



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 28 March 2022
at 5.30 pm
in the Colonel Light Room, Adelaide Town Hall



Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 28 March 2022, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

Present - Presiding Member - Nathan Cunningham
Panel Members - Councillor Arman Abrahamzadeh, Mark
Adcock, Colleen Dunn and Emily Nankivell

Opening and Acknowledgment of Country

At the opening of the Panel Meeting, the Presiding Member stated:

‘The City of Adelaide Council Assessment Panel acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

1 Confirmation of Minutes

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 31 January 2022, be taken as read and be confirmed as an accurate record of proceedings, subject to a correction to the meeting closure time on page 4 from 7.09pm to 6.49pm.

2 Declaration of Conflict of interest

DA/174/2021 – Emily Nankivell

3 Applications assessed under Development Act 1993 (SA) with Representations

4 Item 3.1 - 266 Melbourne Street, North Adelaide SA 5006, DA/174/2021

DA/174/2021 - Declaration of Conflict of Interest

Emily Nankivell disclosed a pecuniary interest in DA/174/2021 – 266 Melbourne Street, North Adelaide SA 5006, as she has an employment relationship with Future Urban

which is representing the applicant, left the meeting held in the Colonel Light Room at 5.41pm and did not take part in any hearings, deliberations or decision of the Panel on the matter.

Representations Heard

Representors:

Mr George Manos (Botten Levinson Lawyers) with and on behalf of Ms Cate Cheetham, 98 Old Street, North Adelaide

Applicant:

Mr Christopher Webber (Future Urban) and David Holland (Dash Architects) for The Sunshine Lift Pty Ltd

Decision

That the development, the subject of the application from The Sunshine Life P/L to demolish the existing building and construct a four level residential flat building containing 15 apartments with ground level car parking at 266 Melbourne Street, North Adelaide SA 5006 as shown on plans designated DA/174/2021:

Be deferred to allow the Applicant to:

- provide further information in relation to light and ventilation for the centrally located apartments
- increase amount of private open space provided for the apartments
- reconsider the front presentation including landscaping, car parking and entrance accessibility and visibility
- reconsider provision of car parking for unit 1 in respect of landscaping shortfall and to reduce visual impact to Local Heritage Place in Old Street.

5 Applications assessed under PDI Act 2016 (SA) with Representations

6 **Item 4.1 - 92-94 Kermode Street, North Adelaide SA 5006, Development No. 21028498**

The Presiding Member acknowledged that Agenda Pages 181 – 237 were a duplication of Agenda Pages 581 – 637 and a Heritage Impacts Review document was provided under separate e-mail to Panel Members.

Representations Listed to be Heard and Heard

Representors:

Dr Naz Barbato – 98 Kermode Street, North Adelaide

Mr Ryan Fitzgerald – 8 Rosina Street, Adelaide [*Not Present*]

Ms Diana Laidlaw – Unit 4, 22 Bagot Street, North Adelaide [*Unable to Attend*]

Mr Chris Harris - 14 Brougham Court, North Adelaide

Applicant:

Mr Richard Dwyer (Ekistics Planning and Design), Sally Wilson (Archaea Architects) and Jason Schulz (Dash Architects) for John Savva
[PowerPoint Slide deck displayed]

Decision

That the Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21028498, by John Savva is granted Planning Consent subject to the following conditions:

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:**

- Archaea Drawing No. P02 Revision 1.2
- Archaea Drawing No. P03 Revision 1.2
- Archaea Drawing No. P04 Revision 1.2
- Archaea Drawing No. P05 Revision 1.2
- Archaea Drawing No. P06 Revision 1.2
- Archaea Drawing No. P07 Revision 1.2
- Archaea Drawing No. P08 Revision 1.2
- Archaea Drawing No. P09 Revision 1.2
- Archaea Drawing No. P10 Revision 1.2
- Archaea Drawing No. P11 Revision 1.2
- Archaea Drawing No. P12 Revision 1.2
- Archaea Drawing No. P13 Revision 1.2
- Archaea Drawing - Materiality Page dated 23.02.2022
- Archaea Drawing – Landscaping Plan dated 23.02.2022
- Structural Systems Job No. DT 210503 drawing No. 01 Stage PA Issue 2
- Structural Systems Hydrological Analysis Report dated 17 February 2022

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

2. **Convex Mirrors shall be installed to the garage in accordance with the recommendation as per the revised Traffic Report by Frank Siow and Associates dated 4 March 2022.**
-

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

reasonable satisfaction of the Council.

4. **Where stormwater disposal is required, the following requirements shall be complied with:**
- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath
 - The applicant must ensure that storm water run-off is contained within the property boundaries, collected and discharged to Kermodie Street.
 - The applicant must ensure that storm water run-off from the proposed arbour structure is contained within the canopy perimeter, collected and discharged to the building storm water system. All down pipes required to discharge the verandah storm water run-off must be installed within the property boundary
 - Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and/or air conditioning units shall be discharged to the sewer.
-
5. **The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Council.**
-
6. **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 Council.**

Advisory Notes

1. Development Approval

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

2. Appeal Rights

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

3. Expiration of Consent

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

4. 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.

5. 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.

6. 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 visit <https://www.cityofadelaide.com.au/transport-parking/parking/residentialparking/> or contact the Customer Centre on 8203 7203 for further information.

7. 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.

8. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. This includes activities that have received Development Approval.

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/business/permits-licences/city-works/

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.
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7 Item 4.2 - 336 Angas Street, Adelaide, Development No. 21036598

Representations Heard

Representors:

Mr Bill Fragos

Applicant:

Mr Brenton Cox & Mr Gavin O'Connor

Decision

That the Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21036598, by Brenton Cox is granted Planning Consent subject to the following conditions:

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:**
 - **Site Plan 70615 Dwg. No. 1 Rev A dated 05/08/2021**
 - **Floor Plans 70615 Dwg. No. 2 Rev B dated 05/08/2021**
 - **Elevations 70615 Dwg. No. 3 Rev B dated 05/08/2021**
 - **Elevations 70615 Dwg. No. 4 Rev B dated 05/08/2021****to the reasonable satisfaction of the Council except where varied by conditions below (if any).**
-

2. **The privacy screening as depicted on the plans granted consent described as Elevations 70615 Dwg. No. 3 Rev B dated 05/08/2021 shall be installed prior to**

the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times.

- 3. External materials, surface finishes and colours of the Development shall be consistent with the description hereby granted consent and shall be to the reasonable satisfaction of the Council.**
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- 4. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the City of Adelaide City Works Guide # 2: 'Works Impacting Council Assets' which can be located on Council's website <https://www.cityofadelaide.com.au/> and shall be to the reasonable satisfaction of the Council.**
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- 5. All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.**

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 67 of the Planning, Development and Infrastructure (General) Regulations 2017, this consent / approval will lapse at the expiration of 2 years 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 2 years, 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.

Council Assessment Panel – Meeting Minutes



Nil

9 Applications assessed under PDI Act 2016 (SA) without Representations

Nil

10 Closure

The meeting closed at 7.54 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel

Documents Attached:

Item 4.1 – Development No. 21028498 - Heritage Impacts Review [Distributed Separately to Panel Members]

Item 4.1 – Development No. 21028498 – PowerPoint Slide deck displayed by Applicant

Project 2055

20 January 2022

URPS
12/154 Fullarton Road
ROSE PARK SA 5067

Bruce Harry & Associates

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

T: 0418 825 183

E: ionica@internode.on.net

Attention : Mr Grazio Maiorano

Dear Sirs

Proposed Dwelling, 92-94 Kermode Street North Adelaide

HERITAGE IMPACTS REVIEW

As requested, I have reviewed the concept drawings for the proposed dwelling at 92-94 Kermode Street, inspected the site and locality, considered the heritage values expressed in the Historic Area Statement for the North Adelaide Cathedral Historic Area (Adel 9) in which it is situated , and provide the following comments regarding the proposed development .

