

#11852916



APPLICATION ON NOTIFICATION – CATEGORY 2

Applicant:	52 Brougham Place P/L
Development Number:	020/A080/15 V1
Nature of Development:	Variation to DA 020/A080/15 - change of use from retirement living to residential, amended car parking access, further demolition of State Heritage listed stables and amended internal apartment layouts to stage 1 building.
Type of development:	Merit
Zone / Policy Area:	Main Street (O'Connell) Zone
Subject Land:	52 Brougham Place, North Adelaide
Contact Officer:	Elysse Kuhar
Phone Number:	7109 7072
Start Date:	18 September 2017
Close Date:	29 September 2017
During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).	

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered or emailed to the State Commission Assessment Panel.

Any representations received after the close date will not be considered.

Postal Address:

The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:

Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders St
ADELAIDE SA 5000

Email Address: scapadmin@sa.gov.au

DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: ADELAIDE CITY

APPLICANT: 52 BROUGHAM PLACE PTY LTD

Postal Address: 99 CAVAN ROAD

CAVAN SA 5094

Owner: 52 BROUGHAM PLACE PTY LTD

Postal Address: 99 CAVAN

CAVAN SA

BUILDER: HINDMARSH

Postal Address: 57 WYATT STREET

ADELAIDE SA 5000

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION

Name: PHILLIP BRUNNING

Telephone: 82325686 [work] 0407019748 [Ah]

Fax: _____ [work] _____ [Ah]

EXISTING USE: RESIDENTIAL

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

☐ Complying

☐ Non Complying

☐ Notification Cat 2

☐ Notification Cat 3

☐ Referrals/Concurrences

☐ DA Commission

Application forwarded to DA

Commission/Council on

/ /

Decision: _____

Type: _____

Date: / /

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Building:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
Development Approval				

DESCRIPTION OF PROPOSED DEVELOPMENT: VARIATION OF DEVELOPMENT AUTHORISATION 020/A080/15

LOCATION OF PROPOSED DEVELOPMENT: _____

House No: 49-58 Lot No: _____ Street: BROUGHAM PLACE Town/Suburb: NORTH ADELAIDE

Section No [full/part] _____ Hundred: _____ Volume: _____ Folio: _____

Section No [full/part] _____ Hundred: _____ Volume: _____ Folio: _____

LAND DIVISION:

Site Area [m²] _____ Reserve Area [m²] _____ No of existing allotments _____

Number of additional allotments [excluding road and reserve]: _____ Lease: YES ☐ NO ☐

BUILDING RULES CLASSIFICATION SOUGHT: _____ Present classification: _____

If Class 5,6,78 or 9 classification is sought, state the proposed number of employees: Male: _____ Female: _____

If Class 9a classification is sought, state the number o persons for whom accommodation is provided: _____

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES ☐ NO ☐

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID? YES ☐ NO ☐

DEVELOPMENT COST [do not include any fit-out costs]: \$ NIL

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

SIGNATURE: _____

Dated: 22 / 8 / 17



Town Planning
Development Advice
Strategic Management

22 August 2017

Mr Brett Miller
Team Leader, IMDAC
Department of Planning Transport & Infrastructure
GPO Box 1533
ADELAIDE SA 5001

Dear Brett,

Variation of Development Authorisation 020/A080/15

Further to our recent discussions and as foreshadowed, please find enclosed a Development Application that seeks a variation to the use and design of the Stage 1 building previously approved by the Inner Metropolitan Development Assessment Committee for this land at Brougham Place, North Adelaide.

This request is made according to Section 39(6) of the Development Act, 1993 which provides that the Applicant may seek the variation of a development authorisation previously given under the Act, including by seeking the variation of a condition imposed with respect to the development authorisation.

The Applicant, 52 Brougham Place Pty Ltd is working with Hindmarsh in order to deliver the first stage of this development. Hindmarsh is one of Australia's leading property development and construction companies and brings the necessary capacity and expertise to this project.

As you would appreciate, delivery of a development of this scale and complexity requires a considered response and must have regard to the current and anticipated economic conditions. Critical in this regard is responding to specific needs and preferences of the end users of this building, the residents.

Whereas the initial application was presented on the basis of retirement living under a lease license arrangement, a decision has been taken following extensive market research to pursue the Stage 1 as residential apartments for sale by individual Community Title. This development application to vary relates to Stage 1 only.

In addition to this subtle, yet important change to the use of the building, it will be necessary to amend the manner in which access is provided to this building and parking is provided in the basement. By necessity, this will require removal of the balance of the stables fronting Ward Street.

This application also provides the opportunity to refine the architectural response and the layout of individual apartments, together with provision for convenient and efficient access via a porte cochere to Ward Street. The building does however remain the same height and essentially the same form, as previously approved.

Phillip Brunning & Associates

ABN 40 118 903 021

26 Wakeham Street
Adelaide SA 5000
Telephone 08 8232 5686
Mobile 0407 019 748
phil@phillipbrunning.com

The changes proposed to the Stage 1 building are discussed more particularly by Pruszinski Architects in their statement dated 21 August 2017. This statement also addresses the extent to which these changes may alter the expert advice previously provided in respect to landscape, heritage, acoustic, wind, traffic and waste.

More particularly in respect to heritage, Mr Danvers has been requested to address the implications arising from the removal of the balance of the stables building to Ward Street in terms of the impact that such may have on the heritage value of this State Heritage Place.

In essence, Mr Danver's is of the view that:

- the historic link between the stables and the dwelling fronting Brougham Place is tenuous at best in so far as the stables were built well before this dwelling house for use in conjunction with another dwelling which has since been removed;
- in relative terms the stables building, which is in poor condition, has less heritage significance and/or value than the dwelling house fronting Brougham Place which makes the primary contribution to the historic character of North Adelaide; and
- the stables are not unique or significant in the wider North Adelaide context, and that their removal will enable positive changes in urban design and architectural terms to Ward Street.

It is stressed, that removal of these stables would not constitute the 'total' demolition of a State Heritage Place which is comprised of two elements in this case as a single listing, with the balance being the main dwelling house to Brougham Place being retained to the extent which was previously approved.

Not only does the removal of the whole of the stables building enable the provision of a porte cochere to Ward Street which would significantly enhance the function of this building and its presentation to the public realm, but would enable the expansion of the basement parking area below which is critical to balancing Stage 1 parking provision.

The variation to the design now sought provides for and would allow the ultimate basement parking originally approved but implemented in a staged manner. There will continue to be a single driveway ramp to Ward Street in line with the recommendations and advice provided by GTA Consultants.

The parking to be provided within the basement as part of Stage 1 will be sufficient to serve the needs arising from the residential apartments above, equating to a provision of 2.1 spaces per dwelling. This provision aligns with market preference and generally accords with Development Plan requirements.

It should not be overlooked that due to the enviable location of this development site and the ready access to alternate modes of movement including public transport, that car ownership and/or usage is likely to be lower than otherwise occur elsewhere within North Adelaide. Adequate provision is made nonetheless.

The Stage 1 residential apartment building will continue to provide a lobby and pedestrian access to Brougham Place from which residents and visitors may come and go via an attractively landscaped shared use path, which would also be used by residents of the heritage dwelling for access to their off street parking garage.

As is apparent on the drawings provided, the proposed changes have been presented in a manner whereby comparison may be made to the previously approved design. The balance of the approved development, which will not change as a result of this application to vary, has been shaded

In respect to a range of procedural considerations, I make the following submissions:

- there have been no changes to Development Plan policy relevant to the assessment of this proposal and that the existing condition of the land and the surrounding locality have not changed in the intervening period;
- that for reasons outlined above, this development application to vary is to be assessed on merit for consent in so far as the proposal does not involve the total demolition of a State Heritage Place;
- as this application was initially dealt with as Category 2 development, Section 39(7)(c) provides that the planning authority need not re-notify this proposal with the changes sought not changing the essential nature of the development.
- to the extent that may be necessary, we acknowledge that you intend to refer these changes to the Government Architect and the State Heritage Branch and would request that you seek a timely reply from these bodies;
- to the extent necessary, we understand that you will review and possibly amend conditions of Development Plan Consent to reflect the variations now sought and the advice of either of these two referral bodies; and
- we ask that you confirm our understanding that the time within which the development must be commenced will be 3 years from the date of the decision in respect to the variation now sought, with completion being within 9 years.

As discussed, these changes are necessary in order to commence this development in an economically prudent manner and deliver a high quality residential building that would make a positive contribution to this precinct both in urban design terms and the benefits arising from new residents supporting local business.

A successful Stage 1 will provide the necessary confidence and capacity to proceed with the balance of this development in an orderly manner. We trust that you may view these changes to the approved design favorably and would be happy to attend a meeting of the Committee in order to respond to any questions arising.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD



PHILLIP BRUNNING RPIA
Registered Planner

Mr. David Girolamo,
Pruszinski Architects,
172, Pultney Street,
Adelaide SA 5000.

August 11, 2017.

Dear Mr Girolamo,

Re: Amendment to Proposed Development: 49, Brougham Place, North Adelaide.

I refer to my previous Heritage Significance Report of November 2013, a copy of which is separately attached, and in particular, to the sections under the headings: 3. Historical Background, 4. Description of Building and Structures, 5. Statement of Heritage Value, 6. Conclusions, and 7. Recommendations. On behalf of the Owners of the property at 49, Brougham Place, you have asked me to consider the heritage significance of a revision to the approved development, which involves the complete demolition of the Stables structure on the Ward Street frontage. I visited your office on Tuesday August 8 to review the proposed amendments to the design. You will note that in my previous heritage assessment, the Residence and Stables at 49, Brougham Place were described as unworthy of being listed as a State Heritage Place. Also, I refer particularly to my assessment that the Residence and Stables at 49, Brougham Place were developed separately and the Stables built before the front section of the Residence was constructed. The Residence and Stables are not unshakeably linked in heritage context.

For the reasons set out in my Heritage Significance Report, and in particular, the loss of heritage integrity and urban context of the Stables, I am able to support its demolition in favour of new development that contributes positively in urban design and architectural terms to the Ward Street frontage. The Stables could be demolished entirely, subject to DA Amendment, under a provision of the Development Plan for the City of Adelaide that contemplates partial demolition of State Heritage Places.

Regards,



Ron Danvers

Associate Professor Ron Danvers LFRAIA, MICOMOS.

danvers.studio - architects

A: 414 Gilles Street, Adelaide,
South Australia 5000.

