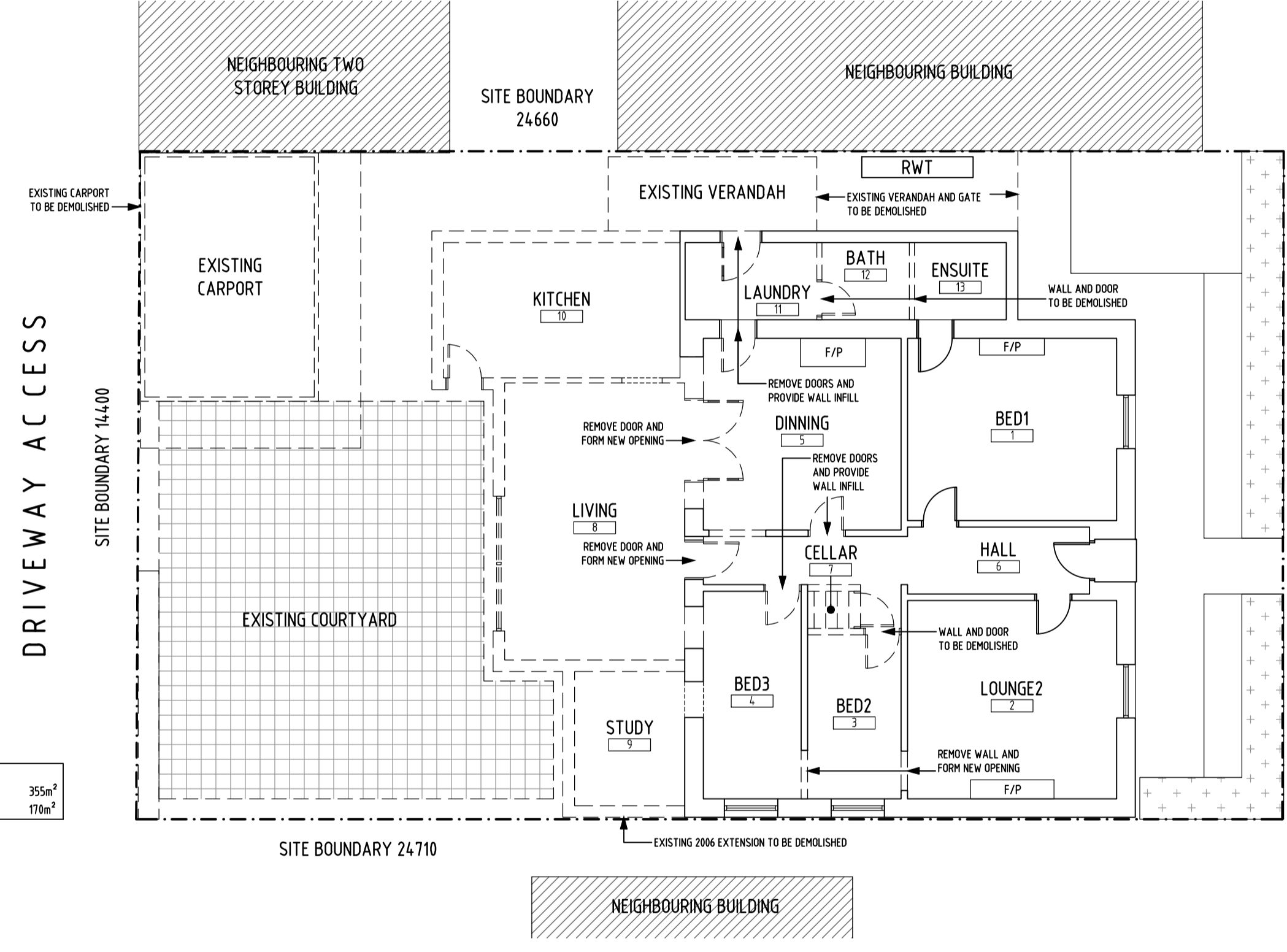
Key overlooking measures include the following:

- High Level Sills
- Physical screening devices
- Opaque glazing
- Treatment of elevation openings in relation adjoining context.

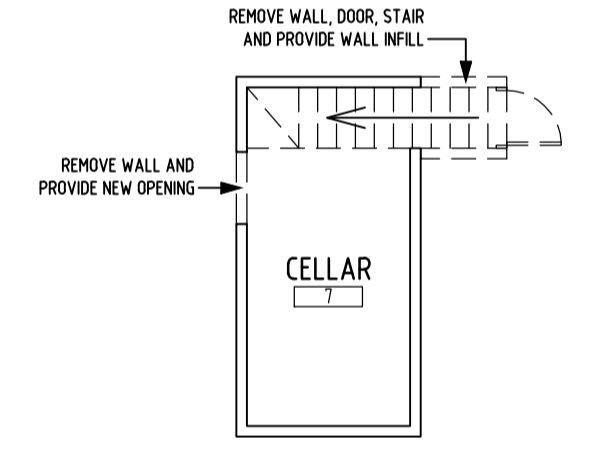


1 LOCATION PLAN 1:1000

TABLE OF AREAS	
SITE AREA	355m <sup>2</sup>
EXISTING GROUND FLOOR	170m <sup>2</sup>



2 EXISTING/DEMOLITION PLAN 1:100



3 EXISTING CELLAR PLAN 1:100

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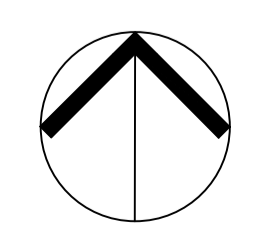
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 South Australia 5000  
 +61 8 8232 3626  
 admin@ggand.com.au  
 ggand.com.au



project SYMONDS RESIDENCE

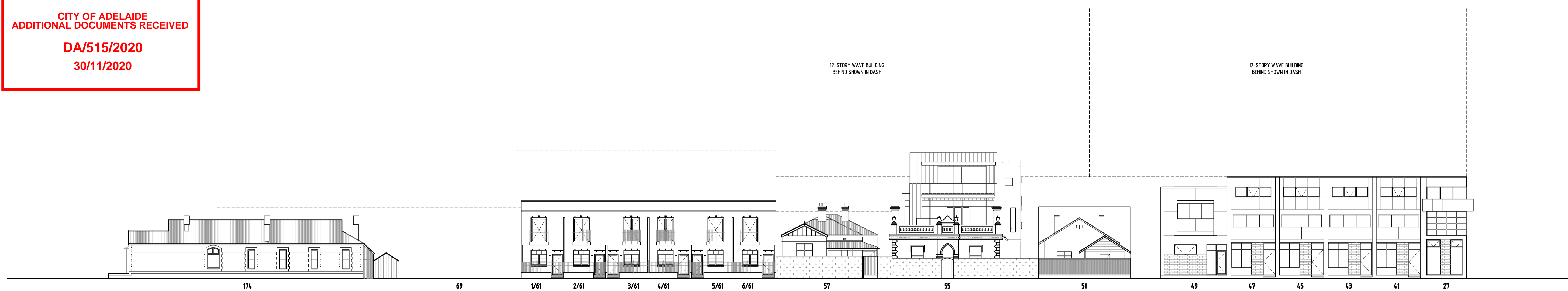
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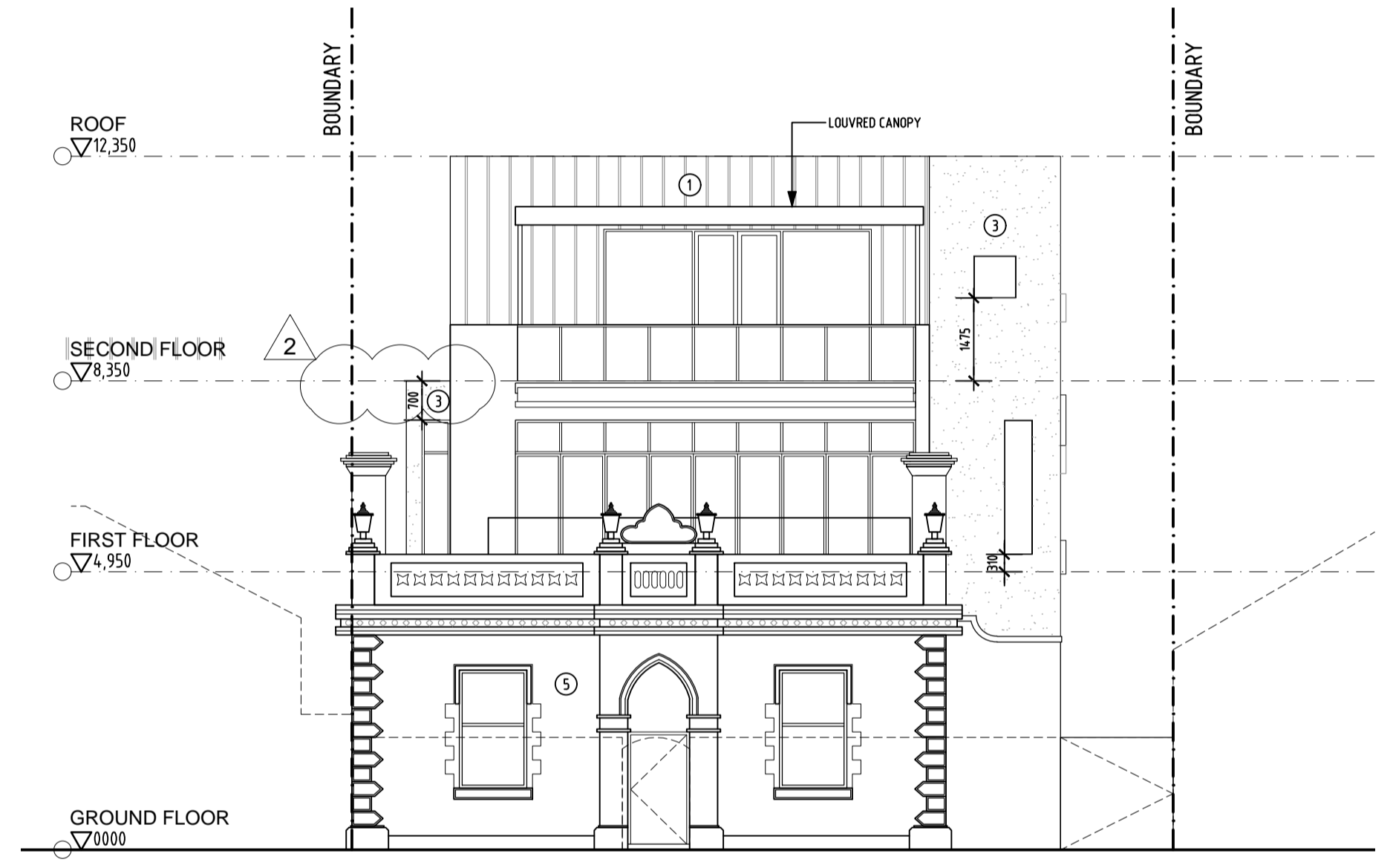
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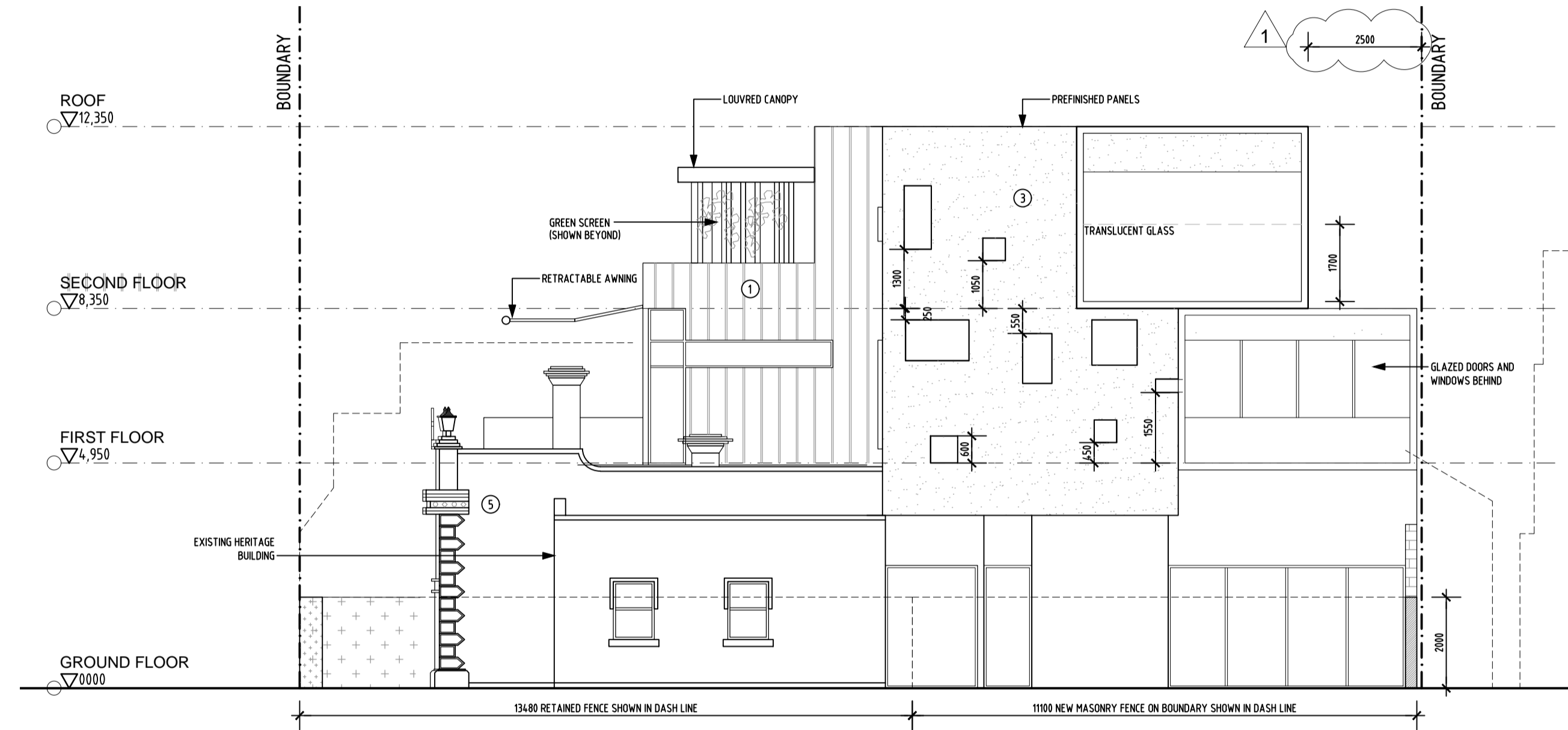
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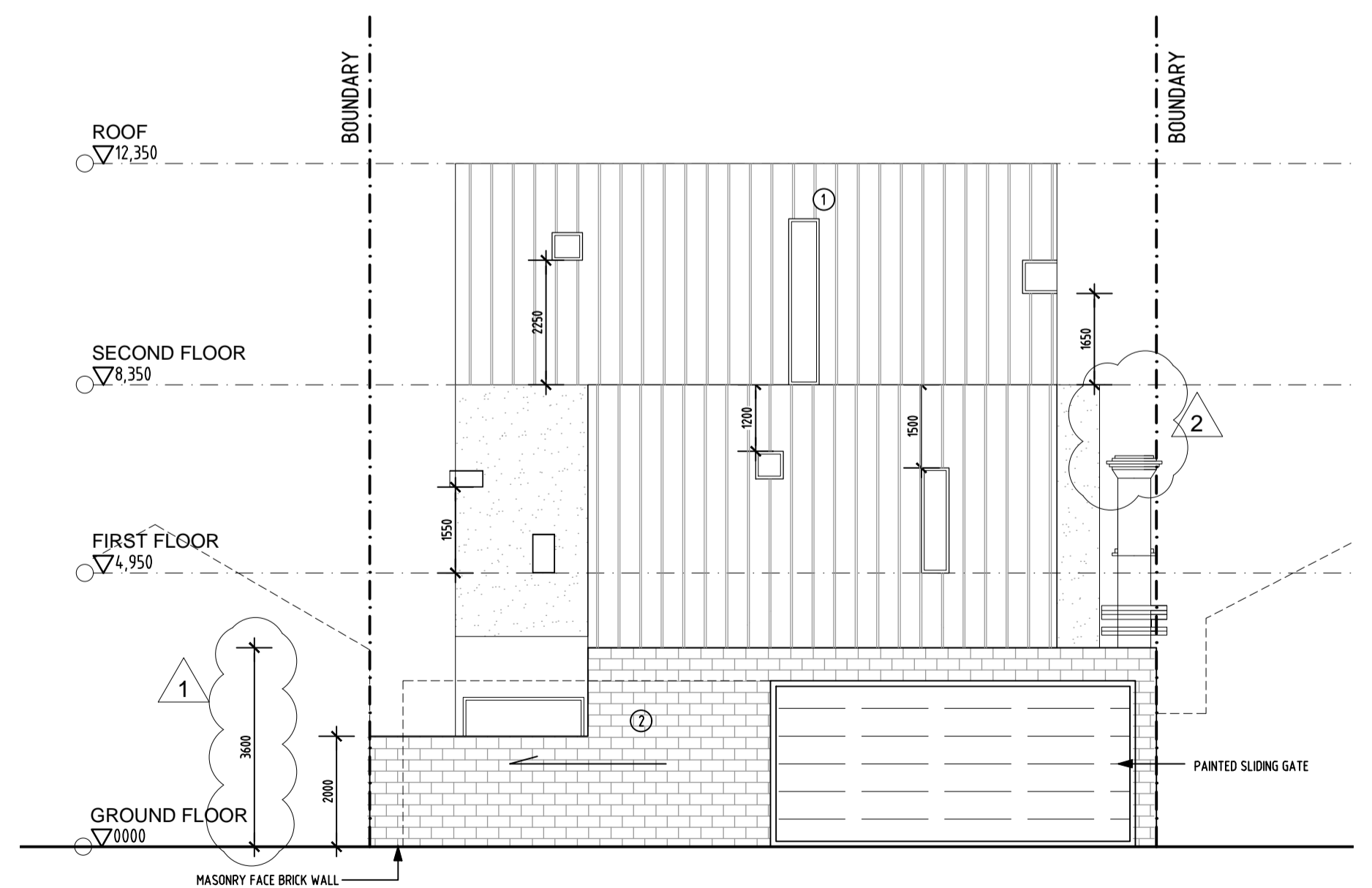
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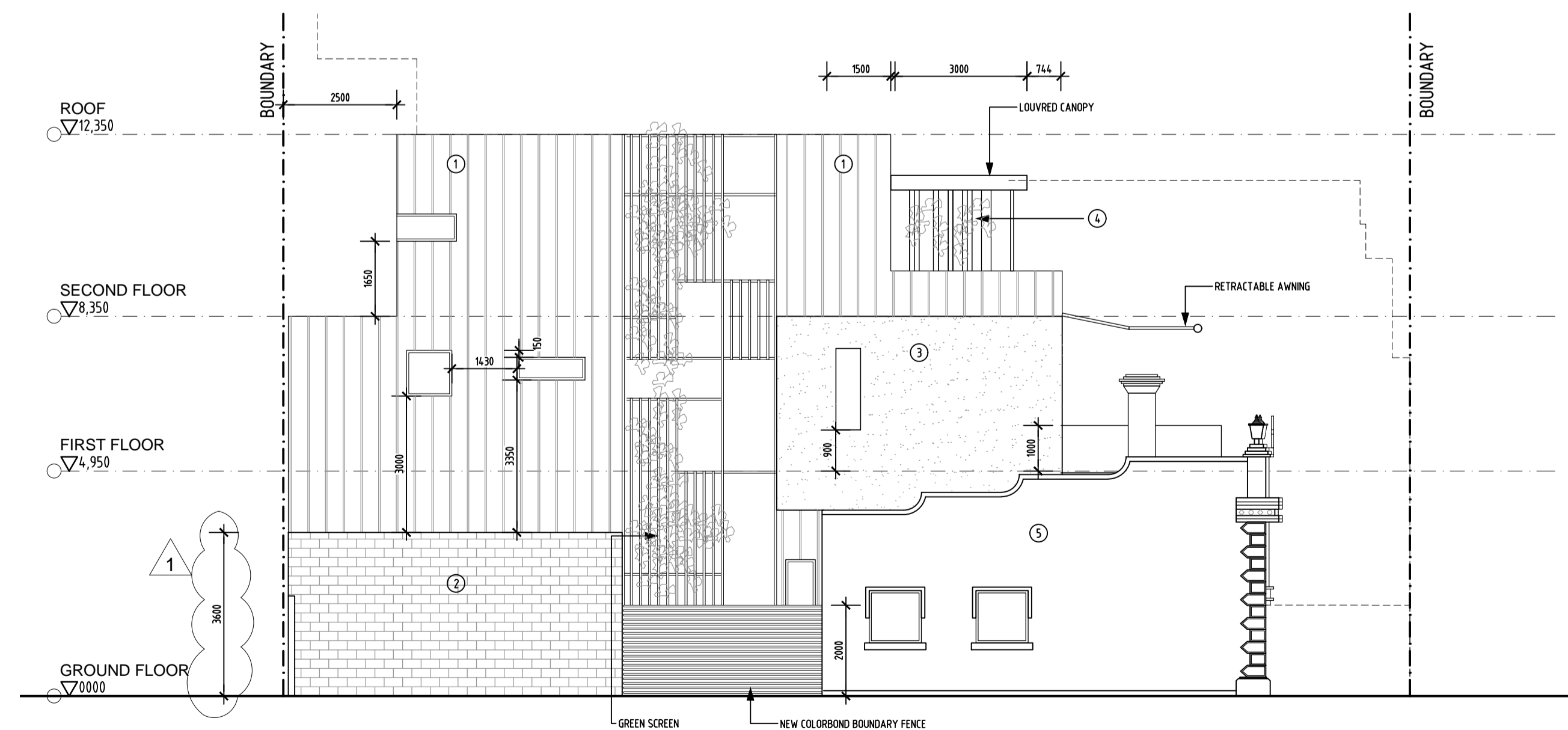
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2 NORTH ELEVATION 1:100



3 WEST ELEVATION 1:100



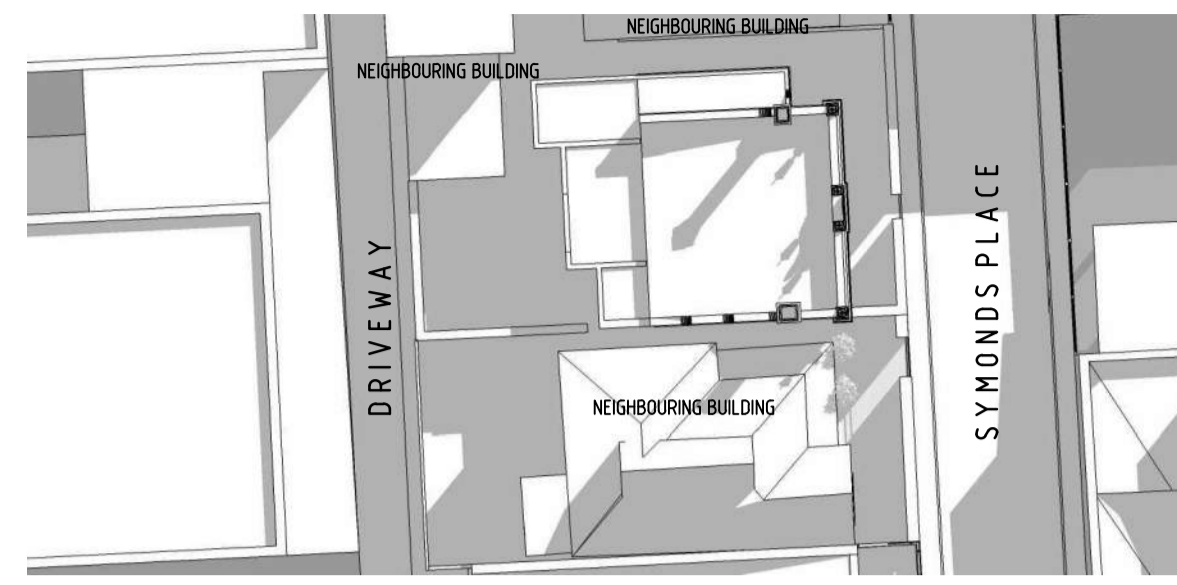
4 SOUTH ELEVATION 1:100

- MATERIALS TABLE**
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  2. MASONRY FACE BRICK WALL
  3. SMOOTH GREY PREFINISHED PANEL
  4. SLATTED SCREEN
  5. EXISTING BUILDING TO BE RETAINED
- GENERAL NOTES:**
- ALUMINUM WINDOWS
  - COLORBOND ROOF DECK
  - ALL DOWN PIPES TO BE CONNECTED TO EXISTING STORMWATER SYSTEM TO STREET

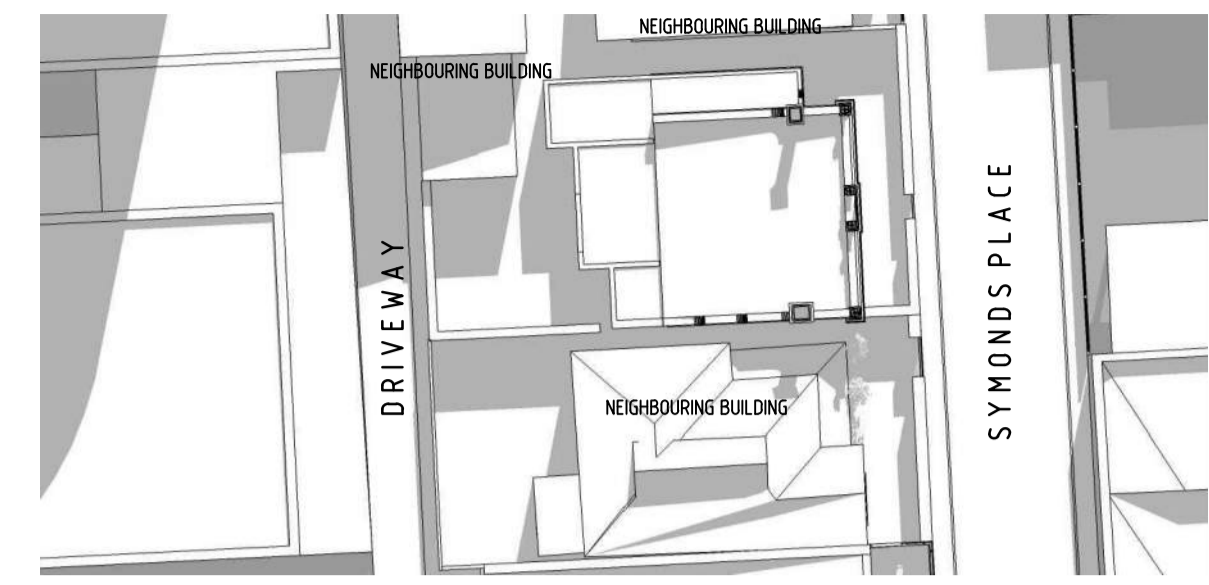
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South Australia 5000  
+61 8 8232 3626  
admin@ggand.com.au  
ggand.com.au