Historical Context of the Area

The section of lower North Adelaide bounded by Pennington Terrace , Palmer Place , Brougham Place and Sir Edwin Smith Avenue was identified in the *Adelaide Heritage Study 1983* undertaken by the Adelaide City Council , and the subsequent *North Adelaide Heritage Survey 2004* by McDougall & Vines, as having significant historical interest warranting its designation as part of the North Adelaide Historic (Conservation) Zone in the former Adelaide (City) Development Plan (2006) . The area is now designated the North Adelaide Cathedral Historic Area (Adel 9) in the North Adelaide Low Intensity subzone of the City Living Zone in the Planning & Design Code 2021.

Laid out by Colonel Light at an angle to upper North Adelaide , it originally contained 24 Town Acre allotments with Kermode Street as the central axis and North Adelaide's "high street" until 1856 when King William Street was extended across the River Torrens and on to upper North Adelaide , and the centre of economic activity moved from Kermode Street to Tynte Street . The early pace of development subsequently slowed , except for the construction of St Peter's Cathedral which was begun in 1869 (and not completed until 1904) and the first building stages of the Adelaide Children's Hospital on the eastern side of King William Road.

During the economic and land boom of the 1870s -80s there was a development upturn , with numerous higher quality residences built on the remaining vacant and/or sub-divided allotments fronting the Park Lands and in Kermode Street . By 1881 when City Engineer Charles Smith

surveyed the extent of development across the City of Adelaide , all of the original Town Acres along both sides of Kermode Street between King William Road and Palmer Place had been subdivided and additional dwellings erected , particularly at the upper end of the area . By the end of the 1880s , the northern side of Kermode Street between Bagot Street and King William Road ad been fully developed , and the now Local Heritage listed places at 98 Kermode Street , the residence at 96 Kermode Street , and at 84 Kermode Street had been completed . However the opposing southern side of Kermode Street remained more open, as can be seen in the c1902 photograph below .



Photograph 1 : View from St Peter's Cathedral over Kermode Street looking towards O'Connell Street c1902. The Representatives property is immediately to the right of the Cathedral spire with its former garden frontage clearly visible (SLSA B3598)

There was little further development in Kermode Street until the turn of the Century , when the now Local Heritage listed semi-detached dwellings at 72-74 Kermode Street were erected (c1900-01) in the newly popular “Federation/Queen Anne” style , and as a consequence , the locality would retain its traditional 19th Century streetscape character until after World War 1, when “modern” building styles began to appear across Adelaide and the traditional Victorian character of North Adelaide’s streetscapes gradually began to dissipate .

In the early 1920s St Mark’s College was established on the site of the former residence of Sir John Downer in Pennington Terrace and in 1926 the College’s first major building was constructed on the site. Named “Newland” it was a three storey red brick dormitory building in an eclectic “Georgian Revival” style, sited on a north-south axis behind the former Downer residence. The building was extended in several stages until completed in 1938 .

Several detached dwellings in contemporary “Inter-War” styles were erected at the upper end of Kermode Street during the 1920s-30s , and the large “Moderne” style Greenway Apartments were erected at the corner with King William Road in 1939 . The onset of World War 2 shortly after reduced development across the City and in North Adelaide to a trickle .

Following World War 2 , St Mark’s College embarked on a major expansion program . After purchasing the nearby dwelling “North House” in Kermode Street , the “Memorial Building” was constructed to the east of “Newland” in 1952 . In the early 1960s the College also purchased the several dwellings in Kermode Street adjacent the Queen’s Head Hotel , and in stages between 1962-2006 erected further buildings west of the “Memorial Building” to complete its red brick

campus. These three storey buildings along Kermode Street introduced a different architectural style and scale to the southern side of Kermode Street east of the Queen's Head Hotel .



Photograph 2 : Aerial view of the Cathedral Historic Area 1949. Note the extent of undeveloped land on the southern side of Kermode Street at the time .

The largest shift from the traditional built form character of the area west of King William Road and in Kermode Street occurred between the late 1950s/early 1970s with the arrival of the strongly contrasting , modernist “International” architectural style and construction of commercial office buildings in Bagot Street and at its intersection with Kermode Street . Among the first of these was the two storey building with a (near) flat roof and wide frontage at 108 Kermode Street (completed in 1958) , the flat roofed two storey office buildings on the adjacent corner at 1 Bagot Street (completed in 1964) and alongside it at 120 Kermode Street , and several others in Bagot Street .

In the last decades of the 20th Century/early years of the 21st Century , several contemporary dwellings have subsequently replaced some of the older unlisted dwellings in Kermode Street and the area , although unlike the above commercial buildings , these have generally been undertaken in styles sympathetic to the traditional residential built forms in the area .

Prevailing Characteristics of the Historic Area today

The townscape character of the North Adelaide Cathedral Historic Area (Adel 9) was described in the 2004 Heritage Survey as deriving largely from “*the varied residential and institutional buildings...*” it contains including...”*the residential areas in Kermode Street...*” with its “*...concentration of smaller houses at the western [upper] end and more institutional scale of college and apartment buildings on the eastern end.*” Its Park Land frontages , sloping topography and the established tree planting in Kermode Street , were also identified as important attributes of its character . The Historic Area now contains a range of buildings of different ages and types and is characterised by the high number of institutional buildings and statutorily listed State and Local Heritage Places it contains .

West of King William Road , the Historic Area is dominated by St Peter’s Cathedral and the St Mark’s College Campus , but is predominantly characterised by the large number of low scale , detached residences it contains , with their traditional 19th Century built form and features such as pitched and hipped roofs , high solid to void ratios in rendered , brick and/or bluestone facades and garden settings . East of King William Road the area is dominated by the Women’s and Children’s Hospital , Memorial Hospital and Anglican Church complexes and contains no detached residential localities .

The townscape character at the eastern end of Kermode Street near King William Road , is established by the predominantly detached , stone walled , pitched corrugated iron roofs of traditional 19th Century residential building forms and/or contemporary interpretations thereof , in the northern streetscape , and on the opposing southern side , the very different built form character of the St Mark’s dormitory buildings with their larger scale , red brick walls and pitched terra cotta tiled roofs .

As a representative of the “*more institutional scale of college and apartment buildings on the eastern end*” of the area identified in the 2004 Heritage Survey , St Mark’s College has its own separate historical context within the Historic Area however , and is therefore not an appropriate reference for the built form of detached residential development in the wider Historic Area .



Photograph 2 : Kermode Street in the Locality with the site of the proposed dwelling outlined in yellow and nearby Local (red star) and State (Green star) heritage places shown .

Adjacent Heritage Places

There are several Local Heritage Places in Kermode Street in the vicinity of the proposed development . In the northern streetscape these are the Local Heritage listed places immediately adjacent the subject site , namely the Representor’s dwelling at 96 Kermode Street [ID 21003] and the two storey dwelling at 98 Kermode Street [ID 21002]. One property away to the east along Kermode Street is the Local Heritage place at No 84 [ID 663] and further east , the Local Heritage listed semi-detached former dwellings at 72-74 Kermode Street [ID 17523] and Greenway Apartments building at the King William Street corner [ID 1589].