M: 61 (0)438396657

E: rondanvers@bigpond.com

W: www.danversstudioarchitects.com



49 Brougham Place, North Adelaide
Apartment Storage Volume - m³

Stage	Level	Apartment Type	No. of Bedrooms	bicycle storage	storage compartment	linen / storage	bathroom cupboards	laundry	other storage	total (min)
1										
	Ground									
		private residence	3	1	14.00	exceeds council requirements already				14.00
	Level 2									
		Apt Type 04	3	1	10.00	8.10	exceeds council requirements already			18.10
		Apt Type 05	3	1	10.00	2.35	exceeds council requirements already			12.35
	Levels 3 - 9									
		Apt Type 02	3	1	14.00	8.10	exceeds council requirements already			22.10
		Apt Type 03	3	1	10.00	2.35	exceeds council requirements already			12.35
	Level 10									
		Apt Type 01	3	1	14.00	exceeds council requirements already				14.00

storage cages are based on 2.4m high

Information based on Adelaide City Council Development Plan, with the following requirements:

- (a) Studio Apartment - 6 cubic metres
- (b) 1 Bedroom Apartment - 8 cubic meters
- (c) 2 Bedroom Apartment - 10 cubic meters
- (d) 3+ Bedroom Apartment - 12 cubic meters

THE BROUGHAM

STAGE 01 VARIATION TO PREVIOUS AUTHORISATION

- 01 - DEMOLITION PLAN
- 02 - BASEMENT PLAN - STAGE 01
- 03 - BASEMENT PLAN - COMPLETE
- 04 - GROUND FLOOR PLAN
- 05 - CIRCULATION DIAGRAM
- 06 - LEVEL 01 PLAN
- 07 - LEVEL 02 PLAN
- 08 - LEVEL 03 - 09 PLAN
- 09 - LEVEL 10 PLAN
- 10 - ROOF PLAN
- 11 - ELEVATIONS
- 12- ELEVATIONS
- 13- SECTIONS
- 14 - STAGING PLAN
- 15 - PERSPECTIVES
- 16 - PERSPECTIVES
- 17 - PODIUM AND HERITAGE
- 18 - MATERIALS
- 19 - SUN SHADING DIAGRAMS



COVER PAGE
THE BROUGHAM

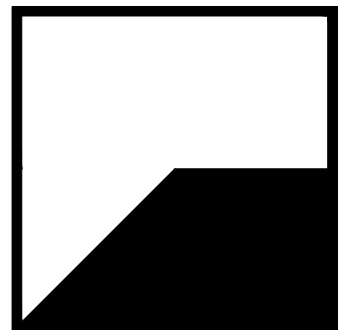
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21.08.2017
FOR PLANNING VARIATION
#14602

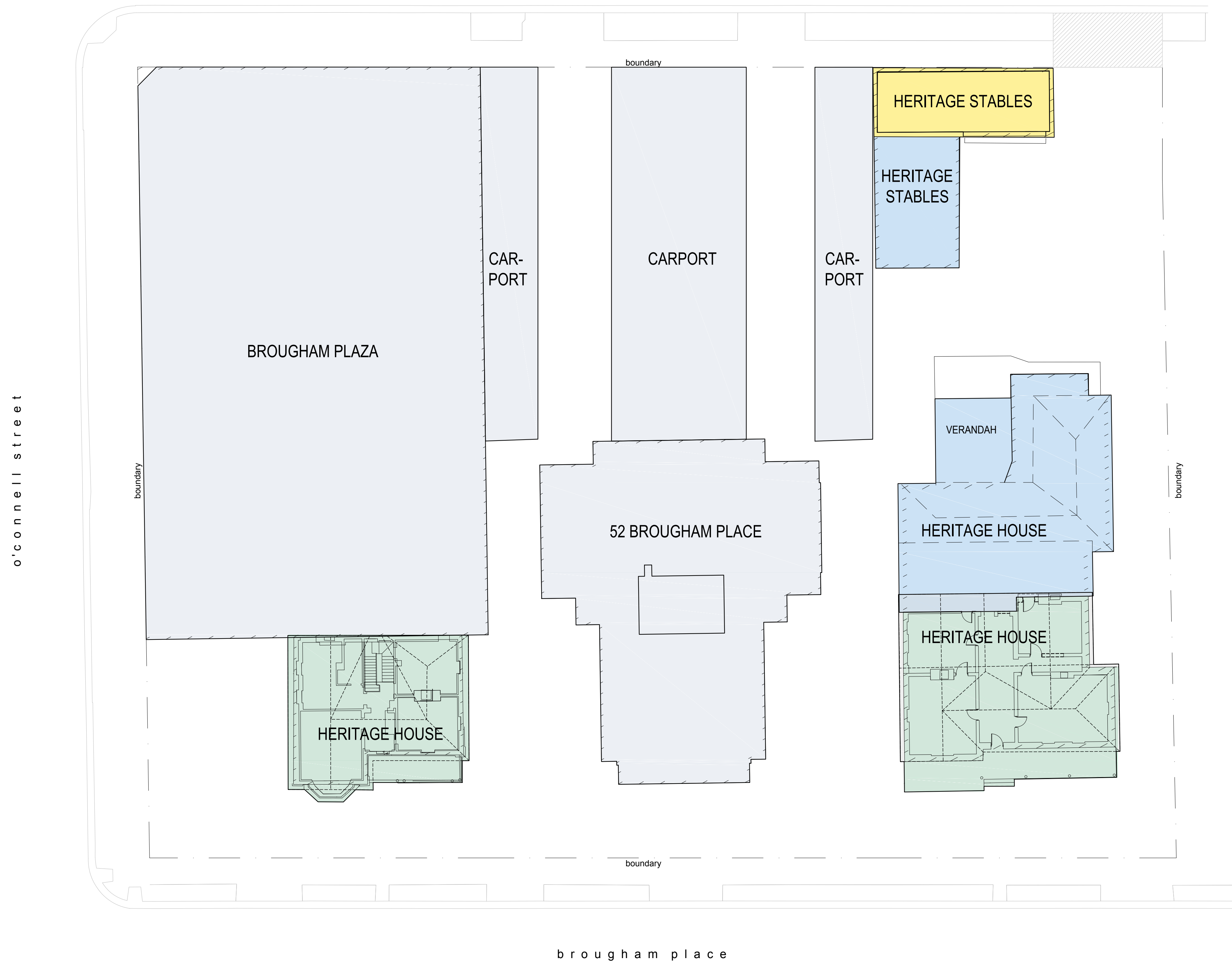


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Leadership at work

pruszinski architects
172 pulteney street, adelaide 5000 / 08 82233123 / www.prusarch.com.au

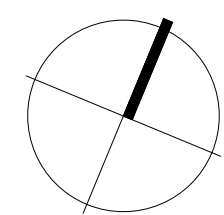


ward street



- PREVIOUSLY APPROVED NON-HERITAGE TO BE DEMOLISHED
- PREVIOUSLY APPROVED HERITAGE TO BE DEMOLISHED
- EXISTING HERITAGE TO BE RETAINED
- ADDITIONAL HERITAGE TO BE DEMOLISHED

DEMOLITION PLAN
THE BROUGHAM
SCALE: 1:200



01

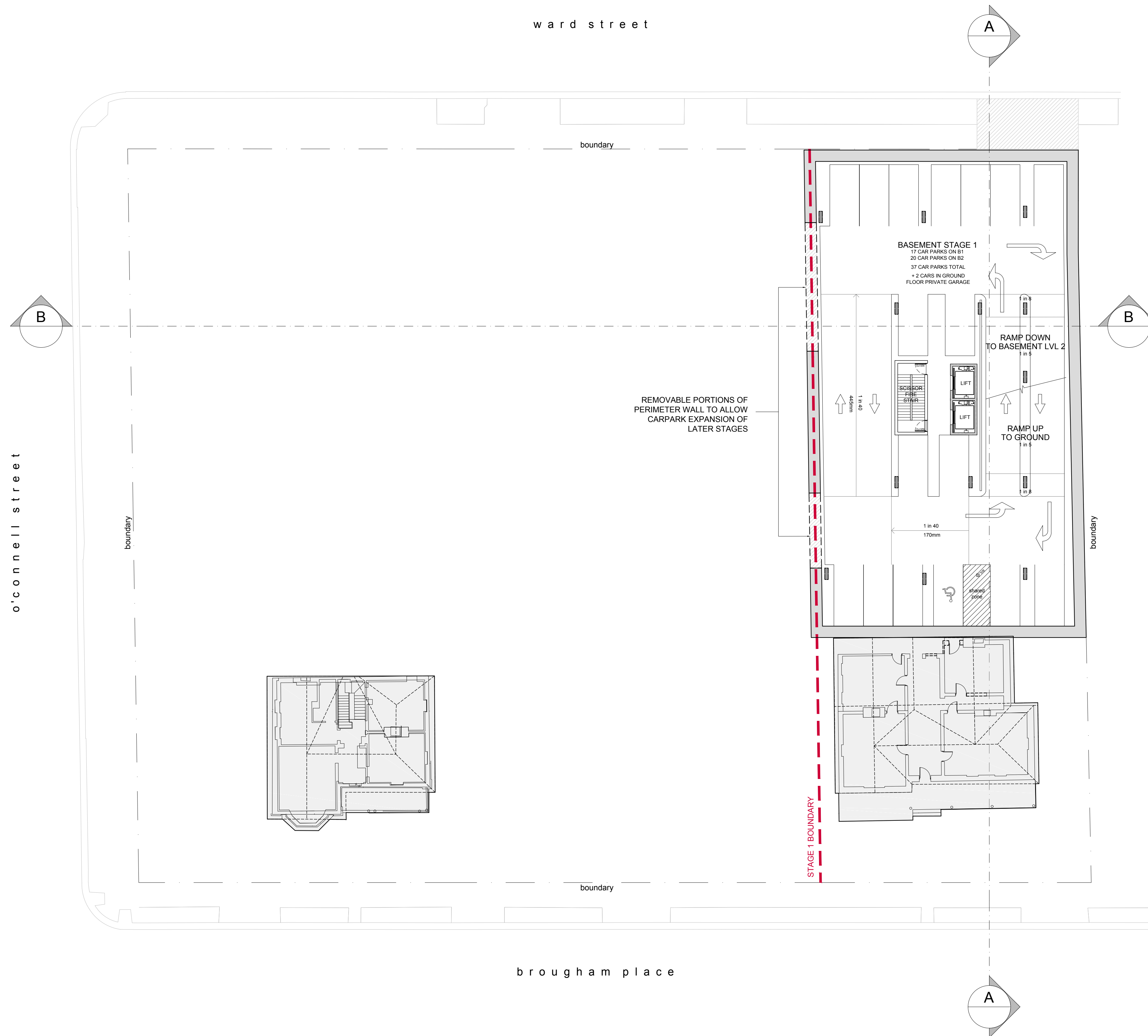
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BASEMENT PLAN - STAGE 01
THE BROUGHAM