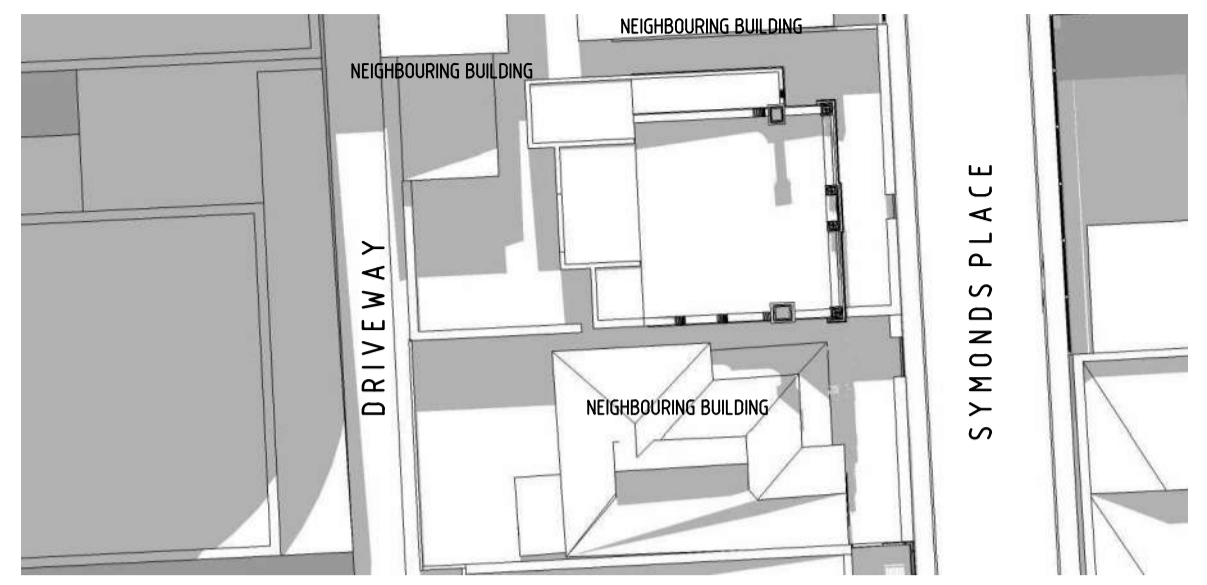
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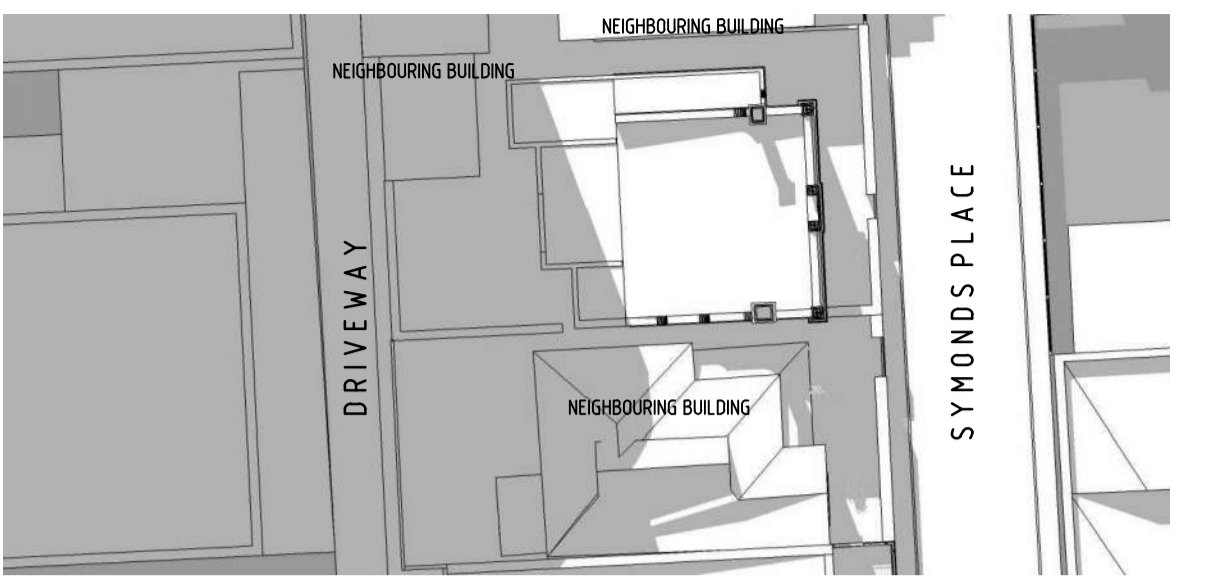
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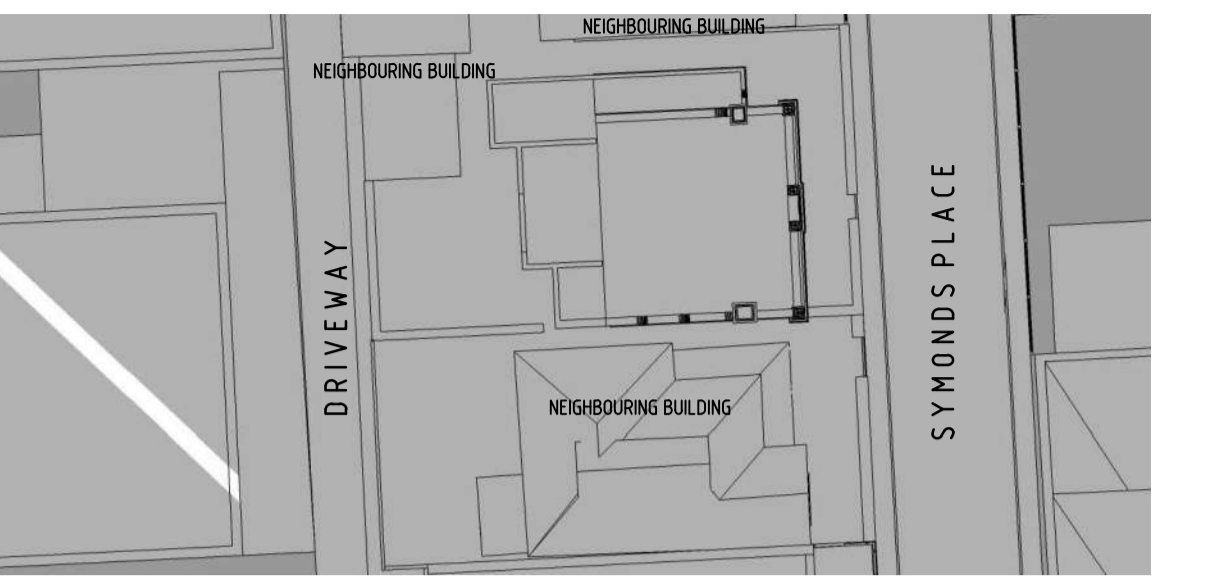
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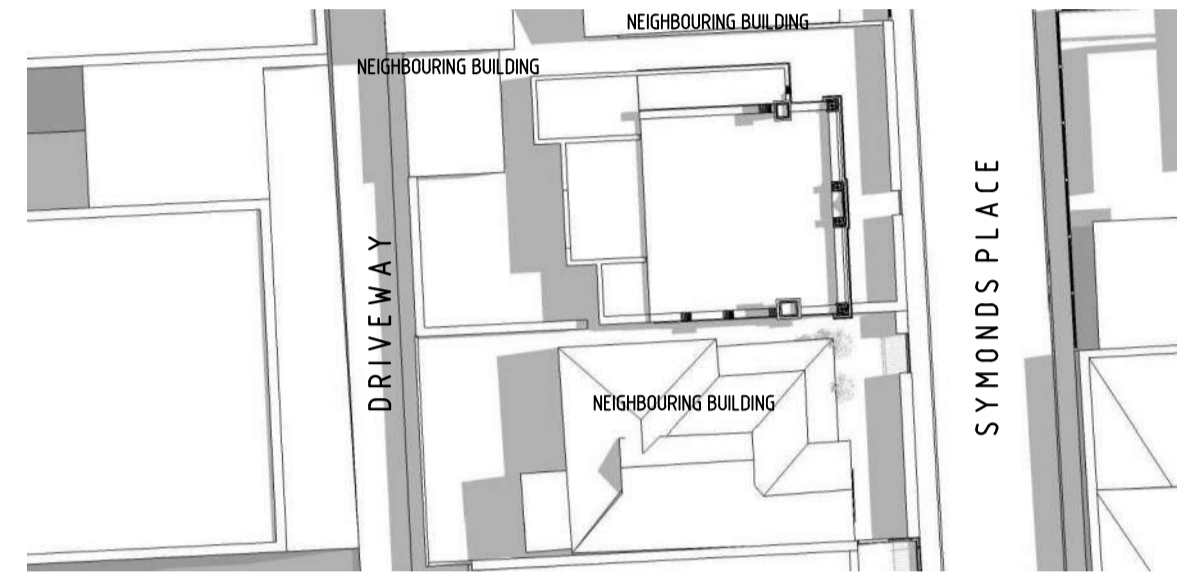
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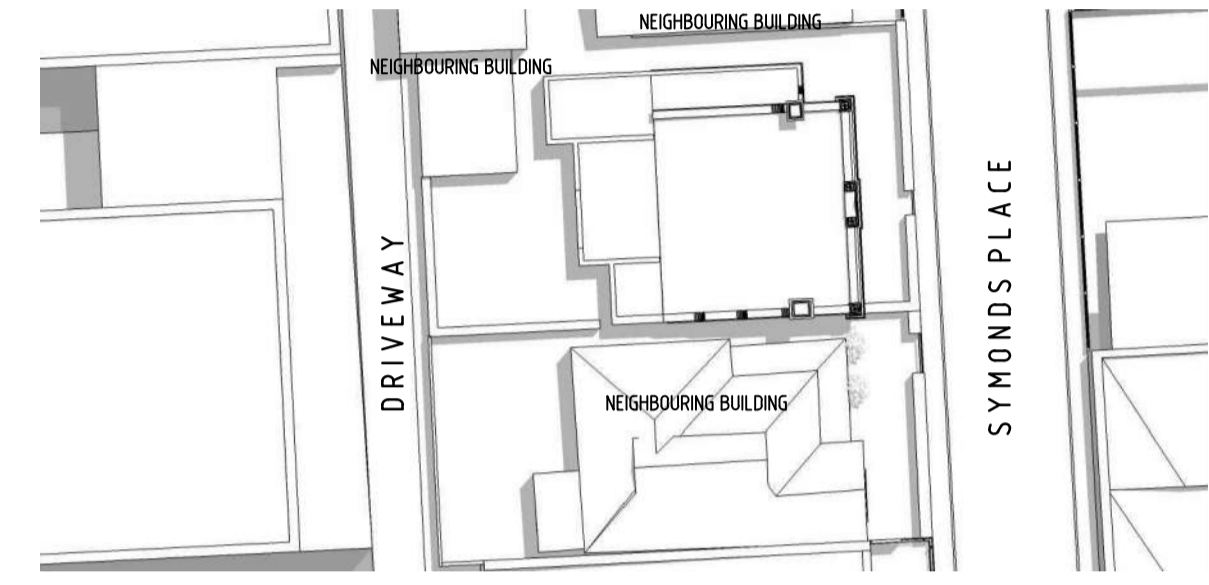
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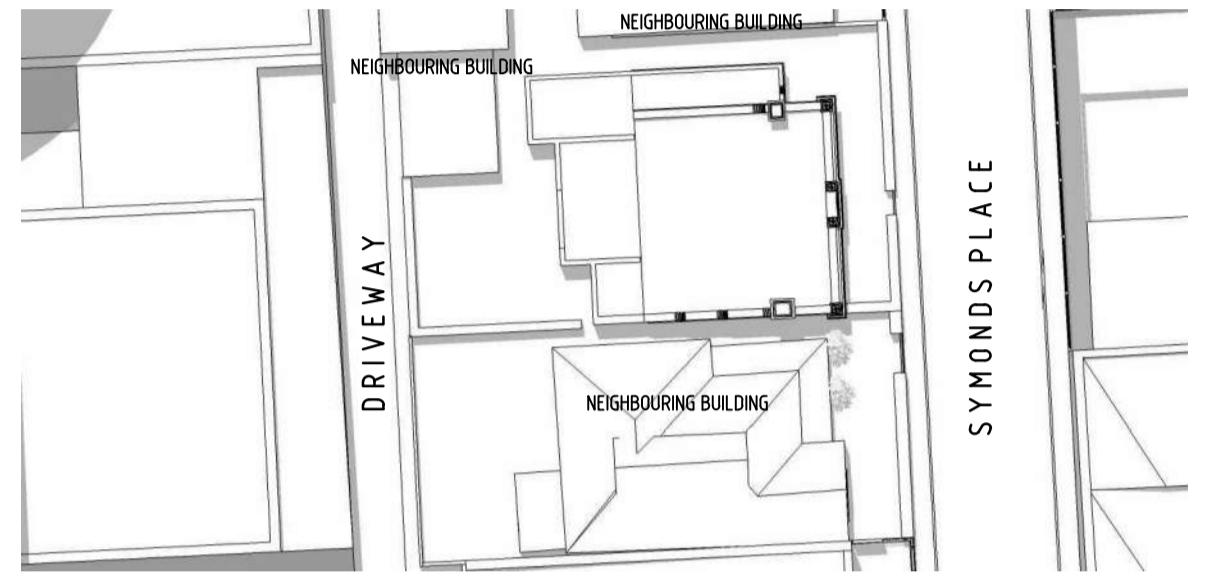
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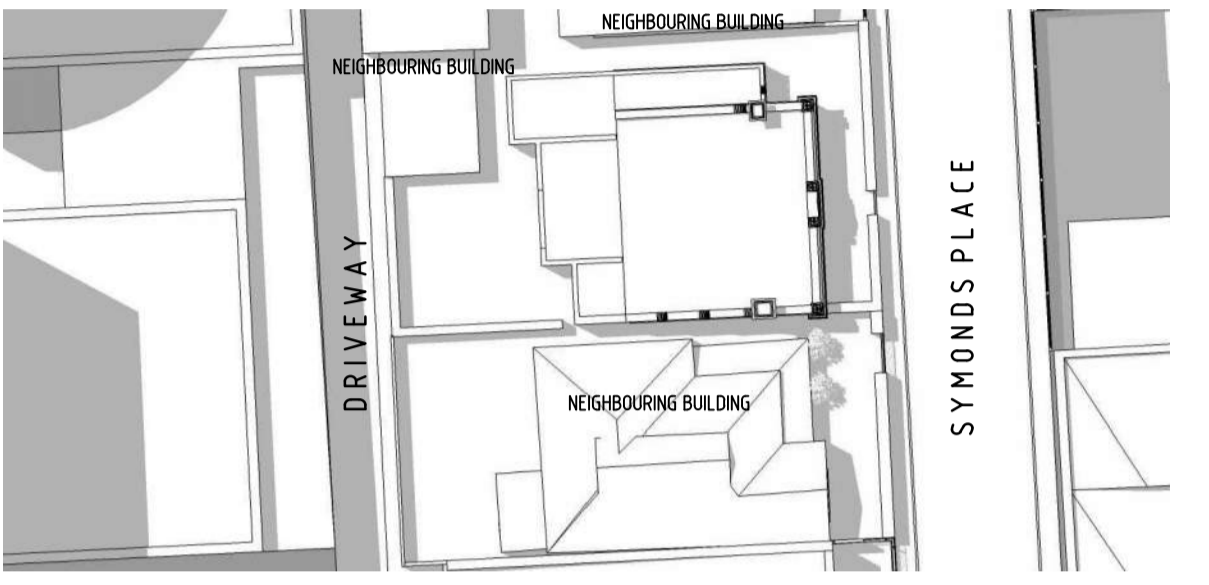
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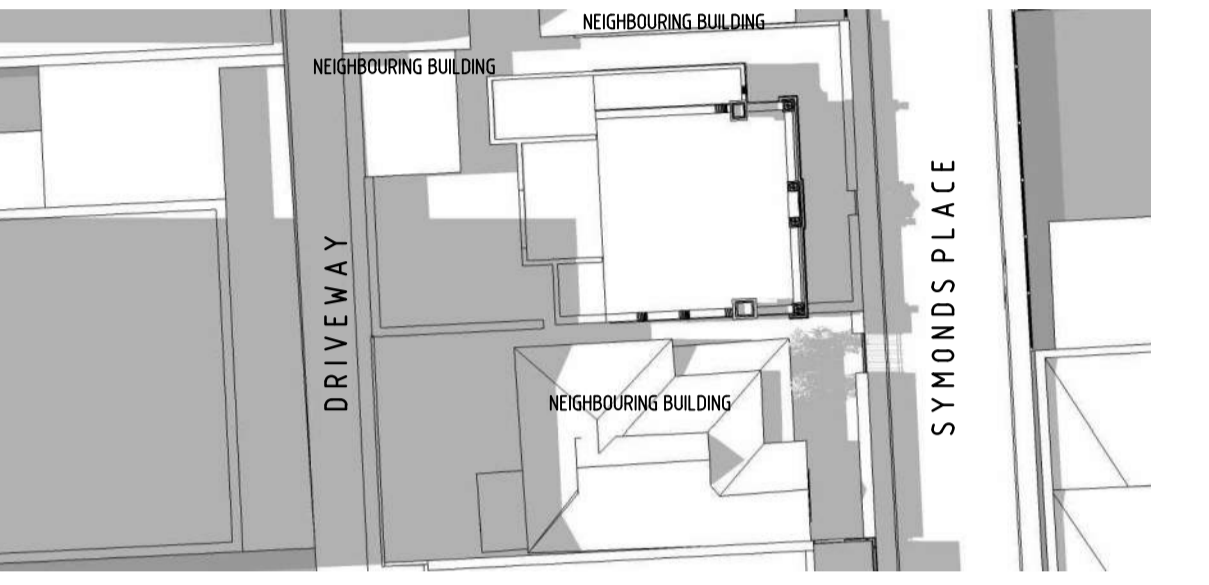
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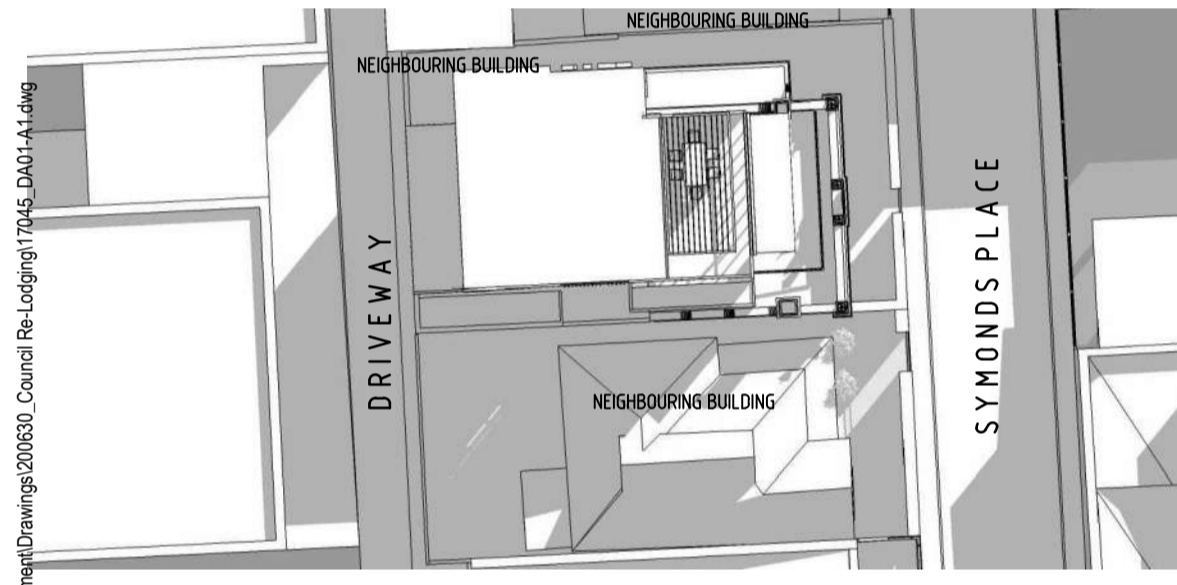
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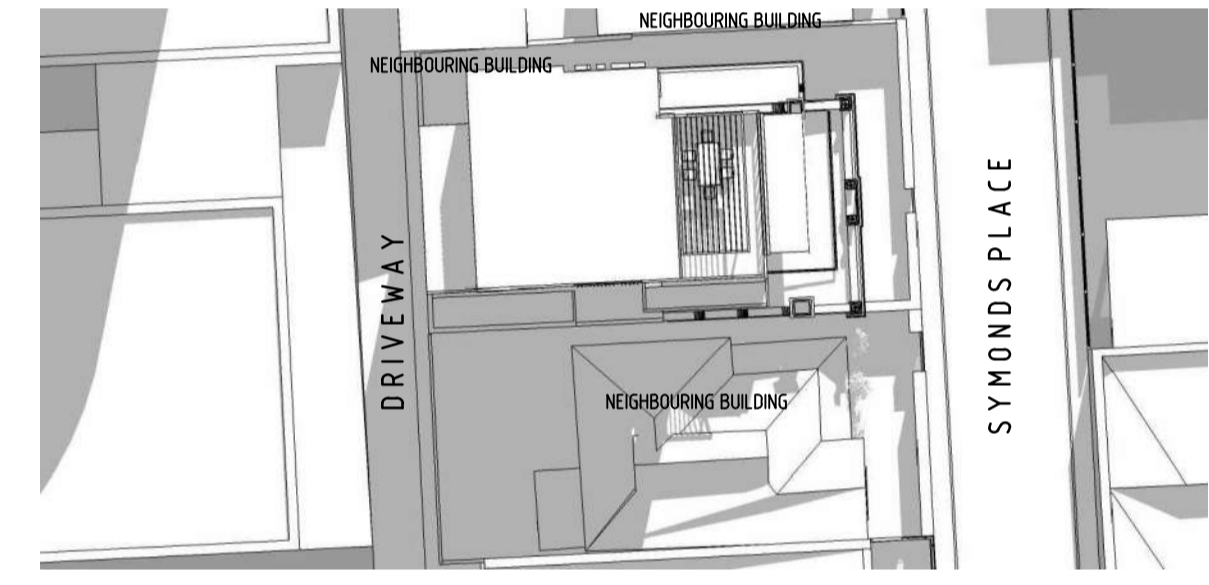
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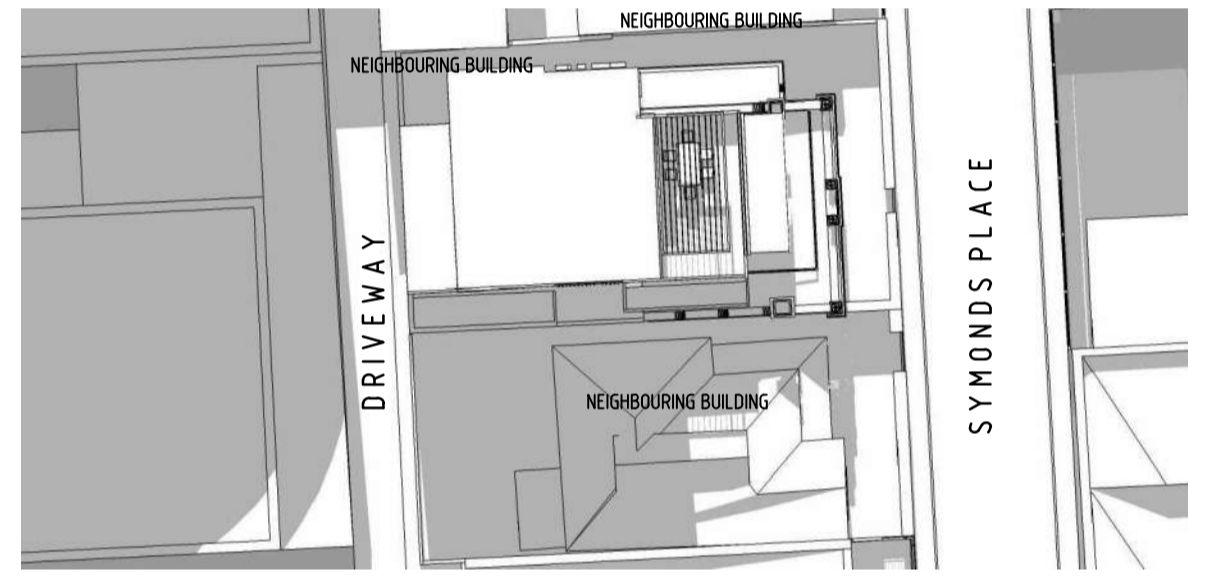
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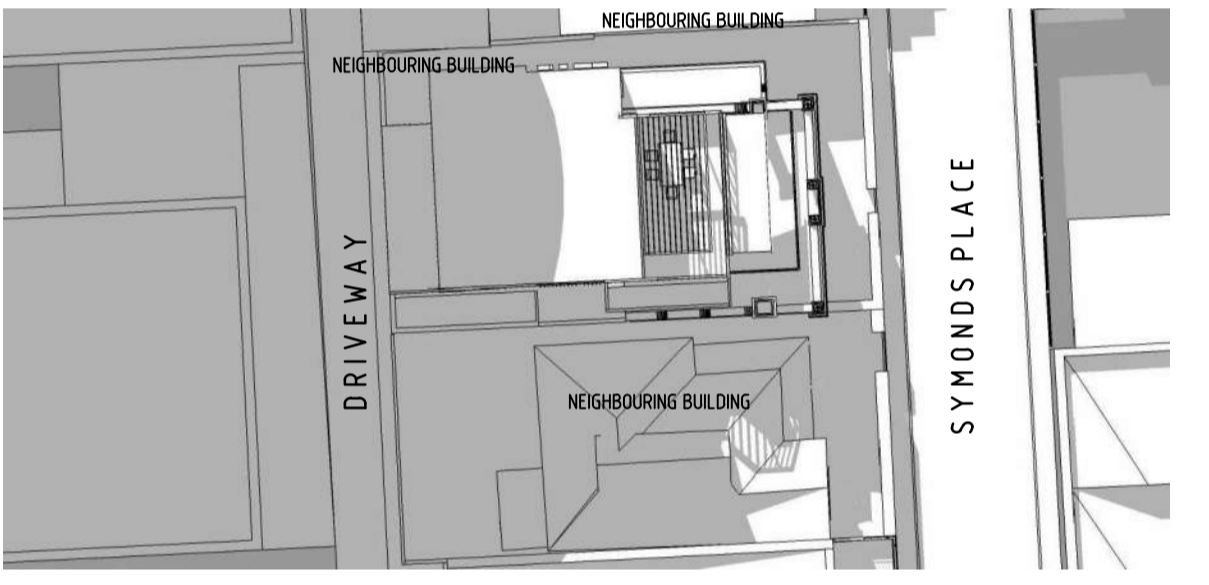
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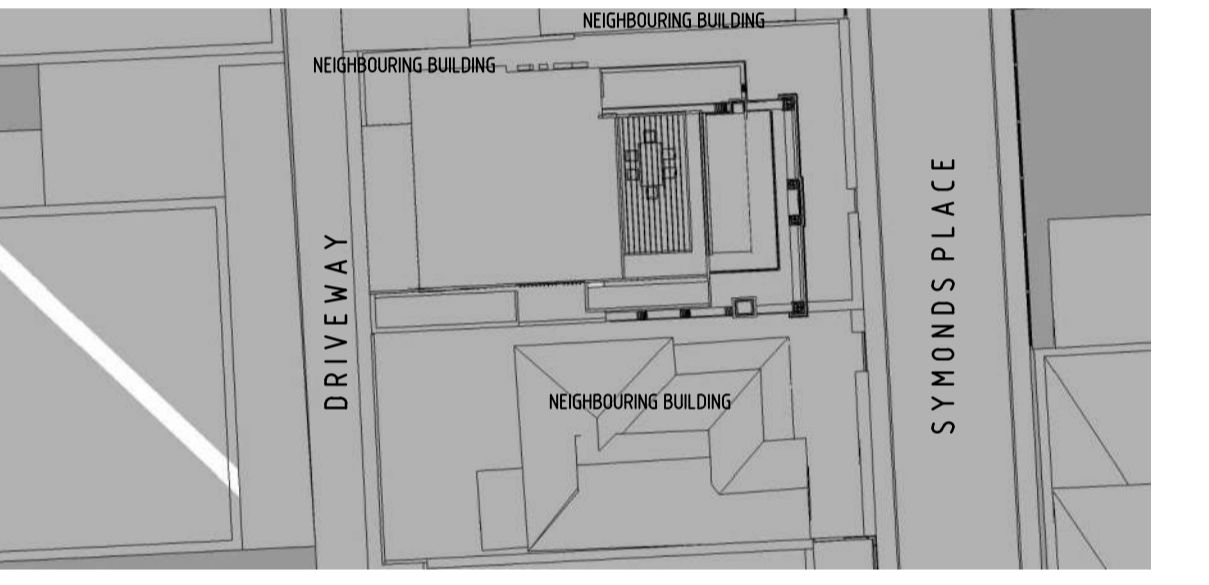
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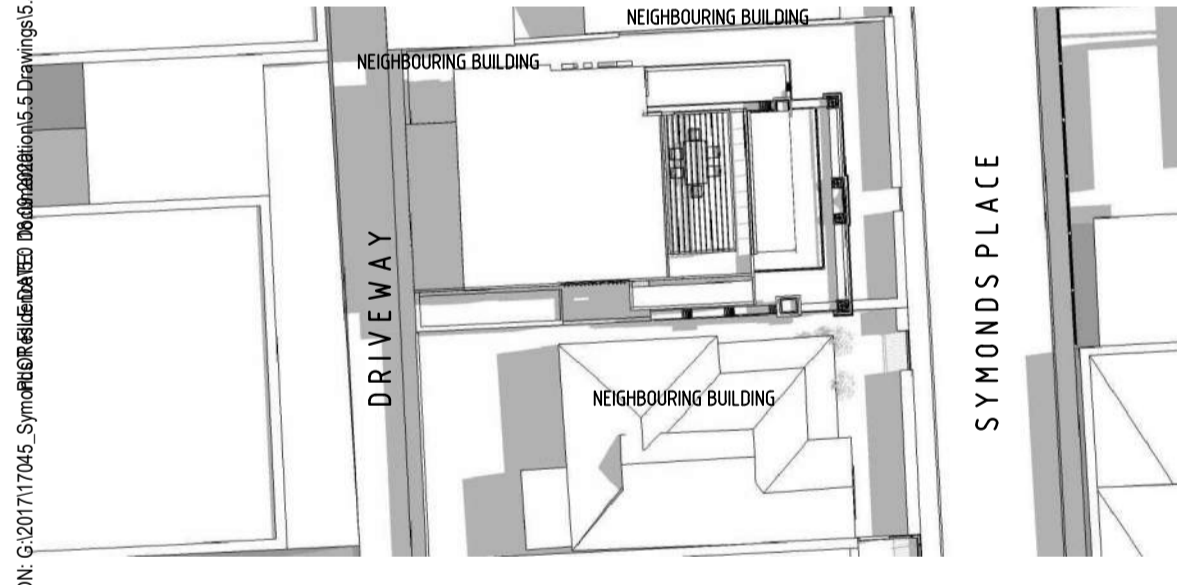
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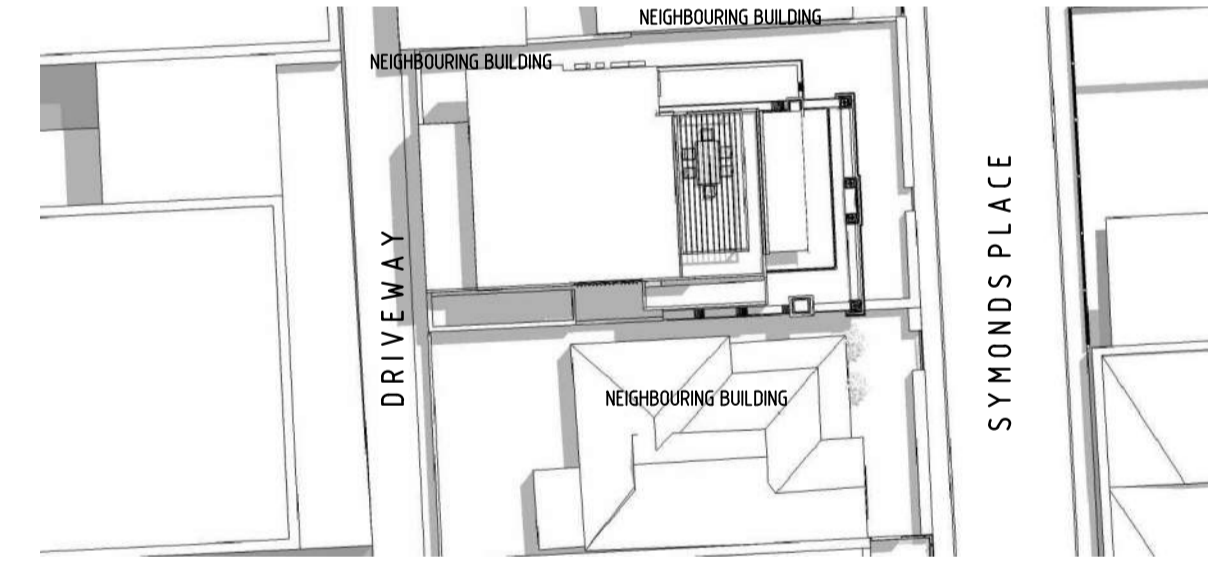
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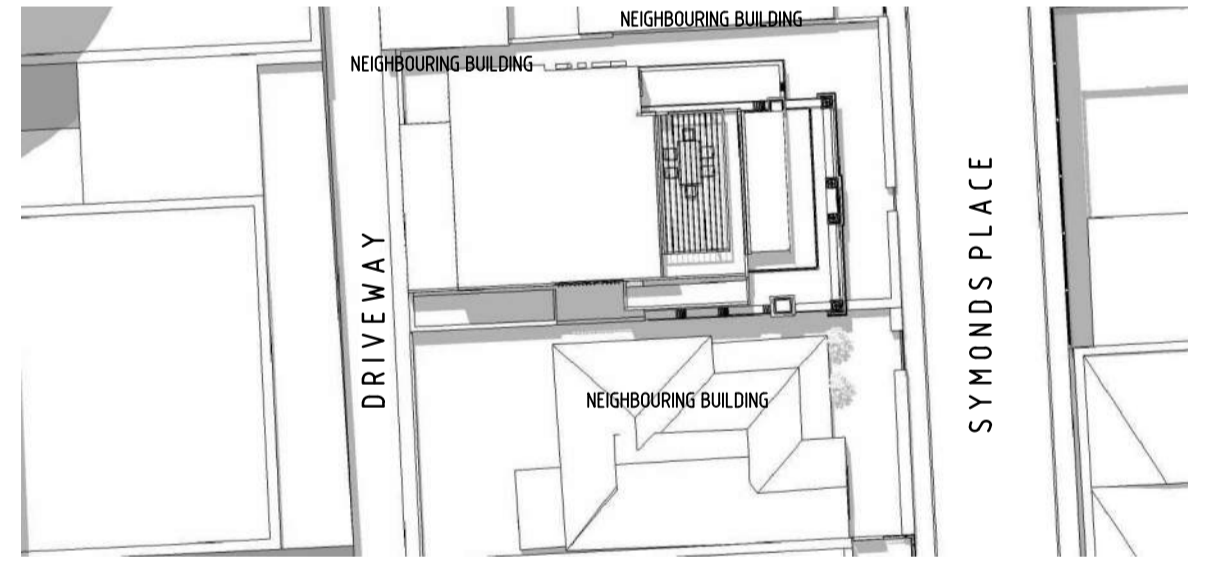
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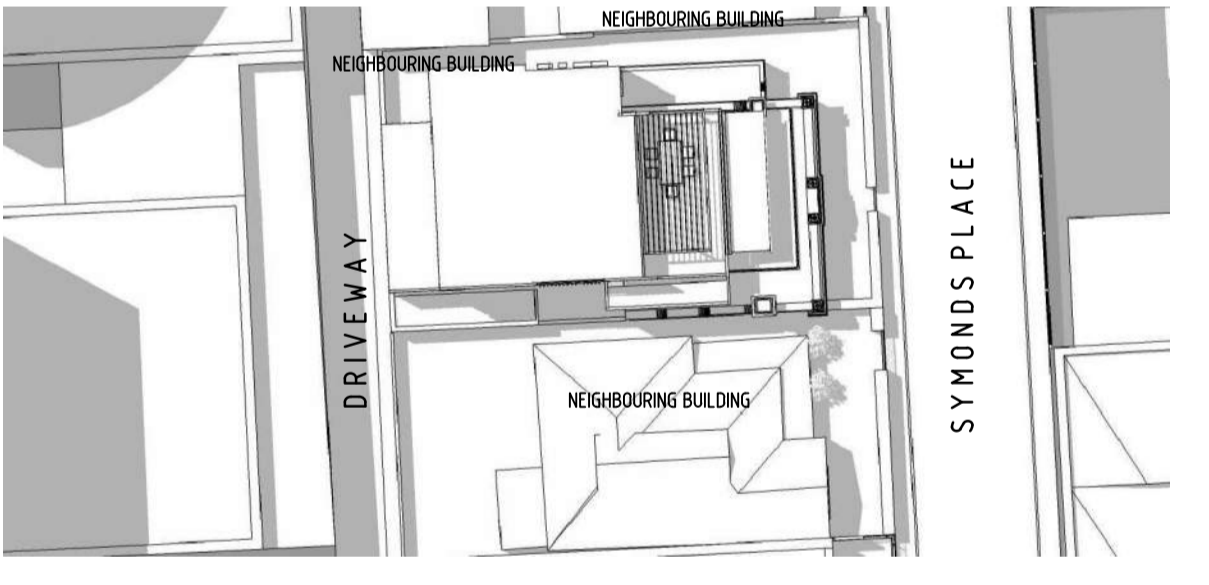
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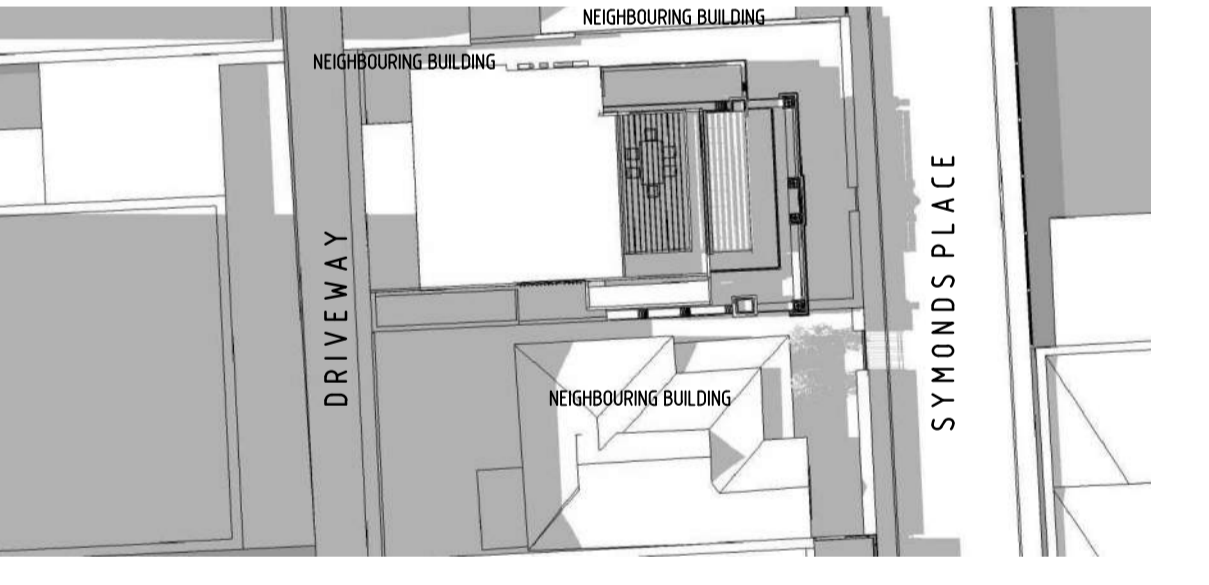
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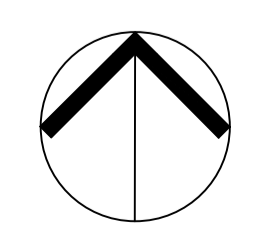
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A1 SHEET

GRIEVE  
GILLETT  
ANDERSEN

243 Pine Street Adelaide  
South Australia 5000  
+61 8 8232 3626  
admin@ggand.com.au  
ggand.com.au



project SYMONDS RESIDENCE

drawing SUN ANALYSIS

job no. 17045

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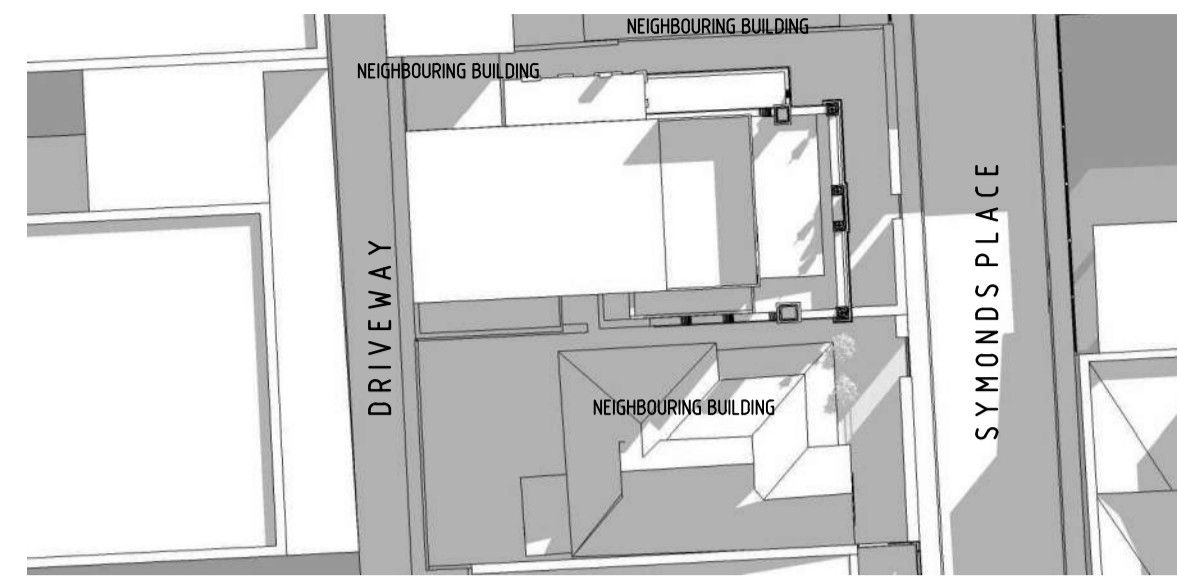
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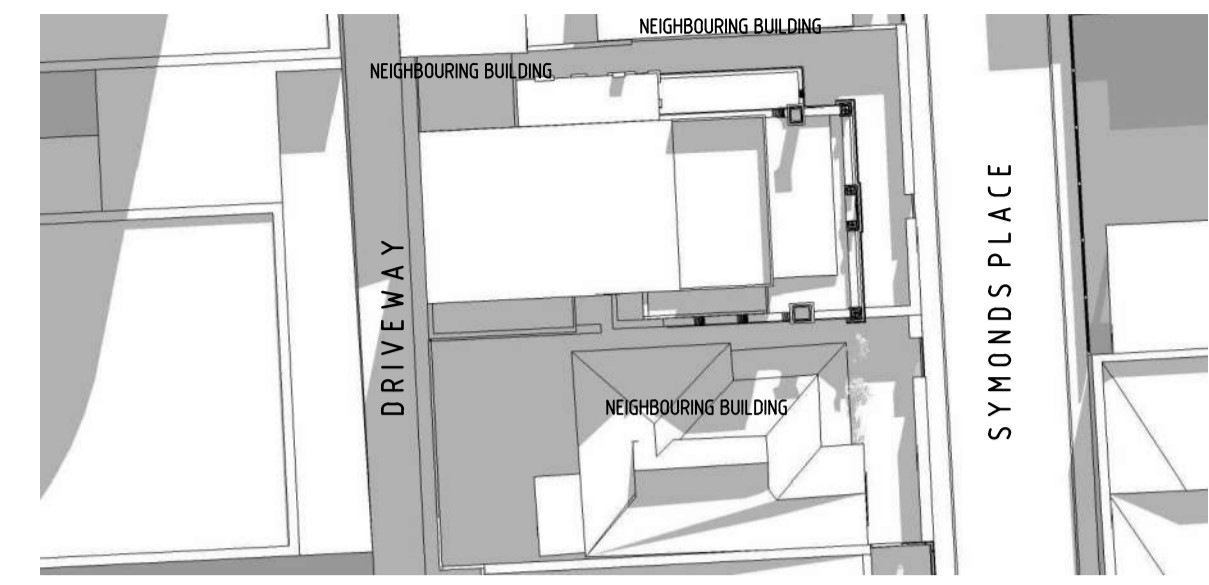
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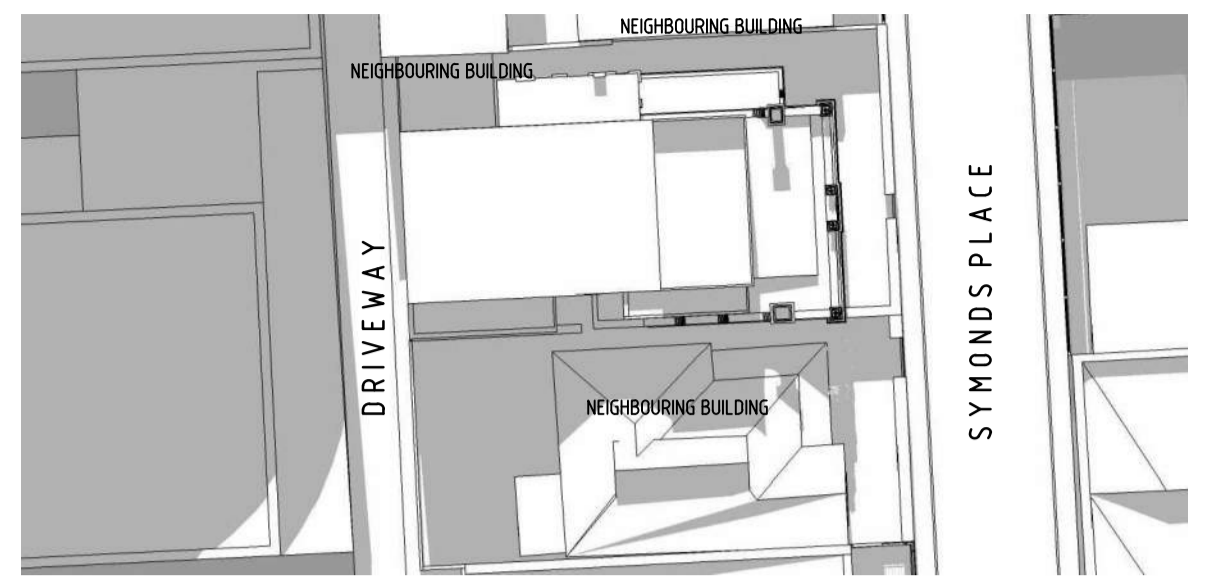