All have been heritage listed under Statutory Criteria (a) – historical and social themes , namely the sub-division of North Adelaide Town Acres for residential development during the 1880s , and (d) –aesthetic merit and design characteristics representative of residential development of the period. The Greenway Apartments were also listed under Criterion (f) for their landmark quality at the King William Road intersection .

On the opposing side of Kermode Street in the vicinity of the proposed development is the Local Heritage listed St Mark’s College and fence (Memorial Building) at 77-91 Kermode Street [ID 17523] . In the case of St Mark’s , the additional Criteria (b) – customs or ways of life as a University residential college , (c) – importance in the lives of local residents , and (e) - association with a notable event eg., the establishment of St Mark’s College , were also cited as grounds for the Local Heritage listing .

In my opinion , other State and Local Heritage Places in Kermode Street and the Historic Area are sufficiently distant from the subject site to be unaffected by the proposed development .

The Proposed Development

The proposed development is a three storey dwelling of strongly cubiform appearance with a 14 metre wide , vertically composed and ornamentally modelled front façade, which incorporates an unusually wide and tall front entrance with oversized deep-set doors . Entry level is 1.28 metres above street level , approached via a prominent flight of steps . The front façade also incorporates slender windows with satin brass “Juliet balcony” balustrades and spandrels , and has a flat roof with an emphasised horizontal concrete cap.

The materials palette includes pale grey textured blockwork above an off-form concrete base to the front and sides, and large areas of textured render walling at the rear .

The front wall of the proposed dwelling will be set back 1.5 metres from the street boundary . Side setbacks will be around 1.0 metre from the eastern boundary and 230mm from the Right of Way on the western boundary .



streetscape elevation

Figure 1 : Archaea elevation of the proposed dwelling illustrating its comparative scale and streetscape context.

The development is more fully described in the Archaea drawings accompanying the Development Application .

Impact of the Proposed Development on the Character of its Locality

Desired Outcome DO 1 of the Heritage Overlay for the North Adelaide Cathedral Historic Area (Adel 9) looks to the design of new development within the area that is contextually responsive to the characteristic features identified in the accompanying Historic Area Statement, “*undertaken having consideration to the historic streetscapes and built form*” (Performance Outcome 1.1); a built form and scale that is “*consistent with the prevailing historic characteristics of the historic area*” (PO 2.1); “*is consistent with the prevailing building and wall heights in the historic area*” (PO 2.2); has an architectural form and detailing which will “*complement the prevailing characteristics in the historic area*” (PO 2.3); has front and side boundary setbacks “*consistent with the prevailing.....setback pattern in the historic area*” (PO 2.4); and is built of materials that are “*consistent with or complement those within the historic area*” (PO 2.5).

The Historic Area Statement identifies the historical context of the area as deriving from the residential architecture of the key periods 1837 -1901 (the Victorian period) and 1920s – 1942 (the Inter-War period), with the diverse range and built form of the 19th Century buildings in particular making the greatest overall contribution to the prevailing character of the area. The predominant built form of low scale, detached residential development consistently set behind landscaped gardens is identified as a key element of the area’s streetscapes, with Kermode Street in particular noted for its development pattern of freestanding residences in landscaped grounds on individual allotments.

On the western side of the proposed development the adjacent Local Heritage place at 98 Kermode Street has a front façade that is set back approximately 2 metres from the street boundary. The contemporary dwelling on the opposite eastern side is set back around 3 metres to its portico and 4 metres to its front façade. Most of the detached dwellings in the street have larger setbacks and are typically between 10 – 12 metres in width, with ground floor levels at or near street level, adopt pitched roof forms, and are physically separated by driveways.

In my opinion, the radically different scale and bulk of the proposed dwelling, its siting forward of the adjacent dwellings, contrasting architectural composition and materials palette, is an inappropriate design response to its local townscape context that ignores almost every aspiration for new development expressed in the Heritage Area Overlay and accompanying Historic Area Statement.

Impact of the Proposed Development on the adjacent Local Heritage Places

The Heritage Adjacency Overlay of the Planning and Design Code looks for development adjacent a State or Local Heritage place that “*maintains the heritage and cultural values of those places*” (Desired Outcome DO 1) and “*does not dominate....or unduly impact on the setting of the Place*” (Performance Outcome PO 1.1).

While the proposed dwelling will not physically encroach upon or have any direct physical impact on the heritage and cultural values of the immediately adjacent Local Heritage places at 96 and 98 Kermode Street, their historic settings will be impacted by the proposed development.

Its street front siting forward of the front façade of the adjacent Heritage Place at No 98, its unrepresentative height as a detached dwelling, radically modern cubiform composition and distinctively different construction materials and finishes will, in my opinion, give it an overwhelming presence in the northern streetscape of the locality, to the detriment of the historically prominent setting of No 98. The scale and bulk of the proposed development will

also reduce the visual presence of No 96 , and further dislocate it from its historical Kermodé Street setting .

The nearby Local Heritage place at 84 Kermodé Street , and the St Mark's building(s) opposite will in my opinion , be impacted to a similar but lesser extent .

Conclusion

Having identified the prevailing characteristics which underpinned the establishment of the Cathedral Historic Area , assessed the heritage values of the adjacent Local Heritage listed places and their contributions to the streetscape character of Kermodé Street in the locality of the proposed development , and considered the site context and design of the proposed dwelling , I conclude that it is at odds with the aspirations for the area as expressed in the Planning & Design Code and would be an inappropriate development in its locality within the North Adelaide Cathedral Historic Area (Adel 9) .

Yours sincerely



Bruce Harry FRAIA

Principal Sources

SLSA Historic photographs collection
Smith Survey of the City of Adelaide 1881
Adelaide Heritage Survey 1983 , City of Adelaide
North Adelaide Heritage Survey 2004, McDougall & Vines
North Adelaide Large Institutions and Colleges DPA , Adelaide City Council
Former Adelaide (City) Development Plan 2017
Planning & Design Code 2021