SCALE: 1:200

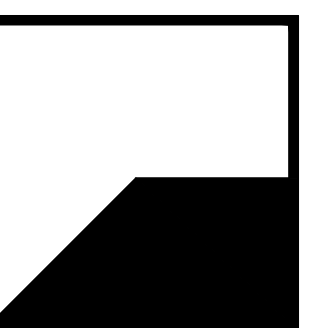
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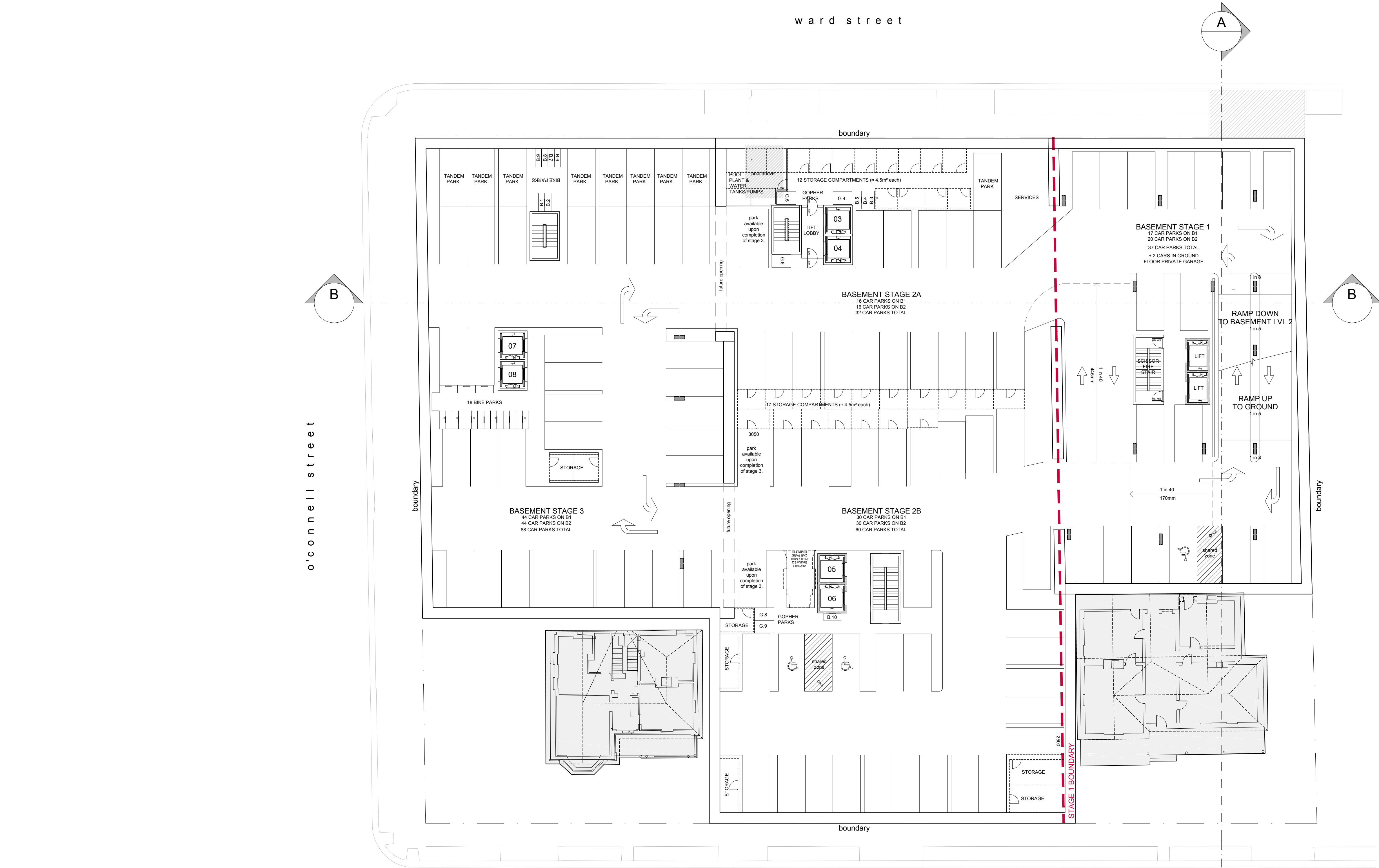
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CAR PARK TOTALS:

BASEMENT 1 =	107 CAR PARKS
BASEMENT 2 =	110 CAR PARKS
GROUND FLOOR =	2 CAR PARKS
TOTAL =	219 CAR PARKS

BASEMENT PLAN - COMPLETE
THE BROUGHAM

SCALE: 1:200

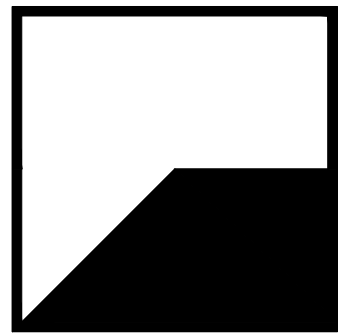
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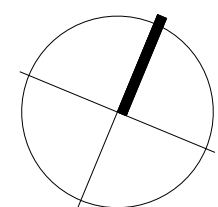
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LEVEL 02 FLOOR PLAN
THE BROUGHAM
SCALE: 1:200

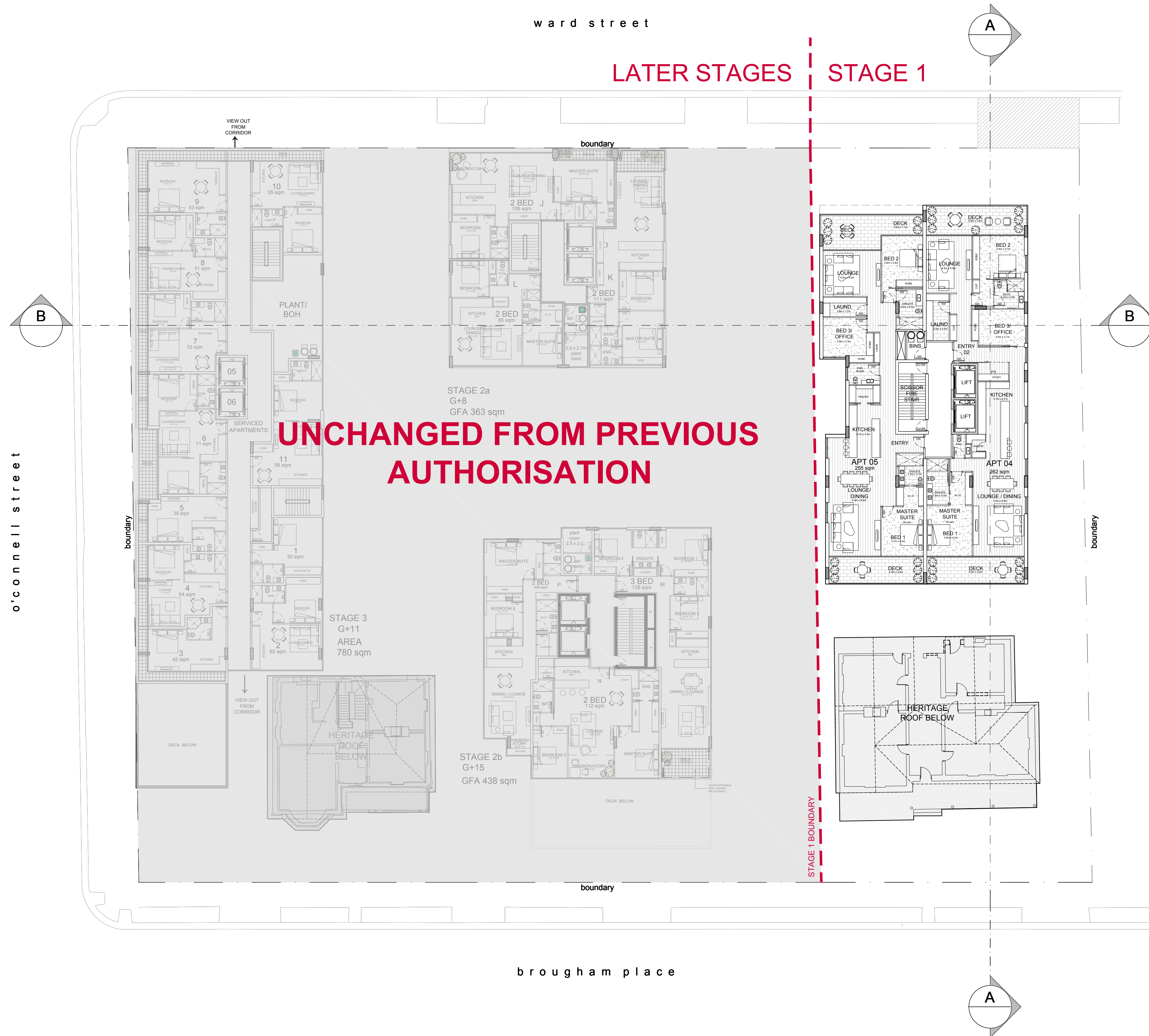
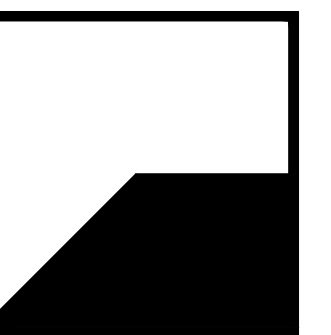
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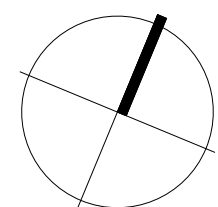


LEVEL 03-09 FLOOR PLAN
THE BROUGHAM

SCALE: 1:200

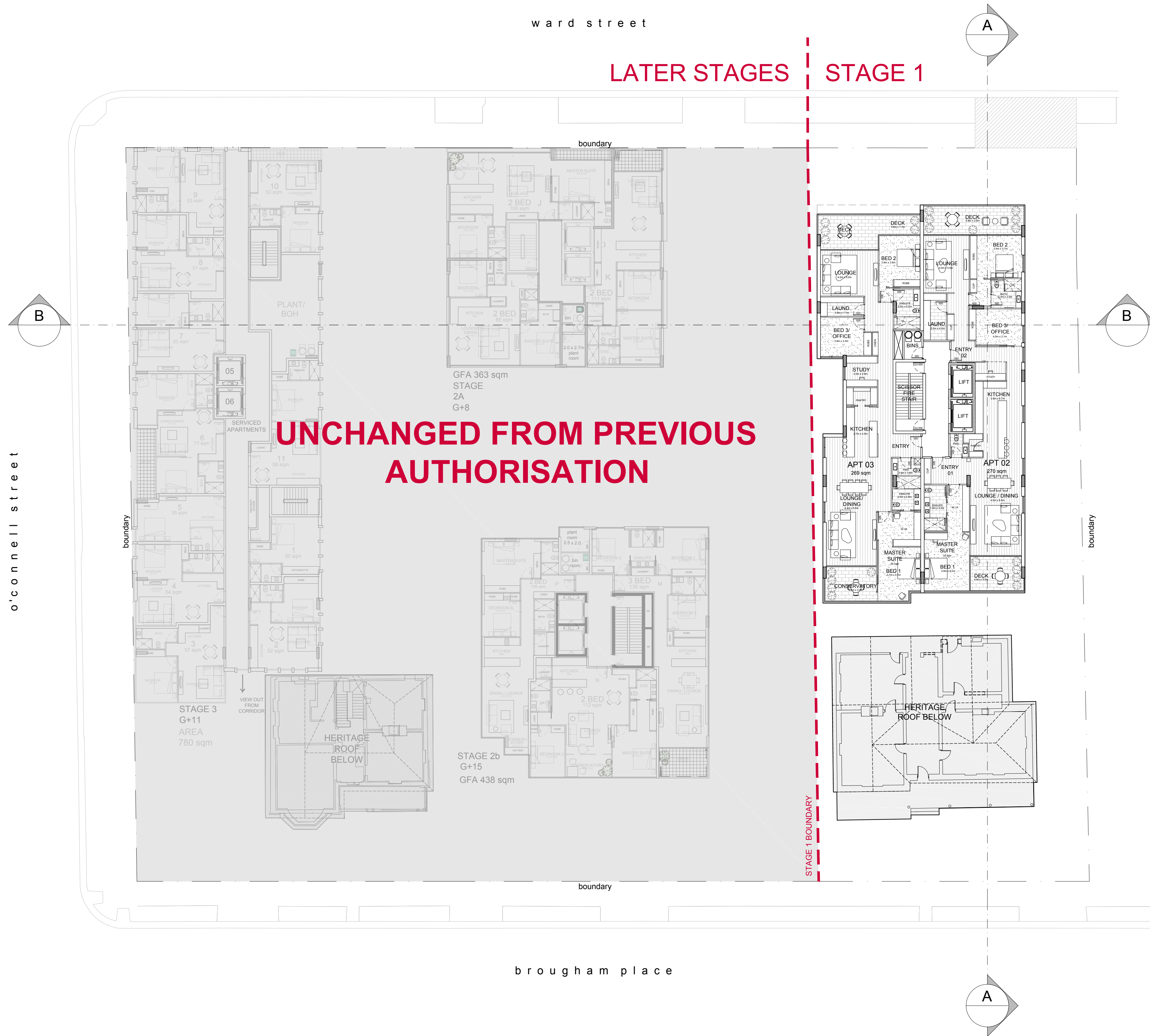
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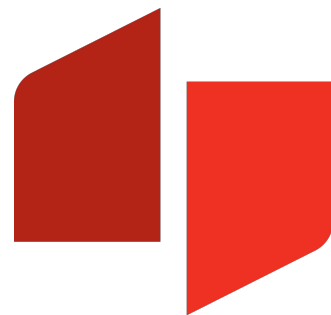
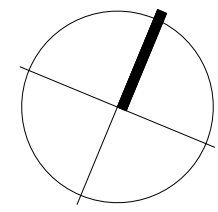