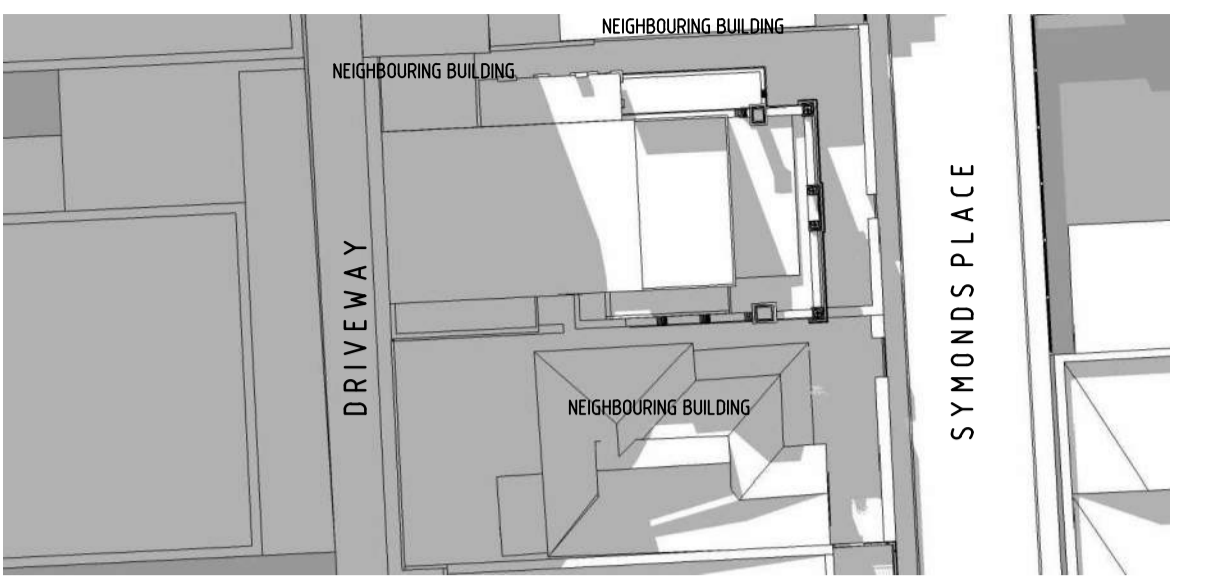
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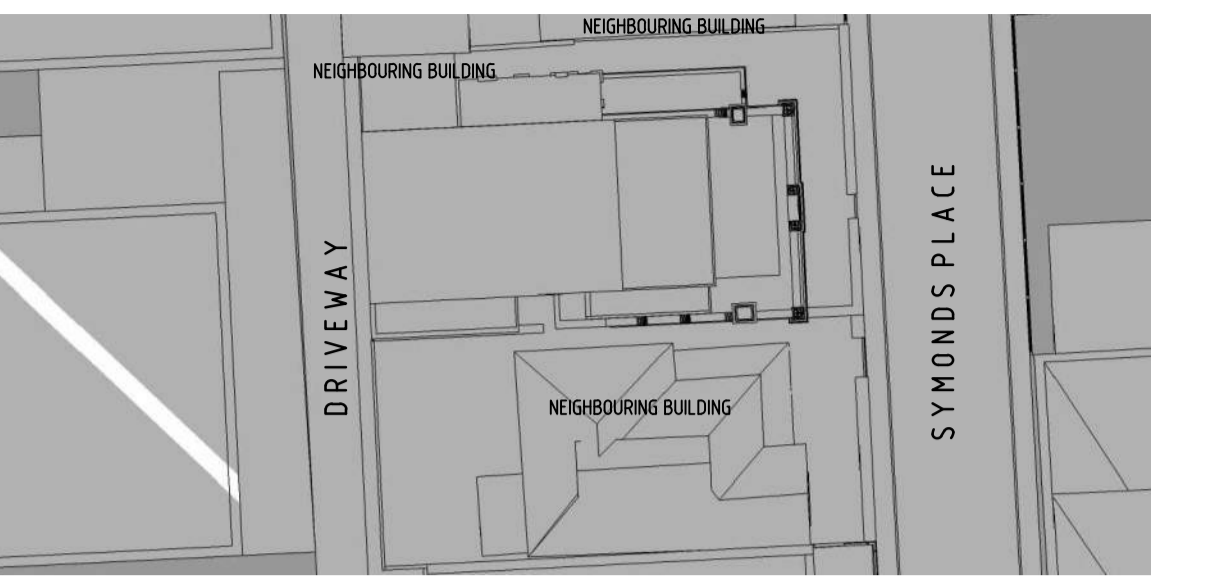
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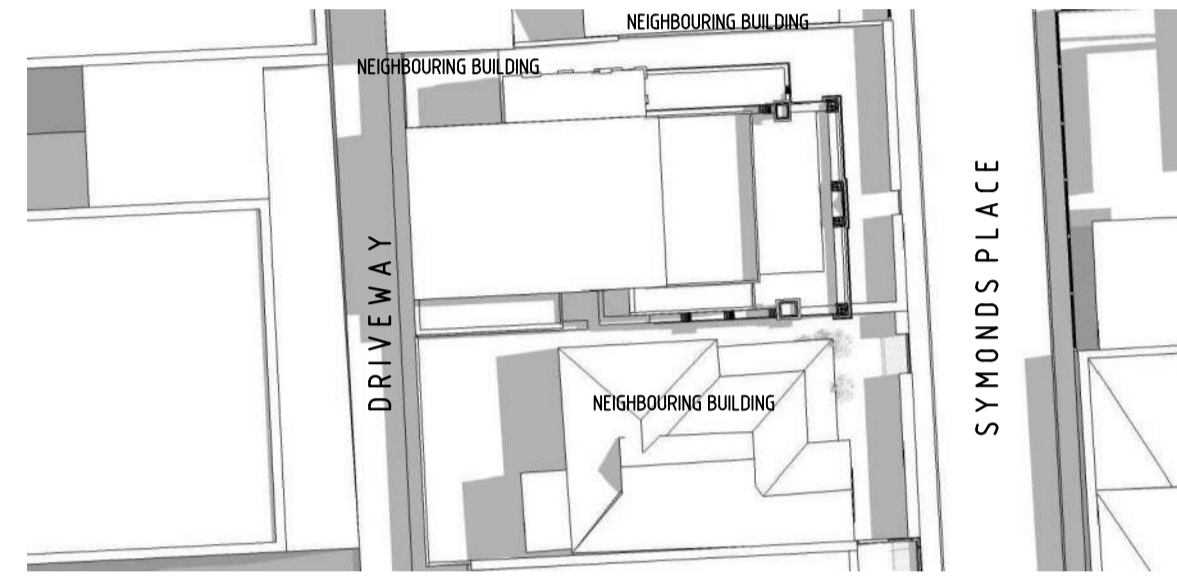
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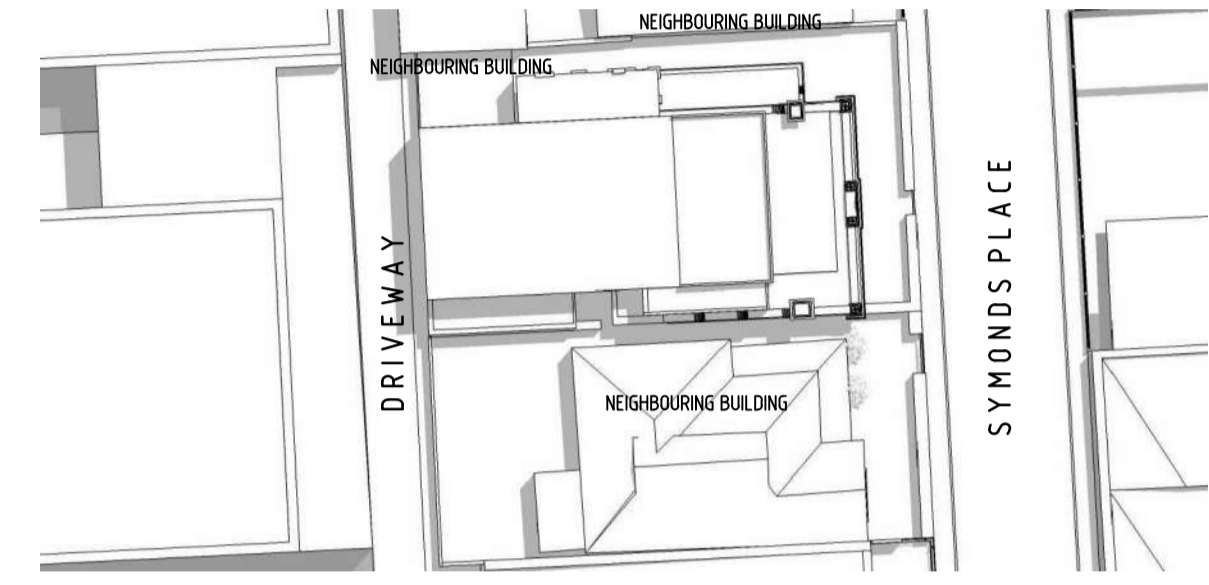
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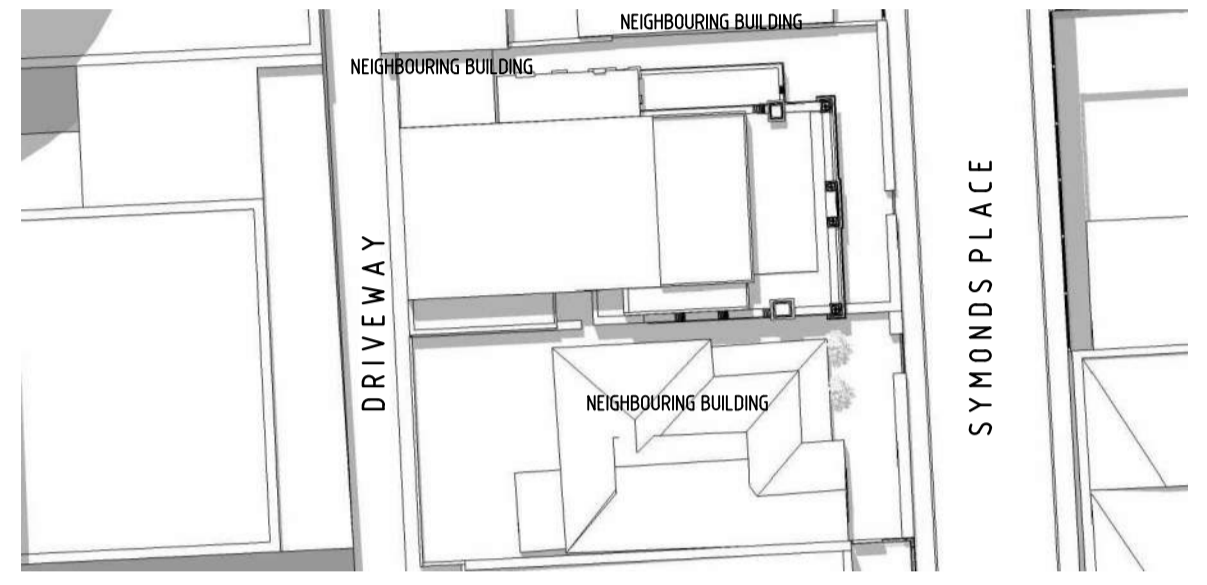
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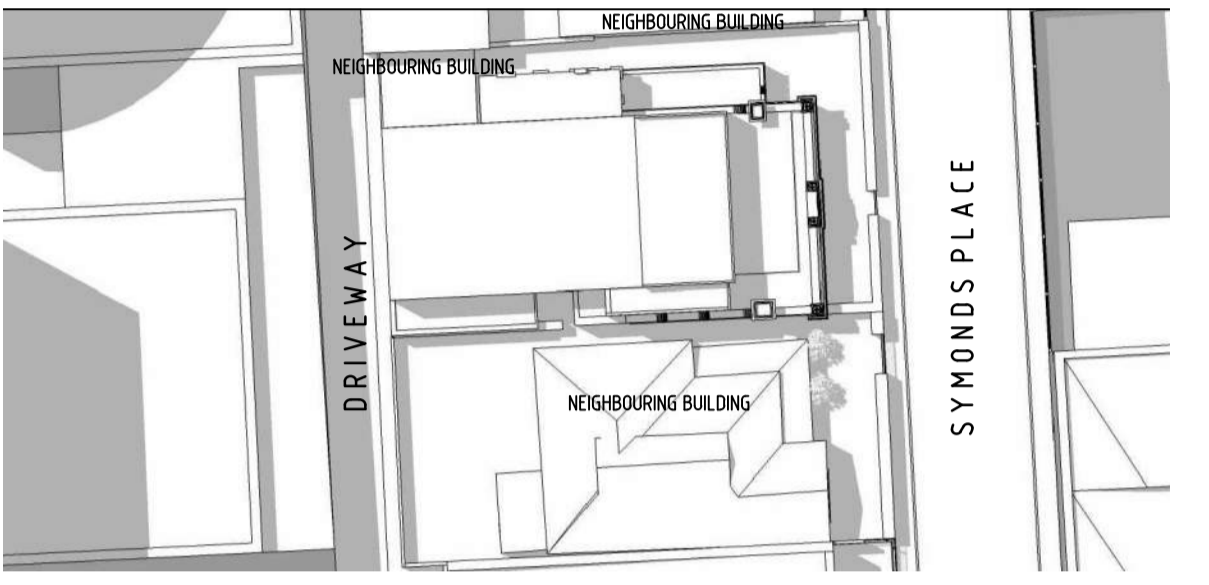
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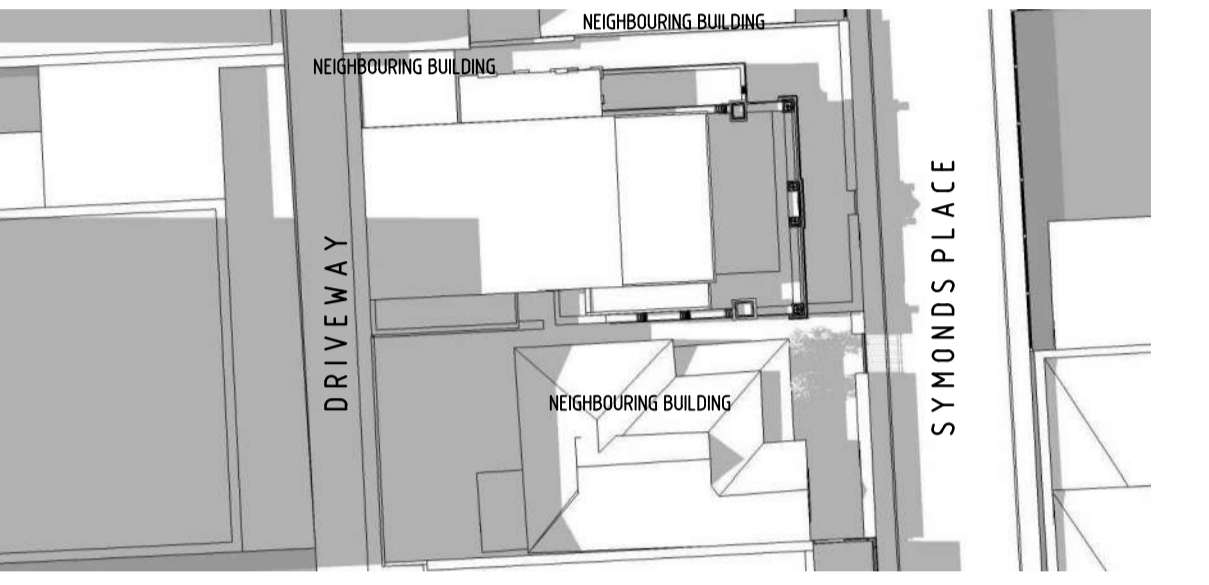
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○ DECEMBER 21ST - 3PM  
2 STOREY

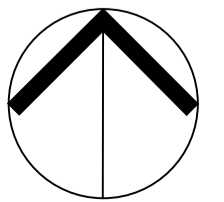
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PLOT FILE TIME: 1:32 PM

A1 SHEET



243 Pine Street Adelaide  
South Australia 5000  
+61 8 8232 3626  
admin@ggand.com.au  
ggand.com.au



project SYMONDS RESIDENCE

address 55 SYMONDS PLACE  
ADELAIDE, SA 5000

drawing 2 STOREY  
SUN ANALYSIS

job no. 17045  
dwg. no. DA05  
scale AS INDICATED  
date 02/09/2020  
revision -

# SUN SHADING - PROPOSED



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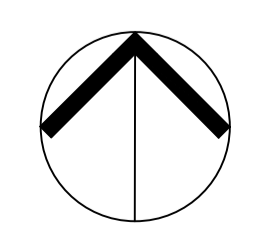
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A1 SHEET

**GRIEVE  
GILLET  
ANDERSEN**

243 Pirie Street Adelaide  
South Australia 5000  
+61 8 8232 3626  
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ADDITIONAL DOCUMENTS RECEIVED**  
**DA/515/2019**  
**26/11/2020**



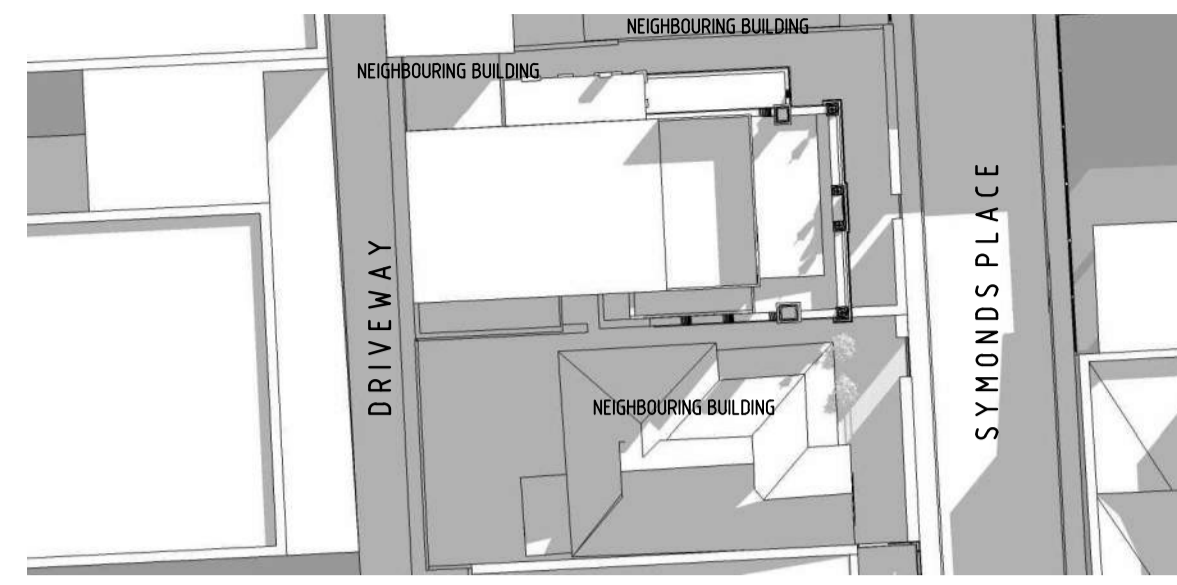
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drawing SUN ANALYSIS  
PROPOSED

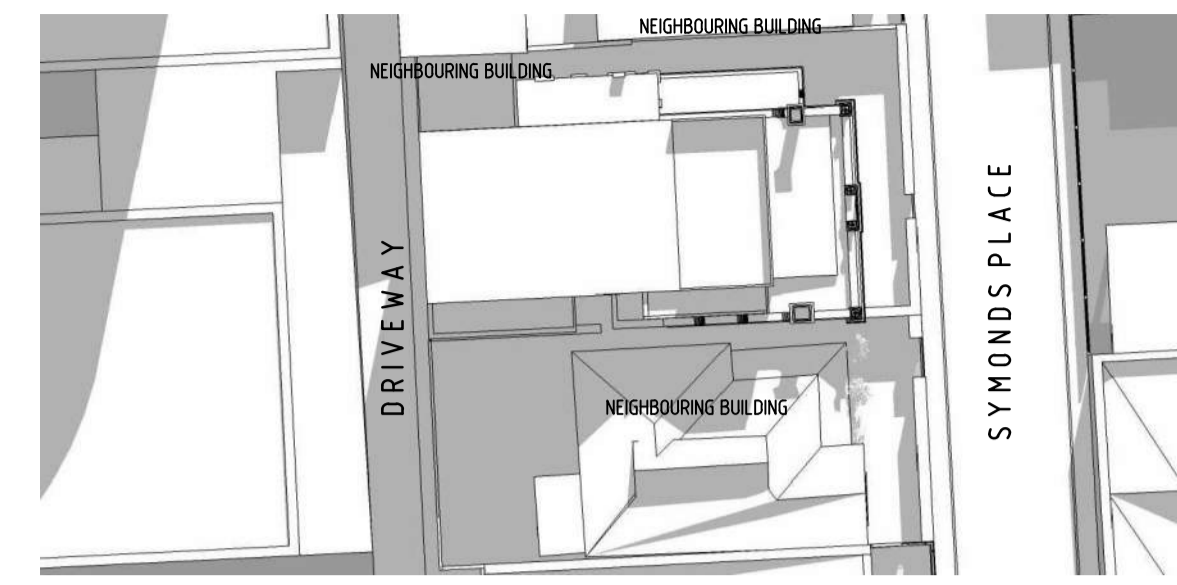
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job no. 17045  
dwg. no. DA04  
scale AS INDICATED  
date 25/11/2020  
revision 1

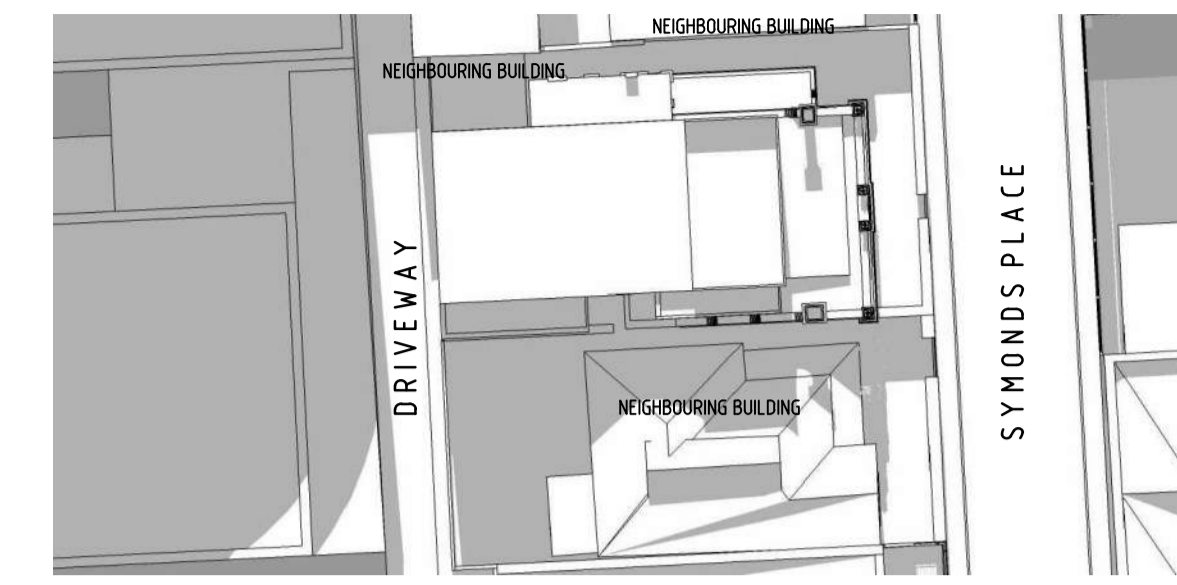
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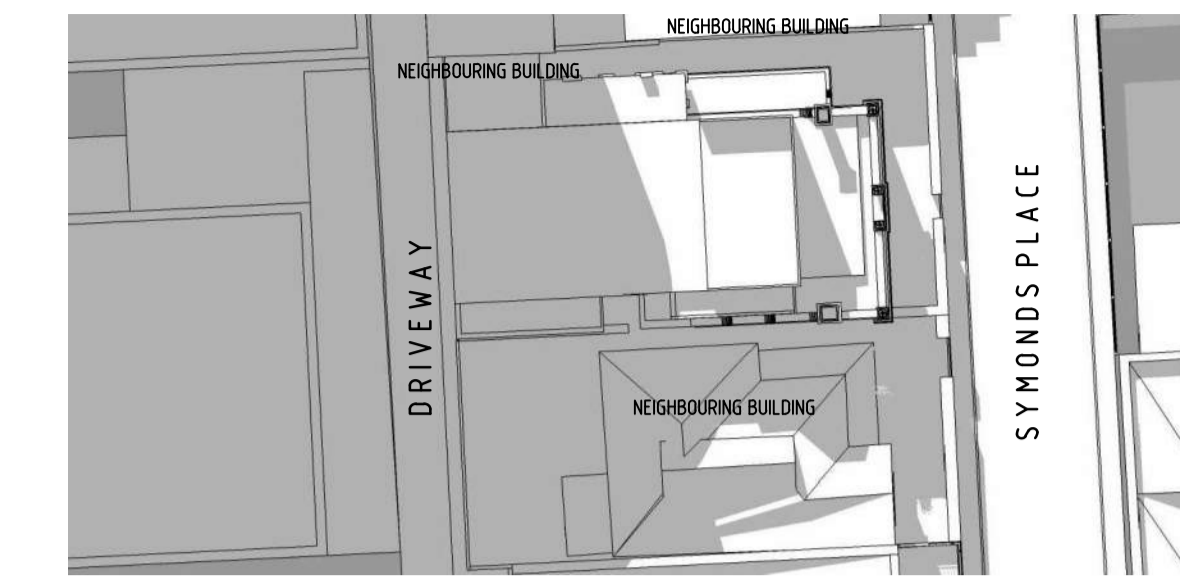
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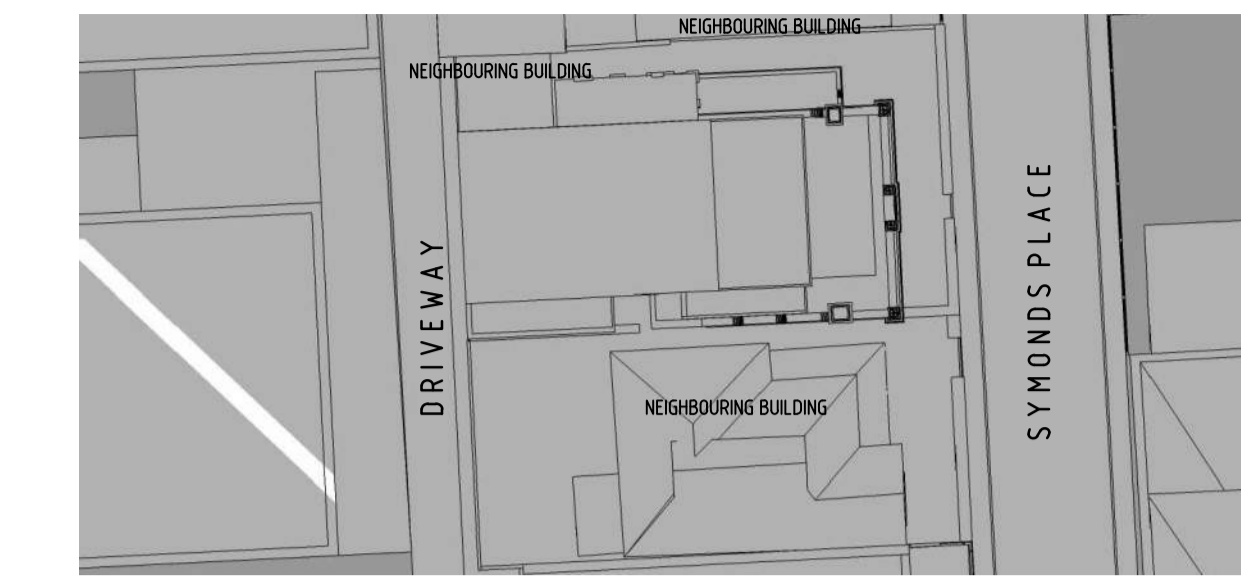
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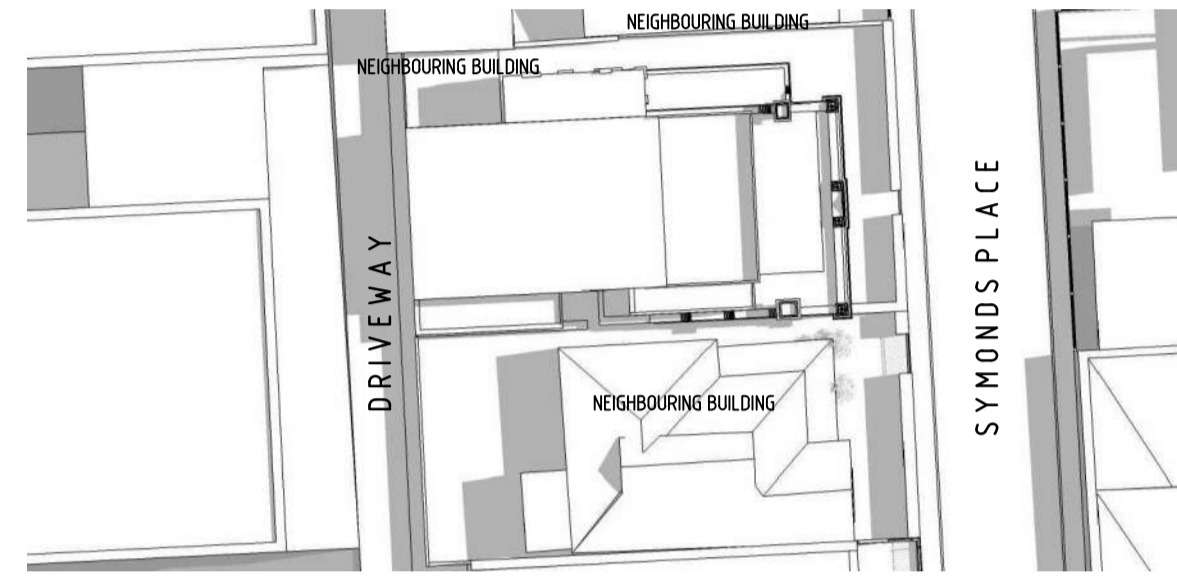
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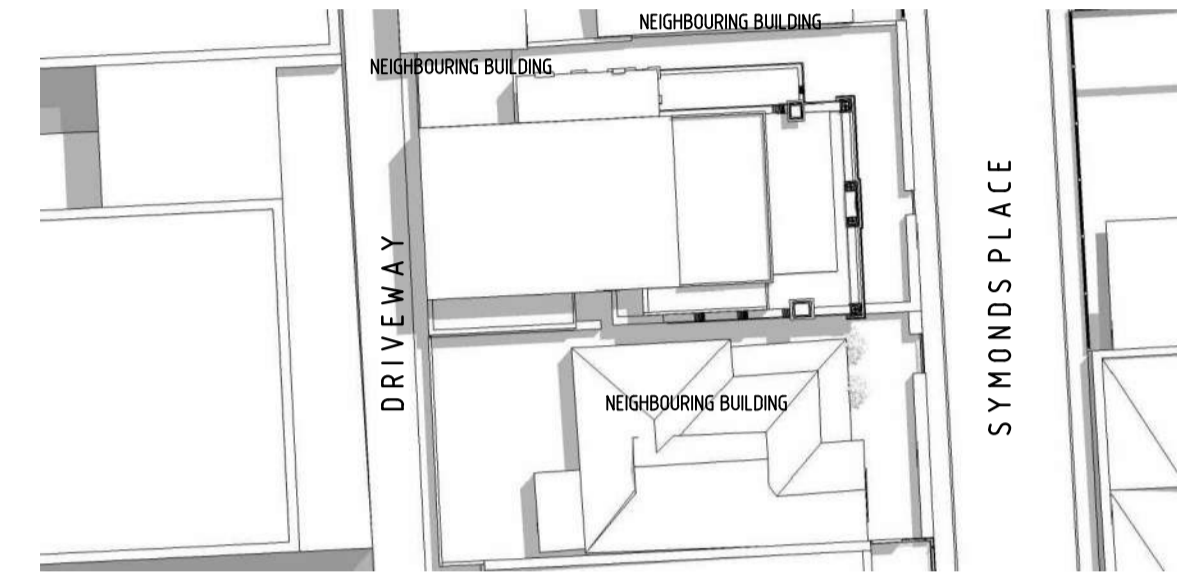
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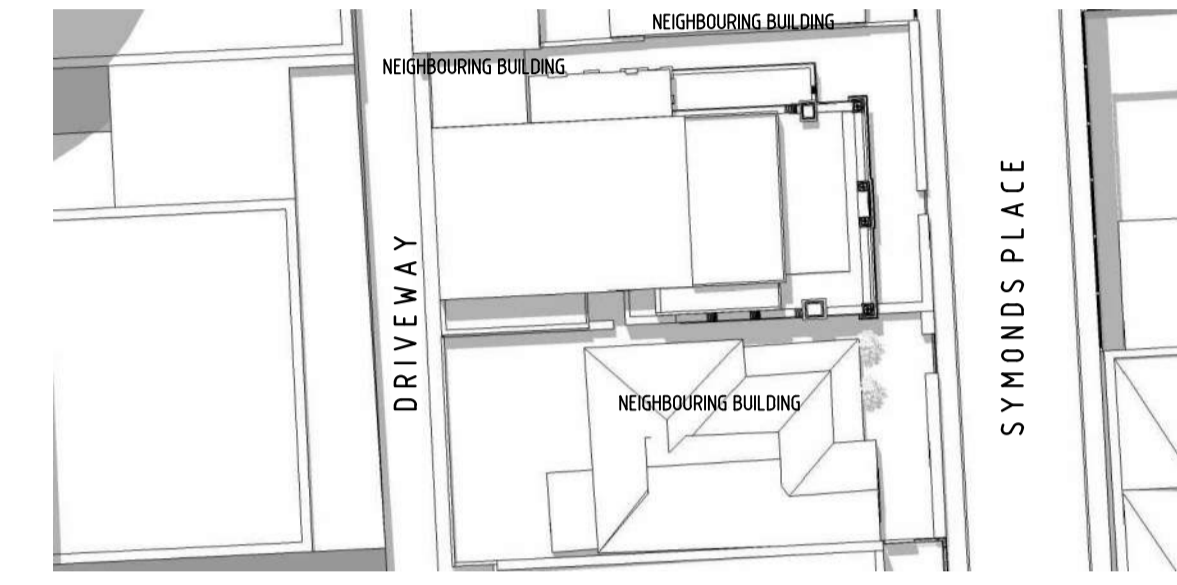
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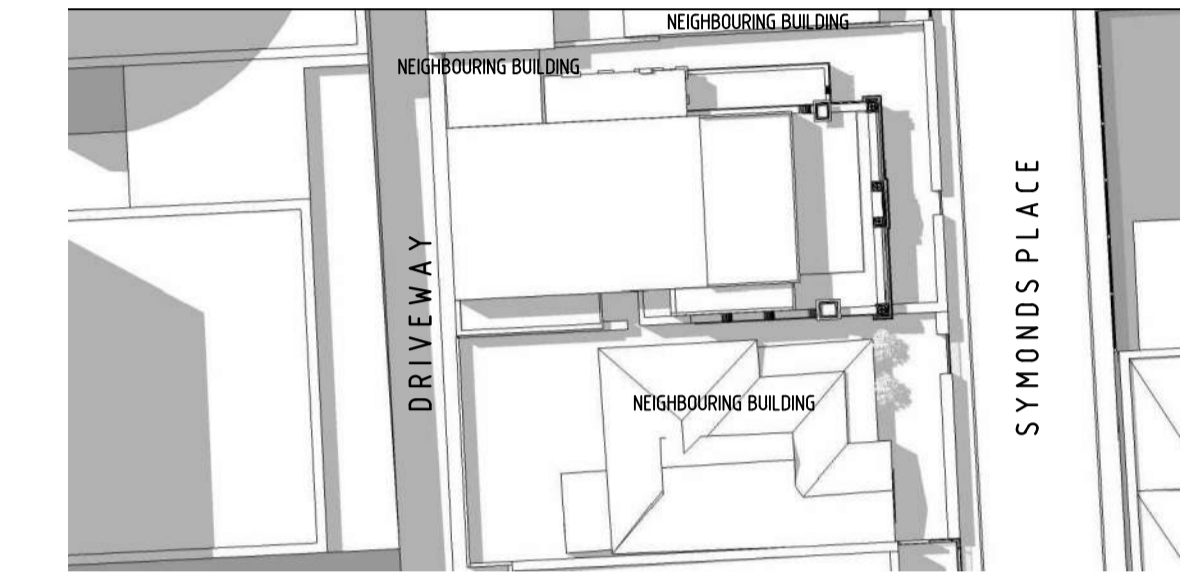
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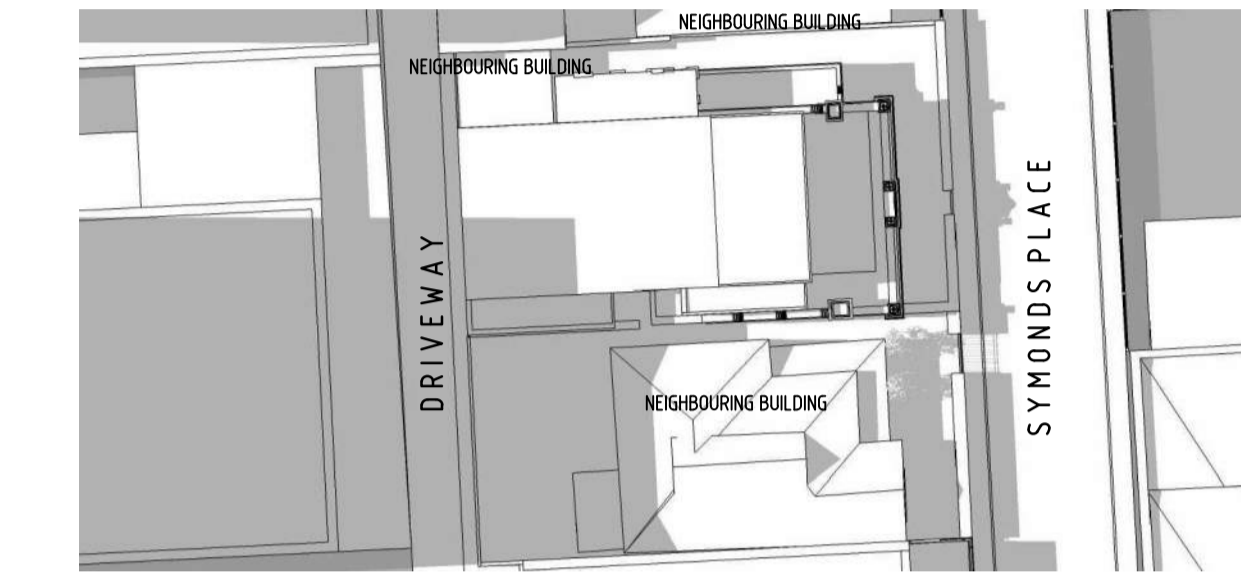
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DECEMBER 21ST - 1PM  
2 STOREY