92-94 KERMODE STREET NORTH ADELAIDE

Application ID 21028498

ekistics



3798
McGees Property

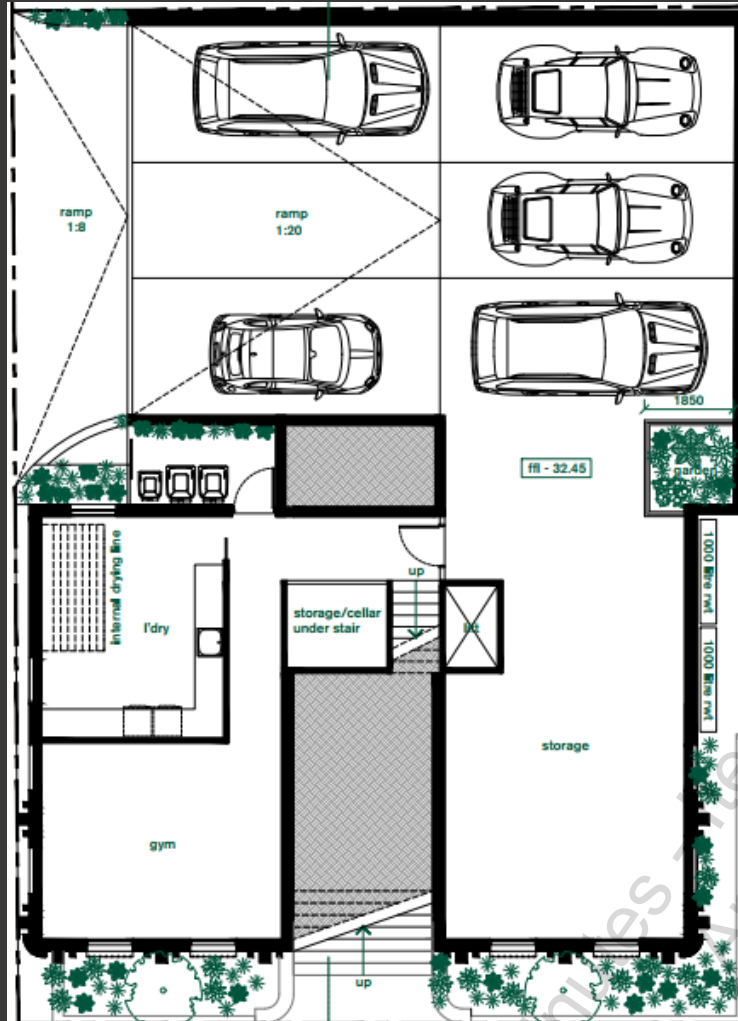
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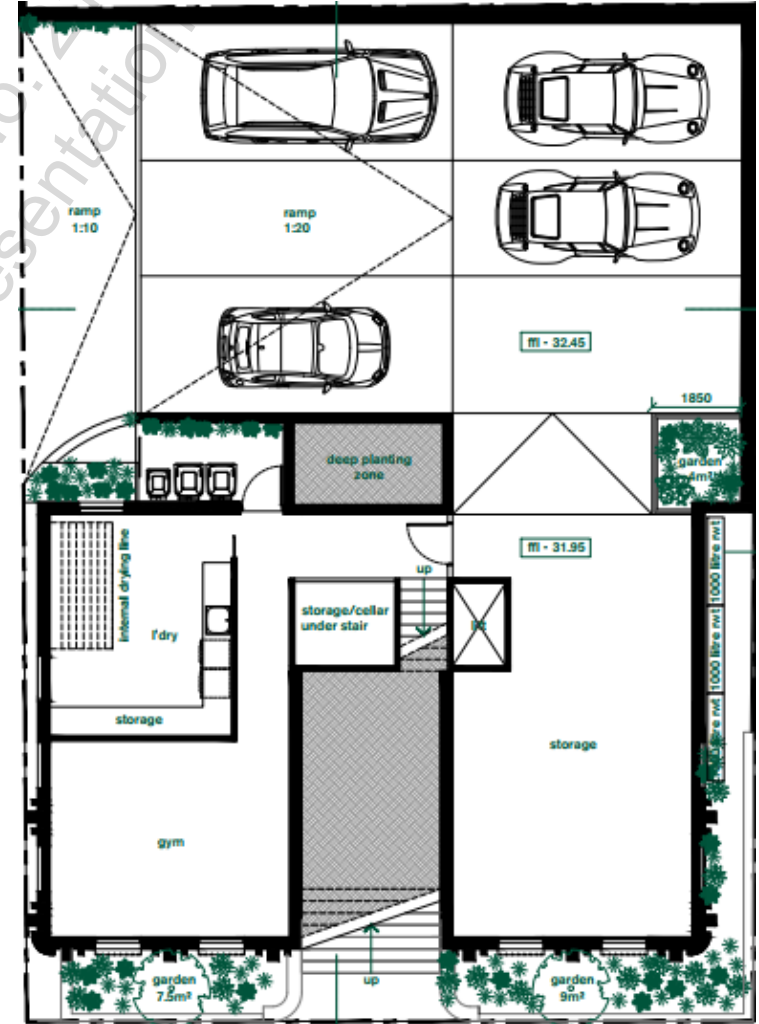
Development No. 21028498
Joint Presentation

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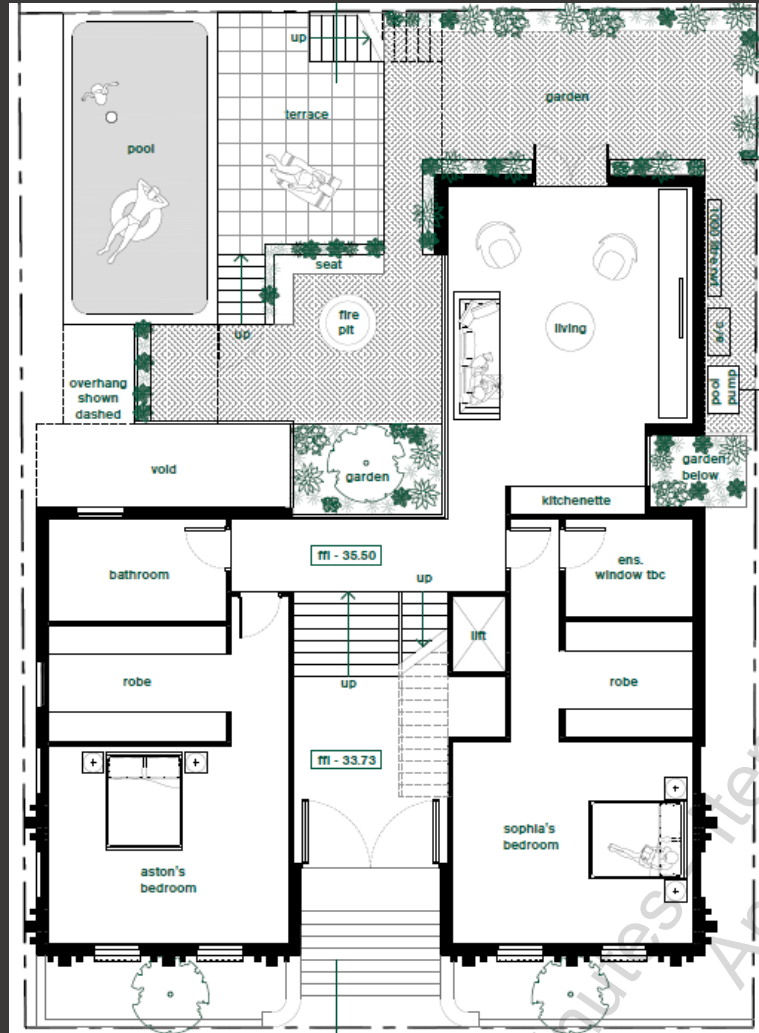


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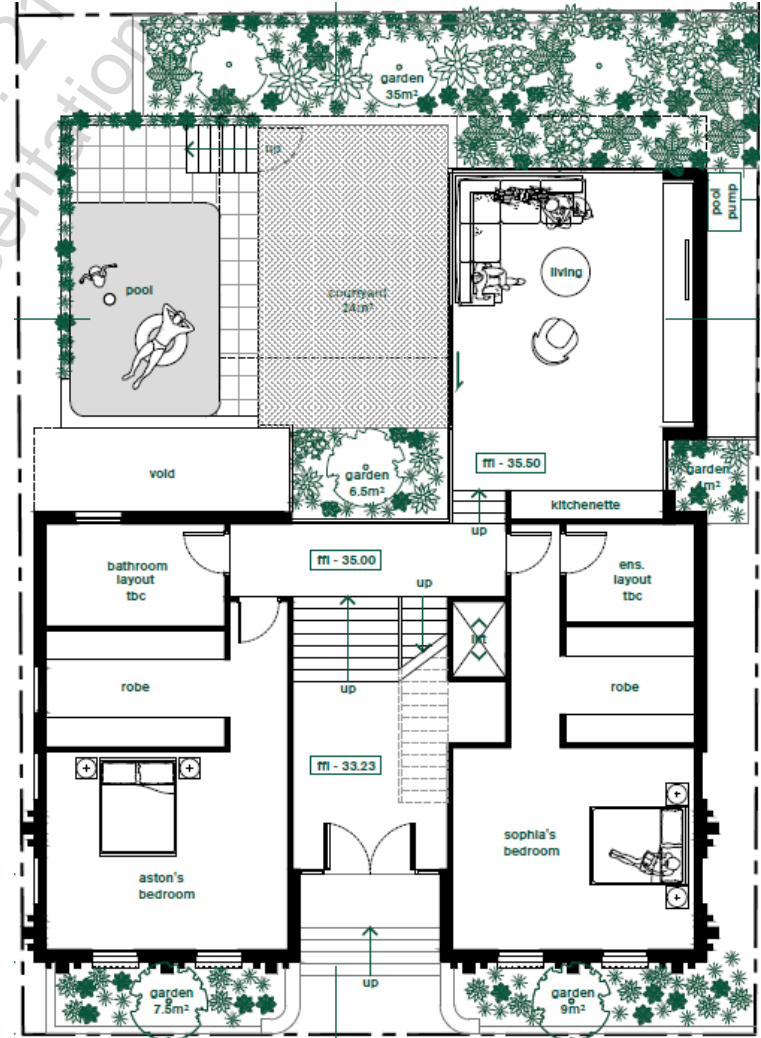