LEVEL 10 FLOOR PLAN
THE BROUGHAM

SCALE: 1:200

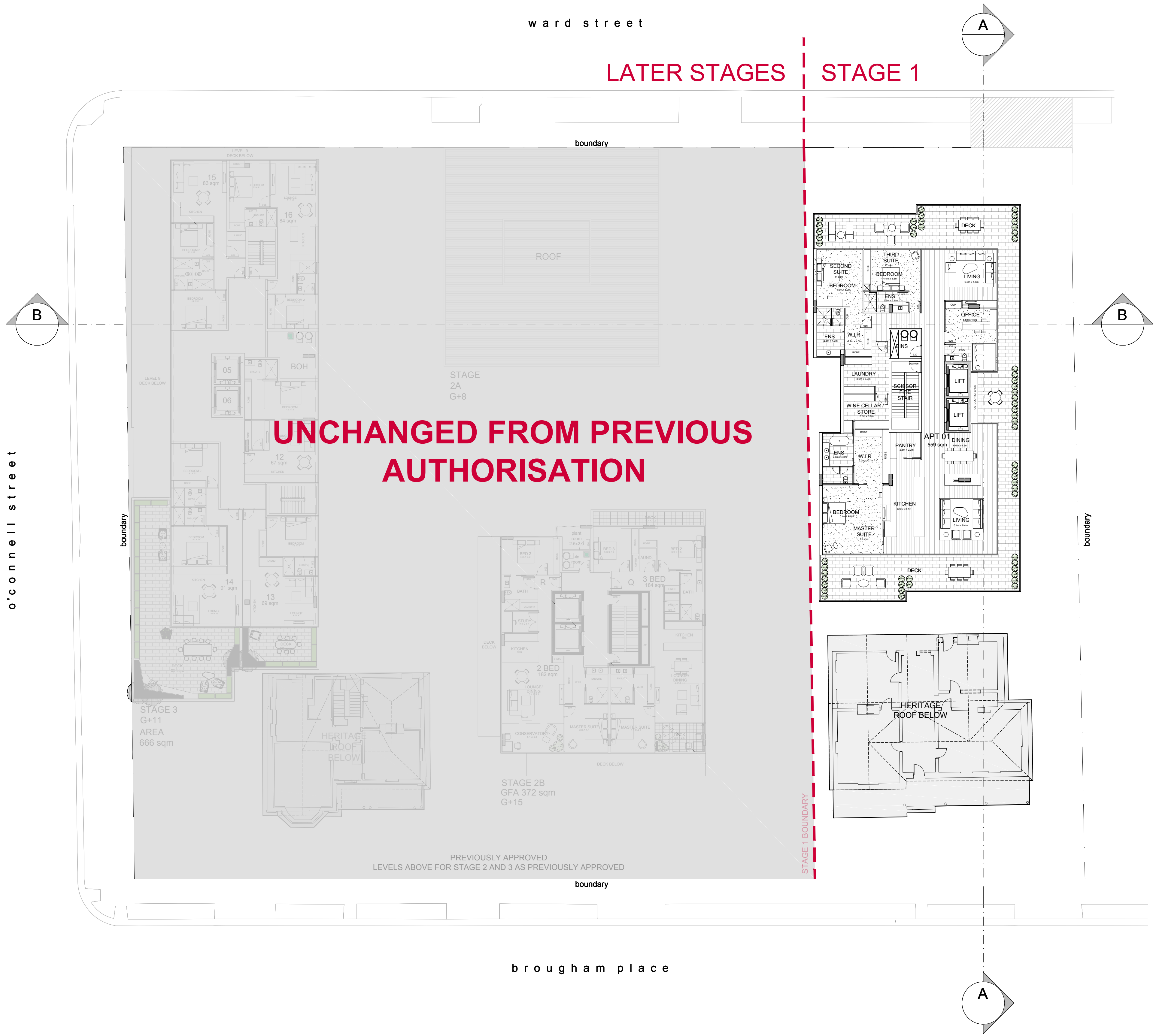
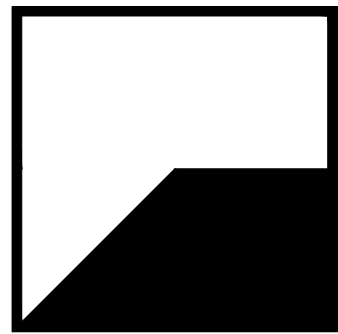
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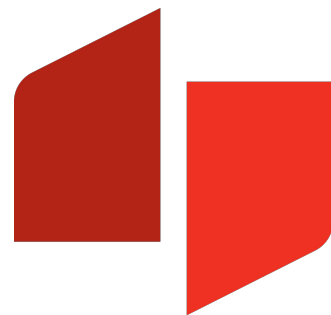
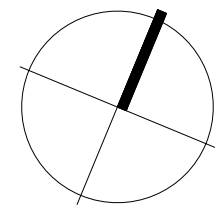
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LEVEL 11 ROOF PLAN
THE BROUGHAM

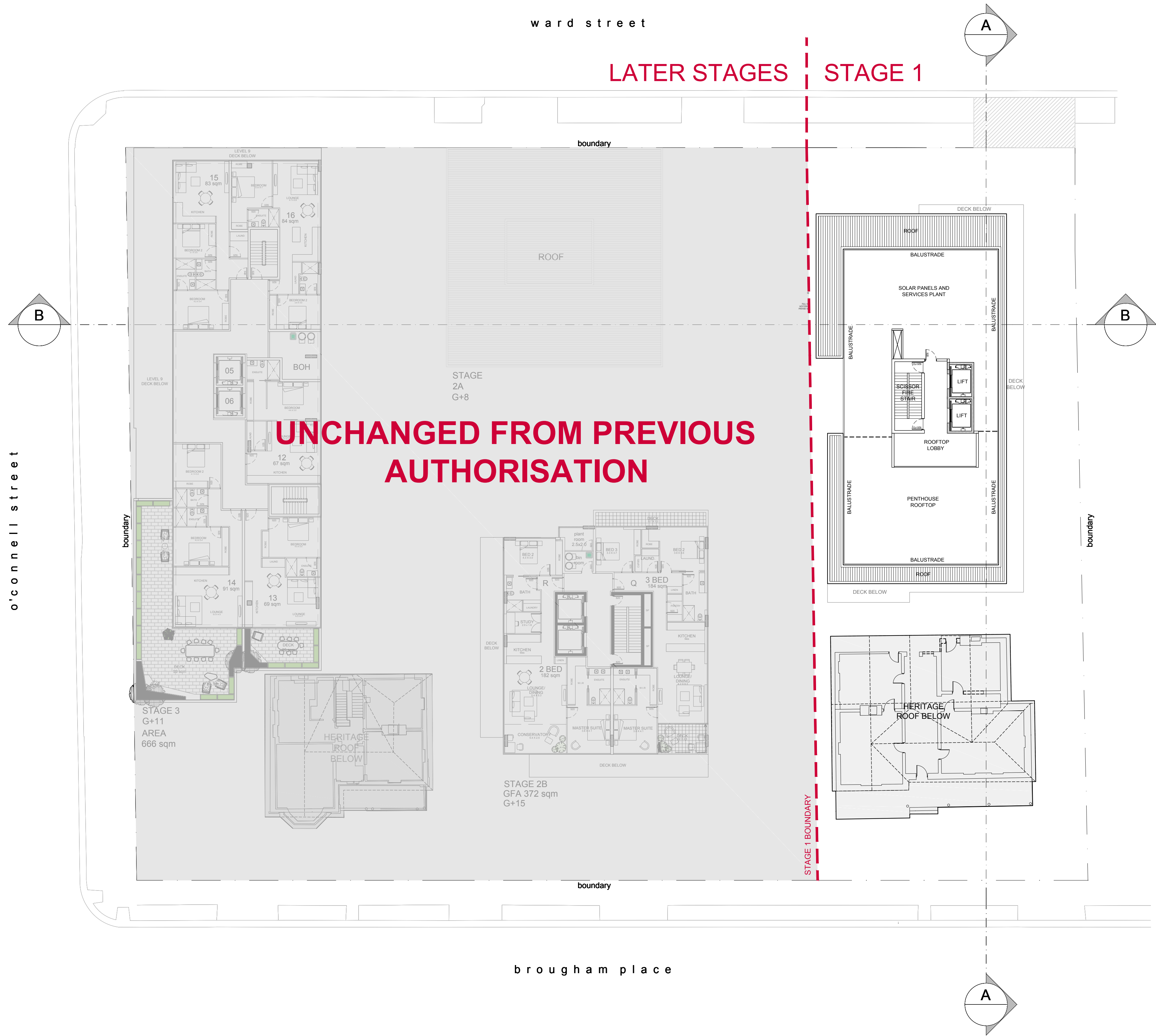
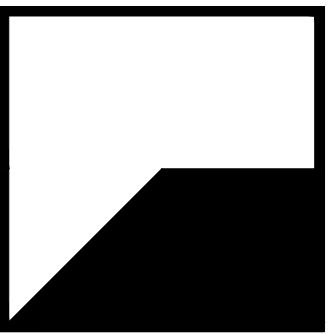
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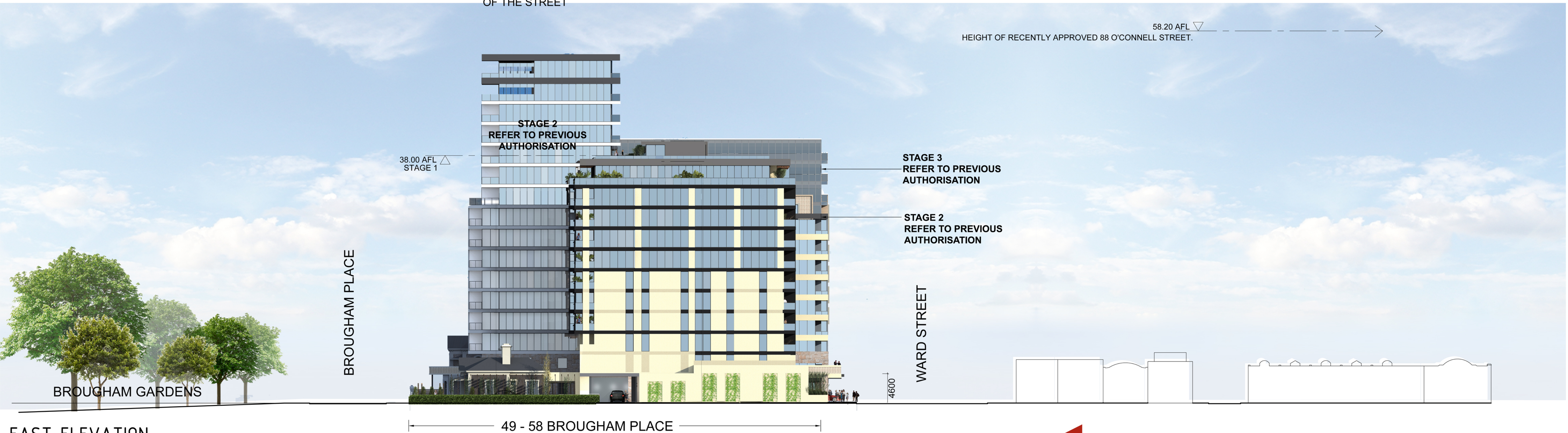
ELEVATIONS
THE BROUGHAM