DECEMBER 21ST - 3PM  
2 STOREY

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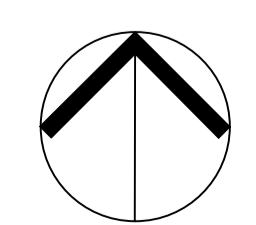
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A1 SHEET



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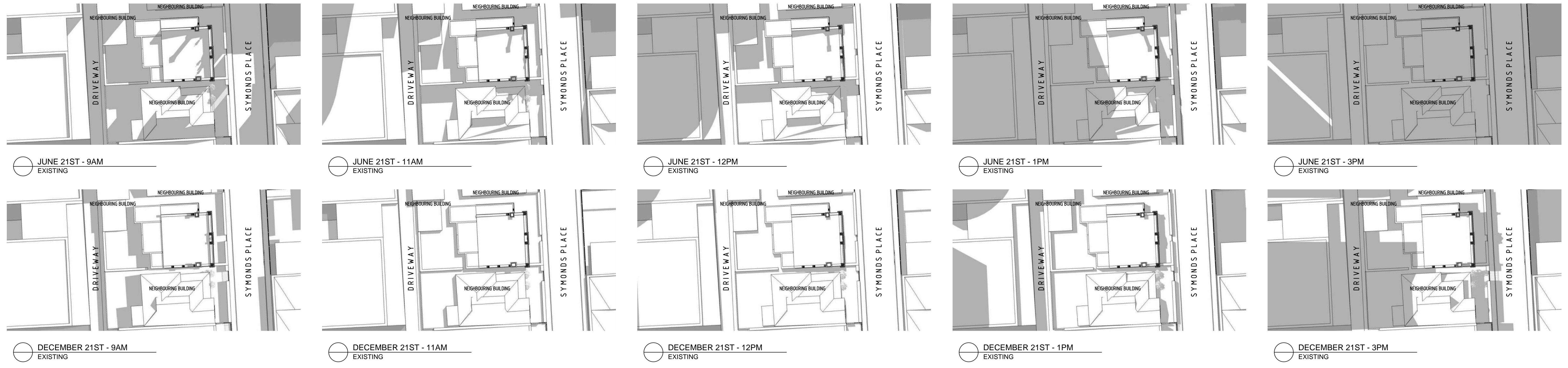
project SYMONDS RESIDENCE

address 55 SYMONDS PLACE  
ADELAIDE, SA 5000

drawing SUN ANALYSIS  
2 STOREY

job no. 17045  
dwg. no. DA05  
scale AS INDICATED  
date 25/11/2020  
revision 1

# SUN SHADING - EXISTING



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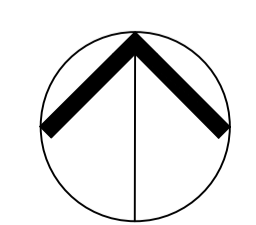
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A1 SHEET



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**CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED  
DA/515/2019  
26/11/2020**



project **SYMONDS RESIDENCE**  
address **55 SYMONDS PLACE  
ADELAIDE, SA 5000**

drawing **SUN ANALYSIS  
EXISTING**

job no. 17045  
dwg. no. DA06  
scale AS INDICATED  
date 25/11/2020  
revision 1

## Certificate of Title

<b>Title Reference</b>	CT 5879/835
<b>Status</b>	CURRENT
<b>Easement</b>	NO
<b>Owner Number</b>	17432969
<b>Address for Notices</b>	21 PROSPECT TCE PROSPECT, SA 5082
<b>Area</b>	NOT AVAILABLE

## Estate Type

Fee Simple

## Registered Proprietor

DANIELLE MARIE TANTI-OSBORNE  
OF 21 PROSPECT TERRACE PROSPECT SA 5082

## Description of Land

ALLOTMENT 267 FILED PLAN 181919  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

## Last Sale Details

<b>Dealing Reference</b>	Transfer (T) 12735126
<b>Dealing Date</b>	25/05/2017
<b>Sale Price</b>	\$960,000
<b>Sale Type</b>	Full Value / Consideration and Whole of Land

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12735127	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0209424007	CURRENT	55 SYMONDS PLACE, ADELAIDE, SA 5000

## Notations

## Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 11564155

## Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

## Valuation Record

<b>Valuation Number</b>	0209424007
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2017
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1966
<b>Property Location</b>	55 SYMONDS PLACE, ADELAIDE, SA 5000
<b>Local Government</b>	ADELAIDE
<b>Owner Names</b>	DANIELLE MARIE TANTI-OSBORNE
<b>Owner Number</b>	17432969
<b>Address for Notices</b>	21 PROSPECT TCE PROSPECT, SA 5082
<b>Zone / Policy / Precinct</b>	CIL - City Living Zone\32 - South Central Policy Area\
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1100 - House
<b>Description</b>	H CPK
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
F181919 Allotment 267	CT 5879/835

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$540,000	\$610,000			



Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$520,000	\$560,000			

## Building Details

<b>Valuation Number</b>	0209424007
<b>Building Style</b>	Kingston Architecture
<b>Year Built</b>	1880
<b>Building Condition</b>	Basic
<b>Wall Construction</b>	Stone; Freestone
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	144 sqm
<b>Number of Main Rooms</b>	6



# S.A. LANDS TITLES OFFICE RE-IDENTIFICATION PLAN

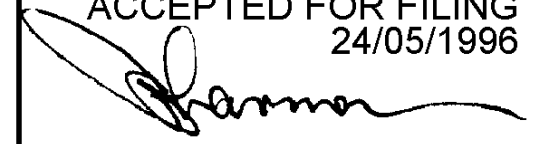
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PLAN NUMBER  
Item 3.1 - Attachment 14

## FP 181919

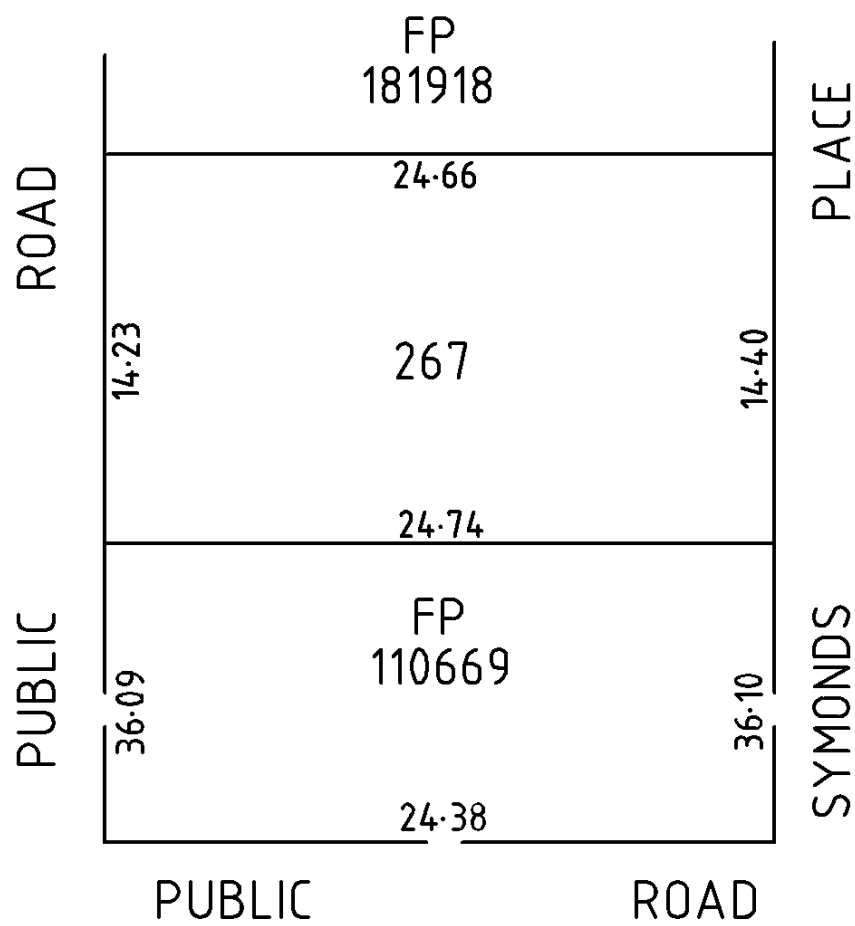
SHEET 1 OF 1

ACCEPTED FOR FILING  
24/05/1996

  
REGISTRAR-GENERAL

AREA : ADELAIDE  
LGA : CORP OF THE CITY OF ADELAIDE  
HUNDRED : ADELAIDE  
SECTION : P T 640

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4190/253



**NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION**  
City of Adelaide Council Assessment Panel Meeting - Agenda - 1 February 2021



GRIEVE  
GILLET  
ANDERSEN

ARCHITECTURE  
INTERIORS  
URBAN DESIGN  
HERITAGE

# 55 SYMONDS PLACE, ADELAIDE HERITAGE AUDIT REPORT



MARCH 1868

# GRIEVE GILLETT ANDERSEN

243 Pirie Street Adelaide  
South Australia 5000

T +61 8 8232 3626  
admin@ggand.com.au

**ggand.com.au**

REPORT NAME:	55 Symonds Place, Adelaide Heritage Audit Report
FOR:	Heritage South Australia
JOB NUMBER:	17045

## Preparation, review and approval

REVISION #	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
Draft1	31/01/18	SC	EL	
Draft 2	19/01/18	SC	EL	
Final	19/03/18	SC	EL	

## Issue register

DISTRIBUTION	DATE ISSUED	NO. OF COPIES	FORMAT

# CONTENTS

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1.	INTRODUCTION	1
1.1.	PURPOSE	1
1.2.	STATUTORY FRAMEWORK	1
1.3.	VISUAL ASSESSMENT METHODOLOGY	1
1.4.	SUBJECT SITE	2
2.	HERITAGE SIGNIFICANCE	3
2.1.	COMMENTARY ON RELATIVE SIGNIFICANCE OF EXISTING FABRIC	5
3.	HERITAGE AUDIT	6
3.1.	FABRIC AUDIT - EXTERNAL	6
3.2.	FABRIC AUDIT - INTERNAL	8

## SYMONDS PLACE HERITAGE AUDIT

## 1. INTRODUCTION

### 1.1. PURPOSE

This Heritage Audit Report has been prepared by Grieve Gillett Andersen, on request by Heritage South Australia.

The intent of this report is to document significant fabric at 55 Symonds Place, Adelaide and provide guidance as to the fabric that should be retained to maintain the place's intrinsic heritage value.

This report is focussed upon:

- Identifying original and significant fabric, including finishes and details and describing conservation works that should be considered to ensure their retention in good condition.
- Identifying elements that are of low or no heritage value and where appropriate intervention for adaptive-reuse will be of low heritage impact on the identified heritage values of the place.

The recommendations of this report are based on the principles and processes of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, and the guideline framework as outlined in JS Kerr - 'The Conservation Management Plan' (7th ed. 2013).

### 1.2. STATUTORY FRAMEWORK

55 Symonds Place, Adelaide is entered in the South Australian Heritage Register as a State Heritage Place – ID No. 13456. In accordance with the *Heritage Places Act 1993* and the *Development Act 1993*, all works to a State Heritage Place including maintenance works are deemed *Development*, and development approval is required. In the first instance, we recommend that discussions be held with the relevant State Heritage adviser to discuss the process requirements for statutory approvals for conservation works, alterations and additions to the property.

### 1.3. VISUAL ASSESSMENT METHODOLOGY

Grieve Gillett Andersen staff undertook visual assessment of the State Heritage Place on 7 December 2017 and photographs were taken for reference in this report. All assessment was undertaken from ground or floor level and no high level access equipment was used. Some assessment of the subfloor was undertaken through existing floor inspection hatches. The basement was not accessible.

## SYMONDS PLACE HERITAGE AUDIT

## 1.4. SUBJECT SITE



Figure 1: Location Plan (Property Location Browser, 2018)

**Address:** 55 Symonds Place, Adelaide, SA, 5000  
**Title:** CT5879/835 F181919 A267  
**Heritage:** State Heritage Place  
**Heritage Reference:** 13456 (registered 11/09/1986)

## SYMONDS PLACE HERITAGE AUDIT

## 2. HERITAGE SIGNIFICANCE

The City of Adelaide Heritage Survey (Donovan, Marsden & Stark, 1982, p96) provides the following assessment of heritage significance for 55 Symonds Place, Adelaide:

*This item is of historical significance because of its age and the manner in which it illustrates features of the early residential development of Adelaide. It has evidently undergone periodic additions and alterations and is noteworthy for the manner in which these reflect the increasing aspirations of its owners.*

*This house is important as a record of some of the embellishments used and available in the boom years of the City. An owner, Charles Vernon (who occupied the house at least from the 1860s until 1908) is described as a plasterer in C.T. 497/65. This trade most probably resulted in the present appearance of the building. The building which is important mainly for its facade is distinctive since cast and run detail is eclectically combined in a lavish way which when combined with the rather small nature of the house presents an eccentric appearance.*

*Vermiculated quoins, the elaborate parapet and the surround to the main entrance featuring pilasters with foliated capitals combined with a Gothic arch are all carried out in stucco. This building attests to the achievements of the plasterer, while making a statement regarding the contemporary requirement for architectural pretence, by builders and their clients.*

*The building is an important element in the street because of its distinctive appearance. It relates well enough to its immediate surroundings, but is compromised by nearby commercial development and a car park which detract from the character of the street.*

*The item displays evidence of periodic additions and alterations but its essential integrity appears to be high. The many additions, alterations embellishments enhance its significance. The bull nosed verandah is probably of later date.*

The City of Adelaide Heritage Survey provides this plan defining the heritage place:

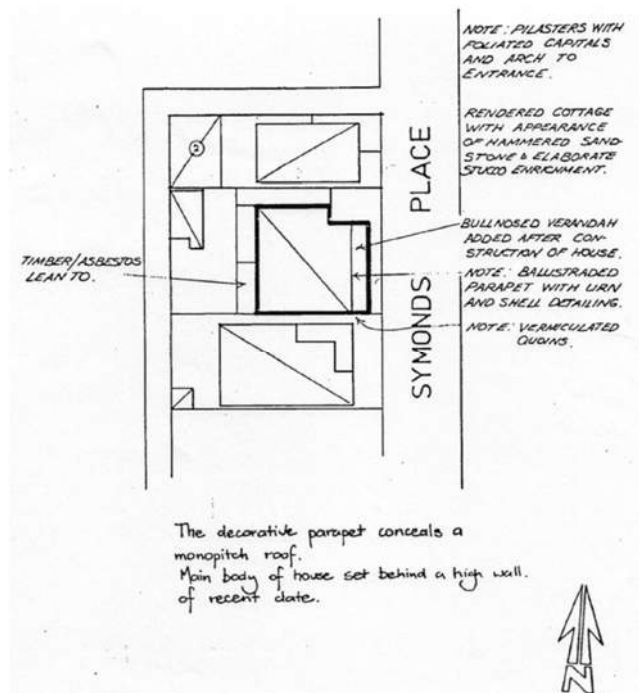


Figure 2: Definition of Item (Donovan, Marsden & Stark, 1982, p98, cropped)

## SYMONDS PLACE HERITAGE AUDIT

There is evidence of the original proportions of the building in the 1886 Smith Survey, (Adelaide City Council Archives), extract below:

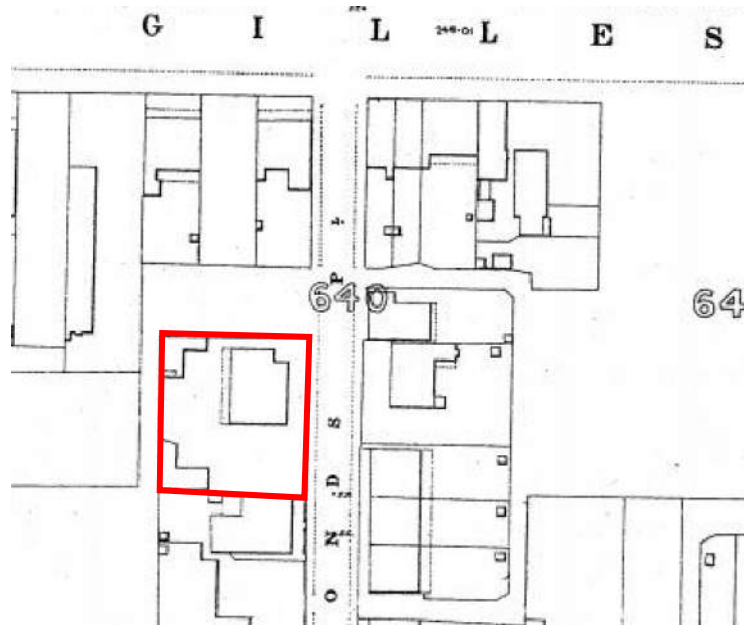


Figure 3: Smith Survey 1886 (cropped), with 55 Symonds Place outlined in red

The building is also visible with its early verandah in the 1913 photograph below.



Figure 4 & 5: 55 Symonds Place c1913 showing detailing and early verandah (SLSA, B774, left: original / right: cropped, enlarged, lightened)

## SYMONDS PLACE HERITAGE AUDIT

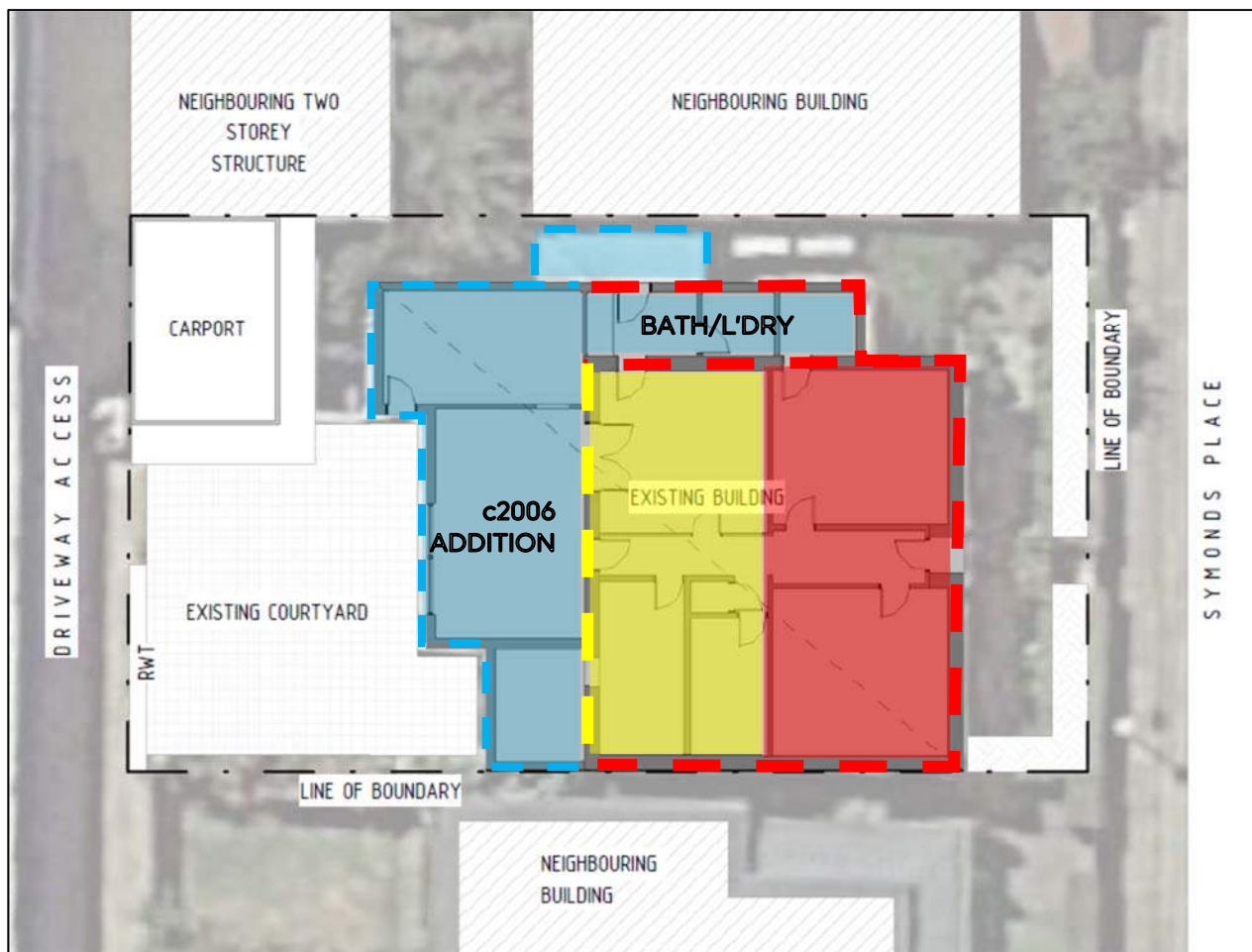
## 2.1. COMMENTARY ON RELATIVE SIGNIFICANCE OF EXISTING FABRIC

The heritage significance of the dwelling is predominantly vested in the original fabric and in the plasterwork/ stucco embellishments to the façade that were associated with the boom years of Adelaide. As work attributed to plasterer Charles Vernon is also considered of significance to the heritage place, plasterwork elements to the interior that were unlikely to have been inspected in the 1982 *City of Adelaide Heritage Survey* should also be considered of high significance.

The most elaborate and intact plasterwork is located to the, façade exterior, front rooms and hallway (including the hallway archway). These areas should be retained and conserved as detailed in Section 3.

The rear portions of the original house (shaded in yellow) including the rear wall demonstrate the original proportions of the dwelling as shown in Figure 3. However, these areas do not include plasterwork embellishments that are of high merit or show high technical accomplishment beyond the usual for the time. New work should retain a sense of the original proportions of the residence and look to retain historic fabric where possible.

Later additions to the rear and the refurbishment of the internal bathroom are presumed to have been undertaken c2006 and are not of heritage value.



**Figure 6: Floor plan highlighting** (Grieve Gillett Andersen, 2018, cropped):





Areas of high heritage significance in red;  
 Areas of some heritage significance in yellow; and  
 Later additions, not of heritage value in blue.






## SYMONDS PLACE HERITAGE AUDIT

## 3. HERITAGE AUDIT



## 3.1. FABRIC AUDIT - EXTERNAL

ITEM/IMAGE	DISCUSSION OF RELATIVE SIGNIFICANCE / CONDITION
	<p><b>Cornice, parapet detailing and amphorae:</b> Important as plasterwork embellishments applied to the property in the boom years of Adelaide.</p> <p>In seemingly original condition, some patch repairs evident.</p>
	<p><b>Vermiculated quoins:</b> Important as plasterwork embellishments applied to the property in the boom years of Adelaide.</p> <p>In good condition, requires replacement of damp affected quoins where missing to lower portion of walls and plaster repairs generally.</p>
	<p><b>Plasterwork window surrounds:</b> Important as plasterwork embellishments applied to the property in the boom years of Adelaide.</p> <p>Windows surrounds in good condition, though showing signs of vertical cracking along length generally. Plaster repairs required. Awnings are recent fabric and not of heritage value.</p>
	<p><b>Pointed arch with foliated capitals:</b> Important as plasterwork embellishments applied to the property in the boom years of Adelaide.</p> <p>In good condition generally, some poor-quality repairs in synthetic material evident to foliated capitals.</p>

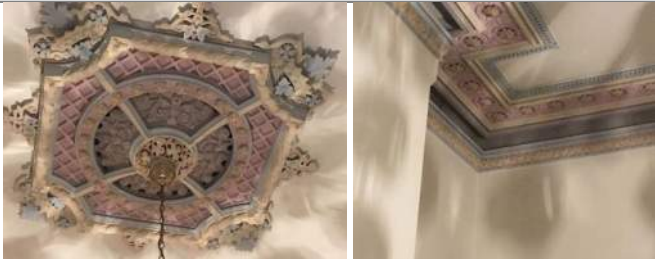
## SYMONDS PLACE HERITAGE AUDIT

ITEM/IMAGE	DISCUSSION OF RELATIVE SIGNIFICANCE / CONDITION
	<p><b>Brick walls with render finish:</b> Render finished to look like squared stonework with textured finish.</p> <p>Brickwork appears original, the render finish to has been replaced with hard cement-based render, presumed to match style of original. Paint finish over render is peeling generally. Damp evident where paving abuts. Cement render should be removed and replaced with lime-based render with squaring and pattern to match.</p>
	<p><b>Side addition:</b> Wing to this elevation is shown in 1886 Smith Survey and as such is likely original.</p> <p>Gate appears to be later fabric evidenced by recent posts and fixings.</p>
	<p><b>Verandah:</b> Recent Colorbond clad structure, not of heritage value.</p>





## SYMONDS PLACE HERITAGE AUDIT

ITEM/IMAGE	DISCUSSION OF RELATIVE SIGNIFICANCE / CONDITION
	<p><b>Chimneys:</b> Brick chimneys with projecting cornice and brackets. Chimneys to front of high significance in demonstrating the extent of the embellishments applied to the residence. Chimneys generally in good condition with some repairs to chipped fretting plaster required.</p> <p>The rear chimney does not demonstrate the significant plasterwork detailing that the structure is of significance for, rather it is a chimney typical for residences of this age. It is also not a prominent or notable element in any of the public views of the heritage place.</p> <p>Any proposal for the site should prioritise the retention and conservation of the two highly detailed chimneys to the front.</p>
	<p><b>Later rear additions:</b> Presumably constructed c2006 as per plans held by Adelaide City Council. Is not of heritage value.</p> <p>Refer to Section 3.1 for extent of additions.</p>





## 3.2. FABRIC AUDIT - INTERNAL

ITEM/IMAGE	DISCUSSION OF RELATIVE SIGNIFICANCE / CONDITION
	<p><b>Plasterwork details: ceiling roses, cornices, lath &amp; plaster ceilings and plaster skirtings:</b> Important as plasterwork embellishments applied to the property in the boom years of Adelaide.</p> <p>In generally good condition throughout dwelling. Appear to have been recently repaired and repainted.</p>




## SYMONDS PLACE HERITAGE AUDIT

ITEM/IMAGE	DISCUSSION OF RELATIVE SIGNIFICANCE / CONDITION
	
	<p><b>Hallway arches with foliated capitals:</b> Important as plasterwork embellishments applied to the property in the boom years of Adelaide.</p> <p>In generally good condition throughout dwelling. Appear to have been recently repaired and repainted.</p>
	<p><b>Internal hallway ashlar render finish:</b> Important as plasterwork embellishments applied to the property in the boom years of Adelaide.</p> <p>In generally good condition. Appears to have been recently repaired and repainted.</p>
	<p><b>Fireplaces – timber:</b> Original chimneys of freestone construction until roof level. Timber surrounds are later fabric evident by synthetic plugs for fixings. Of unclear provenance.</p> <p>Chimneys should be retained to the interior to the front rooms (refer figure 6 red shaded areas). Timber fireplace surrounds can be removed/replaced as desired.</p>

## SYMONDS PLACE HERITAGE AUDIT

ITEM/IMAGE	DISCUSSION OF RELATIVE SIGNIFICANCE / CONDITION
	<p><b>Fireplaces – marble:</b> Original chimneys of freestone construction until roof level. The fireplace surrounds are likely of painted marble, though may be plaster. These fireplace surrounds and chimneys should be retained.</p>
	<p><b>Fireplaces – hearths:</b> Appears to be early cement with diamond pattern. In good condition. These hearths are of heritage value as they are embellishments applied to the property in the boom years of Adelaide.</p>
	<p><b>Floorboards:</b> Various size floorboards throughout rooms. Wide floorboards to front rooms likely early fabric.</p> <p>Retain wide plank floor boards. Later narrow floorboards can be replaced as desired if necessary.</p>
	<p><b>Underfloor:</b> Floor bearers coated with pitch to underside laid on freestone dwarf walls. Cavity under floorboards 400mm depth. Salts visible on brickwork, timber and on top of soil. Will require lowering of exterior paving level to manage salts.</p>

## SYMONDS PLACE HERITAGE AUDIT

ITEM/IMAGE	DISCUSSION OF RELATIVE SIGNIFICANCE / CONDITION
	<p><b>Doors, surrounds and skirtings</b></p> <p><i>To front rooms (High significance):</i> Doors, door surrounds and skirtings are of importance to the maintain and support the historic presentation of the front rooms that demonstrate plasterwork of high integrity.</p> <p><i>To rear rooms (some significance):</i> The rear rooms are more ancillary and functional, through demonstrate the same style of doors, door surrounds and skirtings.</p> <p>Any proposal for the site should prioritise the retention and conservation of the doors, door surrounds and skirtings to the front rooms.</p>
	<p><b>Basin nook and infill wall:</b> Presumably infilled as part of the c2006 refurbishment of the bathroom area. Timber shelves and joinery not original. Not of heritage value.</p>
	<p><b>Early verandah:</b> The verandah was constructed prior to 1913, and probably constructed at the time of ownership by Charles Vernon (plasterer). The verandah would have formed part of the composition of Charles Vernon's plasterwork embellished residence.</p> <p>As the only documentation exists in photographic form, accurate reconstruction is possible and should be considered, though reconstruction is not imperative for the demonstration of the heritage values of the place.</p>

**From:** Greg Vincent <GregV@masterplan.com.au>  
**Sent:** Wednesday, 4 March 2020 3:28 PM  
**To:** Seb Grose  
**Cc:** Chris.elizabeth@bigpond.com  
**Subject:** Representation on DA/515/2019

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

Good Afternoon Seb,

Please find attached in the link below a representation made on behalf of Chris and Elizabeth Smith of 57 Symonds Place Adelaide opposing the proposed development at 55 Symonds Place Adelaide DA/515/2019.

<https://masterplantcp.sharepoint.com/:b:/s/MasterPlan2/EdVT-aGAusNIo03N3wEH9UkBU99hYgWrb0vINSmEea9pQ?e=4ofjzo>

**We also confirm that Chris and Elizabeth Smith, or their agent desire to be heard personally in support of their representation when the matter is reported to the Council Assessment Panel.**

**Accordingly can you please advise us of the date and time when the matter will be considered by Council's Assessment Panel.**

Kind Regards

**Greg Vincent**

0413 832 603

**MASTERPLAN**

TOWN + COUNTRY PLANNERS

SA | NT | QLD

33 Carrington Street  
Adelaide SA 5000

**P: 08 8193 5600**

[Website](#) | [Facebook](#) | [LinkedIn](#)



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3 March 2020

City of Adelaide Council  
25 Pirie Street  
ADELAIDE SA 5006

Attention: Seb Grose

Dear Seb

**Re: Representation Opposing Development Application 515/2019  
Located at 55 Symonds Place, Adelaide**

MasterPlan SA Pty. Ltd. have been engaged by the Chris and Elizabeth Smith ('our client'), the owners and occupiers of a low scale residential property at 57 Symonds Place, Adelaide, to review and provide our professional planning opinion in respect to the application to demolish the existing rear extension and construction of a three storey rear extension with swimming pool and garage accessed via the rear.

Having reviewed the proposed development documentation and considered the nature of the application in the context of the relevant Development Plan provisions, we have formed the opinion that the proposed development has **significant shortcomings** which **fail to satisfy** the relevant "Low Scale Residential" Development Plan provisions, having a **significant impact on the amenity** of the adjacent property at 57 Symonds Place, Adelaide.

Our clients have therefore instructed us to prepare a representation in response to the Category 2 Development Application 515/2019, which is located at 55 Symonds Place, Adelaide ('the subject site').



## 1.0 INTRODUCTION

The proposed development is described as "*Demolition of existing rear extension and construction of three storey rear extension with swimming pool and garage accessed via rear.*" For the purposes of this representation it should also be noted that the subject site is located within the City Living Zone, Policy Area 32 (South Central) of the Adelaide (City) Council Development Plan (consolidated on 17 October 2019). It must also be noted that the subject site is a State Heritage listed item (State Heritage ID 13456) and is adjacent a Local Heritage (Townscape) (REF 1114) item at 57 Symonds Place, Adelaide.

Firstly, having reviewed the proposal plans, we find the description of the proposed development to be rather misleading. The extent of additions to the existing "State Heritage" listed dwelling, are far more than just "*rear additions*". The extent of the three storey additions, significantly encroach over the front portion of the State Heritage listed fabric including decking and glass balustrade within 1.0 metre of the buildings front façade and floor space at level one over the heritage fabrics rear two rooms with an additional deck over this floor space at level 2.

The plans fail to show how the floor space, which encroaches over the heritage fabric will be structurally supported and accordingly, what alterations to the heritage fabric will be required to accommodate the upper levels. At the very least there will be structural penetrations through the existing roof structure, changes to the ground floor plan as shown to accommodate structural supports (shown simply as "*structural support behind front rooms*" shown indicatively on the proposal plans) and accordingly, the need for footings and penetrations through the existing ceilings and floors.