GROUND LEVEL

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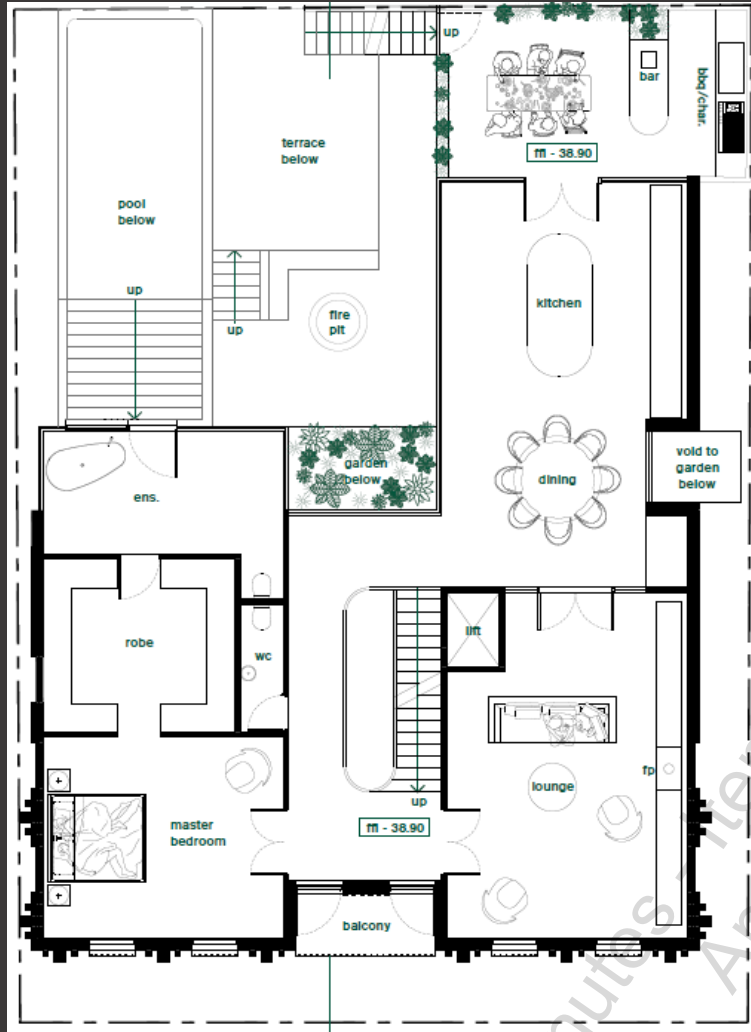


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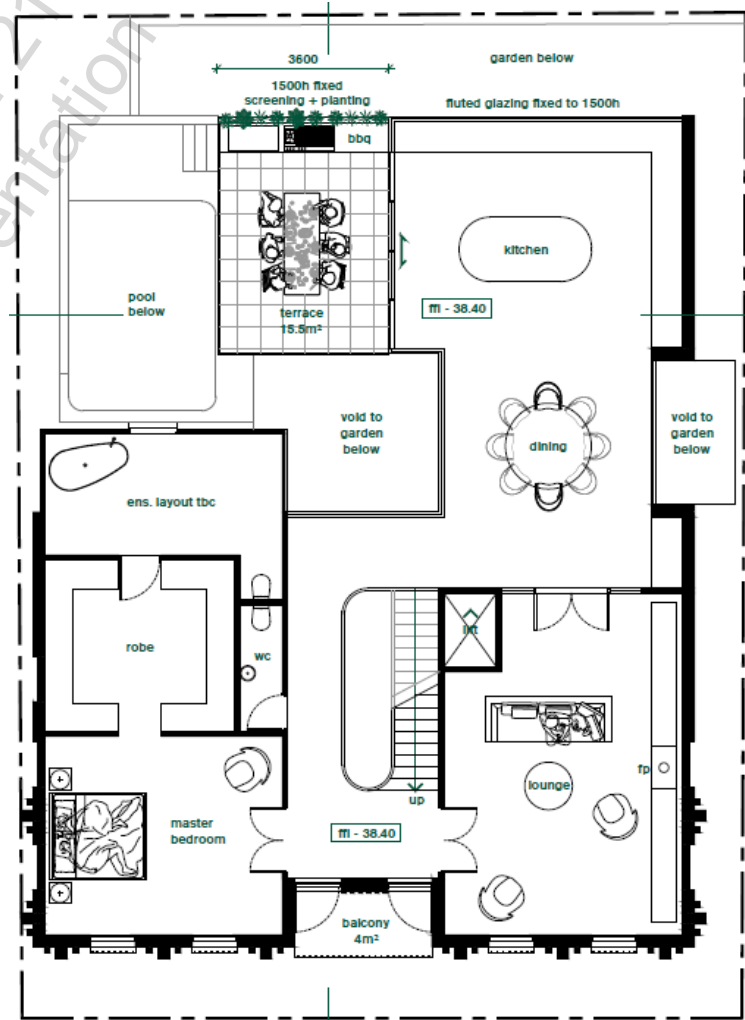