SCALE: 1:300

11

21.08.2017
FOR PLANNING VARIATION
#14602





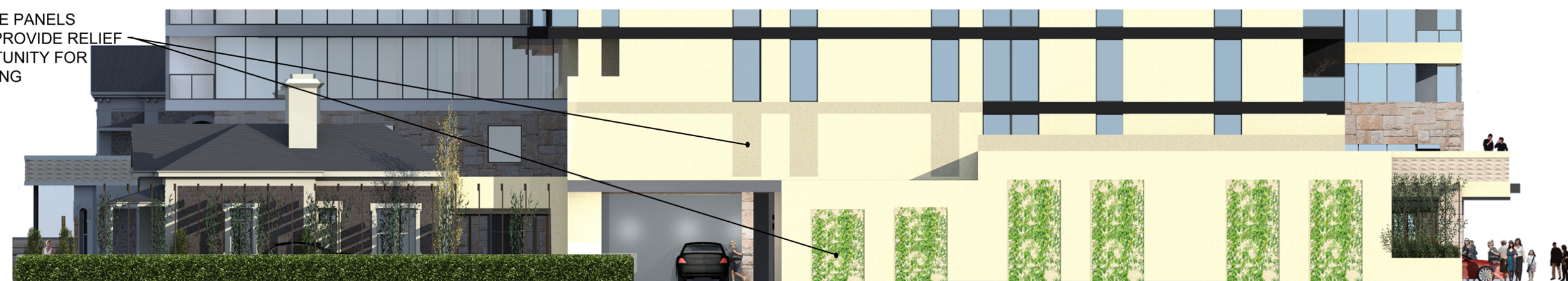
EAST ELEVATION

ELEVATIONS
THE BROUGHAM
SCALE: 1:300

12

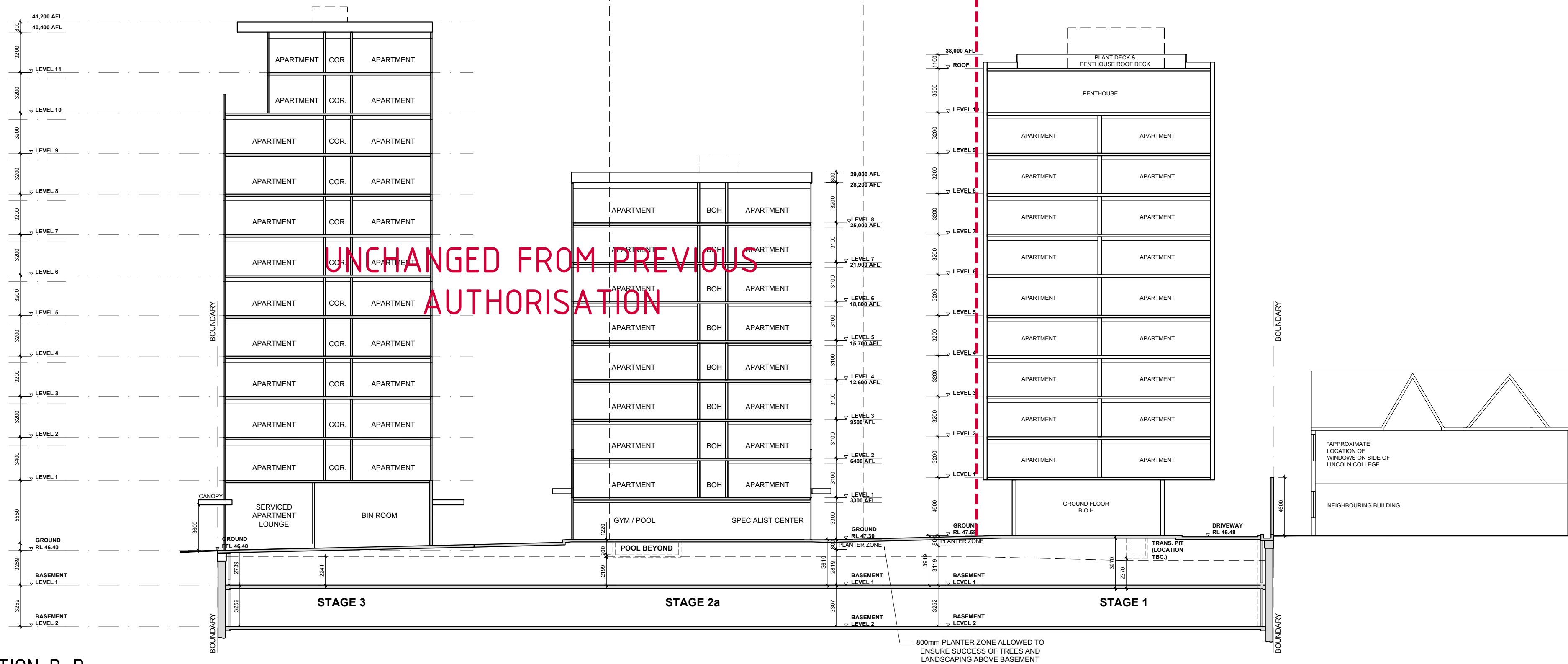
21.08.2017
FOR PLANNING VARIATION
#14602