## 2.0 REASONS FOR REPRESENTATION

Having regard to the above, our client wishes to express their profound objection to the proposed development noting that the proposed development will:

- result in the complete loss of any remnant direct sunlight that they currently enjoy to their usable private open space and habitable rooms with north facing windows;
- result in a significant intrusion of a building height, bulk and mass that is visually intrusive upon the useable private open space and outlook from habitable rooms; and
- accordingly have a detrimental impact on the reasonable residential amenity expected in the context of the site as detailed in the following sections.

In our view, the proposed development is considered to fail in respect to the following Council-wide, Zone and Policy Area Objectives, Desired Character and Principles of Development Control of the Development Plan.

## 2.1 Built Form

Whilst it is acknowledged that Policy Area PDC 4 contemplates four stories, in this instance the context of the immediate locality needs to be considered. The heritage nature of the subject site and immediate locality would be significantly compromised by the unsympathetic scale and bulk and siting of the proposed upper three level additions.

It is evident that, in the context of the subject site, there exists a tension to enhance the City Living Zone's densities through the increase in building heights whilst achieving Development Plan provisions seeking to protect heritage and streetscape character. This is evident in Zone PDC 7 which, while stating that development should not exceed the height prescribed for each Policy Area, should also take reference from the prevailing building heights within the locality, with particular reference to adjacent heritage places. In this regard, the proposed three storey addition, is not considered to satisfy the intent of Zone PDC 6 or 7 as the proposed form does not demonstrate a compatible visual relationship with adjacent heritage places or have due regard to the following:

- The bulk, height and scale of the proposed addition sits as a dominant built form above and behind the existing dwelling on the subject land and the adjacent local heritage dwelling. It does not provide a backdrop to the State Heritage Place but imposes itself above the existing state heritage listed single storey dwelling presenting a dominant built form particularly in the southern elevation adjacent 57 Symonds Place and when viewed from the south along Symonds Place.
- The overall building proportions, siting and massing are at odds with the adjacent single storey dwellings and heritage buildings within the streetscape.

The proposed development will be introducing an element that is not of a scale consistent with the existing positive elements of the heritage dwellings and is at odds with PDC 137 which seeks to ensure that development affecting a State Heritage Place (**Table Adel/1**) should, while facilitating its continued or adaptive use, use and utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place.

It should be noted that the existing building at 55 Symonds Place, is currently a dwelling, can continue to be used as a dwelling and is not reliant upon the significant and dominant additions to maintain its use as a dwelling or provide for its adaptive re-use. The proposed built form would not only envelop the state heritage dwelling to within a metre of the predominate facade, but would also be a dominating feature in the streetscape. This is at odds with Council-wide Objective 11, which seeks for low scale residential development to be **attractive, visually compatible with surrounding development** and consistent with the Desired Character of the Zone and Policy Area.

Furthermore, Council-wide PDC 141 seeks to ensure that development on land adjacent to a heritage place should incorporate design elements that complement the heritage place with regards to the wall height and silhouette of the heritage place as well as the scale and elements comprising the principle façade – the proposed development is not considered to satisfy the intent of this provision, presenting a bulky and dominating triple storey element to both the street and adjacent heritage places.

While it is acknowledged that the City Living Zone, Policy Area 32 (South Central) contemplates development up to a maximum height of four storeys and expresses a desire for a minimum building height of two storeys, these provisions need to be considered in the context of all relevant Development Plan provisions relating to the reasonable protection of amenity. Accordingly, they do not provide a right to build to the maximum building height without consideration of the visual impact, and impact on the amenity of adjoining properties.

Accordingly, the siting and scale of any alterations and additions must be taken into consideration together with the direct impact on the amenity of adjacent low scale residential properties which, given the nature of the local heritage listing of 57 Symonds Place, has restricted development potential.

The proposed dwelling additions, noting the overall building height of 12.35 metres are akin to a four-storey high building, noting the **excessive** 4.0-metre high ceiling to the ground floor (garage and hallway) additions and RL height of the first floor at 4.95 metres.

The impact of these additions on our clients usable private open space is exacerbated by the inconsiderate siting of these additions on the southern boundary of the site, resulting in a boundary wall of 4.95 metres in height and extending to the rear boundary of the site immediately to the north of our clients usable private open space. The balance of the building mass then extends to a height of 12.35 metres and setback only 1.77 metres from the common boundary is visually obtrusive and dominates our client's usable private open space significantly affecting their reasonable amenity.

## **2.2 Overshadowing**

We note that the Development Plan seeks for development to minimise negative amenity impacts on adjoining properties with particular reference to overshadowing as prescribed in Council-wide Objectives, 14, 15 and PDCs, 25, 26, 27, 120.

The proposal does not satisfy Council-wide PDC 25 and 27. As can be determined by the shadow diagrams included within the issued documents, the entirety of the adjacent southern property's rear private open space is cast in shadow throughout the entirety of the day (June 21).



**Photo 1: Northern Boundary of Private Open Space associated with 57 Symonds Place**



**Photo 2: Private Open Space associated with 57 Symonds Place (Western Façade of Dwelling)**



**Photo 3: Open Space associated with 57 Symonds Place (Looking South)**

Additionally, the proposal does not satisfy Council-wide PDC 26 as the proposed addition would increase overshadowing to the northern window of the main habitable room of the adjacent southern property.



**Photo 4 and 5: View from North Facing Living Room Window (57 Symonds Place)**

More specifically, PDC 27 sets out the parameters to ensure development does not cause significant overshadowing to habitable room windows and/or outdoor living areas, and provides **at least** two hours of direct sunlight to either the north facing façade or at least one ground floor habitable room window of any neighbouring residential property and to at least 20 percent of the properties private open space.

Furthermore PDC 27 states that *"Where the existing period of direct sunlight is less than two hours per day or covers less than 20 percent of open space, **development should not further reduce it**".*

It is abundantly clear that the proposed development further reduces the available direct sunlight to our client's property and has a significant and fundamental impact on the amenity enjoyed by our clients.

Having regard to this provision, our client's property is positioned immediately to the south of the subject site, and therefore is the most affected when it comes to overshadowing from the proposed three storey addition fronting Symonds Place.

While the current documentation submitted for assessment fails to identify the existing state of sunlight exposure to the southern adjacent property, between the times of 10.00 am to 11.00 am and 1.00 pm to 2.00 pm, it is evident that the proposed three storey addition would have a significant negative effect to our clients property to the south of the subject land.

The report accompanying the development application curiously seeks to justify the overshadowing by suggesting that the front yard of our client's land represents and fulfils the definition of "*Private Open Space*" so as to maintain sufficient sunlight access in accordance with PDC 27.

While the front yard of our clients land represents landscaped open space and is separated from the public realm (Symonds Place) it is not considered to constitute "*Private Open Space*" or indeed "*Outdoor Living Area*" as expressed in PDC 27 which is located to the rear of the property directly accessible from the dwellings internal living room and providing the primary "*Private Open Space*" associated with the dwelling.

Taking into account the above, the proposal fails to achieve the desired outcomes contemplated within Objectives 14 and 15 and has a significant and detrimental impact on our clients' reasonable access to sunlight.

### 2.3 Amenity

Council-wide PDC 9 aims for the City Living Zone to develop Residential areas which should comprise of a wide range of housing alongside a diversity of community facilities, with many heritage places conserved. The provision makes particular reference to enhancing residential amenity and reinforcing attractive townscape qualities. Furthermore, we note that the City-wide Objective 14 of the Development Plan seeks for development to **minimise negative amenity impacts to neighbouring properties**.

It is evident, that the proposed development would significantly diminish the level of sunlight available to the adjacent southern property, with the only private open space (located to the front of the property) with any remnants of access to sunlight during the winter months being subject to considerable overlooking. The two east facing balconies proposed on levels one and two provide very little in the way of design elements, as outlined within Council-wide PDC 36, to assist in maintaining the adjacent properties visual privacy as envisaged by Council-wide Objective 17 and PDC 30 of the Development Plan.

The removal of the existing southern boundary fence and proposed construction of a substantial garage wall would require the removal of a number of established trees within the adjoining property.

Council-wide PDC 17 envisages low scape residential development that should:

- (a) protect existing site features, including vegetation and items or features of heritage value;
- (b) provide sufficient open space for the planting of trees to:
  - (i) complement and enhance the existing landscape character;
  - (ii) provide amenity for residents;
- (c) protect remaining trees from damage to their root systems.

The proposed development is not considered to satisfy the intent of this provision by removing existing site vegetation within the subject site and potential damage to the adjoining neighbour's vegetation, which contributes to the amenity of neighbouring residents.

The increased overshadowing depicted within the proposed documentation, would further negatively impact the neighbouring properties ability to adequately maintain their existing landscaping, currently established along their northern and western boundary, further putting the proposal at odds with PDC 17.

The imposing and bulky nature of the proposed addition would have further significant impact to the amenity of the adjoining southern properties private open space with particular reference to the substantial masonry brick face wall of 36 square metres proposed on the southern boundary. The proposed 4.95 metre masonry wall along with the 7.4 metre structure jutting above the masonry wall would create an imposing structure to adjacent dwellings. The southern façade is at odds with Council-wide PDC 23 which aims to minimise the visual impact of development on adjoining properties by prescribing 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. The height and scale of the three-storey addition would unreasonably enclose the neighbouring properties courtyard and restrict visibility of sky.

It is our opinion that the imposing scale of the proposal does not satisfy Council-wide Objective 47 which considers buildings to be designed to maintain a sense of openness to the sky and daylight to public spaces, open space area and existing buildings.

This proposal presents a significant negative impact to neighboring residents' amenity and does not comply to many Principles of Development Control (PDC) set out in Council's Development Plan (DP). These non-compliances together indicate that this proposal is an overdevelopment of this site and is inappropriate for a State Heritage listed item situated adjacent a Locally Heritage listed item.

Despite the fact that the Desired Character allows for buildings of up to four-storeys in height, it is expressed in a manner that states that buildings should not exceed a maximum height. There is nothing in the Desired Character for the Policy Area that expresses a right to build to the maximum height and indeed when all of the relevant Development Plan provisions are taken into account the weight of assessment is directed towards the reasonable protection of the residential amenity within the City Living Zone noting that the Desired Character for the City Living Zone states that "**The City Living Zone will provide high amenity residential living environments**".

Accordingly, while the introductory statement identifies that "*In the assessment of development, the greatest weight is to be applied to satisfying the Desired Character for the Policy Area.*", there is nothing to suggest that the Development Plan Policies, guiding the protection and maintenance of the amenity of adjacent residential properties, should be ignored.

## 2.4 Additional Matters

Noting the limited vehicle access along the rear laneway and the failure of the proposed additions to be setback from the laneway, we question the ability of vehicles to be able to sufficiently maneuver in this space to gain access to the proposed on-site car parking.

No details have been provided with the application documents that demonstrate that these vehicles can access the on-site car parking and accordingly we recommend that Council seek additional information to be satisfied that the on-site car parking spaces can be accessed.

## 3.0 SUMMARY

In summary, our client is fundamentally opposed to of the proposed development in its current form and has significant concerns regarding the impacts of the development, resulting from:

- the overall height of the proposed additions;
- the siting of the additions extending the rear boundary of the site located on the common boundary;
- the complete loss of direct sunlight from their outdoor living area / private open space; and
- the visually intrusive height, bulk and scale of the additions imposing over the private open space and outlook from their internal living areas.

The proposed development represents an unacceptable impact upon the reasonable amenity expected by our clients in the City Living Zone.

Given the extent to which the proposed development impacts on their residential amenity and the failure to meet the relevant Development Plan provisions pertaining to visual impact and overshadowing, the application should be refused.

Yours sincerely



Greg Vincent

MasterPlan SA Pty Ltd



22 September 2020

REF No.: 00853-002

Adelaide City Council  
25 Pirie Street  
ADELAIDE SA 5000

**Attention:** Seb Grose

By Email: [S.Grose@cityofadelaide.com.au](mailto:S.Grose@cityofadelaide.com.au)

Dear Seb,

**RE: APPLICATION 515/19 - 55 SYMONDS PLACE, ADELAIDE –  
RESPONSE TO REPRESENTATION AND COUNCIL QUERIES**

On behalf of the Applicant, we write in relation to Council's Request for Information letter dated 10 March 2020 and the single representation received during public notification from Masterplan Town and Country Planner on behalf of Chris and Elizabeth Smith from 57 Symonds Place, Adelaide (the property immediately south of the subject site).

Council seek responses to a number of planning matters including:

- Overshadowing impact;
- Proximity of built form to the south;
- Height of the southern boundary wall;
- Privacy matters;
- Ensuite ventilation;
- Garage access; and
- Heritage queries.

Some of these issues are also referenced in the representation received on behalf of the Smiths who raise the following matters:

- Description of the development proposal;
- Structural support solution;
- Loss of sunlight;
- Visual intrusion of building height, bulk and mass; and
- Detrimental impact on amenity.

We provide a written response to these issues below and in addition, present an amended Architectural Package prepared by Grieve Gillett Andersen (**Appendix 1**).

These amendments are additional to those made in February 2020 in response to early design feedback.

## **2.0 Response to Council Queries and Representor Comments**

The issue raised by both Council and the Representor are addressed below under relevant headings.

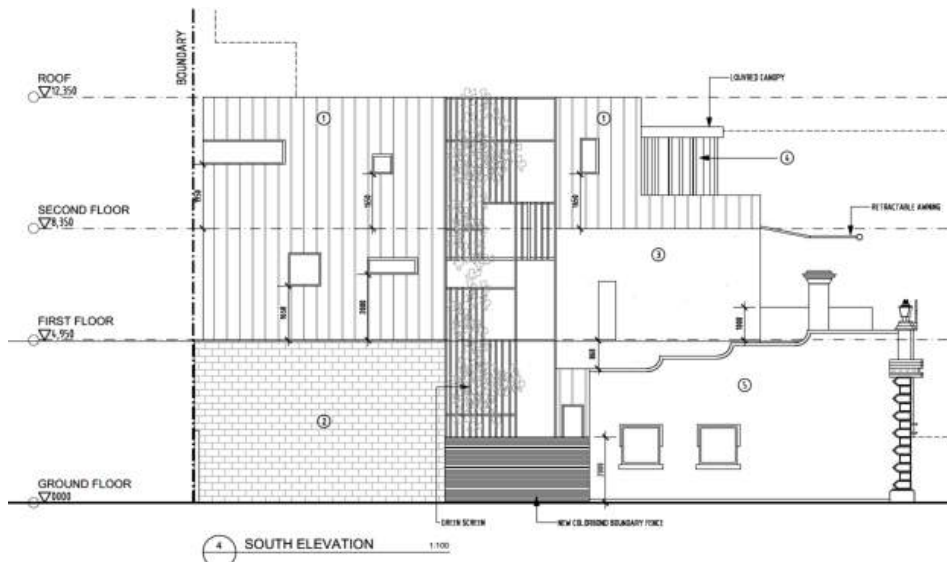
### 2.1 Bulk/Massing of Additions

The most notable change proposed in the amended plans comprises a reduction in the size of the second floor which is now setback 2.5 metres from the western (rear) boundary. This upper level was previously proposed to the western (laneway) boundary.

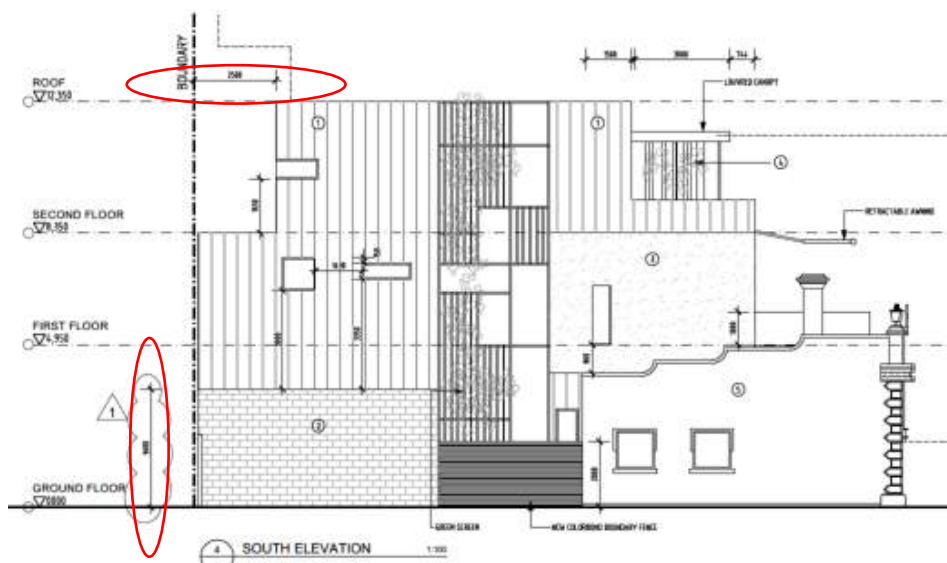
A reduction to the height of the southern boundary brick wall is also proposed, with the wall reduced from 4.95 metres to 3.6 metres. Above this wall, the additions remain setback from the southern boundary by 1.77 metres other than the pantry wall at first level (which is setback 400mm). These changes are illustrated in the following image.

Figure 1 Increased second storey rear setback and reduced boundary wall height (C/-GGA)

Original Proposal



Amended Proposal



Both of these amendments seek to articulate and reduce the actual and perceived impact to the southern neighbour and respond directly to the issue of built form mass raised in the representation.

## 2.2 Overshadowing / Loss of Sunlight

The previously submitted shadow diagrams have been updated to reflect the reduced built form massing and are provided in the amended Architectural Package (Appendix 1).

The most significant challenge in terms of amenity impact for the subject site and the Smith's site is the proximity of the Capital City Zone to the immediate west and the lack of transition between a City Living Zone which encourages built form up to 14m high (1.7m higher than the proposed rear additions) and the Capital City Zone which provides for towers up to 53 metres in height.

The shadow impacts from the towers located to the west is already evident and the Smith's property is presently shaded by its own built form, fencing, vegetation in addition to the large multi-storey buildings to the west during winter. This situation severely restricts the ability for development in the City Living Zone to meet the intent of Principle's 25 and 27 in relation to shadow impact. Essentially any upper level addition to the subject site would have some impact on winter shading to the southern neighbour as any new additions are required to be sited to the rear, behind the heritage façade.

Shadow diagrams of a hypothetical two-storey addition are also provided for information and demonstrate that the third level addition has a comparable shadow impact to a two-storey addition (at a height of approx. 8.7m).

Furthermore, while the proposed additions to the subject site will contribute additional shade to the Smith's property's between approx. 11am to 1.30pm during the winter solstice, ample amounts of sunlight are available throughout summer, autumn and spring. The proposal will also not impact the sunlight cast into the neighbouring property's private front courtyard.

We maintain that, in the context of a CBD site abutting a Capital City Zone, the resulting shadow impacts from the proposed development are not unexpected or unreasonable.

## 2.3 Privacy Screening

We note concerns regarding privacy loss were raised by Council and additional detail is notated on the plans confirming the intention to use the following measures to manage overlooking:

- High Level Sills for various windows;
- Use of physical screening devices; and
- Opaque glazing.

In the context of privacy loss, it is also important to recognise that both the Applicant's and both neighbouring properties are already subject to direct overlooking by the adjoining multi-level buildings to the west as illustrated in the photos below.

Figure 2 Overlooking from western towers



Notwithstanding, the Applicant is cognisant of the need to manage actual and perceived privacy loss and would be amenable to a Condition which required the final detailed design of privacy measures to be submitted prior to Development Approval.

## 2.4 Ventilation

We note Council's comments regarding the reliance of existing boundary windows for ventilation, notably in the ground floor ensuite. A notation has been added to confirm that these wet areas will be mechanically ventilated to ensure compliance with the Building Code.

## 2.5 Garage Access

Council's comments regarding access to the garage are noted however the placement of a garage on the rear laneway is logical and in fact the only option for on-site car parking given parking to the front is restricted and undesirable given the heritage value of the property. The garage opening has been made as wide as possible to improve access.

An image of the rear laneway is provided below.

**Figure 3** *Rear Laneway (looking north)*



We have illustrated a turning circle for a vehicle on the Ground Floor plan. The movement allows a vehicle to drive in a northerly direction into the lane, reverse into the garage and exit in a forward direction heading south.

The Applicant acknowledges that the laneway width is fixed and that any access limitations experienced are at the Applicant's risk and responsibility.

We reiterate that the proposal is an improvement on the current situation which does not provide for any onsite parking.

## 2.6 State Heritage Matters

With regard to the recognition of the heritage value of the existing building, the Applicant has revised the Architectural Design Statement and confirms the following suite of heritage conservation measures will be undertaken to conserve and protect the existing building:

- Re pointing Existing External Stonework;

- Reinstating dilapidated original façade elements;
- Repair work and reinstating original building elements;
- Removal of elements not sympathetic with the original design intent for the original building;
- Salt Damp repairs to existing walls;
- Cleaning external building render;
- Repainting of the external building envelope; and
- Repair and reinstating roof and stormwater management to protect existing render and timber work.

The Applicant commits to undertaking these measures as part of this application.

## 2.7 Description of the Development

We note the commentary on the description of the proposal as ‘rear additions’ and that in Masterplan’s view this is inadequate given the ‘encroachment’ of the additions over the State Heritage listed fabric. Council, as relevant Planning Authority, have determined the application description as *‘Demolition of existing rear extension and construction of three storey rear extension with swimming pool and garage accessed via rear’*.

We have no issue with this description and consider it accurately represents the proposal.

## 2.8 Structural Support Solution

The Architects have confirmed that the design intent for the proposed addition aims to conceal new structural elements within the existing building walls and that any reinstatement of existing internal plaster work will be to make good to adjoining surfaces and to match to existing areas. They advise that the end result will be that no evidence of new works will be visible to existing walls, floors, ceilings and openings in bedrooms 2 and 3. Refer to Plan DA02 for the location and extent of proposed structural elements.

## 3.0 Conclusion

The State Heritage listed dwelling at 55 Symonds Place, Adelaide is located at the convergence of three (3) considerably different Development Plan Zones resulting in very diverse range of built form within close proximity. It is evident that tension exists between the achievement of Development Plan provisions aiming to protect heritage and streetscape character while also seeking to minimise a reduction in sunlight access.

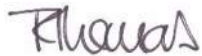
The proposed 3 storey building additions achieve the desired building heights specified (that being not greater than 4 storeys and not less than 2 storeys) for the City Living Zone as sought by Policy Area Principles 4 and 5.

The proposal facilitates significant investment and the adaptive reuse of a State Heritage place as a modern family residence. The proposal utilises materials, finishes, setbacks, scale and other built form qualities to ensure an outcome that is complementary to the place. A suite of conservation works will protect and preserve the State Heritage listed fabric, ensuring its longevity.

We note that the Development Plan calls for the assessment of proposals in the South Central Policy Area 32 to give the greatest weight to satisfying the desired character for the Policy Area. In reading the desired character statement for this Policy Area, the proposal unequivocally achieves the Desired Character sought.

Thank you for the opportunity to respond to the Council and Representor issues raised. We would appreciate the opportunity to speak to our submission at the Council Assessment Panel meeting in due course and in the meantime, would be happy to meet and discuss any aspect of the proposal to assist in finalising the planning assessment.

Yours Sincerely

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

**Rebecca Thomas**

Senior Associate

10 February 2020

REF No.: 00853-001

Adelaide City Council  
25 Pirie Street  
ADELAIDE SA 5000

**Attention:** Seb Grose

By Email: [S.Grose@cityofadelaide.com.au](mailto:S.Grose@cityofadelaide.com.au)

Dear Seb,

**RE: DEVELOPMENT APPLICATION 515/19 - 55 SYMONDS PLACE, ADELAIDE**

On behalf of the Applicant, we write in relation to the above-mentioned application lodged in mid-2019. In response to preliminary feedback from Council and Heritage South Australia (HSA), the Applicant has elected to review the proposal as lodged and respond to a number of the informal comments provided prior to the application proceeding to Public Notification and full planning assessment.

**1.0 Amended Application Documentation**

Please find attached a revised Architectural Package prepared by Grieve Gillett Andersen which includes:

- DA02 Rev A: Floor, Roof and Section drawings reflecting the updated design and top-level canopy
- DA03 Rev A: Revised elevation drawings
- DA04 Rev A: Additional sun shading diagrams

Plan DA01, Existing Floor Plan, Demolition Plan and Sun Analysis remains unchanged.

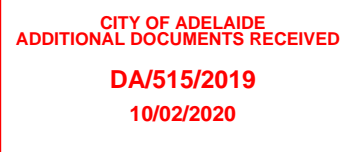
3D images are also incorporated within this correspondence to further inform the proposed architectural approach adopted.

**2.0 Preliminary Feedback**

Following lodgement, Council requested further analysis on the extent of shadow cast by the proposed additions on the property to the south.

In addition, HSA also provided the following comments for the Applicant's consideration (our interpretation based on previous meetings and feedback):

- Retention of original features, façade detailing, original plasterwork facing street and sightlines from the street are of most importance;
- Stepping back of the rear addition to the west of the site is supported;





- Form (not scale) of upper floors and canopy structure are somewhat imposing on the cottage scale of the residence;
- An alternative, lighter weight canopy (possibly a cantilever form) is suggested to reduce the steel structure;
- Side setback is well mannered and respectful to neighbouring property;
- Materiality of the side walls is less critical as they will not be overly visible; and
- Monopitch roof is a rare feature and should be retained under proposed roof deck construction.

Our response to these matters is outlined below.

### 3.0 Design Response

In response to the comments provided by State Heritage the amended plans (**Appendix 1**) are submitted for assessment. The main changes relate to the first and second floor outdoor living spaces facing east. The partially enclosed second floor with vergola roof openings has been removed and replaced with a lightweight louvered canopy. This canopy has been reduced in height and features louvres perpendicular to the street, so that a front view will allow visual passage through.

On the first floor the previously proposed verandah structure has been replaced with a retractable awning. These amendments seek to address the concerns raised regarding upper level bulk and scale and sightlines from the street.

The following image illustrates the design intent and provides the surrounding context in which the building will be viewed.

**Figure 1** *Perspective images of proposed development (with awing extended)*



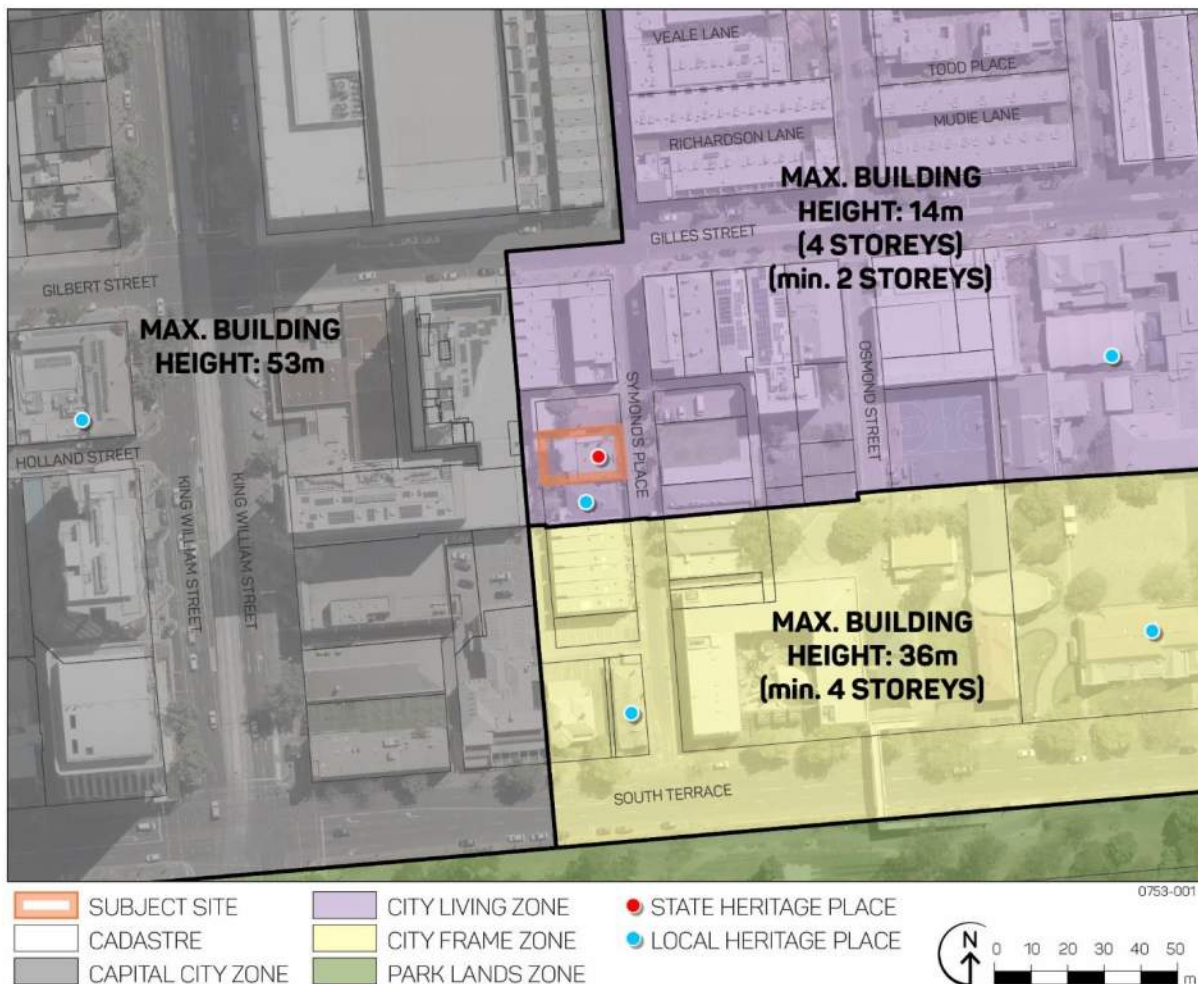
Importantly, the additions are sited to the rear of the existing State Heritage listed property as requested, maintaining the prominence and retention of the original façade features and protecting the street sightlines from either direction. The contemporary additions associate well with the similarly modern tower architecture to the west and avoid competition with the historic form and character of the original dwelling.

The amended design is considered to successfully respond to the issues communicated by HSA.

The site is located within the **City Living Zone (South Central Policy Area 32)** and abuts the **Capital City Zone** to the immediate west. One allotment south, the zoning changes again to the **City Frame Zone**.

The Adelaide City Development Plan (25 July 2019) identifies desired maximum as well as minimum building heights for these zones and these are illustrated below in Figure 2 below.

**Figure 2** Anticipated Building Heights



This locality of the city comprises a convergence of three considerably different Development Plan Zones resulting in very diverse built form within close proximity. This juxtaposition is illustrated in the images of the subject site and surrounds over page.

Figure 3 Site and locality photos



The proposed 3 storey (12.35m high) building additions achieve the desired building heights specified (that being not greater than 4 storeys and not less than 2 storeys) for the City Living Zone (Policy Area Map Adel/62) as sought by Policy Area PDC's 4 and 5 extracted below:

***PDC 4** Development should not exceed 4 storeys or 14 metres building height except where located within the areas indicated on Policy Area Maps Adel/56, 57, 61 and 63. Development within these areas should not exceed 2 storeys.*

***PDC 5** Buildings should have a minimum building height of 2 storeys except where located within the areas indicated on Policy Area Maps Adel/56, 57, 61 and 63.*

Notwithstanding the Policy Area seeks buildings up to 4 storeys high, the Applicant recognises that adaptive reuse and conservation of this important State Heritage residence requires a more sensitive approach comprising a contemporary and simple design, set back from the visible heritage façade.

We also note that the Development Plan seeks for development to minimise negative amenity impacts on adjoining properties including the level of available sunlight into habitable rooms and private open space.

It is apparent that, in this site circumstance, some tension exists between the achievement of Development Plan provisions aiming to protect heritage and streetscape character while also seeking to minimise a reduction in sunlight access.

For example, the Development Plan seeks for residential development to protect features of heritage value and be compatible with the desired character of the locality in relation to building height, massing and proportions, and minimise the visual bulk adjacent the street frontage through appropriate setbacks, articulation and other design measures. The Development Plan also encourages compatible setbacks to the street and side boundaries. (Refer Council Wide, Low Scale Residential provisions PDC 17, 18, 20 and 22).

In addition to achieving these provisions, the proposal is also required to demonstrate achievement of a number of Council Wide Heritage and Conservation provisions including the following (*our emphasis*).

***OBJ 44** Continued use or **adaptive reuse** of the land, buildings and structures comprising a heritage place.*

***PDC 137** Development affecting a State heritage place (Table Adel/1), ... including:*

*(a) adaptation to a new use;*

*(b) additional construction;*

*(c) part demolition;*

*(d) alterations; or*

*(e) conservation works;*

*should **facilitate its continued or adaptive use**, and utilise **materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place**.*

***PDC 141** Development in the City Living Zone ... on land adjacent to a heritage place should incorporate **design elements that complement the heritage place** with regard to the following:*

*(a) the wall height and silhouette of the heritage place as well as the scale of elements comprising the principal facades;*

*(b) the frontage of land containing the heritage place, boundary setbacks to the sides and street face(s) of the place and the nature of vehicular and pedestrian egress;*

*(c) the nature of fencing, walling and gates to boundaries;*

*(d) the materials and finishes; and*

*(e) location of alterations (other than the conservation of heritage fabric) and additional construction behind the street face(s) of the heritage place, without necessarily replicating historical detailing.*

**PDC 142** *Development that abuts the built form/fabric of a heritage place should be carefully integrated, generally **being located behind or at the side of the heritage place** and without necessarily replicating historic detailing, so as to retain the heritage value of the heritage place.*

Following achievement of these provisions, a proposal is also encouraged to demonstrate that it does not result in unreasonable amenity impacts, in particular the Council Wide Daylight and Sunlight provisions extracted below.

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

*(a) ground level private or communal open space of adjacent residential development*

*b) upper level balconies which provide the primary private open space area for any adjacent residential development;*

*(c) communal open space which provides the primary private open space for any adjacent residential development; and*

*(d) habitable room windows of adjacent residential development.*

**PDC 27** *Development within or adjoining the City Living Zone, the Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone should maintain at least two hours of direct sunlight between 9.00am 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, where such communal open space provides the primary private open space for any adjacent residential development. Where the existing period of direct sunlight is less than two hours per day or covers less than 20 percent of open space, development should not further reduce it.*

Lastly, and most importantly, the proposal should achieve the relevant Policy and Zone provisions including the Desired Character statement. In particular, we note that the South Central Policy Area 32 states that *“in the assessment of development, the **greatest weight is to be applied to satisfying the desired character for the Policy Area.**”* Accordingly, the Policy Desired Character statement is extracted below.

*The Policy Area will provide for 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. Education facilities will continue to be established. 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. Wholesale redevelopment of non-residential sites should be for ground level non-residential and with residential above.*

*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. Vehicle movement within the Policy Area will be primarily for local and visitor traffic, with an increasing promotion of pedestrian and cycling links through the City.*

In reviewing the proposal against all these relevant provisions, in particular the Policy Area provisions, we conclude the following:

- The proposal achieves all the relevant aspects of the Policy Area Desired Character statement extracted above.
- The proposed building height is aligned to the scale sought in the zone and is lower than the maximum building height permitted.
- The proposal is suitably sited towards the rear of the site, protecting the heritage value of the State Heritage Place as well as the adjoining Local Heritage Place such that the existing heritage fabric remains the predominant streetscape feature.
- The setbacks, both front, rear and side are consistent with the prevailing setbacks in the locality and reinforce the pattern of built form siting already existing in the street, which in this instance includes a boundary wall at ground floor (consistent with the existing dwelling) and setbacks of 1.77m at the upper levels to the south.
- The additions present an innovative and contemporary design which demonstrate a compatible visual relationship with the associated heritage places with respect to scale, building proportions, massing, materiality, and setbacks, noting that the Zone specifically calls for taller elements to be setback from the street frontage.