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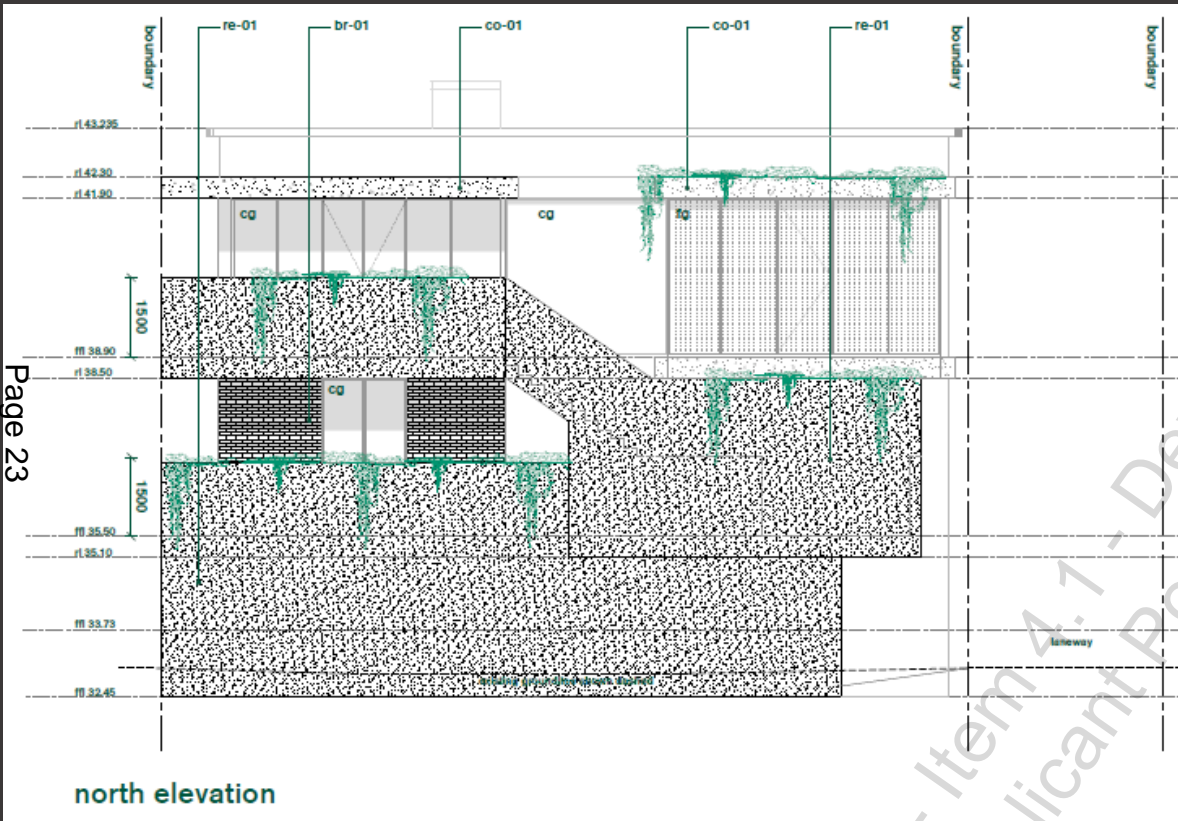
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LEVEL 2

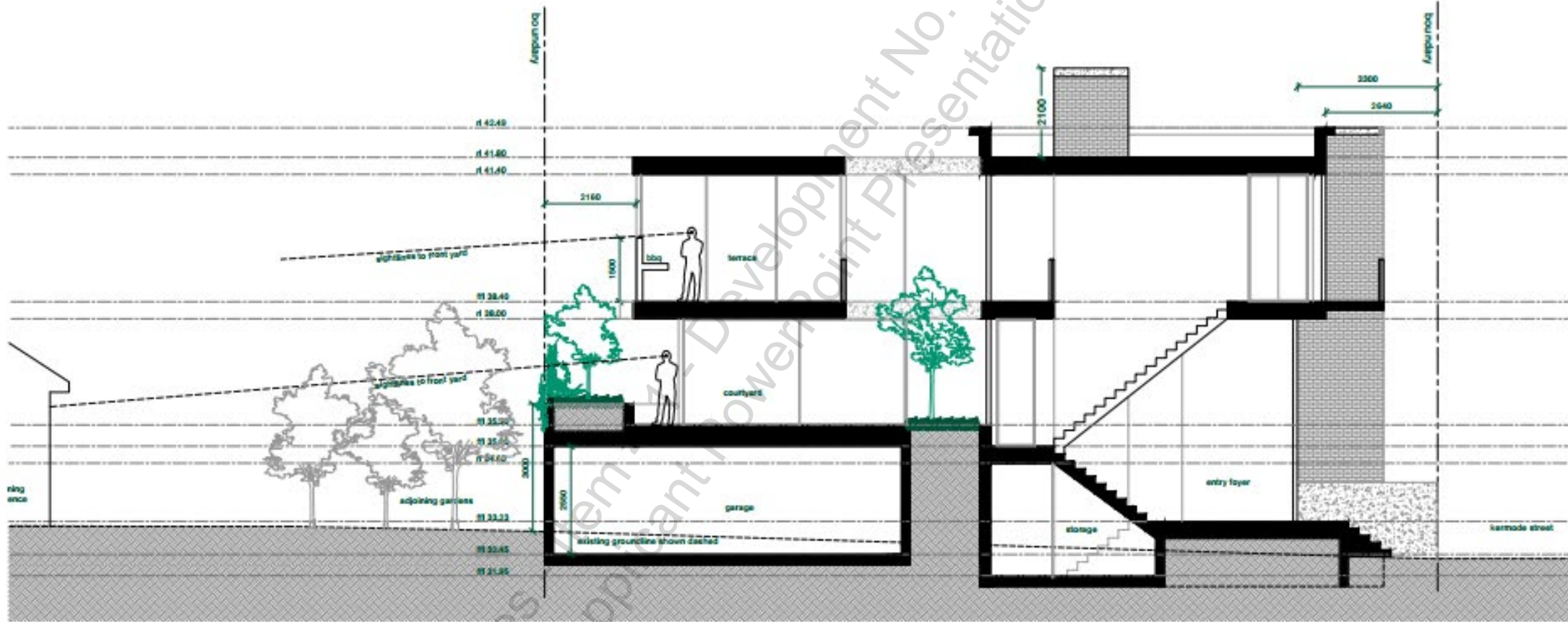
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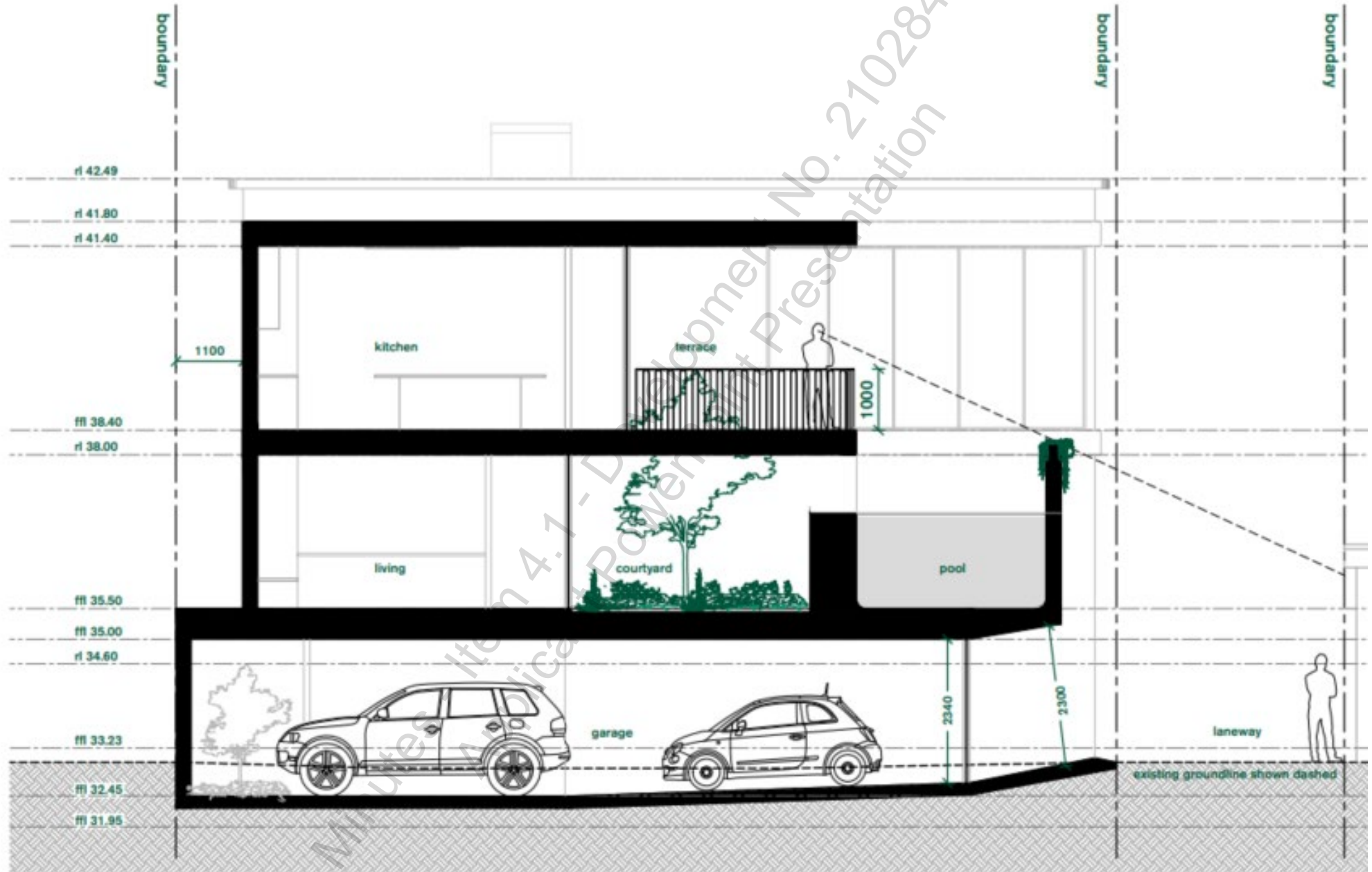