COLOURED CONCRETE PANELS
RECESSED 25mm TO PROVIDE RELIEF
TO FACE AND OPPORTUNITY FOR
VERTICAL LANDSCAPING

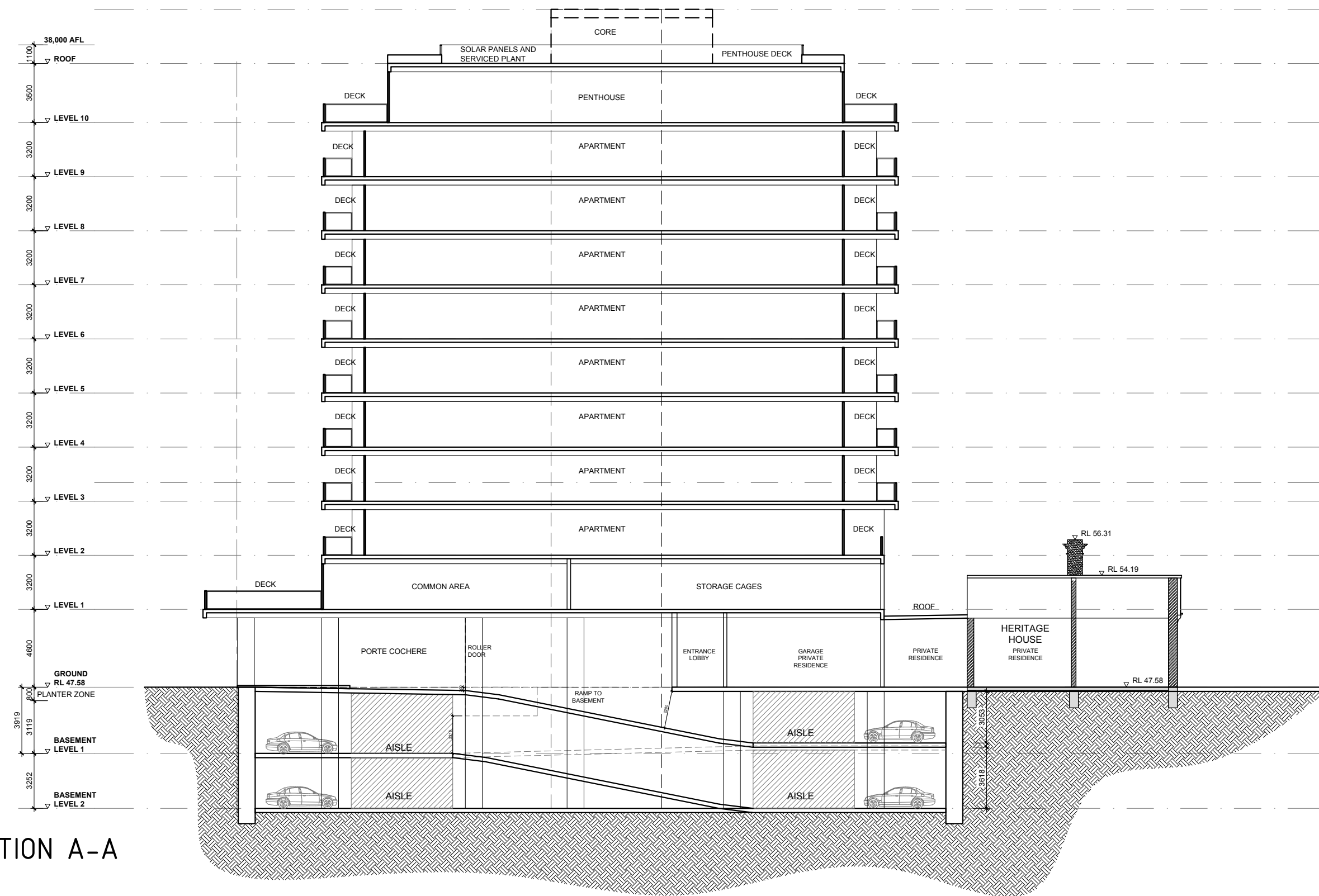


EAST PODIUM ELEVATION

LATER STAGES | STAGE 1



SECTION B-B



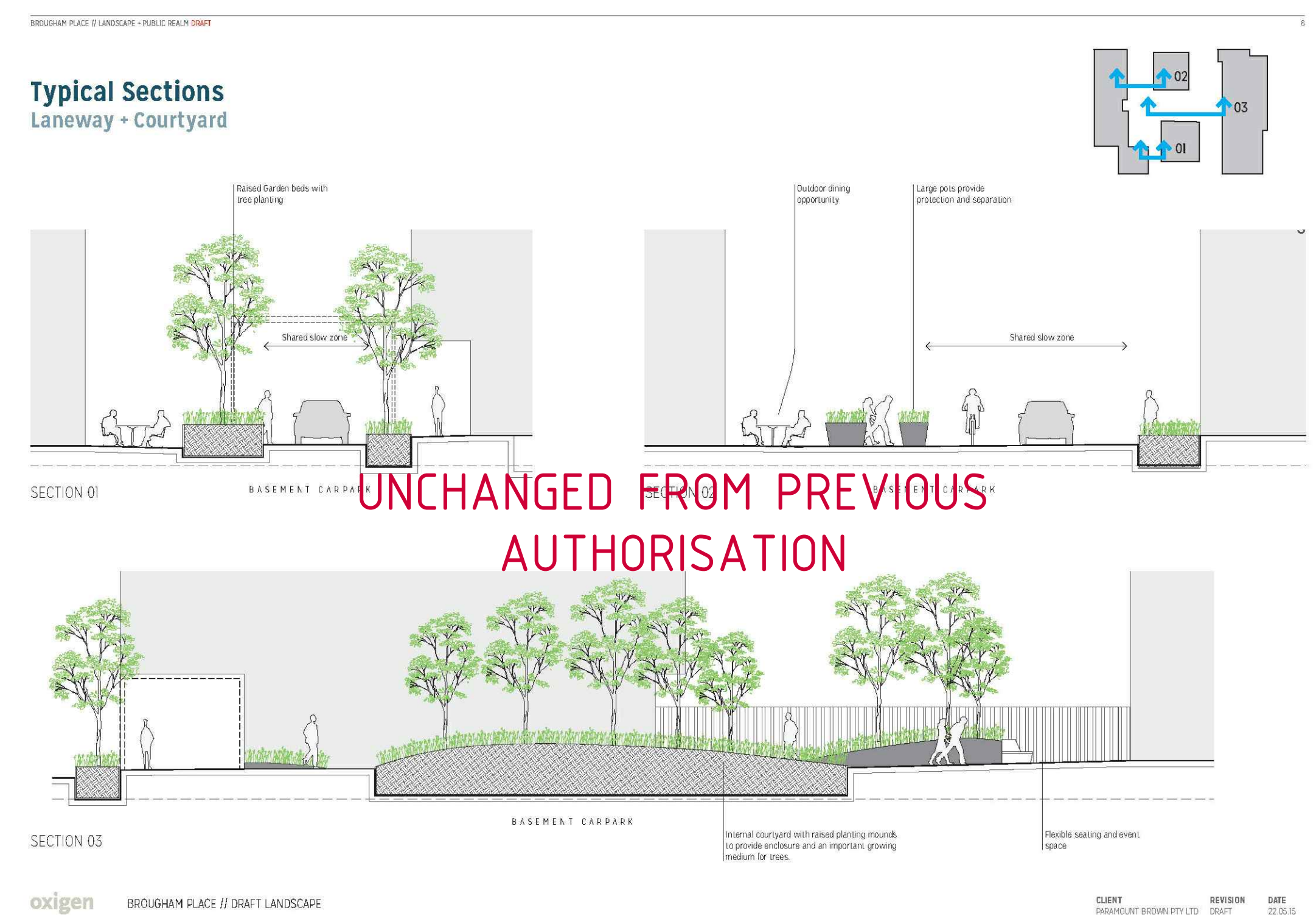
SECTION A-A

SECTIONS THE BROUGHAM

SCALE: 1:250

13

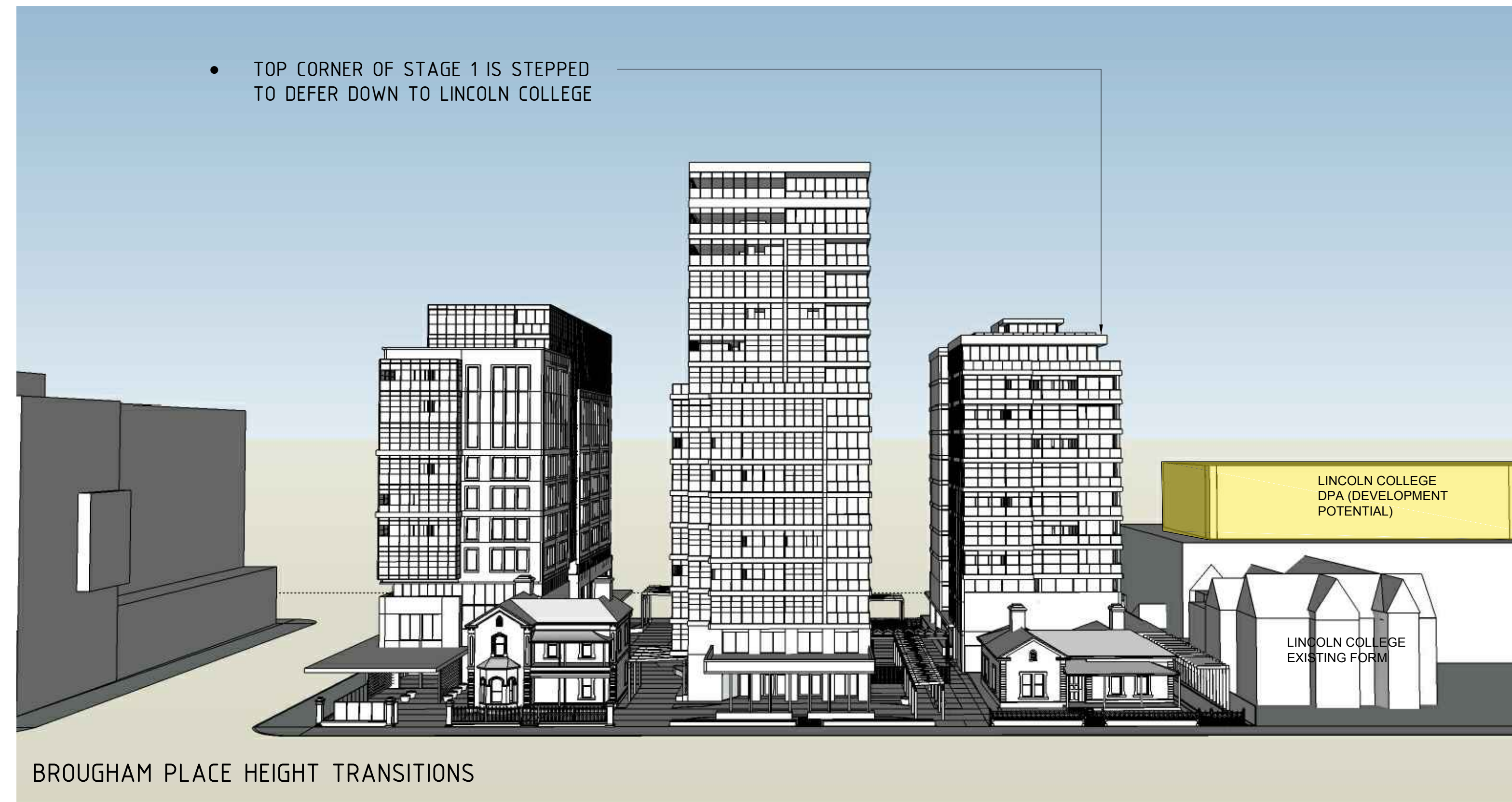
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#14602



oxigen BROUGHAM PLACE // DRAFT LANDSCAPE

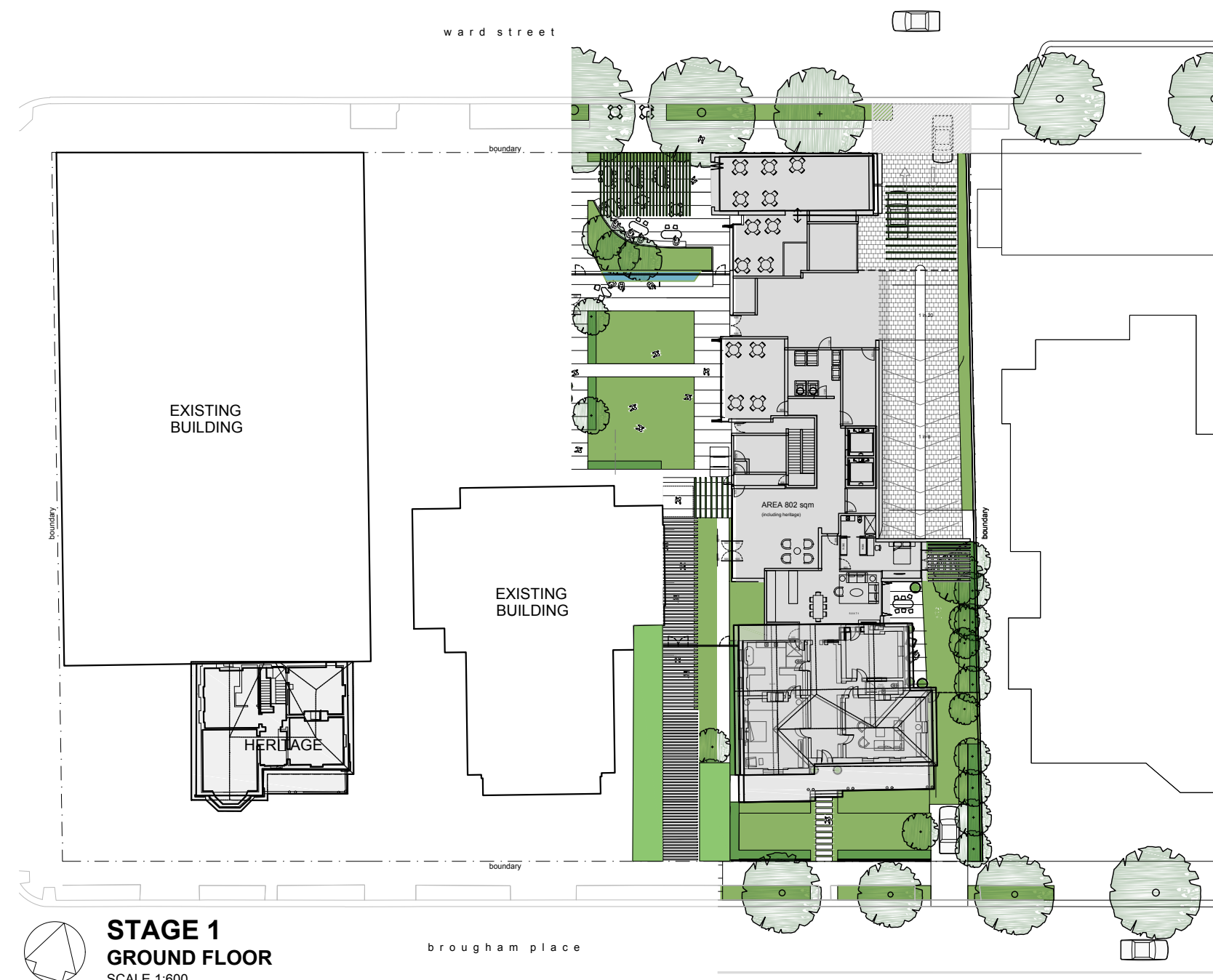
CLIENT: BROUGHAM PLACE PTY LTD
REVISION: DRAFT
DATE: 22.06.15