- The proposal supports the goals of conservation, preservation and adaptive reuse of buildings with heritage value, significantly enhancing a unique historic dwelling (albeit with a modest footprint) to a home able to accommodate modern day living for a family.
- While there is some additional shadow impacts resulting for the additions, we note that:
  - » The neighbouring property to the south is already shaded by its own built form, fencing, vegetation and the large multi-storey buildings to the west during winter, with a portion of direct sunlight available in the rear courtyard during the middle of the day only;
  - » The proposed additions to the subject site would contribute more shade to the neighbouring property's rear yard between approx. 11am to 1.30pm during the winter solstice, while ample amounts of sunlight are available throughout summer, autumn and spring;
  - » The impacts to the neighbouring property from the proposed 3 storey additions are virtually identical to the level of shadow that would cast by a lower two-storey addition (i.e. there are negligible winter sunlight benefits between a two or three storey addition). This 2-3 storey comparison is illustrated in the attached sun shading diagrams;
  - » The proposal will not impact the sunlight cast into the neighbouring property's private front yard space (defined as '*landscaped open space*' as specified in the Adelaide City Development Plan – extract below);

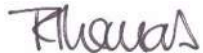
***landscaped open space:*** *open space at ground level having a minimum horizontal dimension of one metre which incorporates substantial landscape planting and is designed, developed, maintained and capable of being used as a garden, grassed, or paved area for pedestrian use and enjoyment, or a swimming pool. It includes a driveway within the site of a single dwelling, but does not include a parking area or any shared area for vehicles, a service area, or any area used for storage of refuse or waste.*

- » While the Development Plan seeks for development to not further reduce the level of sunlight received by properties (in circumstances where less than two hours per day is received in winter or less than 20 percent of open space receives this sunlight), we note that any upper level addition to the State Heritage building would have some impact on winter shading to the southern neighbour (noting that additions are required to be sited to the rear of the site, well behind the heritage façade); and
- » Lastly, that across a full year, the neighbouring property will still receive an adequate level of sunlight to their landscaped open space as sought by PDC 25, acknowledging that this is a City CBD environment and the site abuts a Zone allowing towers in the order of 53 metres in height.

The unique features of the subject site, in proximity to Zones containing vastly different scales of development, together with the design response required for a building of significant heritage value, necessitates a pragmatic and balanced assessment approach including the recognition that compromise is required where heritage considerations and certain amenity considerations do not align.

In summary the proposal clearly achieves the majority of the relevant Development Plan provisions and therefore 'on balance' warrants the granting of Planning Consent.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Rebecca Thomas".

**Rebecca Thomas**

Senior Associate



## CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 1/2/2021

### Item 4.1

Subject Land: 195-199 Childers Street, North Adelaide SA 5006

Proposal: ERD Court Compromise 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

**Recommendation: That the Environment, Resources and Development Court be advised that the Panel SUPPORTS the compromise proposal**

### ATTACHMENTS

Compromise Proposal Plans	1 - 8
Report to Council Assessment Panel on 28 September 2020	9 - 56

### KEY ISSUES

- Design and appearance

## 1. **BACKGROUND**

1.1 Council's Assessment Panel considered the subject application at its meeting on 28 September 2020. A copy of the original report and documentation is attached for information. The application was refused for the following reasons:

- *Is not considered to satisfy the following relevant Development Plan provisions:*
  - *North Adelaide Historic (Conservation) Zone PDCs 1(c), 3, 6*
  - *Council Wide Heritage and Conservation – North Adelaide PDC 162(a)(b)(c)*
  - *Council Wide Objective 48*
- *Lack of detail demonstrated on plans to assess against the provisions of the Development Plan.*

1.2 The applicant has appealed the decision to the ERD Court and has subsequently provided compromise plans for the Panel to consider prior to proceeding to the compulsory conference.

## 2. **ADDITIONAL INFORMATION**

2.1 The compromise plans include the following changes to be more in keeping with the historic character of the area:

- Verandah proportions modified
- Additional windows to front façade
- Solid stone to front façade
- Upper level balcony facing Childers Street removed and façade amended with high level windows and a dark grey tone to be more recessive
- Landscaping plan detailing species selection that is in keeping with the landscaped character of the area.

Note: There have also been relatively minor façade and floor area layout changes which are discussed in further detail in Section 4.0.

## 3. **APPEAL PROCESS**

3.1 The Panel now has the following options available:

- Agree the compromise plans adequately address the reasons for refusal and the proposal warrants Development Plan Consent – the Court will then issue a planning consent.
- Not agree the compromise plans address the reasons for refusal and the proposal warrants Refusal – the matter will proceed to a hearing on a date to be decided at a future compulsory conference.

#### 4. **DISCUSSION**

The reasons for refusal related to the design and appearance of the proposal, particularly when viewed from Childers Street.

##### **Assessment Background**

Council Administration requested changes to the proposal during both pre-lodgement and assessment of the application. 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 materiality, solid to void, side setback, inappropriate roof pitch and fence height. These were raised with the applicant and amended plans were provided. There were still concerns regarding the proposed verandah facing Childers Street in terms of its pitch and lightweight appearance being inappropriate and requiring a redesign. Ultimately Council's Assessment Panel refused the application based primarily on design and appearance, particularly when viewed from Childers Street.

A land division application (LD/2/2020) was lodged concurrently with this application and was approved by the Panel at the same meeting.

##### **Additional Information Provided During Appeal**

As part of the Appeal process, the Appellant has provided compromise plans. A number of different versions have been provided since the Appeal was lodged and these have been reviewed by Council Administration to determine suitability in the North Adelaide Historic (Conservation) Zone and whether they address the reasons for refusal.

Council's Heritage Architect has concluded the following in response to the latest compromise plans:

*'Concerns regarding the façade design have been addressed and the proposal is considered to achieve a better visual balance and compatible visual relationship with the historic character of the Zone.'*

The compromise plans are considered to address the reasons for refusal as follows:

<b>Reasons for Refusal Addressed by Compromise</b>	
<b>Reasons for Refusal</b>	<b>Compromise Proposal</b>
<u>Zone PDC 1(c)</u> <i>Contribute to landscape character</i>	Landscape plan provided nominating proposed species selection including small trees and hedging for the front yard which will contribute to the landscaped character of the area.
<u>Zone PDC 3 &amp; 6</u> <i>Compatible visual relationship and not introduce building styles that are out of character</i>	Council's Heritage Architect has confirmed the compromise does not introduce a building style that is out of character and instead will have a compatible visual relationship with the historic character of the Zone.
<u>Council Wide North Adelaide Heritage PDC 162(a)(b)(c) &amp; Objective 48</u> <i>Compatible scale, bulk, setbacks and high level of design excellence</i>	Scale, bulk, setbacks, form and visual interest are acceptable according to Council's Heritage Architect.
Lack of detail on plans	The compromise plans are more detailed to address previous issues.

There have also been some relatively minor façade and floor area layout changes that have resulted in:

- Plot ratio reduction to approximately 0.5 for each dwelling, compared to 0.54 and 0.6 previously (maximum plot 0.6).
- Ceiling height reduction from 6.9 metres to 6.1 metres (6 metre requirement).

## **5. CONCLUSION**

The compromise plans are considered to sufficiently address the reasons for refusal given by the Panel by proposing a higher quality design that is more in keeping with the historic character of the North Adelaide Historic (Conservation) Zone.

## 6. **RECOMMENDATION**

That the Environment, Resources and Development Court be advised that the City of Adelaide Council Assessment Panel determined that:

1. The proposed development is not seriously at variance with the provisions of the Development Plan.
2. It supports the compromise plans the subject of the application from Mr S. Matthews for the demolition of the 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 subject to the following conditions and advisory notes:

### **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 Nielsen Architects as follows:**

- **DWG Nos. PA000, 100, 200, 201, 210, 211, 300, 301 stamped received 12 January 2021**

**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 privacy screening as depicted on DWG Nos. PA201, 211, 300, 301, stamped received 12 January 2021 shall be installed 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. **The landscaping depicted on the plans shall be maintained in good health and condition at all times to the reasonable satisfaction of the Council. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.**

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

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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*

### **Advisory Notes**

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

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

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

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / 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.

#### **3. Boundaries**

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

#### **4. 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.

#### **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.

## 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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<b>COLORBOND 'MONUMENT'</b> - ROOF	<b>COLORBOND 'MONUMENT'</b> - WINDOWS - SLIDING DOORS - FASCIAS - GUTTERS	<b>BASKET RANGE HONED FACED SANDSTONE BLOCKS</b> - STONE PIERS - FRONT FENCE PIERS	<b>RENDER IN DULUX 'VIVID WHITE'</b> - LOWER WALLS	<b>RENDER IN COLORBOND 'BASALT'</b> - UPPER WALLS	<b>WRC SHIPLAPPED</b> - FRONT DOORS - TILT-UP DOORS - BALCONY AND VERANDAH SOFFIT

**SHEET LIST**

SHEET NO.	SHEET NAME	ISSUE DATE	REV.
PA000	PERSPECTIVES	20.11.20	B
PA100	SITE PLAN	20.11.20	A
PA200	FLOOR PLAN	20.11.20	B
PA201	FIRST FLOOR PLAN	20.11.20	B
PA210	FLOOR PLAN	20.11.20	A
PA211	FIRST FLOOR PLAN	20.11.20	A
PA300	ELEVATIONS	20.11.20	B
PA301	ELEVATIONS	20.11.20	B

**CITY OF ADELAIDE**  
**ADDITIONAL DOCUMENTS RECEIVED**  
  
**DA/206/2020**  
**12/01/2021**

City of Adelaide Council Assessment Panel Meeting - Agenda - 1 February 2021



**NIELSEN ARCHITECTS**  
 108 Mt Barker Road Stirling  
 South Australia 5152  
 p: 08 8339 8008  
 P.O. Box 691 Stirling SA 5152  
 admin@nielsenarchitects.com.au  
 www.nielsenarchitects.com.au  
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REV	DESCRIPTION	BY	DATE
B	COUNCIL CHANGES		22.12.20
A	COUNCIL CHANGES		8.12.20

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PRELIMINARY			
PROJECT: PROPOSED DWELLINGS	DRAWING: PERSPECTIVES	SCALE:	DRAWN BY: LF
CLIENT: SCOTT MATTHEWS	PROJECT NO: 2578	CHECKED: ED	DRAWING NO: PA000
ADDRESS: 197 CHILDERS STRET, NORTH ADELAIDE	DATE: 20.11.20	REV: B	



**GENERAL SITE NOTES**

ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH **BCA PARTS 3.1.2 & 3.5.2 AND AS 3500**

ALL STORMWATER DRAINAGE BELOW GROUND SHALL BE SEWER GRADE WITH NO JOINTS UNDER SLAB INSTALLED TO **AS 3500.3**, 2003. MINIMUM PIPE SIZE 100MM. MINIMUM GRADE 1:100.

STORMWATER TO BE DISCHARGED TO MAINS STORMWATER SYSTEM OR RAINWATER COLLECTION TANK AS PER COUNCIL REQUIREMENTS.

PROVIDE 150MM COVER TO STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECTED TO VEHICULAR LOADING, IN WHICH CASE 450MM COVER IS REQUIRED.

ENSURE 90MM DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT/S TO THE BCA REQUIREMENTS. THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADE TO PROVIDE A SLOPE NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE BUILDING.

GUTTERS AS PER SPECIFICATION WITH MINIMUM 100 X 75 RECTANGULAR OR 90MM DIAMETER DOWNPIPES, EACH SHALL SERVICE A MAXIMUM ROOF AREA OF 36M<sup>2</sup> OR SHALL BE POSITIONED AS PER **AS 3500.3**, 2003 SECTION 3.

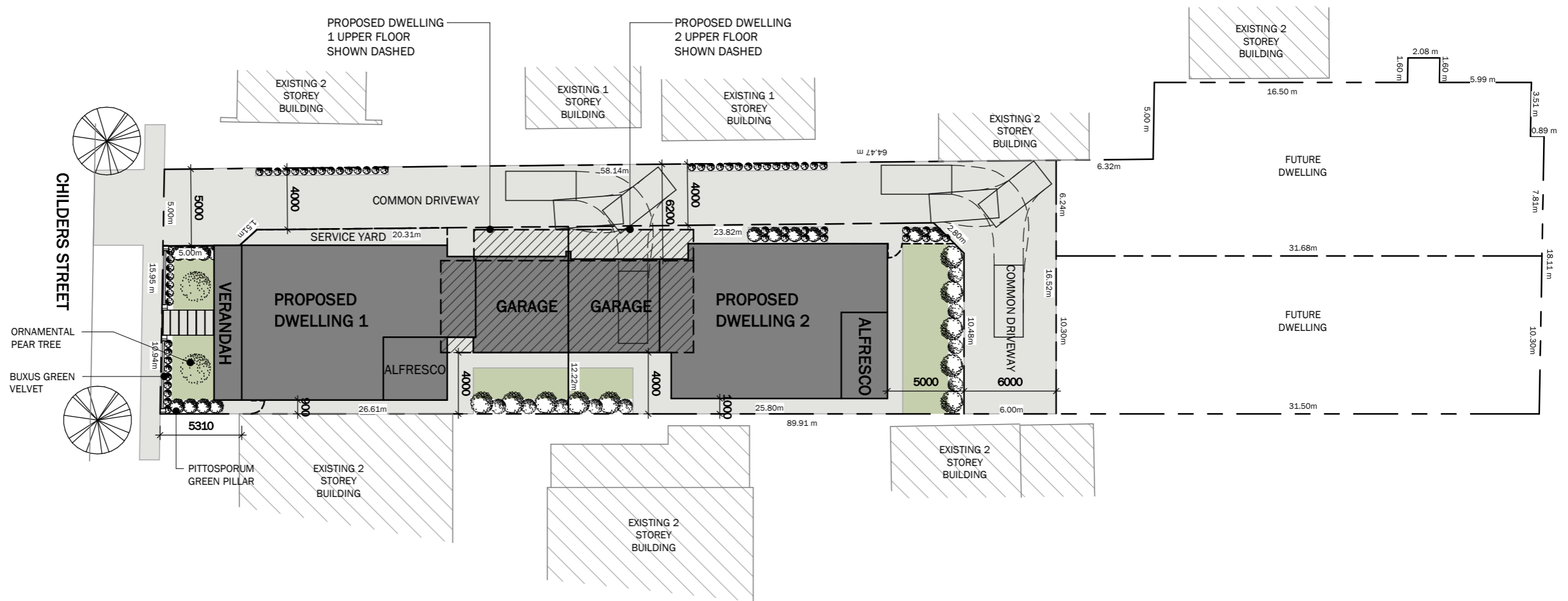
PRIOR TO THE REMOVAL OF ANY TREES, COUNCIL APPROVAL MUST BE OBTAINED AS THE TREES IN QUESTION MAY BE DEEMED SIGNIFICANT.

WHERE TREE IS TO BE REMOVED, THE VOID MUST BE BACK FILLED WITH COMPACTED SATURATED FILL AT OWNERS COST.

THE NOMINATED FFL SHALL BE CHECKED & CONFIRMED BY THE BUILDER PRIOR TO WORKS COMMENCING TO ENSURE THE MINIMUM SEWER AND STORMWATER FALLS CAN BE ACHIEVED.

CUT & FILL BATTERS ARE SHOWN INDICATIVE ONLY. THE BUILDERS SCOPE IS TO BENCH FOR THE SLAB PLATFORM INCLUDING THE PERIMETER PATH.

- LANDSCAPING GUIDE**
- LARGE PLANTINGS:**
- ORNAMENTAL PEAR TREE
- MEDIUM PLANTINGS:**
- WESTRINGIA ZENA
  - PITTOSPORUM GREEN PILLAR
  - OLEARIA PLANTINUM
  - LEUCADENDRON SAFARI GOLD
- SMALL PLANTINGS:**
- BUXUS GREEN VELVET
  - BLUE FESCUE GRASS
  - TUSSOCK GRASS
  - LICORICE PLANT



AREAS	D1	D2
LOWER LIVING	128.24	129.53
UPPER LIVING	50.75	49.71
GARAGE	36.38	35.90
ALFRESCO	17.10	16.86
BALCONY	15.97	15.65
VERANDAH	18.18	-
TOTAL	266.62	247.65
SITE	314.9	316.6
SITE COVER	199.9	182.3
POS	54.0	102.0

**CITY OF ADELAIDE**  
**ADDITIONAL DOCUMENTS RECEIVED**  
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**12/01/2021**

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108 Mt Barker Road Stirling  
 South Australia 5152  
 p: 08 8339 8008  
 P.O. Box 691 Stirling SA 5152  
 admin@nielsenarchitects.com.au  
 www.nielsenarchitects.com.au

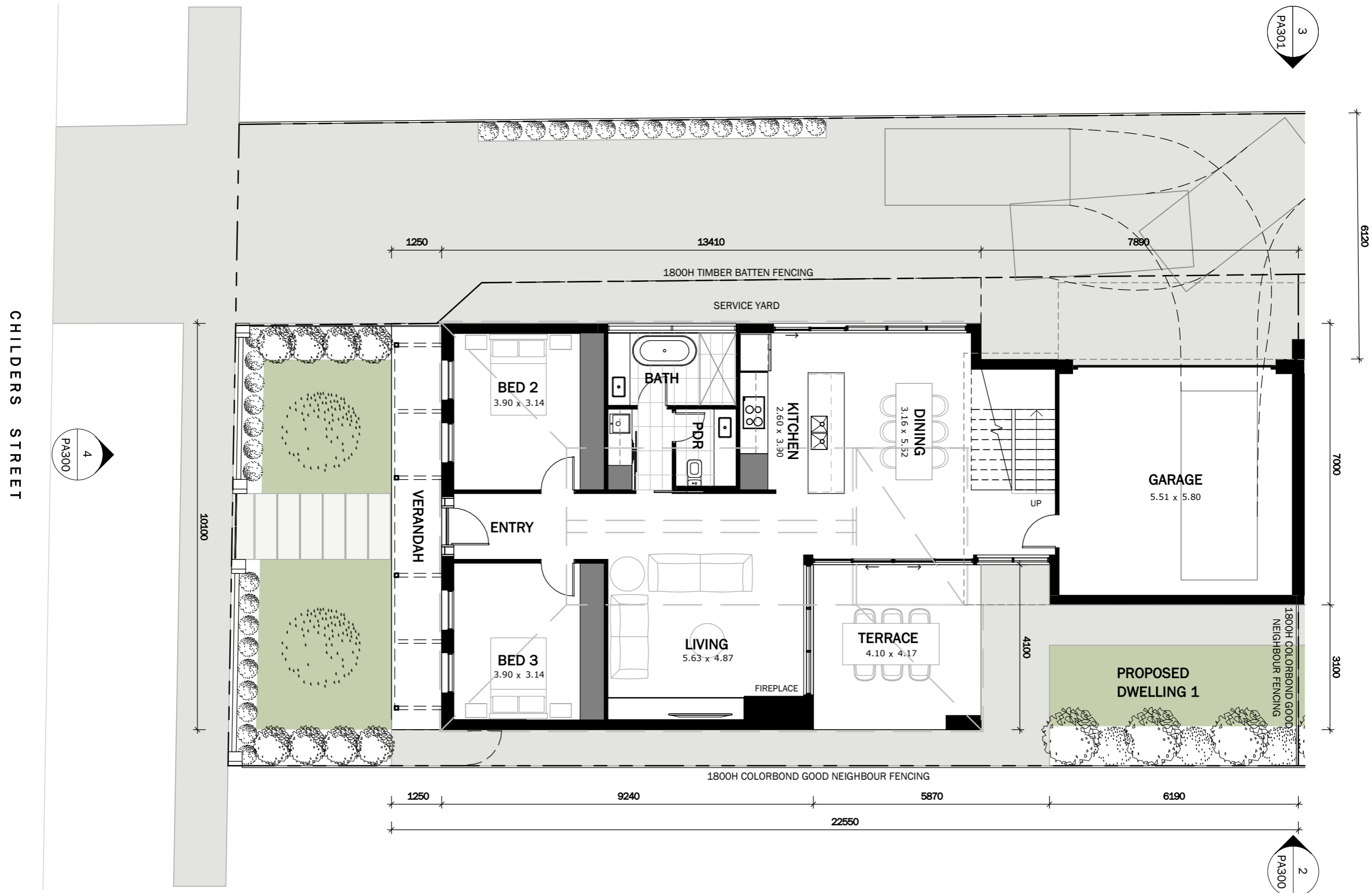
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REV	DESCRIPTION	DATE
A	COUNCIL CHANGES	8.12.20

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**PRELIMINARY**

PROJECT: <b>PROPOSED DWELLINGS</b>	DRAWING: <b>SITE PLAN</b>	SCALE: <b>As indicated</b>	DRAWN BY: <b>LF</b>
CLIENT: <b>SCOTT MATTHEWS</b>	PROJECT NO: <b>2578</b>	CHECKED: <b>ED</b>	DRAWING NO: <b>PA100</b>
ADDRESS: <b>197 CHILDERS STRET, NORTH ADELAIDE</b>	DATE: <b>20.11.20</b>	REV: <b>A</b>	



**CITY OF ADELAIDE  
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**DA/206/2020**  
**12/01/2021**



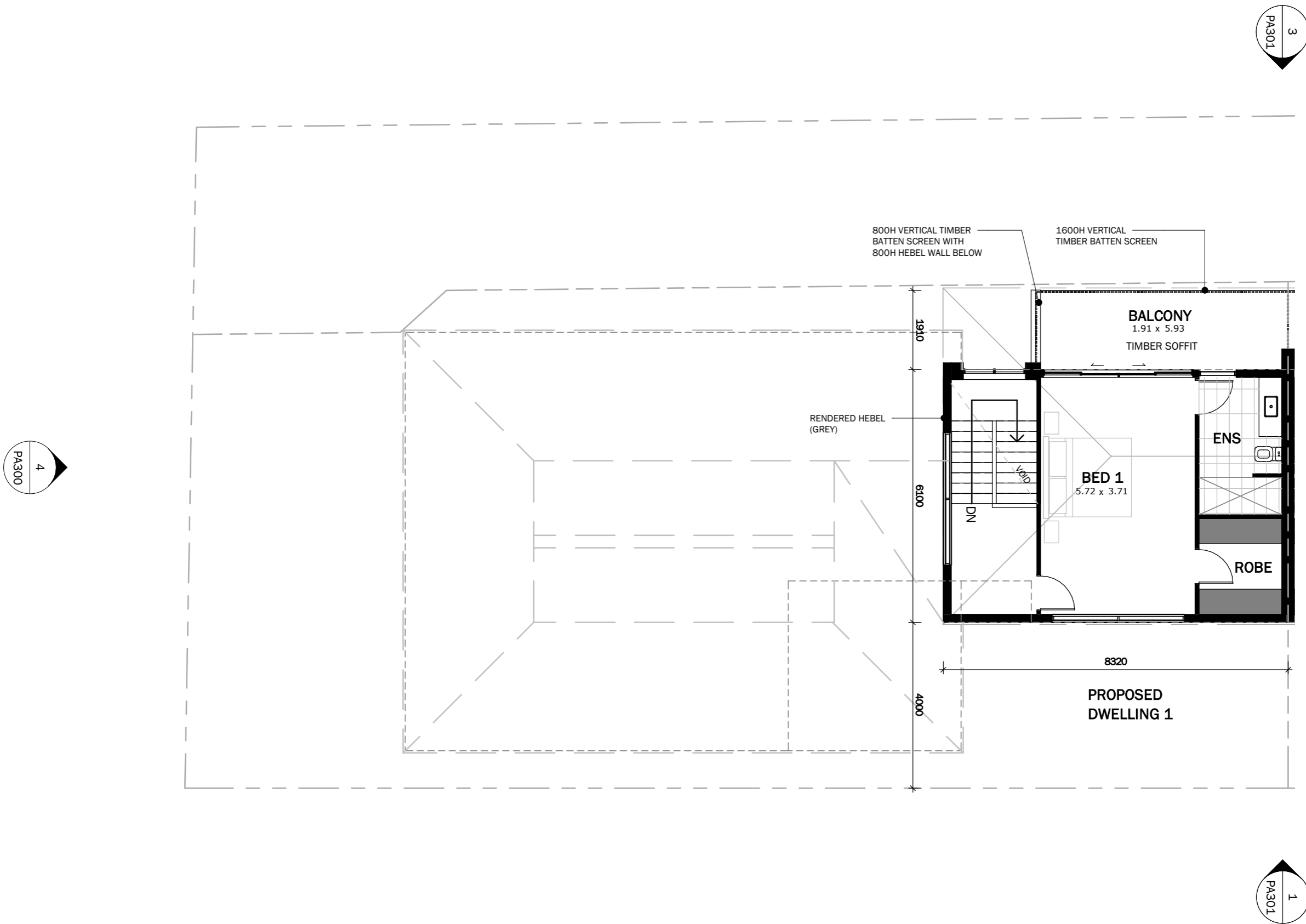
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 South Australia 5152  
 p: 08 8339 8008  
 P.O. Box 691 Stirling SA 5152  
 admin@nielsenarchitects.com.au  
 www.nielsenarchitects.com.au

REV	DESCRIPTION	DATE
B	COUNCIL CHANGES	22.12.20
A	COUNCIL CHANGES	8.12.20
REV		BY DATE

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PRELIMINARY			
PROJECT: PROPOSED DWELLINGS	DRAWING: FLOOR PLAN	SCALE: 1 : 100	DRAWN BY: LF
CLIENT: SCOTT MATTHEWS	PROJECT NO: 2578	CHECKED: ED	DRAWING NO: PA200
ADDRESS: 197 CHILDERS STRET, NORTH ADELAIDE		DATE: 20.11.20	REV: B



0 1.0 2.0 3.0 4.0 5.0m

City of Adelaide Council Assessment Panel Meeting - Agenda - 1 February 2021

**CITY OF ADELAIDE  
 ADDITIONAL DOCUMENTS RECEIVED**  
  
**DA/206/2020**  
**12/01/2021**



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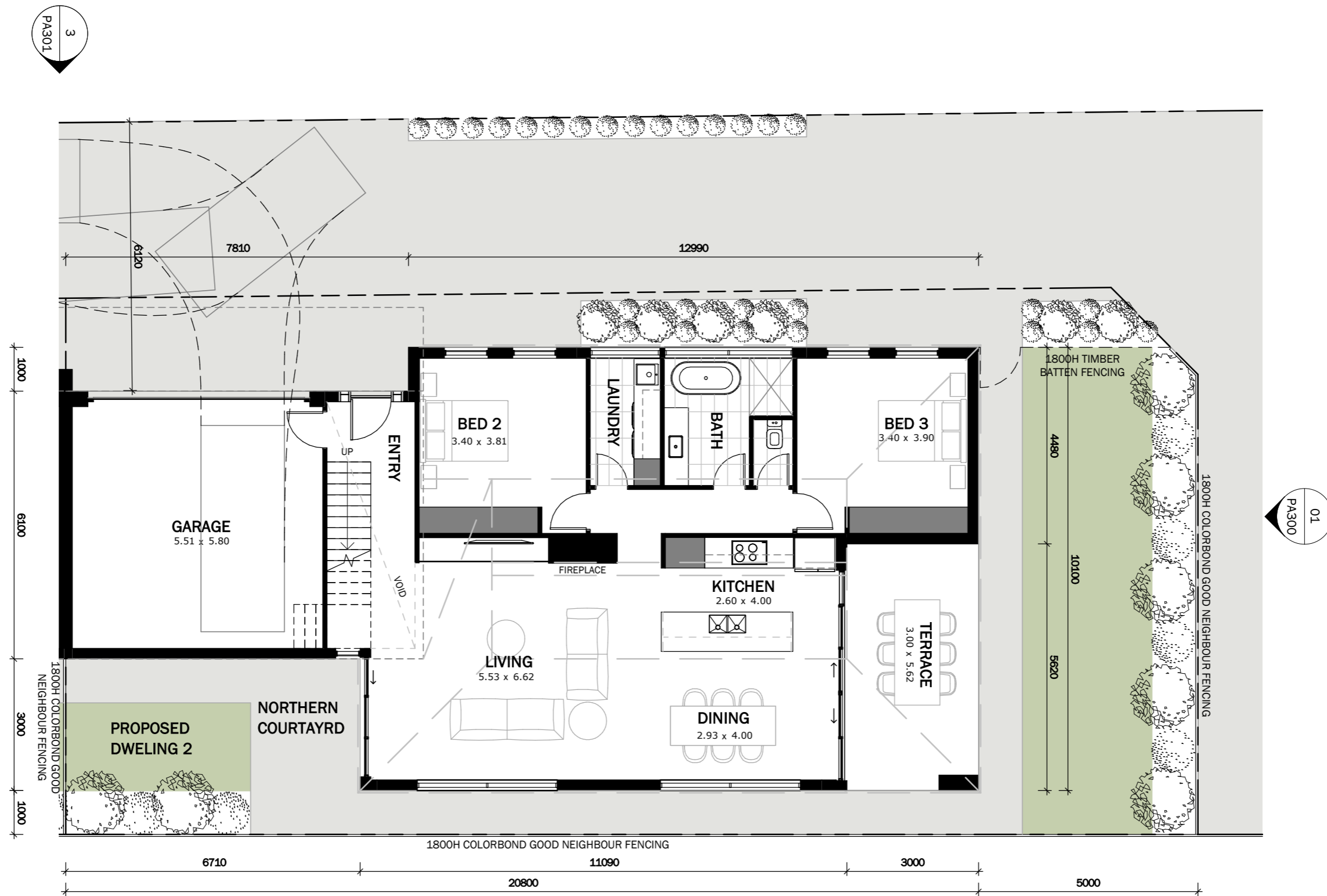
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 South Australia 5152  
 p: 08 8339 8008  
 P.O. Box 691 Stirling SA 5152  
 admin@nielsenarchitects.com.au

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B	COUNCIL CHANGES	22.12.20
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PRELIMINARY			
PROJECT: PROPOSED DWELLINGS	DRAWING: FIRST FLOOR PLAN	SCALE: 1 : 100	DRAWN BY: LF
CLIENT: SCOTT MATTHEWS	PROJECT NO: 2578	CHECKED: ED	DRAWING NO: PA201
ADDRESS: 197 CHILDERS STRET, NORTH ADELAIDE		DATE: 20.11.20	REV: B



**2**  
PA300

**CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED**

**DA/206/2020**

**12/01/2021**



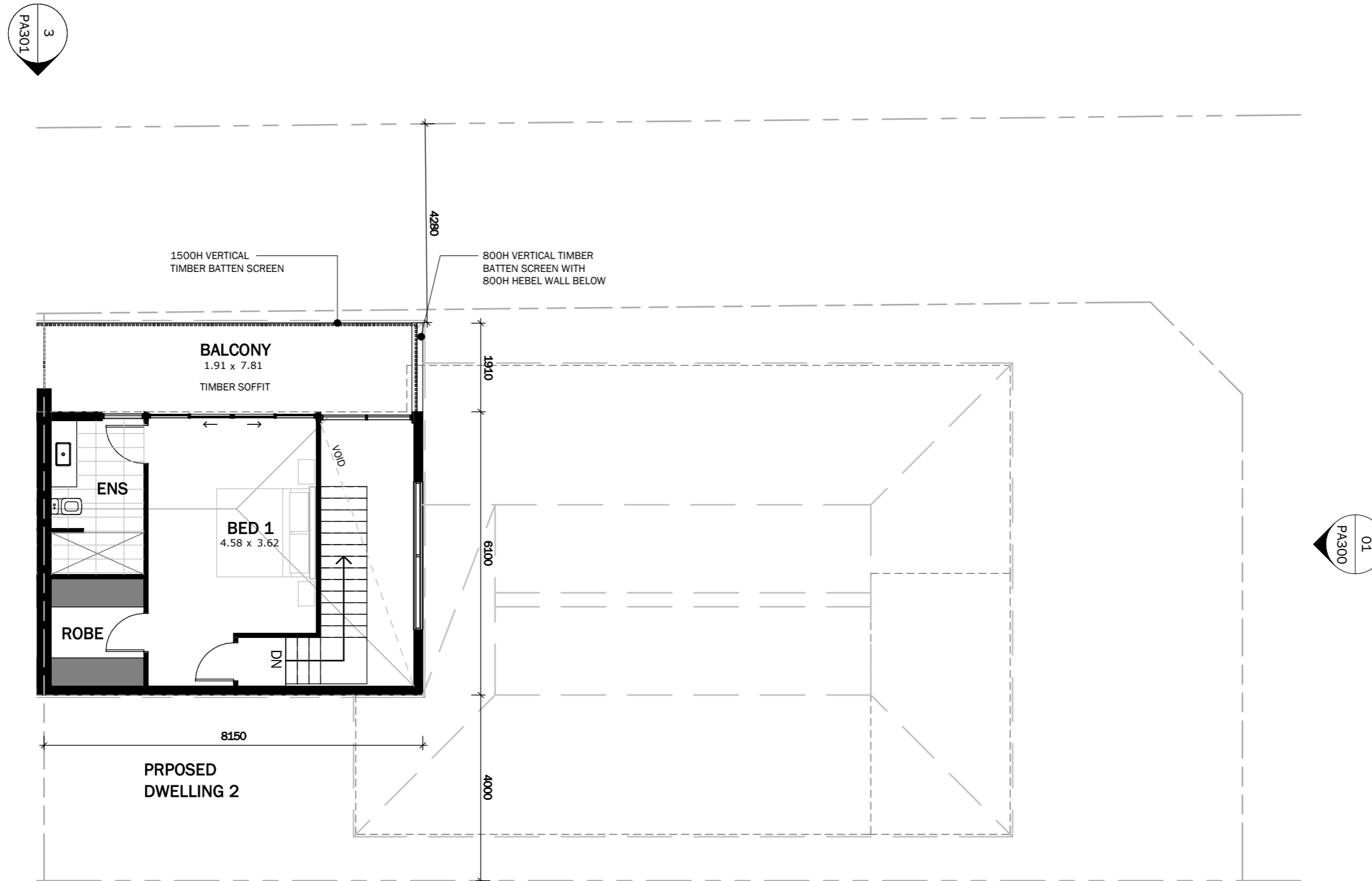
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City of Adelaide Council Assessment Panel Meeting - Agenda - 1 February 2021