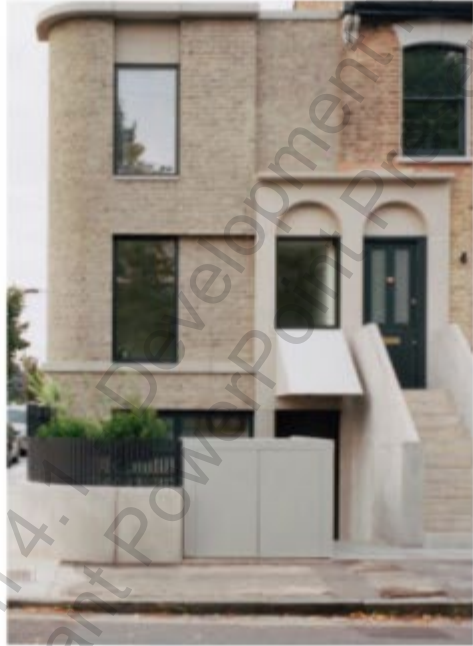


Minutes - Item 4.7 -
Applicant Powerpoint Presentation No. 27025-98



Minutes of Applicant Development No. 21028498
Applicant Powerpoint Presentation





Minutes - Item 4.1 Development Application No. 21028498



Minutes of the Board of Directors Meeting No. 27028498
Apartment Presentation

THANKYOU

ekistics

Minutes - Item 4 - Development No. 21028498
Applicant PowerPoint Presentation



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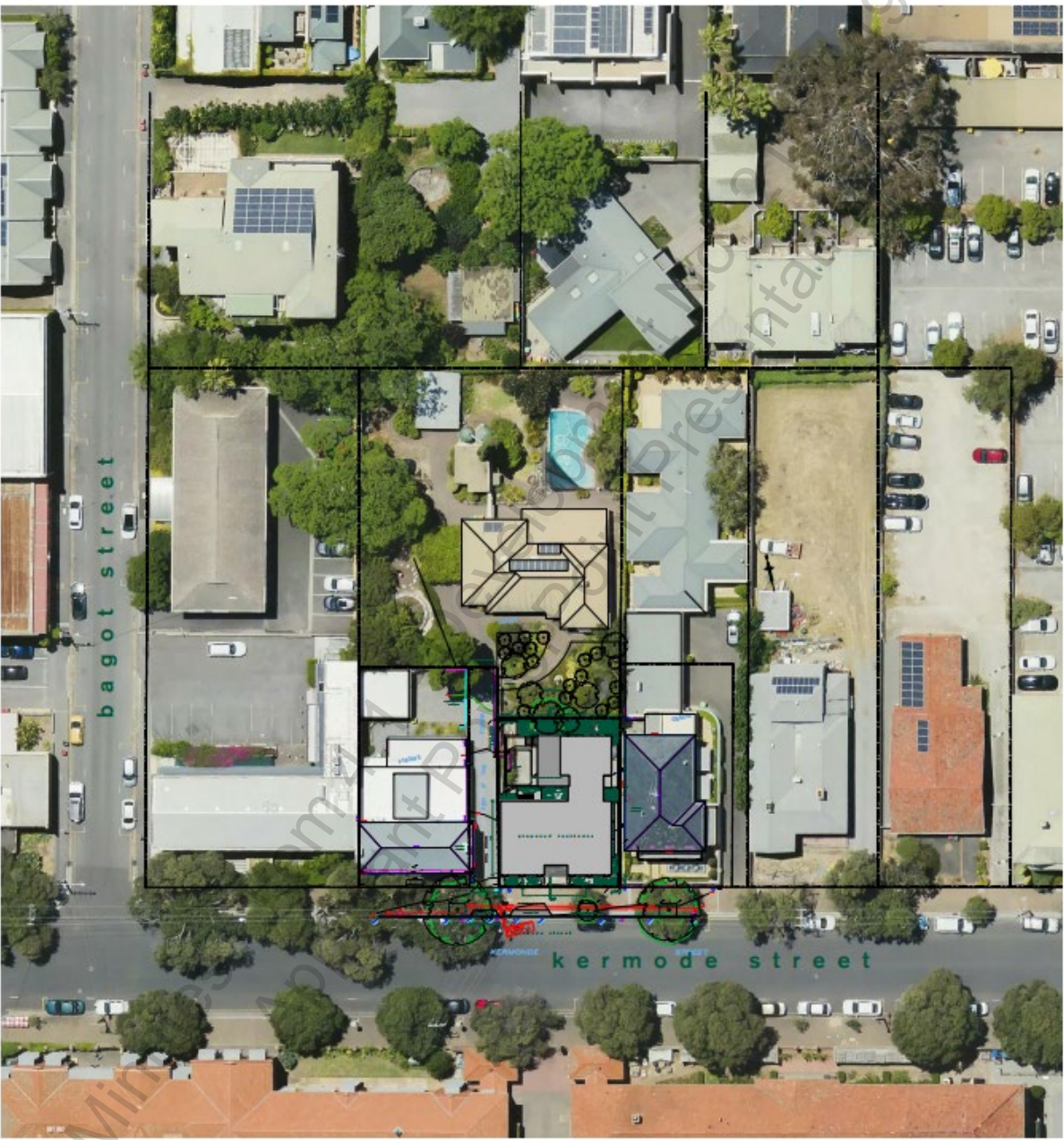
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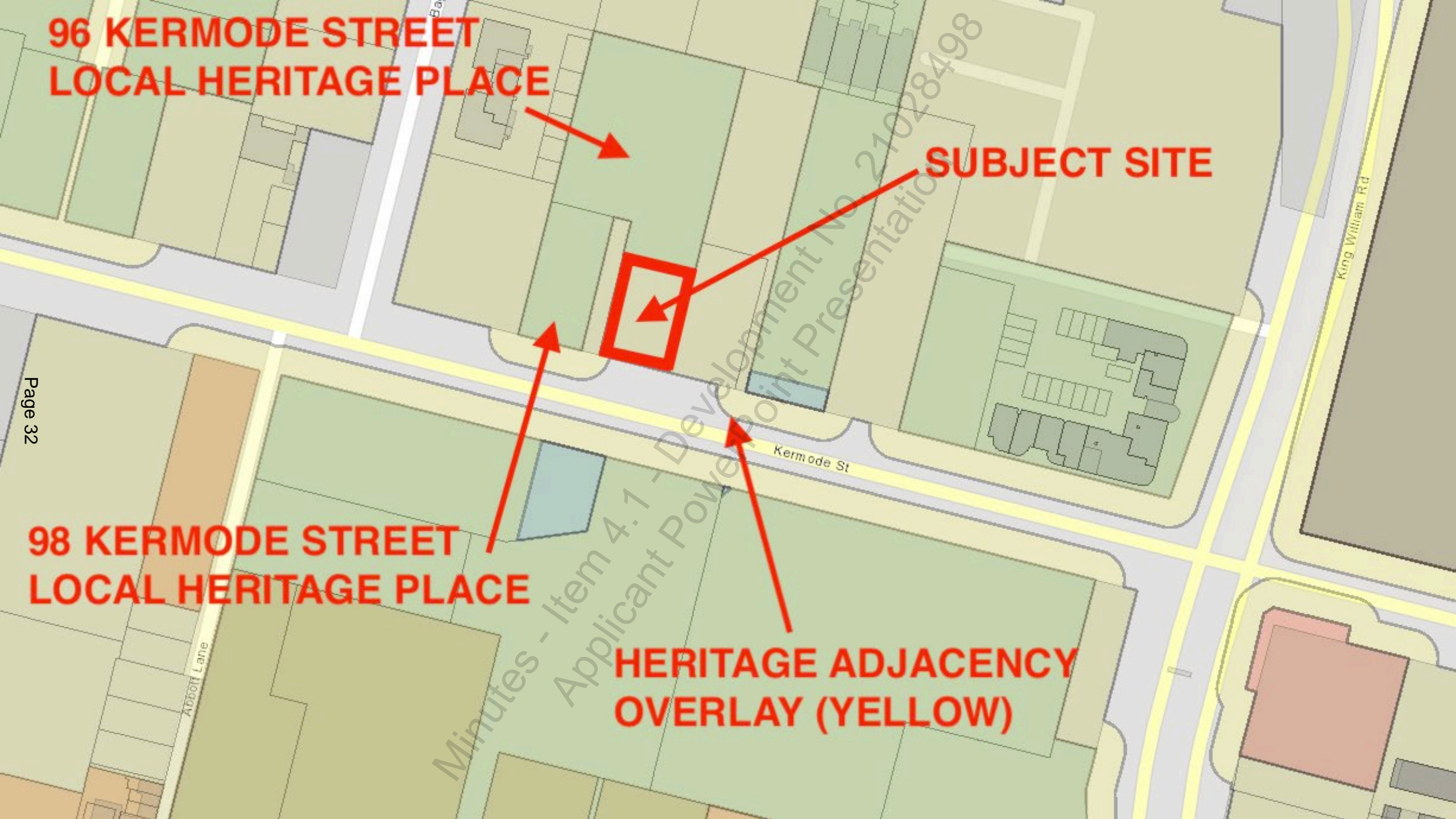
**96 KERMODE STREET
LOCAL HERITAGE PLACE**