- TOP CORNER OF STAGE 1 IS STEPPED TO DEFER DOWN TO LINCOLN COLLEGE

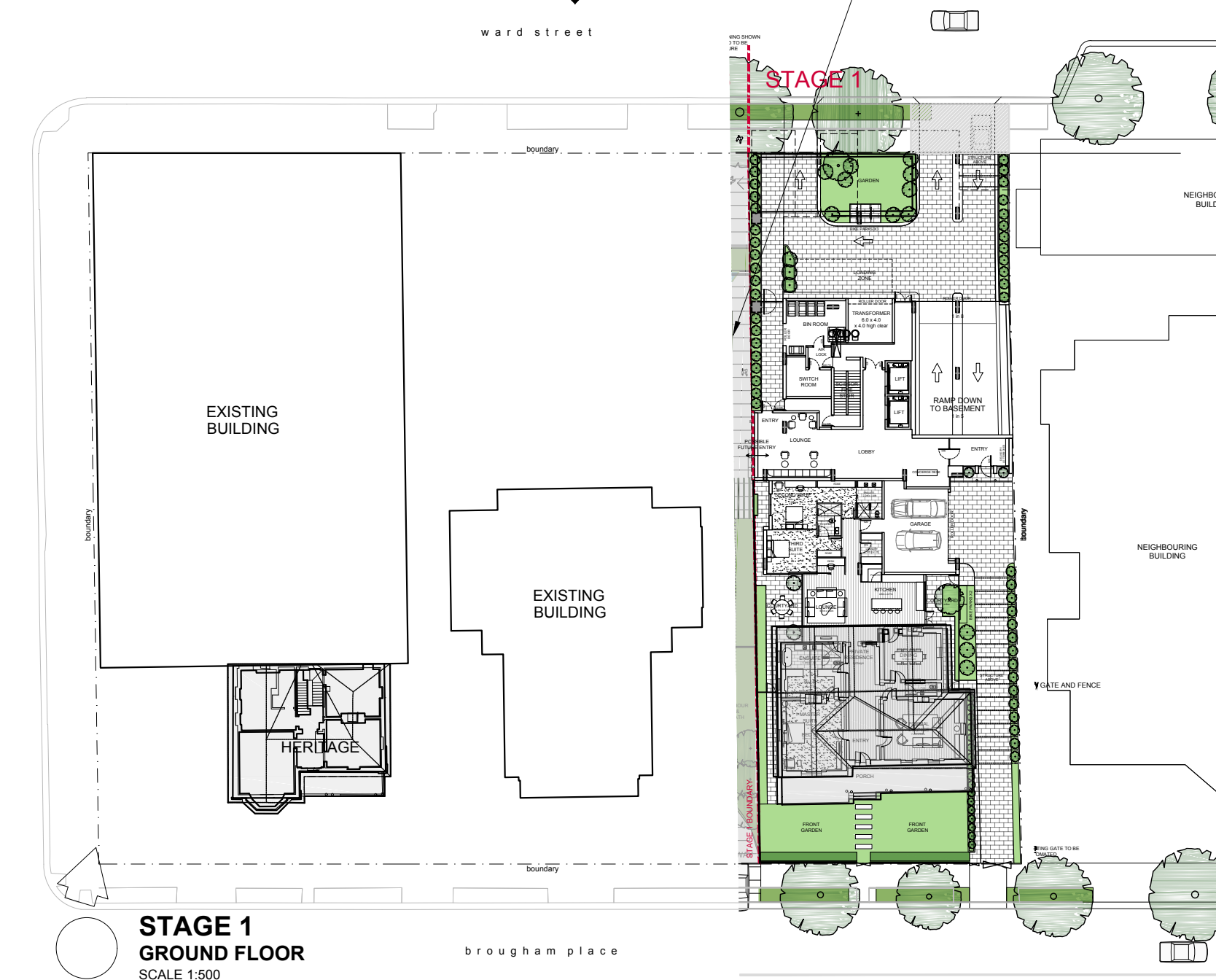
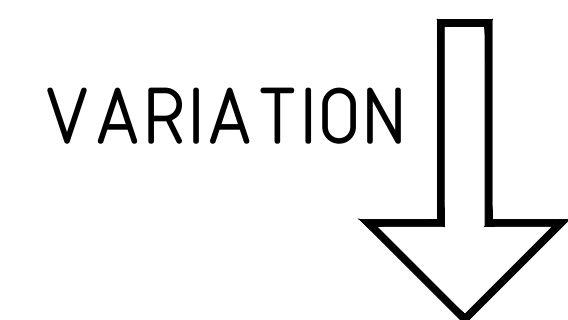


BROUGHAM PLACE HEIGHT TRANSITIONS



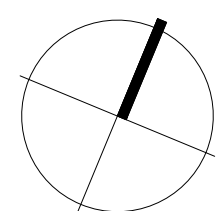


PREVIOUSLY APPROVED STAGING - GROUND FLOOR



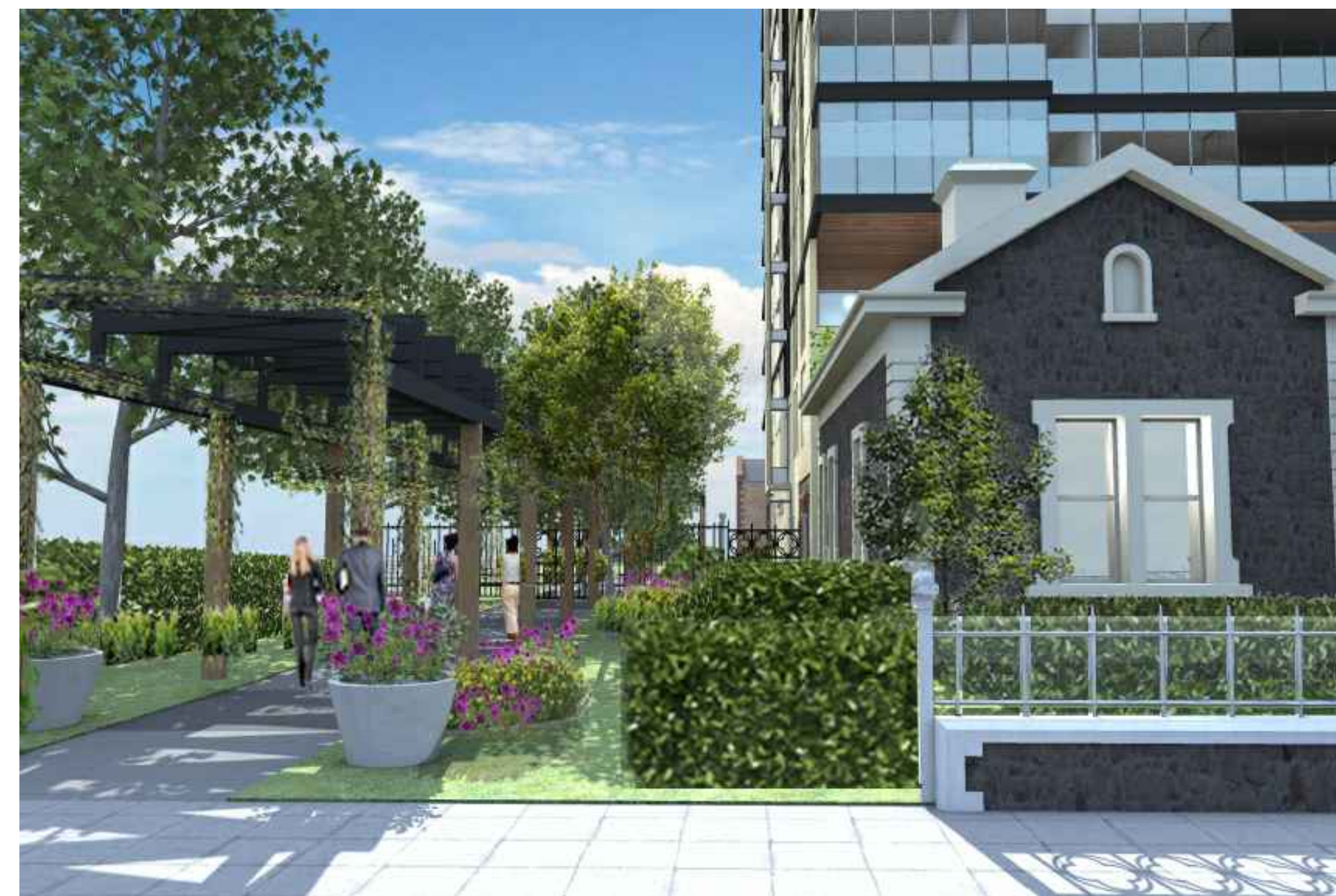
PROPOSED STAGING - GROUND FLOOR

STAGING PLANS
THE BROUGHAM
SCALE: AS SHOWN



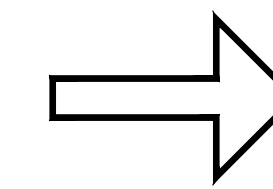
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21.08.2017
FOR PLANNING VARIATION
#14602



PREVIOUSLY APPROVED STAGE 1 ENTRY - SOUTH

VARIATION



PROPOSED STAGE 1 ENTRY - SOUTH - BROUGHAM PLACE
STONE, TIMBER AND GLASS APARTMENT ENTRY
DEFINED AND VISIBLE FROM THE STREET.
PAVED SHARED USE ZONE

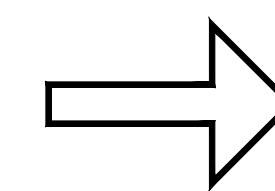
VOID IN LEVEL 1 TO IMPROVE GROUND
LIGHT LEVELS BELOW
DRIVEWAYS DEFINED WITH ARBOUR
STRUCTURES

PEDESTRIAN ENTRY DEFINED WITH
WALKWAY CANOPY
PAVED SHARED USE ZONE



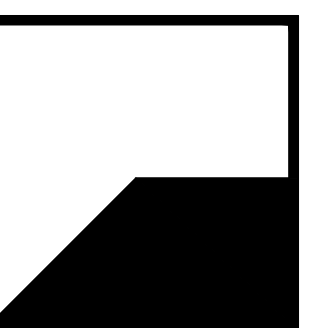
PREVIOUSLY APPROVED STAGE 1 - NORTH - WARD STREET

VARIATION



PROPOSED STAGE 1 ENTRY - NORTH - WARD STREET

- ACTIVATED FRONTAGE TO WARD STREET
- UNDERCOVER DROP OFF ZONE PROVIDED
- INCREASED LANDSCAPING AREAS IN LIEU OF STABLES





PREVIOUSLY APPROVED PERSPECTIVE - SOUTH EAST CORNER

THE LEVEL 2 AND 10 TIMBER SOFFITS CREATE A CONNECTION WITH THE ADJOINING BUILDING'S RED/BROWN ROOF

VARIATION



THE TOWER STEPS BACK IN ON THE LOWER FLOORS TO ADDRESS THE HERITAGE BUILDING



PROPOSED STAGE 01 - SOUTH EAST CORNER

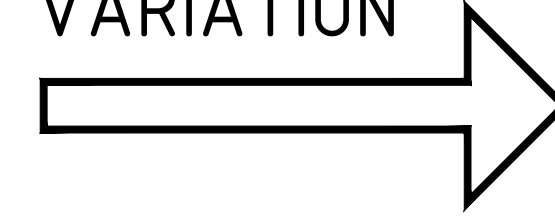
TIMBER SOFFITS TO ALL FLOORS ON SOUTHERN FACADE.