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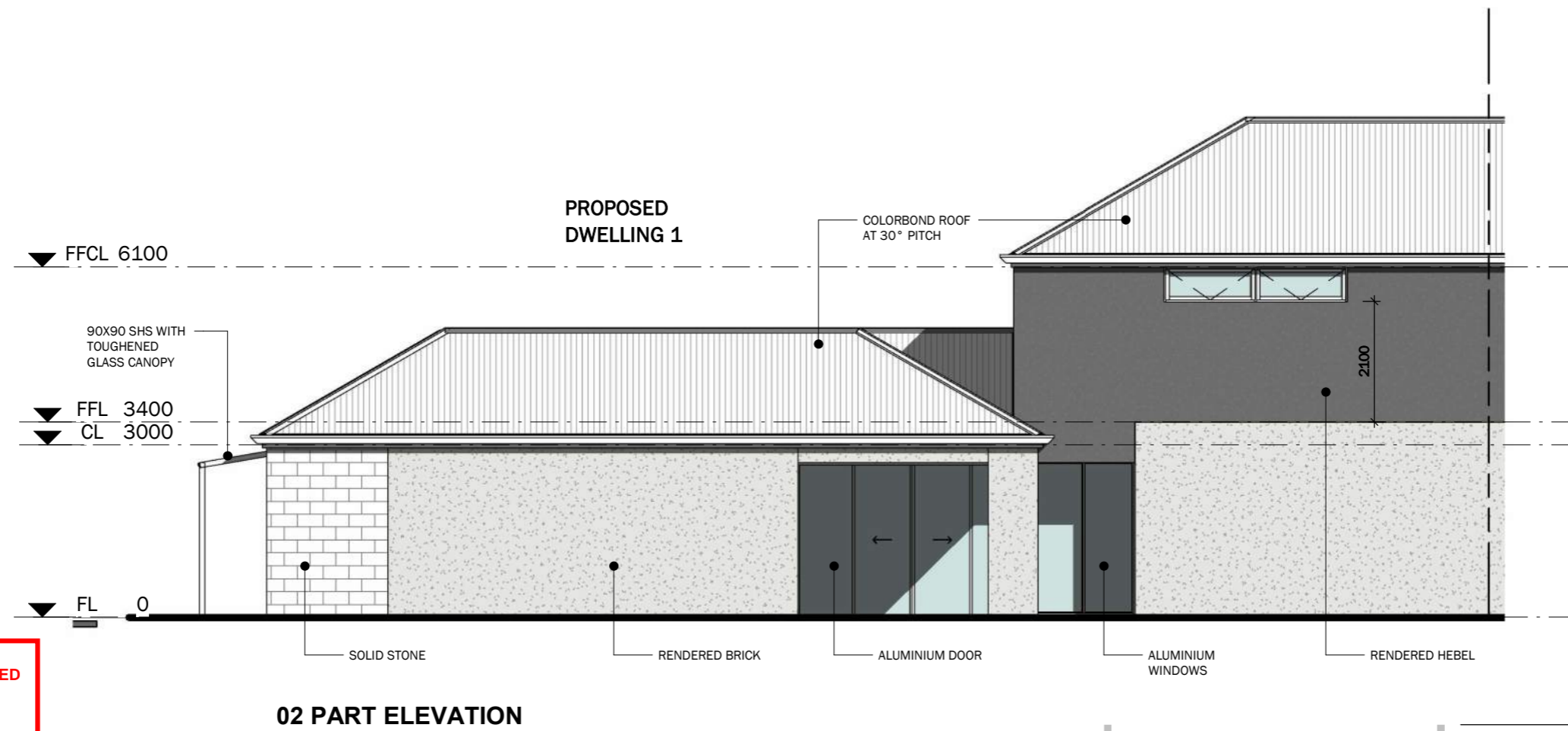
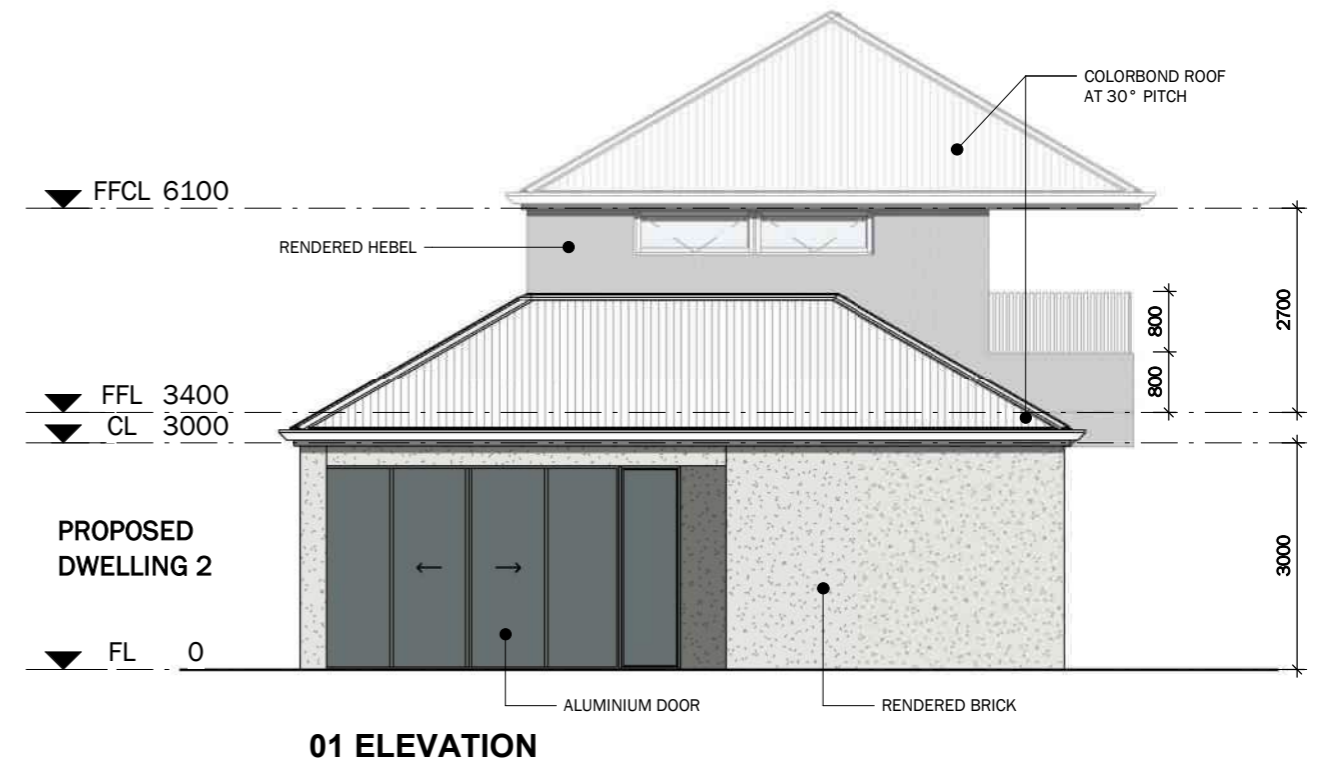
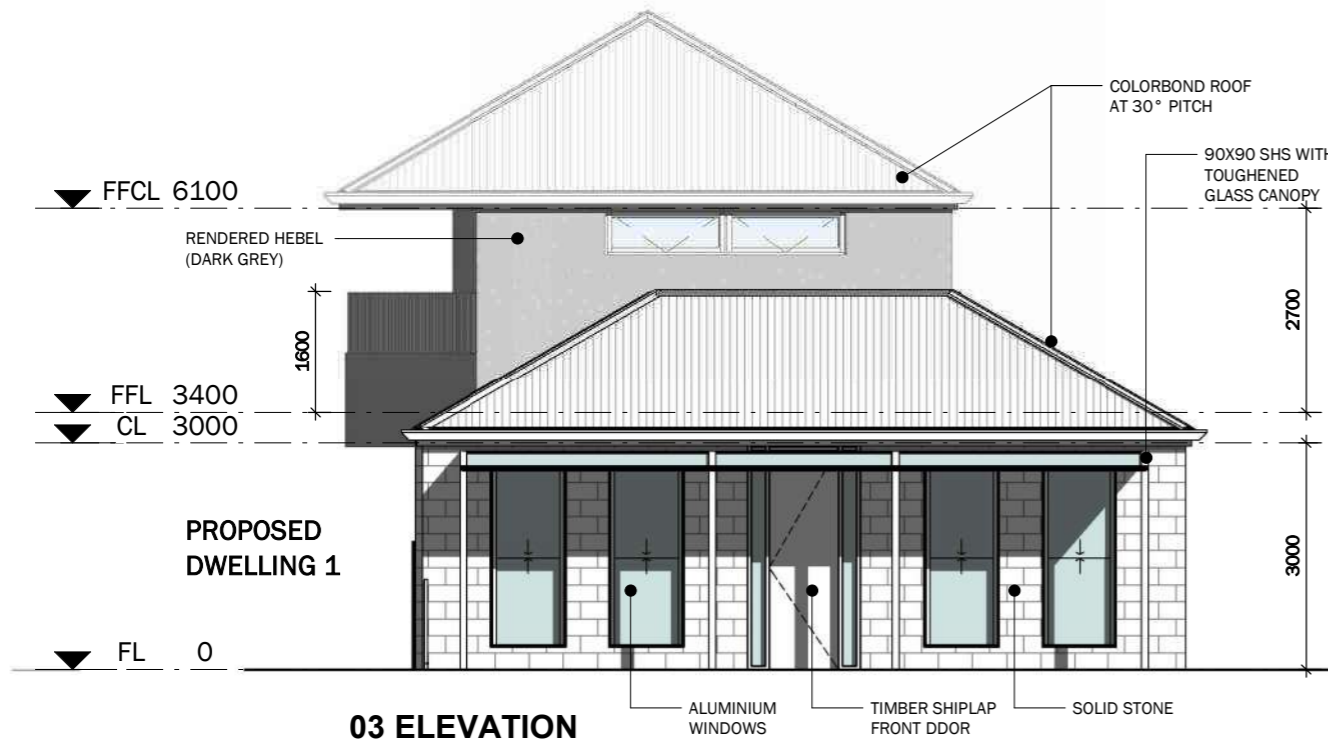
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PROJECT: <b>PROPOSED DWELLINGS</b>	DRAWING: <b>FIRST FLOOR PLAN</b>	SCALE: <b>1 : 100</b>	DRAWN BY: <b>LF</b>
CLIENT: <b>SCOTT MATTHEWS</b>	PROJECT NO: <b>2578</b>	CHECKED: <b>ED</b>	DRAWING NO: <b>PA211</b>
ADDRESS: <b>197 CHILDERS STRET, NORTH ADELAIDE</b>	DATE: <b>20.11.20</b>	REV: <b>A</b>	



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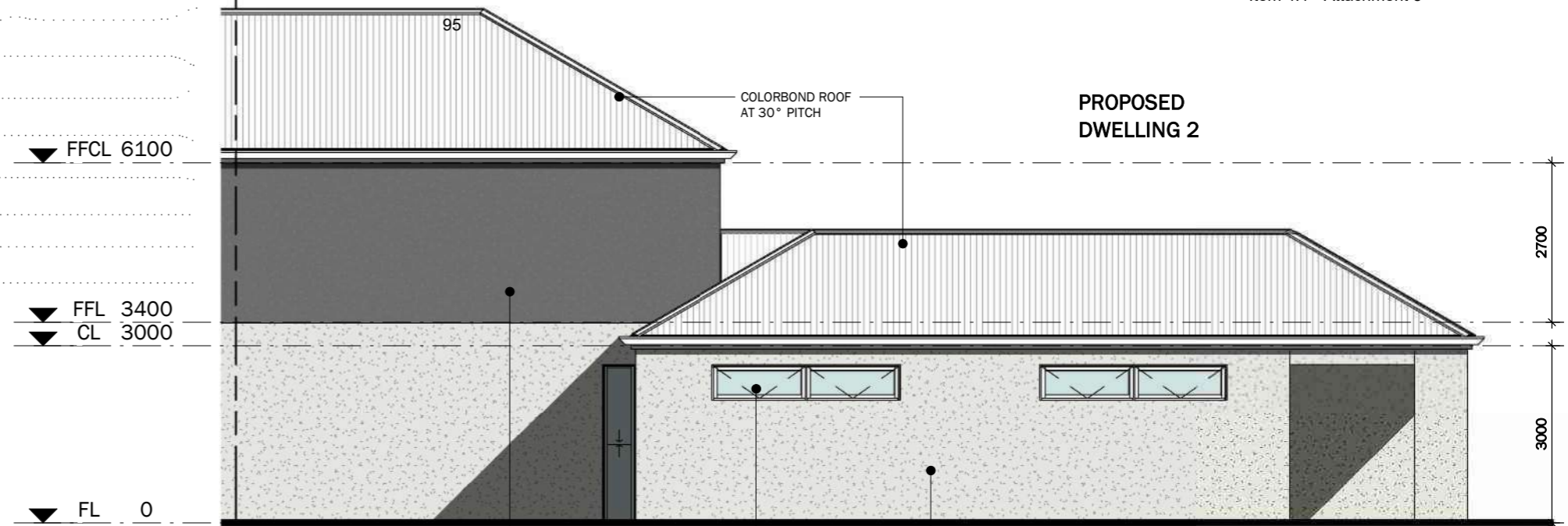
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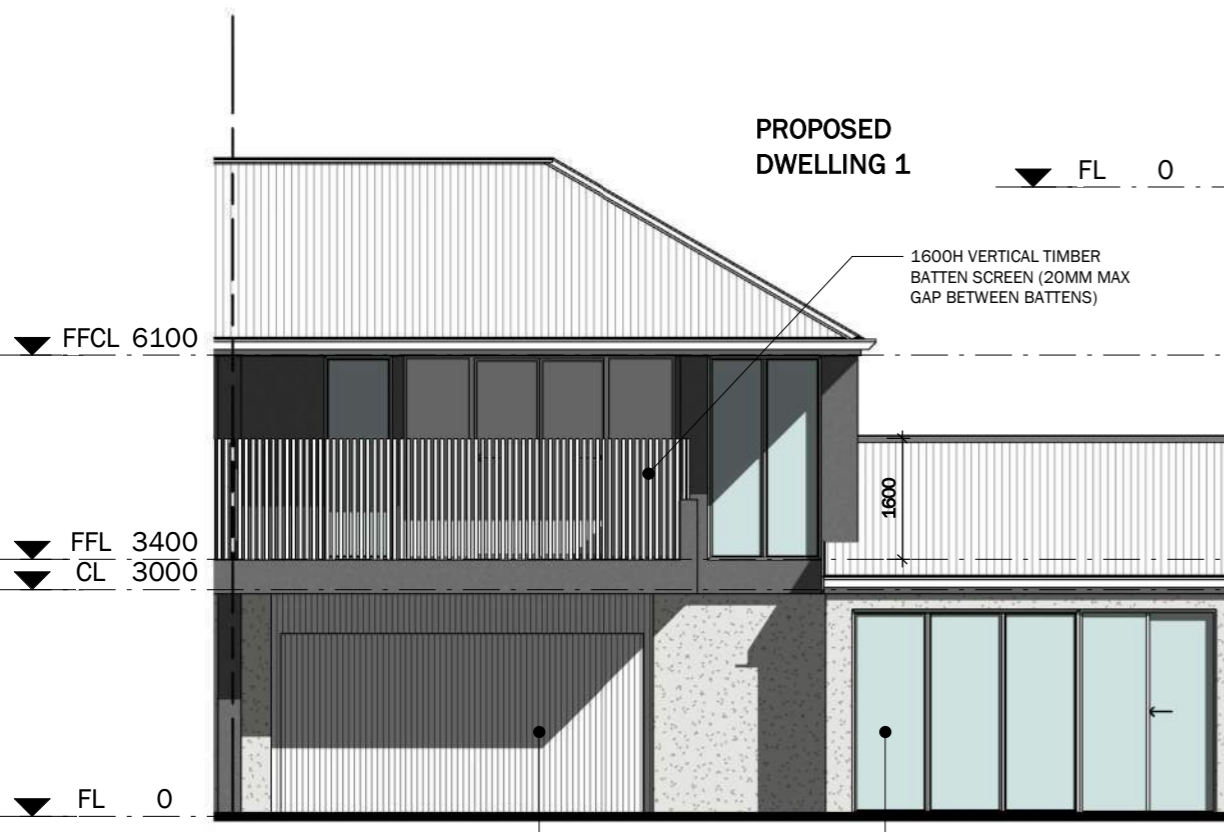
PRELIMINARY			
PROJECT: PROPOSED DWELLINGS	DRAWING: ELEVATIONS	SCALE: 1:100	DRAWN BY: LF
CLIENT: SCOTT MATTHEWS		CHECKED: ED	DRAWING NO: PA300
ADDRESS: 197 CHILDERS STRET, NORTH ADELAIDE	PROJECT NO: 2578	DATE: 20.11.20	REV: B

**PROPOSED DWELLING 2**



**02 PART ELEVATION**

**PROPOSED DWELLING 1**

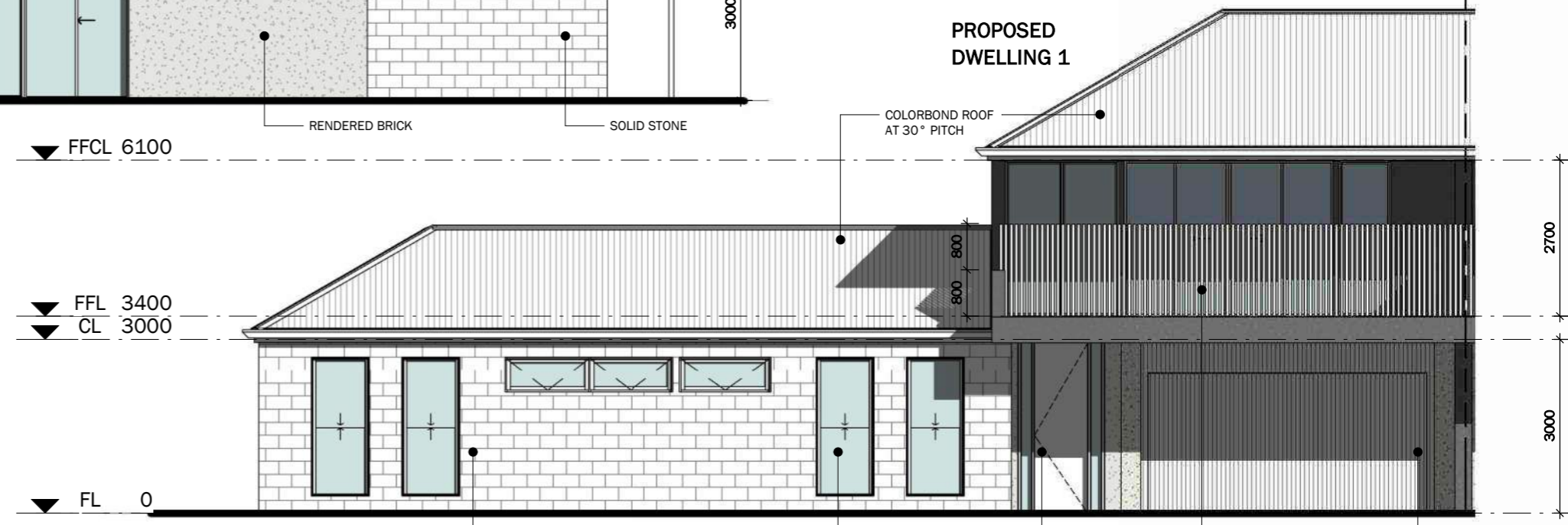


**04 PART ELEVATION**



**04 PART ELEVATION**

**PROPOSED DWELLING 1**



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PRELIMINARY			
PROJECT: PROPOSED DWELLINGS	DRAWING: ELEVATIONS	SCALE: 1:100	DRAWN BY: LF
CLIENT: SCOTT MATTHEWS	PROJECT NO: 2578	CHECKED: ED	DRAWING NO: PA301
ADDRESS: 197 CHILDERS STRET, NORTH ADELAIDE		DATE: 20.11.20	REV: B

## 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

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
<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.*

---

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.*

---

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.*

---

## **Advices**

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

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

---

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

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / 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.

---

### 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.

---

### 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 - 1 February 2021

SCALE

@ A3

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

# 00

# PLY



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**DA/206/2020**  
10/09/2020



**197 CHILDERS ST FOR SCOTT MATTHEWS**  
City of Adelaide RESPECTIVE Assessment Panel Meeting - Agenda - 1 February 2021

SCALE @ A3

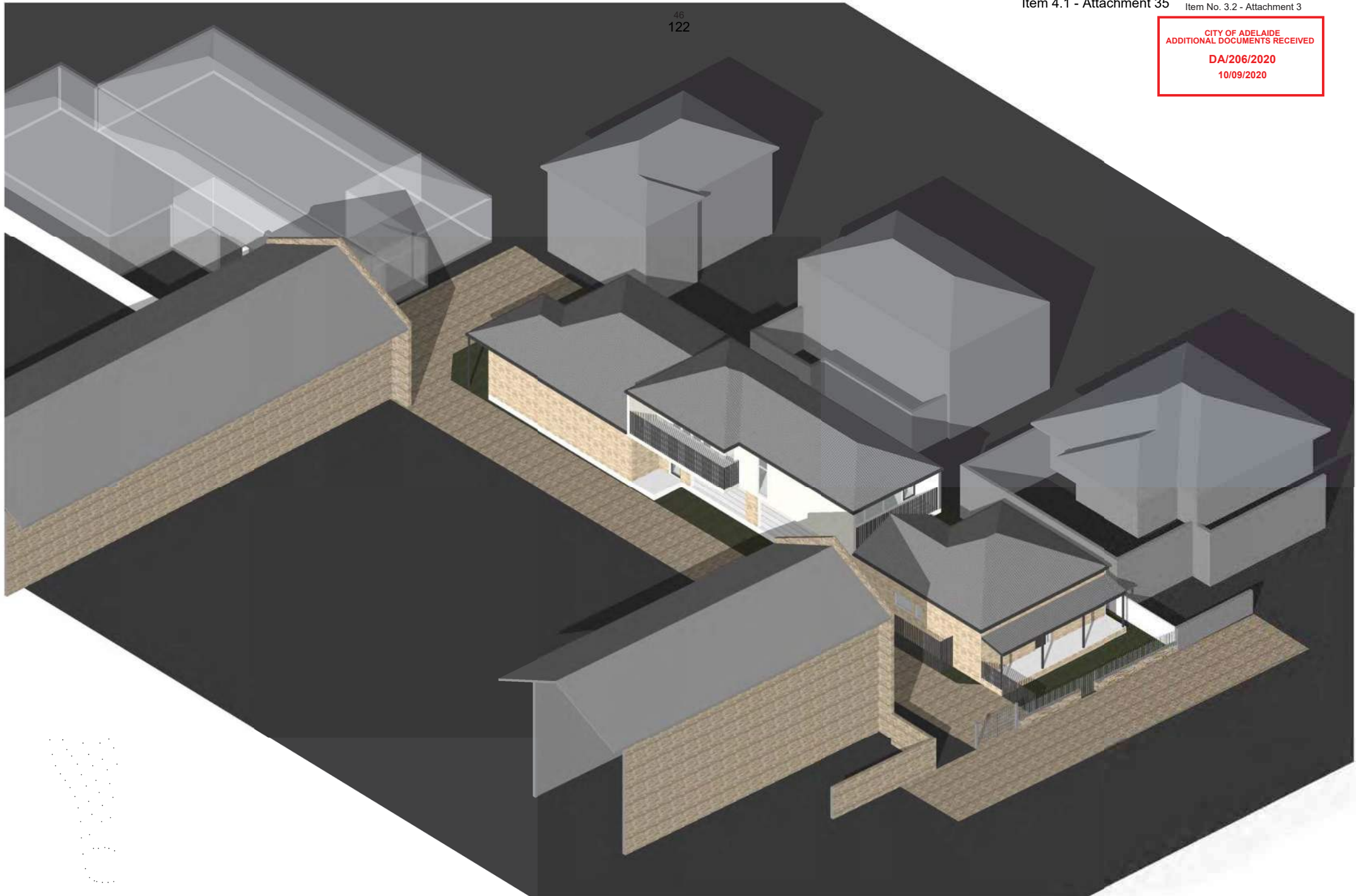
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PROJECT STATUS / PLANNING  
REVISION /  
DATE / 10/09/2020

**01**



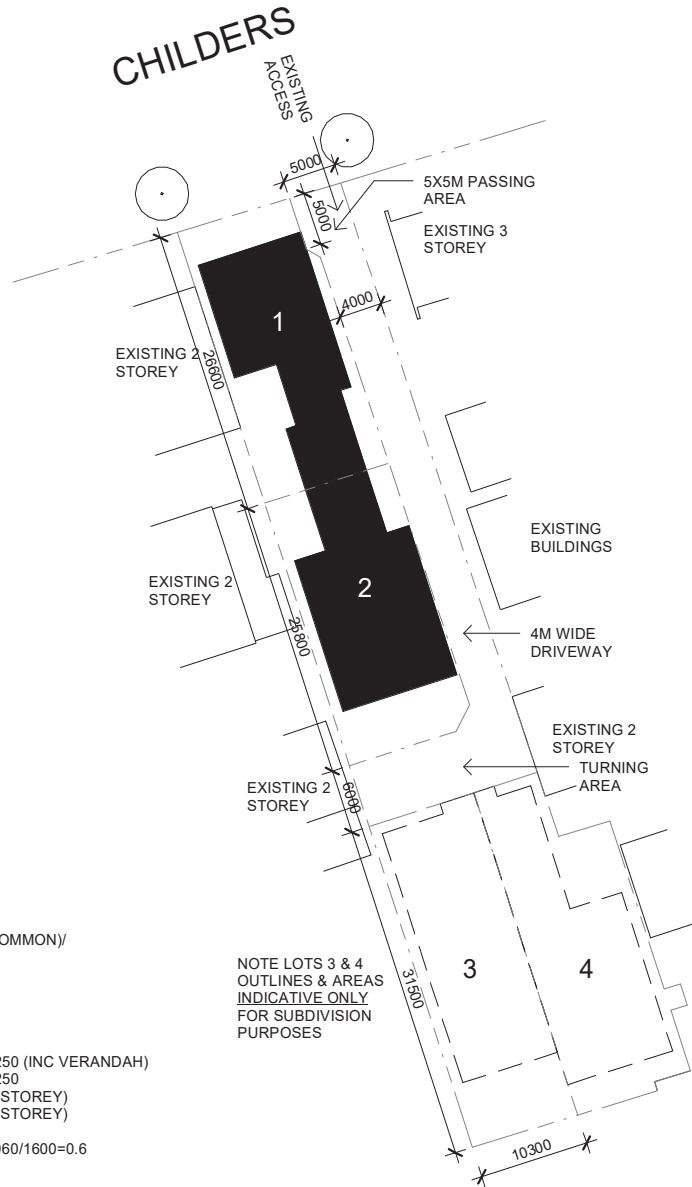
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 DA/206/2020  
 10/09/2020





CITY OF ADELAIDE  
ADDITIONAL DOCUMENTS RECEIVED  
DA/206/2020  
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

197 CHILDERS ST FOR SCOTT MATTHEWS

City of Adelaide City Plan Submission Panel Meeting - Agenda - 1 February 2021

SCALE 1 : 500 @ A3

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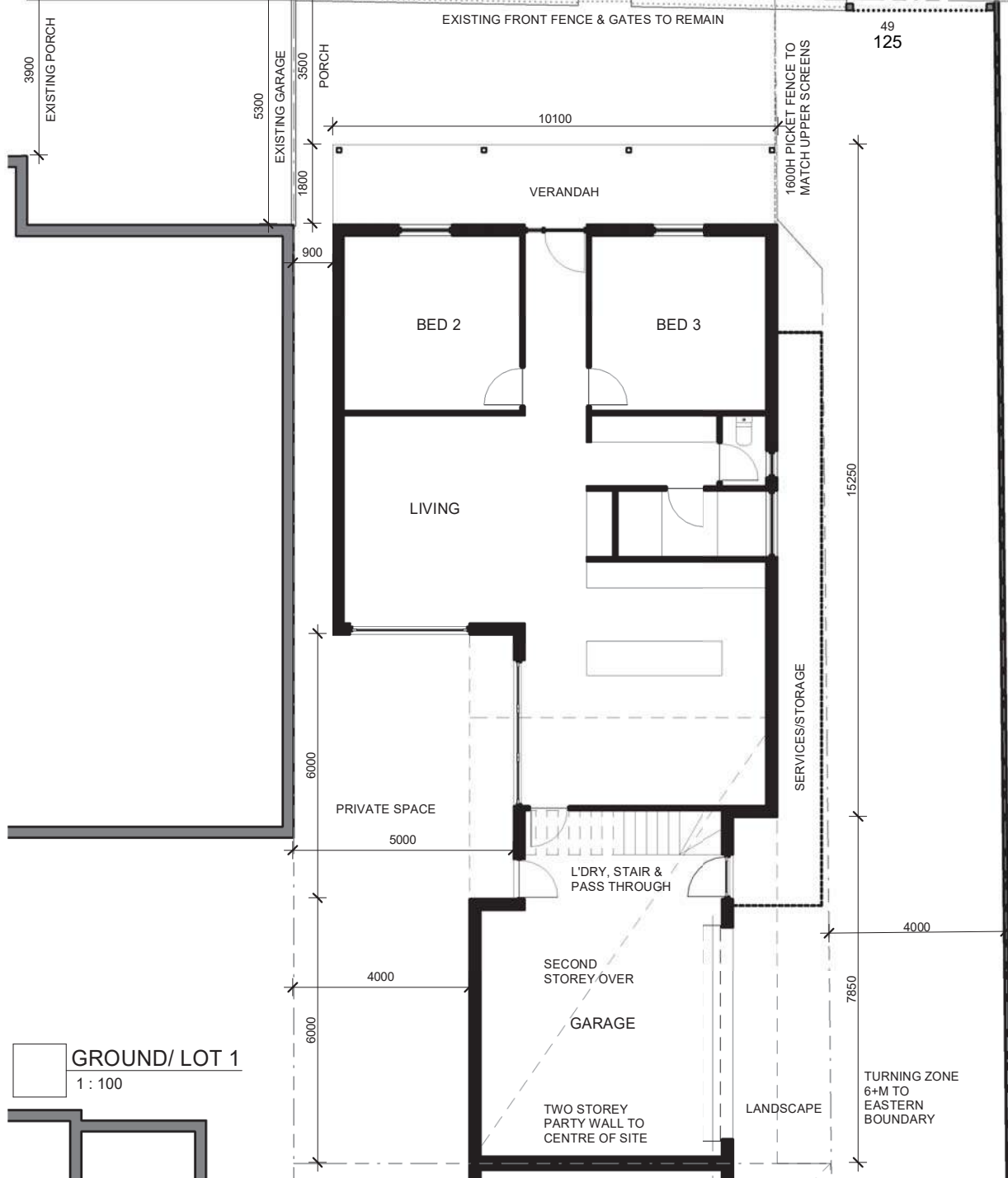


PROJECT NUMBER / 0071  
PROJECT STATUS / PLANNING  
REVISION /  
DATE / 10/09/2020

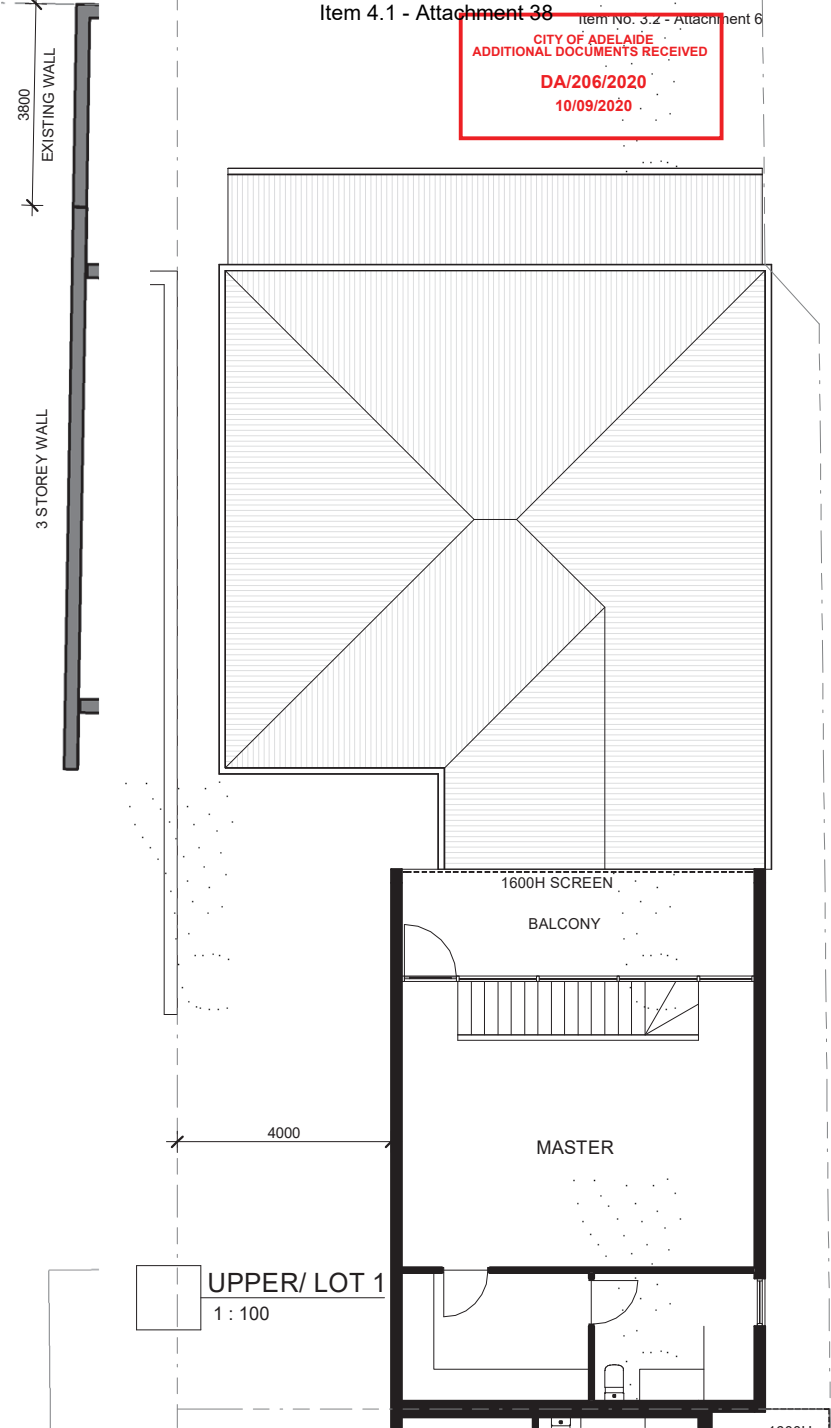
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PLY

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



GROUND/ LOT 1  
1 : 100



UPPER/ LOT 1  
1 : 100

# 197 CHILDERS ST FOR SCOTT MATTHEWS

City of Adelaide Council Planning Panel Meeting - Agenda - 1 February 2021

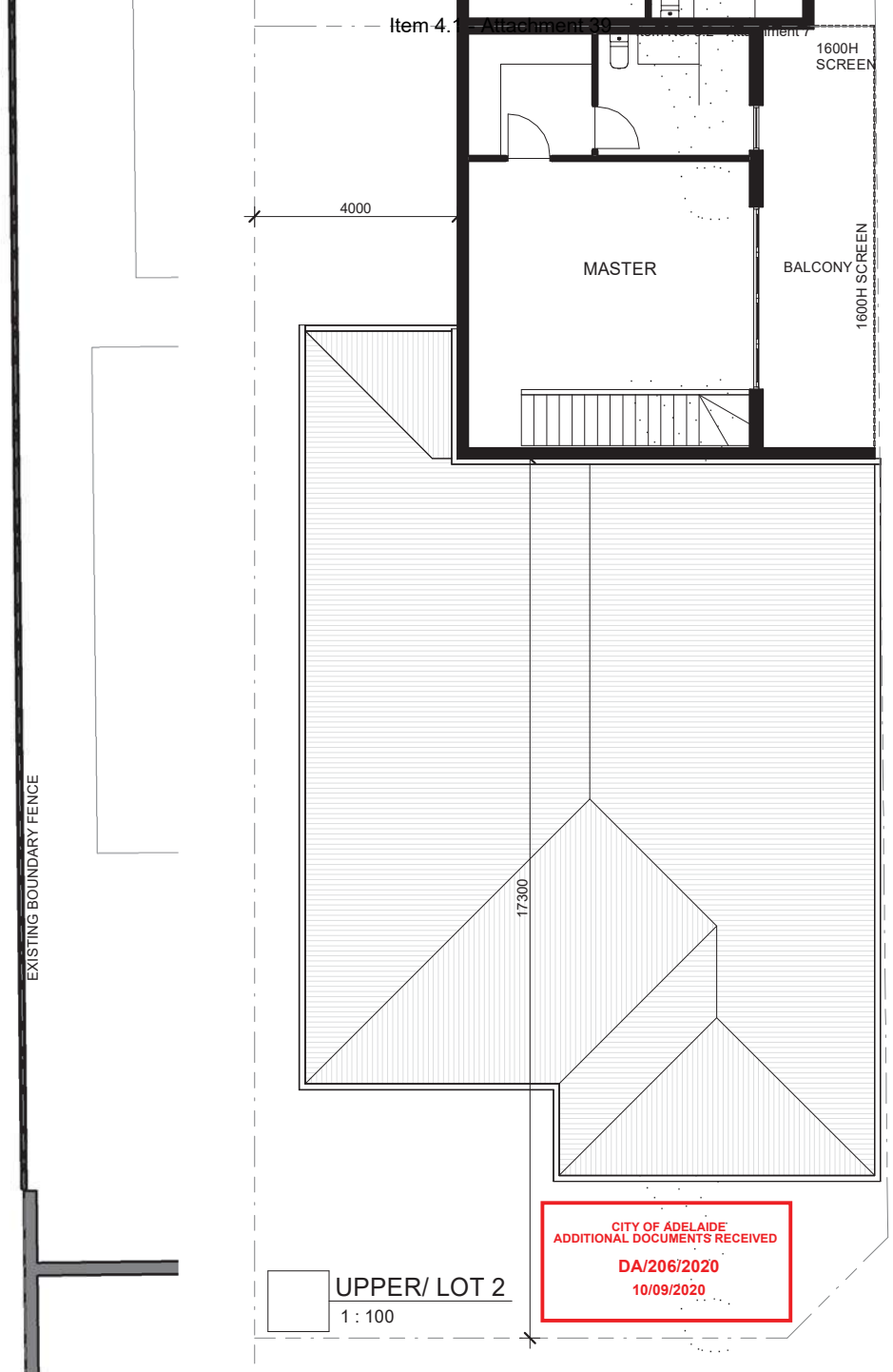
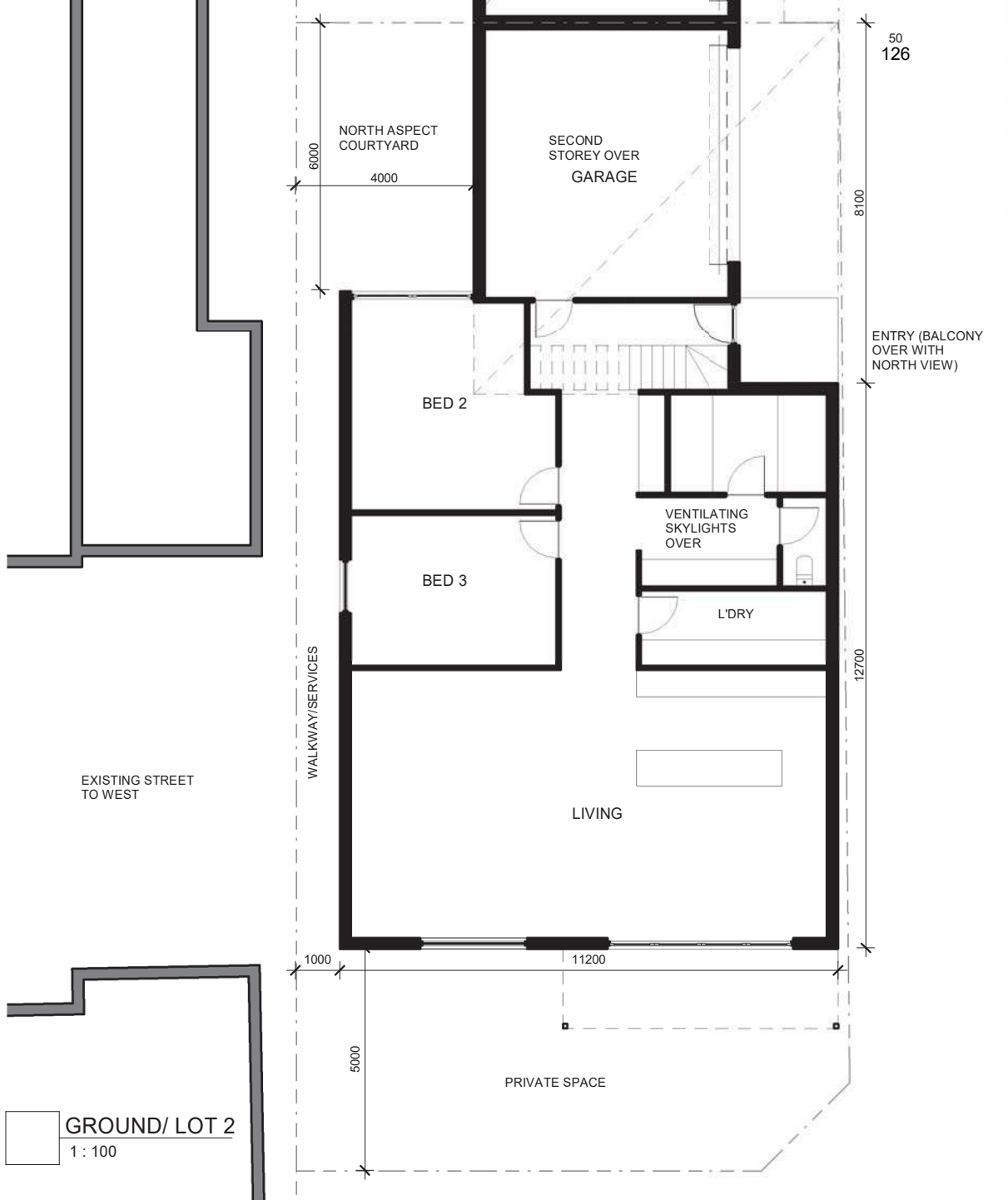
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PROJECT NUMBER	0071
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REVISION	
DATE	10/09/2020