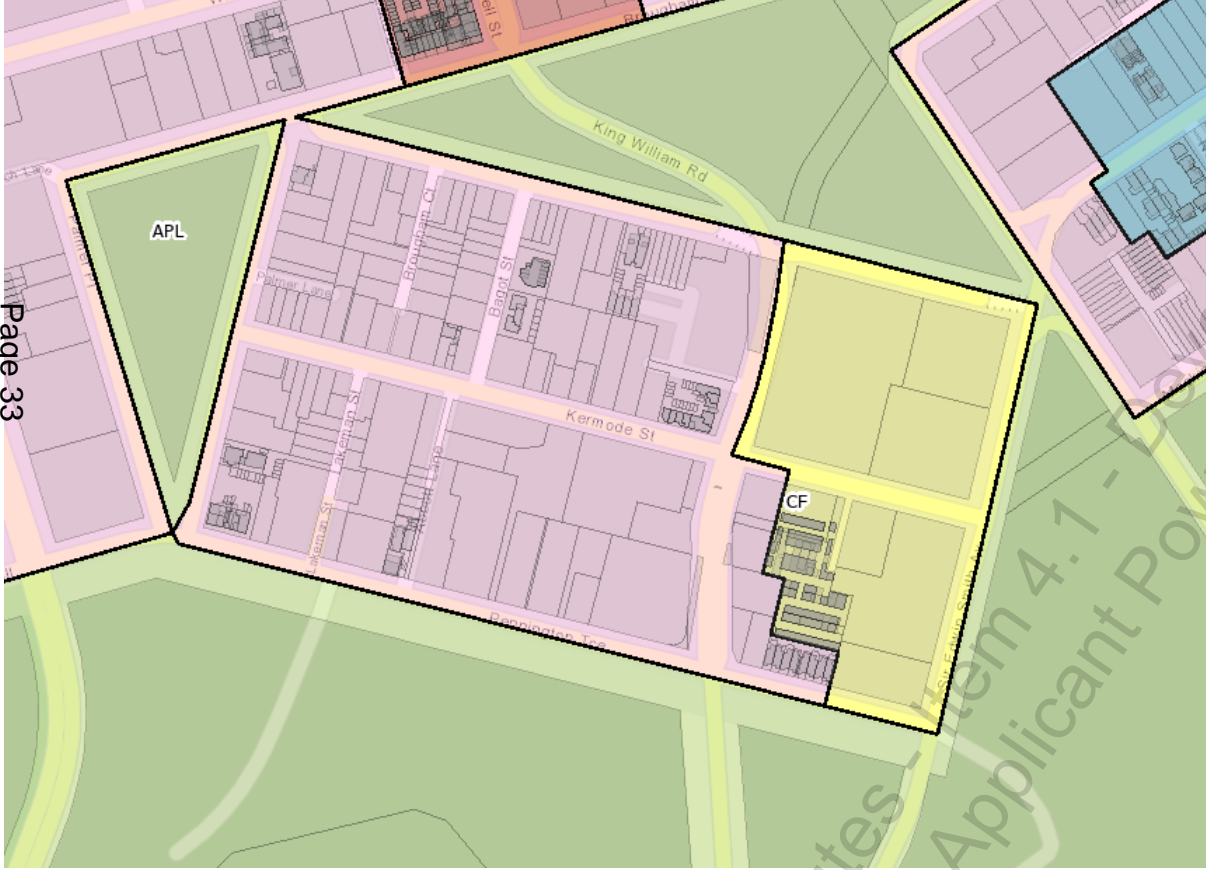
SUBJECT SITE

**98 KERMODE STREET
LOCAL HERITAGE PLACE**

**HERITAGE ADJACENCY
OVERLAY (YELLOW)**

*Minutes - Item 4.1 - Development No. 21028498
Applicant Powerpoint Presentation*





Minutes - Item 4.1 - Development No. 21028498
Applicant PowerPoint Presentation



Minutes - Item 20
Application No. 21028498
Development Presentation









South-facing view
from 4/22 Bagot
Street

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Phone No. 21028498
Agent Name

Source: Fox Real Estate - Adelaide



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**South-facing
view from 4/22
Bagot Street**



Minutes - It's
Application