# 10

# PLY



**197 CHILDERS ST FOR SCOTT MATTHEWS**

City of Adelaide Council Planning Panel Meeting - Agenda - 1 February 2021

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

**11**

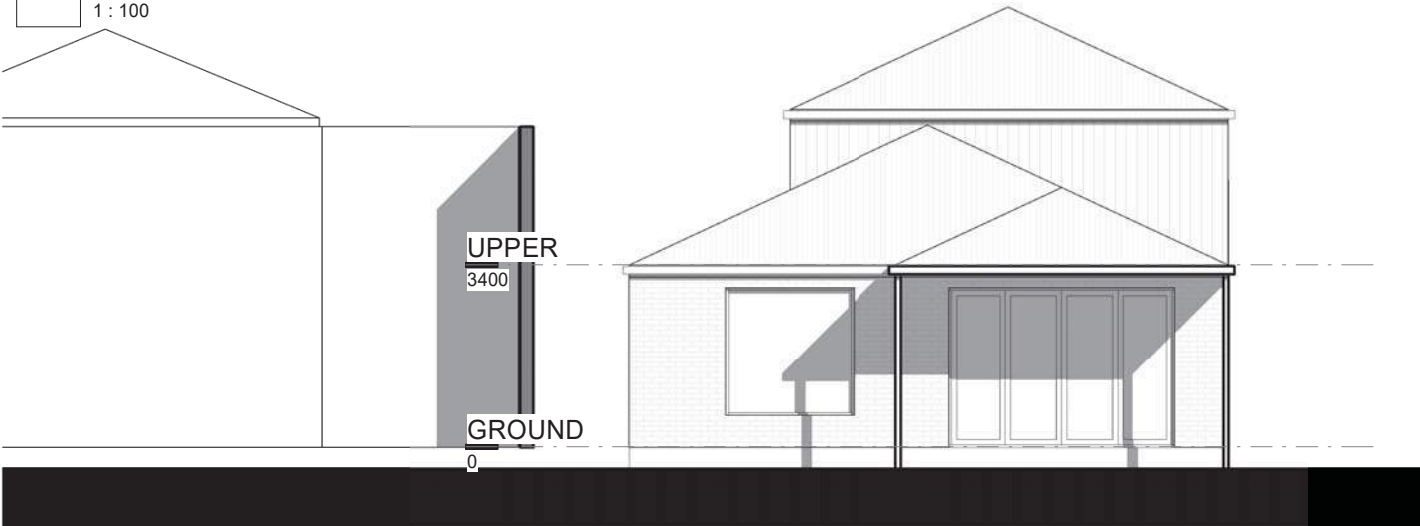
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ADDITIONAL DOCUMENTS RECEIVED  
DA/206/2020  
10/09/2020





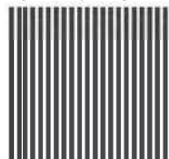



EXISTING SOLID BRICK WALL TO EASTERN NEIGHBOUR  
DRIVEWAY  
NEW DWELLING  
EXISTING FRONT FENCE & GATES TO REMAIN  
EXISTING DOUBLE GARAGE & GATE TO WESTERN NEIGHBOUR

NORTH  
1 : 100



SOUTH  
1 : 100

<p>GROUND LEVEL WALLS</p>  <p>FACE BRICK/ NATURAL SAND TONES</p>	<p>FRONT PLINTH</p>  <p>EXISTING STONE</p>	<p>ROOFS &amp; GARAGE DOORS</p>  <p>PROFILED METAL CLADDING/ MID GREY</p>
<p>UPPER CLADDING</p>  <p>GROOVED FIBRE CEMENT CLADDING/ OFF WHITE</p>	<p>SCREENS/ BALUST</p>  <p>VERTICAL SLATS/ DARK GREY. MAX. 25% OPENINGS</p>	<p>WINDOWS</p>  <p>WHITE FRAMES/ CLEAR GLAZED</p>

# 197 CHILDERS ST FOR SCOTT MATTHEWS

City of Adelaide ELEVATIONS NORTH SOUTH & MATERIALS Agenda - 1 February 2021

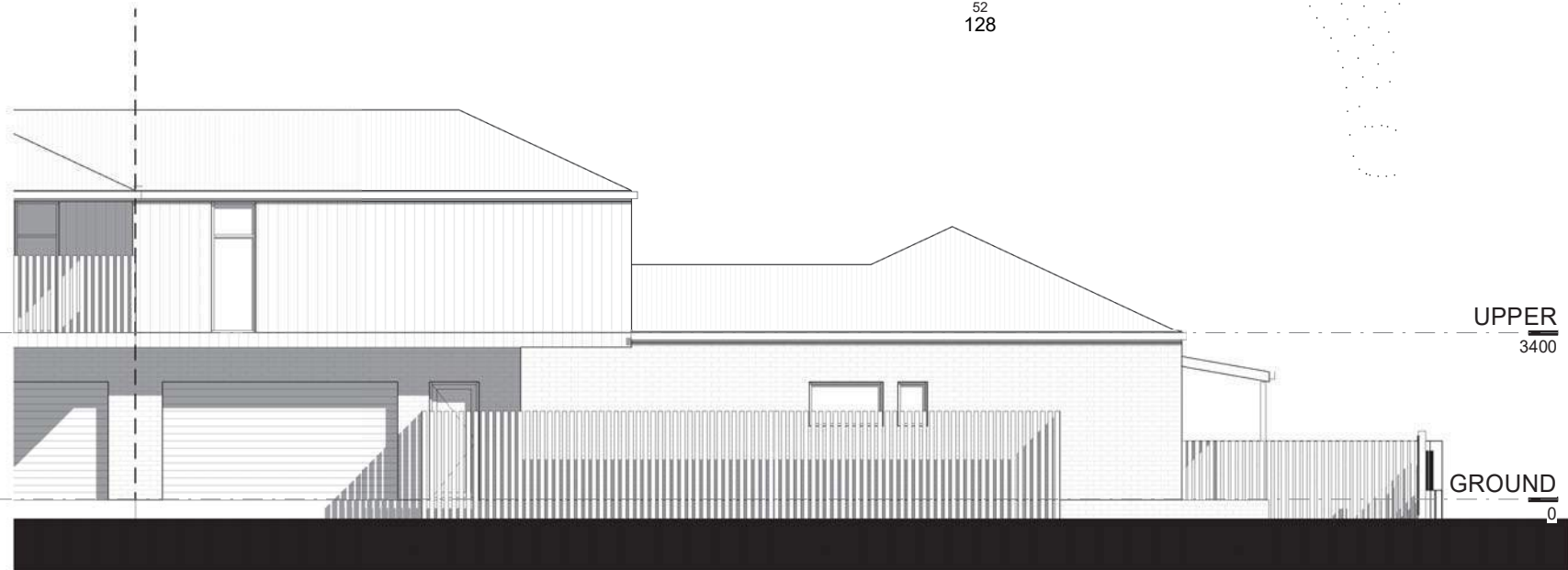
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PROJECT STATUS / PLANNING  
REVISION /  
DATE / 10/09/2020

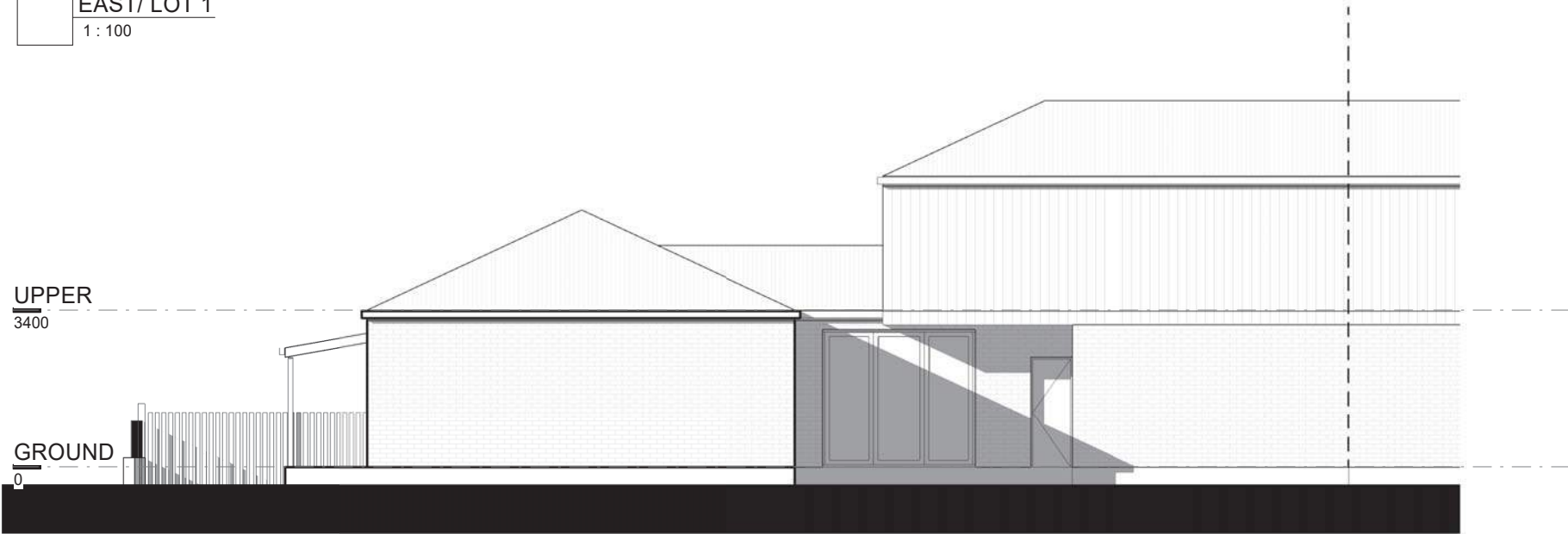
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DA/206/2020  
10/09/2020



EAST/ LOT 1  
1 : 100



WEST/ LOT 1  
1 : 100



53  
129

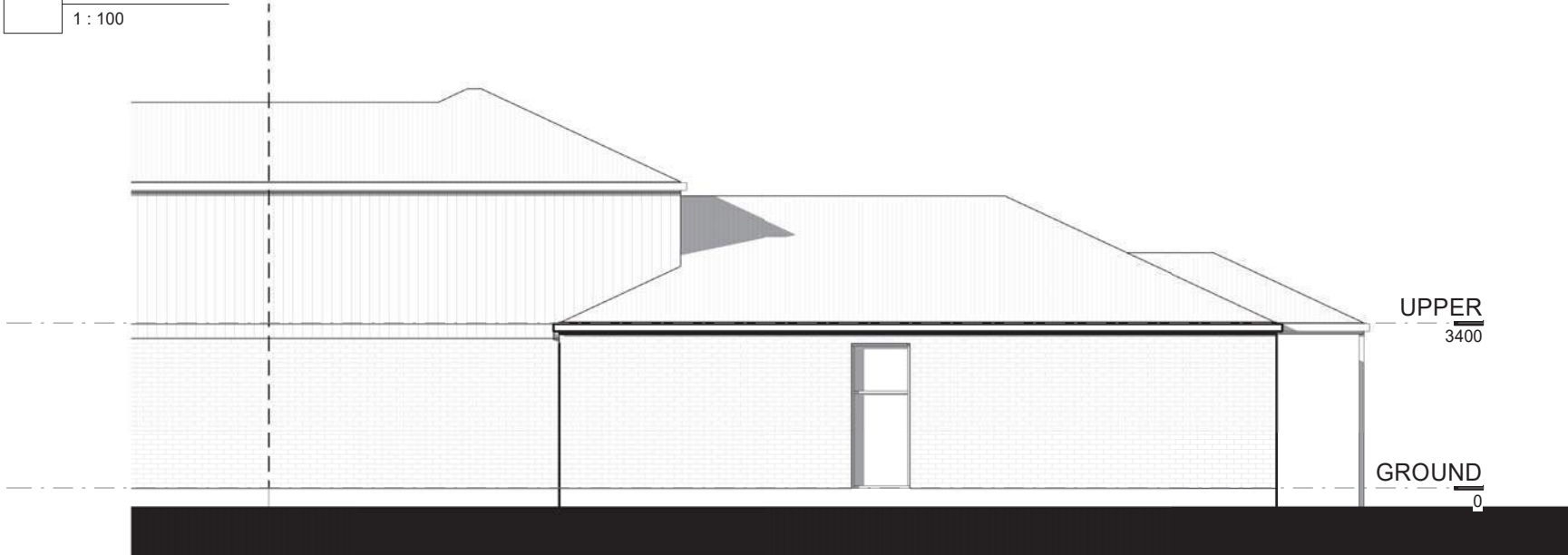
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ADDITIONAL DOCUMENTS RECEIVED  
DA/206/2020  
10/09/2020

UPPER  
3400

GROUND  
0

1600 SCREENS  
0

EAST/ LOT 2  
1 : 100



UPPER  
3400

GROUND  
0

WEST/ LOT 2  
1 : 100

197 CHILDERS ST FOR SCOTT MATTHEWS

City of Adelaide Council Meeting Agenda - 1 February 2021

SCALE 1 : 100 @ A3

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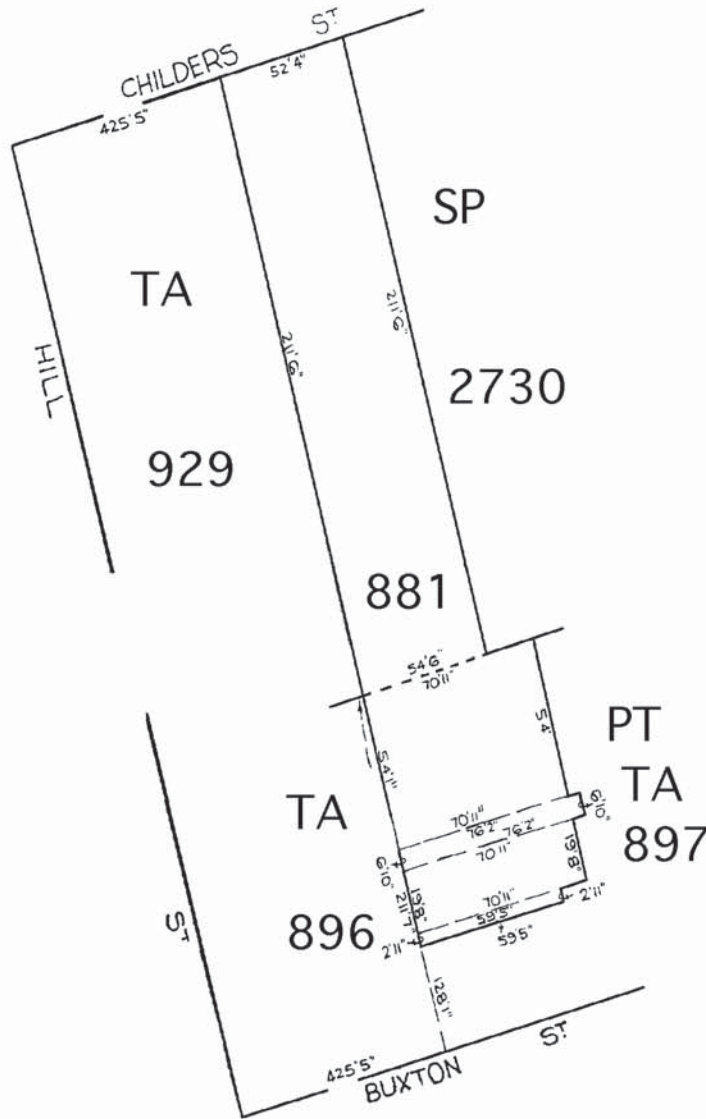
PROJECT NUMBER / 0071  
PROJECT STATUS / PLANNING  
REVISION /  
DATE / 10/09/2020

42

PLY



THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3445/5



50 25 0 50 FT

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

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

## 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

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

## 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 Tommore 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.



- LOCAL HERITAGE
- STATE HERITAGE
- SUBJECT LAND

**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.

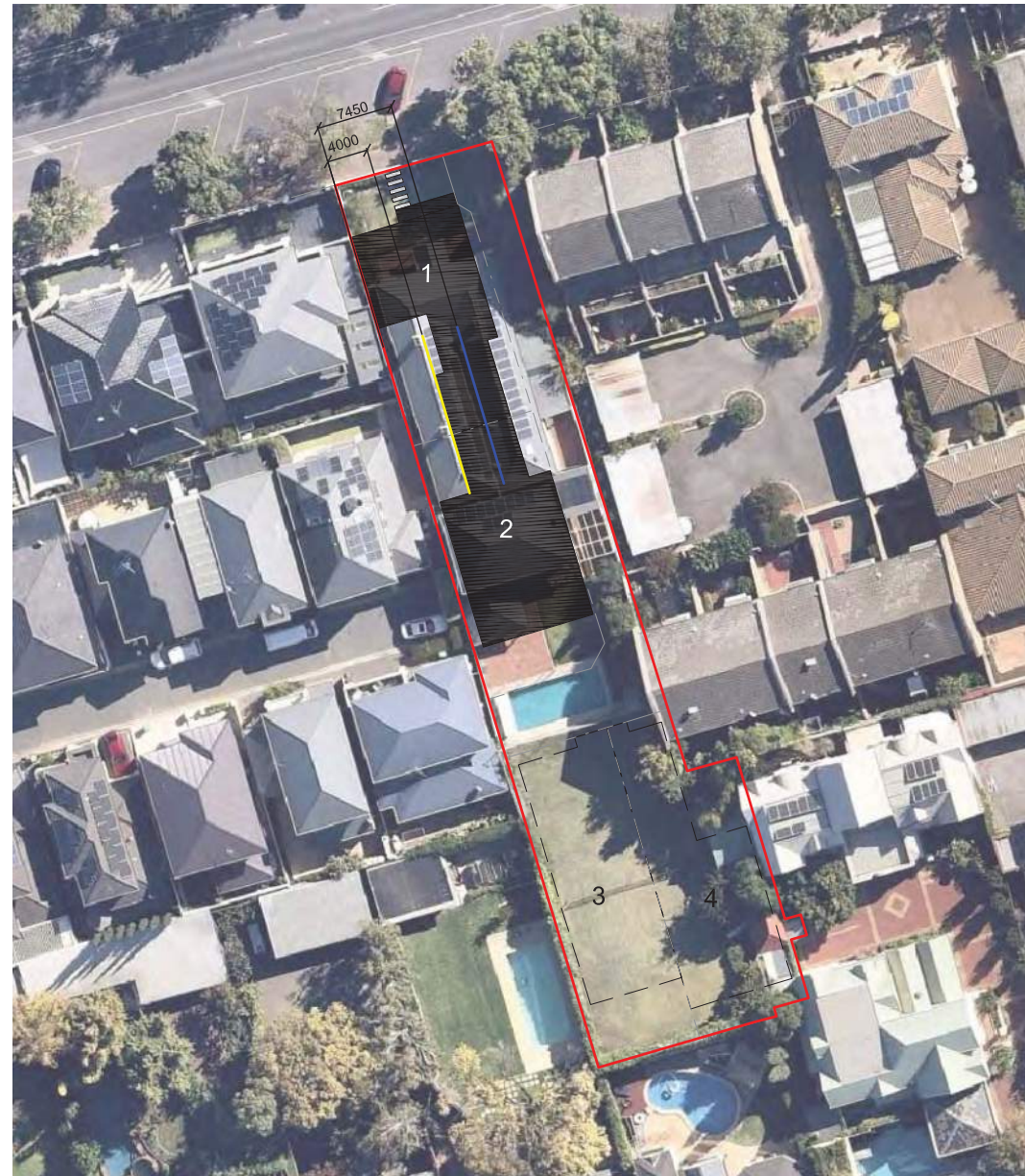
Yours sincerely,

**Damian Dawson**  
**Associate**

*Enc Existing and Proposed Setbacks Plan*



EXISTING DWELLING



PROPOSED DWELLINGS

LEGENDS	
	SUBJECT LAND
	GUTTER
	GABLE



**CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 1/2/2021****Item 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 11 December 2020 to 21 January 2021.

A total of 67 development applications with a total value of \$13,167,080 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 11/12/2020 To 21/01/2021

#### Application Assessed on Merit

#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
1	DA/1/2021	Level 1 69A Grote Street ADELAIDE SA 5000	Signage to side of verandah	1/01/2021	\$500	Category 1
2	DA/10/2021	FREEMASONS HALL 254-260 North Terrace ADELAIDE SA 5000	Undertake conservation works to north tower facade	11/01/2021	\$2,200,000	Category 1
3	DA/11/2021	22-30 Field Street ADELAIDE SA 5000	Undertake fitout of existing vacant tenancy for use as a restaurant, including associated signage	12/01/2021	\$60,000	Category 1
4	DA/12/2021	110 Pirie Street ADELAIDE SA 5000	Install parklet on road reserve in front of existing hotel	13/01/2021	\$60,000	Category 1
5	DA/13/2021	The Lion Hotel 161 Melbourne Street NORTH ADELAIDE SA 5006	Convert existing gaming area of hotel to bottle shop	13/01/2021	\$100,000	Category 1
6	DA/14/2021	MORPHETT STREET BRIDGE Morphett Street ADELAIDE SA 5000	Attach banner to railings on western face of Morphett Street Bridge for a temporary period (1 February 2021 to 31 March 2021)	13/01/2021	\$1,500	Category 1
7	DA/16/2021	86-88 Gouger Street ADELAIDE SA 5000	Undertake external alterations to existing building and internal fit out to level one tenancy	14/01/2021	\$270,000	Category 1
8	DA/17/2021	REALM 9-19 Austin Street ADELAIDE SA 5000	Variation to DA 020/A002/15 for alterations to the Porters Lane retail entrance	14/01/2021	\$10,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 11/12/2020 To 21/01/2021

<b>9</b>	DA/18/2021	The Lion Hotel 161 Melbourne Street NORTH ADELAIDE SA 5006	Create new opening in existing internal wall of hotel	14/01/2021	\$40,000	Category 1
<b>10</b>	DA/19/2021	Ground 20-22 Gilbert Place ADELAIDE SA 5000	Removal of light box on south western corner of building currently displaying a "Red October" sign	16/01/2021	\$1,800	Category 1
<b>11</b>	DA/2/2021	TANDANYA 241-259 Grenfell Street ADELAIDE SA 5000	Install temporary pop-up structures in association with the Tandanya First Nations Hub for Fringe season 2021	4/01/2021	\$10,000	Category 1
<b>12</b>	DA/22/2021	445 Gilles Street ADELAIDE SA 5000	Removal, repair and replacement of corroded roof vent/flue	18/01/2021	\$6,338	Category 1
<b>13</b>	DA/23/2021	Ground 260 Currie Street ADELAIDE SA 5000	Undertake alterations to existing offices including relocation of existing toilets and central stair and upgrade of existing lift, construction of northern egress stair and upgrade of Currie Street facade including construction of a new canopy	18/01/2021	\$1,100,000	Category 1
<b>14</b>	DA/24/2021	Ground Shop 6 11 Waymouth Street ADELAIDE SA 5000	Undertake alterations to construct new cafe including a new cool room	18/01/2021	\$80,000	Category 1
<b>15</b>	DA/25/2021	307 Wright Street ADELAIDE SA 5000	Fit external awning to front of building	19/01/2021	\$18,000	Category 1
<b>16</b>	DA/27/2021	13 Curtis Street NORTH ADELAIDE SA 5006	Installation of solar panels	20/01/2021	\$21,622	Category 1
<b>17</b>	DA/29/2021	Level 4 14-38 Rundle Mall ADELAIDE SA 5000	Undertake change of use from retail to educational establishment and associated fitout (Level 4)	20/01/2021	\$1,500,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 11/12/2020 To 21/01/2021

18	DA/30/2021	127 Wright Street ADELAIDE SA 5000	Remove existing front verandah and replace with new	20/01/2021	\$1,500	Category 1
19	DA/31/2021	Level 4 233 North Terrace ADELAIDE SA 5000	Construct new meeting room on level 4 of existing building	21/01/2021	\$10,000	Category 1
20	DA/32/2021	Plaza, Tenancy 5 25 Grenfell Street ADELAIDE SA 5000	Division of existing internal tenancy into two smaller storage tenancies and associated external alterations including new door	21/01/2021	\$5,000	Category 1
21	DA/33/2021	Victoria Square / Tarnpanyangga Victoria Square ADELAIDE SA 5000	Construction and installation of temporary infrastructure required for operation of RCC 2021 in Victoria Square as part of the Adelaide Fringe Festival	21/01/2021	\$500,000	Category 1
22	DA/35/2020/B	74-80 Grote Street ADELAIDE SA 5000	Vary previous authorisation construction of new roof structure and associated internal and external alterations to level 2 - VARIATION - re-roofing, service relocation and level 1 fit out	22/12/2020	TBA	Category 1
23	DA/358/2020	61-69 Wyatt Street ADELAIDE SA 5000	Change of use from vacant land to ancillary parking	19/01/2021	Nil	Category 1
24	DA/4/2021	8-20 Hutt Street ADELAIDE SA 5000	Change of use of part of level 1 to educational facility	5/01/2021	\$15,000	Category 1
25	DA/425/2020/A	Ground 152 Rundle Mall ADELAIDE SA 5000	Vary previous authorisation reinstatement of existing personal services establishment (including internal alterations and signage) due to fire damage - VARIATION - Alteration to shopfront glass	24/12/2020	TBA	Category 1
26	DA/5/2021	St Dominics Priory 131-139 Molesworth Street NORTH ADELAIDE SA 5006	Removal of Regulated Tree - Spotted Gum ( <i>Corymbia maculata</i> )	6/01/2021	\$2,000	To Be Determined

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 11/12/2020 To 21/01/2021

<b>27</b>	DA/6/2021	170 Hutt Street ADELAIDE SA 5000	Increase hours of operation Monday to Sunday to 2am and use rooftop dining area to 11pm Monday to Sunday	6/01/2021	Nil	Category 1
<b>*28</b>	DA/7/2021	215-223 Grenfell Street ADELAIDE SA 5000	Change of use of vacant tenancy to office and fit out	8/01/2021	\$10,000	Category 1
<b>*29</b>	DA/732/2020	111-129 Franklin Street ADELAIDE SA 5000	Temporary car park to be used in association with the Central Market for Christmas/New Year trading	11/12/2020	\$4,875	Category 1
<b>*30</b>	DA/735/2020	44 Hurtle Square ADELAIDE SA 5000	Illuminated under canopy signage	11/12/2020	\$1,000	Category 1
<b>31</b>	DA/736/2020	143 Melbourne Street NORTH ADELAIDE SA 5006	Change of use to barista training facility and shop, associated signage	13/12/2020	\$10,000	Category 1
<b>32</b>	DA/737/2020	Floor 15 1503 297 Pirie Street ADELAIDE SA 5000	Relocate air conditioning condenser to roof	14/12/2020	\$6,000	Category 1
<b>33</b>	DA/738/2020	City Cross Arcade ADELAIDE SA 5000	Internal and external alterations including installation of retractable awning and signage	14/12/2020	\$20,000	Category 1
<b>*34</b>	DA/739/2020	Ground 109 Melbourne Street NORTH ADELAIDE SA 5006	Change of use to dance studio	14/12/2020	TBA	To Be Determined
<b>35</b>	DA/740/2020	30 Gibbon Lane NORTH ADELAIDE SA 5006	Restoration of verandah and front fencing	14/12/2020	\$35,000	Category 1
<b>36</b>	DA/741/2020	Level 1 177-179 Victoria Square ADELAIDE SA 5000	Change of use to office and fitout	15/12/2020	\$400,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 11/12/2020 To 21/01/2021

<b>*37</b>	DA/742/2020	EAST END APARTMENTS 293-297 Pirie Street ADELAIDE SA 5000	Relocation of the L15 existing air conditioning condenser units to the roof	15/12/2020	\$17,000	Category 1
<b>38</b>	DA/744/2020	161-171 Waymouth Street ADELAIDE SA 5000	Change of use to night club	14/12/2020	\$5,000	Category 1
<b>*39</b>	DA/745/2020	Ground 112 Flinders Street ADELAIDE SA 5000	Change of use to gaming lounge	16/12/2020	\$3,000	Category 1
<b>40</b>	DA/747/2020	238A-240A Rundle Street ADELAIDE SA 5000	Painting of exterior and signage	15/12/2020	\$3,289	Category 1
<b>41</b>	DA/748/2020	16 Royal Avenue ADELAIDE SA 5000	Alterations to attic area in roof used for storage only and install associated velux window	17/12/2020	\$11,100	Category 1
<b>42</b>	DA/751/2020	48-58 Grenfell Street ADELAIDE SA 5000	Under canopy light box	16/12/2020	\$3,000	Category 1
<b>*43</b>	DA/752/2020	14-16 Market Street ADELAIDE SA 5000	Signage and facade alterations	17/12/2020	\$2,500	Category 1
<b>44</b>	DA/754/2020	18 Little Sturt Street ADELAIDE SA 5000	Verandah re-roofing and new gutter	18/12/2020	\$3,526	Category 1
<b>45</b>	DA/755/2020	Ground 165-167 Rundle Street ADELAIDE SA 5000	Internal alterations and create two tenancies from one	18/12/2020	\$25,000	Category 1
<b>46</b>	DA/756/2020	North Stand - Centre Court War Memorial Drive NORTH ADELAIDE SA 5006	Demolition works	18/12/2020	\$485,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 11/12/2020 To 21/01/2021

47	DA/759/2020	81-83 Lefevre Terrace NORTH ADELAIDE SA 5006	Create new crossover providing access from Gover Street	20/12/2020	\$2,500	Category 1
48	DA/760/2020	Ground Shop 5 14 James Place ADELAIDE SA 5000	Erect two light boxes	20/12/2020	\$7,160	Category 1
49	DA/761/2020	Ground 14 Waymouth Street ADELAIDE SA 5000	Install signage	20/12/2020	\$7,185	Category 1
50	DA/763/2020	Floor 4 38B/188 Carrington Street ADELAIDE SA 5000	Create balcony and roof alterations	21/12/2020	\$4,800	Category 1
51	DA/764/2020	5/12 Percy Court ADELAIDE SA 5000	External alterations	22/12/2020	\$90,000	Category 1
52	DA/766/2020	Ground 280 Rundle Street ADELAIDE SA 5000	Install illuminated under canopy sign	22/12/2020	\$6,000	Category 1
53	DA/767/2020	CALVARY HOSPITAL 81-100 Strangways Terrace NORTH ADELAIDE SA 5006	Internal upgrade	22/12/2020	\$1,300,000	Category 1
54	DA/768/2020	20 Maxwell Street ADELAIDE SA 5000	Construct first floor addition with roof top terrace	22/12/2020	\$300,000	Category 2
55	DA/769/2020	232-246 Hindley Street ADELAIDE SA 5000	Fix public art sculpture to roof of building	22/12/2020	\$30,000	Category 1
56	DA/770/2020	13 Weil Street ADELAIDE SA 5000	Construct upper level addition to dwelling	22/12/2020	\$75,000	Category 2
57	DA/771/2020	13 Murrays Lane ADELAIDE SA 5000	Single storey addition with roof top terrace and relocation of front boundary fence	23/12/2020	\$225,000	Category 2

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 11/12/2020 To 21/01/2021

58	DA/773/2020	440 Gilles Street ADELAIDE SA 5000	Repointing and reroofing of dwelling	25/12/2020	\$3,000,000	Category 1
59	DA/775/2020	16 Arthur Street ADELAIDE SA 5000	Demolition of rear lean-to and construction of single storey dwelling addition	29/12/2020	\$160,000	Category 1
60	DA/777/2020	Ground 9/124 Halifax Street ADELAIDE SA 5000	Install sign	31/12/2020	\$1,000	Category 1
61	DA/8/2021	209 Gover Street NORTH ADELAIDE SA 5006	Construct new pool to rear yard of existing dwelling	11/01/2021	\$59,885	Category 1
*62	DA/9/2018/C	Rymill Park / Murlawirrapurka (Park 14) East Terrace ADELAIDE SA 5000	Vary previous authorisation erect various structures and use as for Gluttony Food and Wine Festival for the duration of the Adelaide Fringe (for 2018 - 2022) - VARIATION - Amendment to site layout	7/01/2021	N/A	
63	DA/9/2021	37-40 East Terrace ADELAIDE SA 5000	Change of use to cafe/bar	11/01/2021	\$90,000	Category 1
<b>Non-Complying Development</b>						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
64	DA/749/2020	Level 1 Suite 6 118 Halifax Street ADELAIDE SA 5000	Change of use to dental laboratory - retrospective	15/12/2020	N/A	Category 1
<b>S49 Crown Development</b>						
#	APPLICATION	ADDRESS	DESCRIPTION	LODGED	COST	NOTIFY CATEGORY
*65	S49/27/2020	ANGAS BUILDING, 66-74 King William Road, NORTH ADELAIDE SA 5006	Heritage conservation and structural remediation to west elevation of Angas Building	22/12/2020	\$200,000	Category 1

## DEVELOPMENT PLANNING - Council Assessment Panel Report

### Lodged Applications for Planning Consent from 11/12/2020 To 21/01/2021

<b>*66</b>	S49/1/2021	GOVERNMENT HOUSE, North Terrace, ADELAIDE SA 5000	Refurbishment of the function room bathrooms	8/01/2021	\$400,000	Category 1
<b>*67</b>	S49/2/2021	242-260 Victoria Square ADELAIDE SA 5000	Roof top alterations and modifications to a/c units and screen enclosure	8/01/2021	\$150,000	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**