THE TOWER STEPS BACK IN ON THE LOWER FLOORS TO ADDRESS THE HERITAGE BUILDING



PREVIOUSLY APPROVED PERSPECTIVE - NORTH EAST CORNER

VARIATION



PROPOSED STAGE 01 - NORTH EAST CORNER

PERSPECTIVES THE BROUGHAM

SCALE: NA

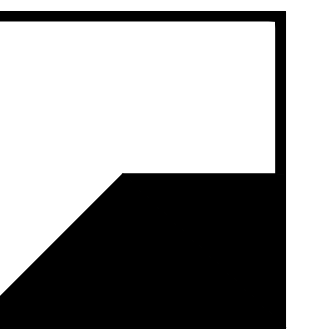
15

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PREVIOUSLY APPROVED PERSPECTIVE - SOUTH EAST CORNER



PROPOSED STAGE 01 - NORTH WEST CORNER



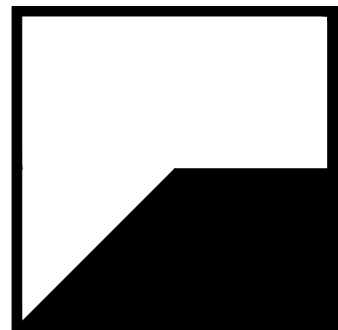
PREVIOUSLY APPROVED PERSPECTIVE - NORTH EAST CORNER



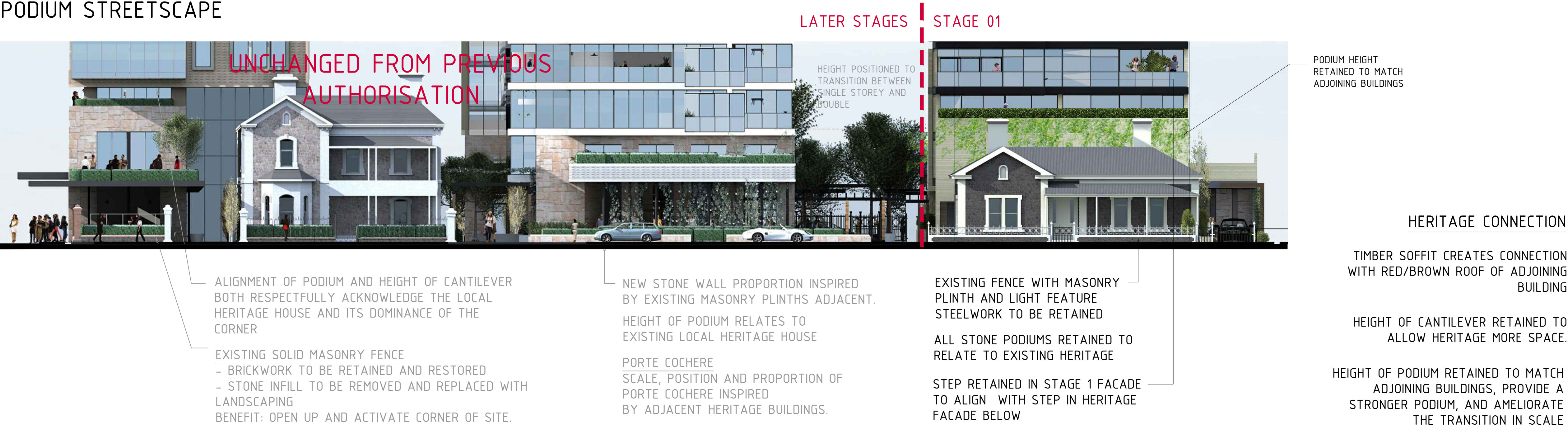
PROPOSED STAGE 01 - SOUTH WEST CORNER

PERSPECTIVES
THE BROUGHAM

SCALE: NA



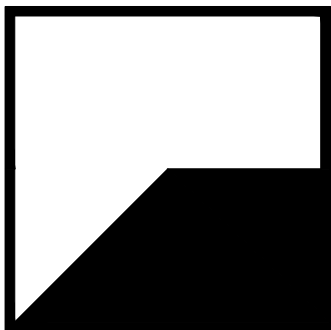
BROUGHAM PLACE
PODIUM STREETSCAPE



WARD STREET
PODIUM STREETSCAPE



49 BROUGHAM PLACE - HERITAGE
CONNECTION



NEUTRAL COLOURED GLASS (TYPICAL)



LIGHT COLOURED CONCRETE PANELS



DARK COLOURED PANELS

- COMBINATION OF OXIDE COLOURED CONCRETE OR NON FLAMMABLE ALUMINIUM COMPOSITE PANEL OR COLOURED FIBRE CEMENT FACADE PANEL (NO PAINTED FINISHES)
- SMOOTH TEXTURE

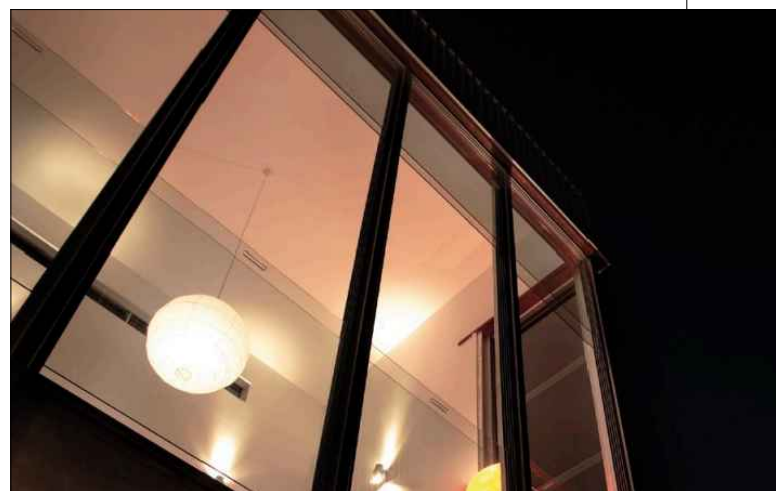


LIGHT COLOURED WALLS

- COMBINATION OF OXIDE COLOURED CONCRETE OR BRIGHTONLITE OR NON FLAMMABLE ALUMINIUM COMPOSITE PANEL OR COLOURED FIBRE CEMENT FACADE PANEL (NO PAINTED FINISHES)
- SMOOTH TEXTURE

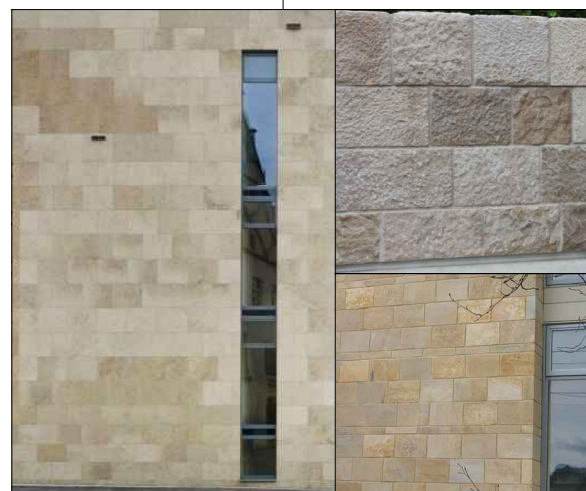


GREY GLASS (TOP ELEMENT OF STAGE 3)



CONSERVATORY WINDOWS

- DOUBLE HUNG, 4 PANE SASHLESS WINDOWS. ALUMINIUM MULLIONS
- TOP AND BOTTOM PANES ARE FIXED, MIDDLE PANES SLIDE UP AND DOWN TO PROVIDE LARGE OPENING.



NATURAL STONE

- SMOOTH FACE LIMESTONE OR SANDSTONE
- COLOUR TO MATCH 58 BROUGHAM PLACE



TIMBER SOFFIT

- LEVEL 2 TO LEVEL 10 SOFFIT LININGS
- RED/BROWN COLOUR CREATES VISUAL LINK WITH ADJOINING LINCOLN COLLEGE ROOF

TIMBER SOFFIT

SOFFIT OF PORTE COCHERE AND SOFFIT OF LEVEL 10



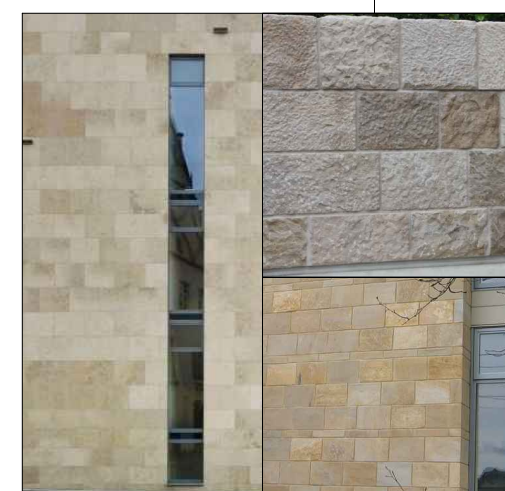
DARK COLOURED PANELS

- COMBINATION OF OXIDE COLOURED CONCRETE OR NON FLAMMABLE ALUMINIUM COMPOSITE PANEL OR COLOURED FIBRE CEMENT FACADE PANEL (NO PAINTED FINISHES)
- SMOOTH TEXTURE



LIGHT COLOURED WALLS

- COMBINATION OF OXIDE COLOURED CONCRETE OR BRIGHTONLITE OR NON FLAMMABLE ALUMINIUM COMPOSITE PANEL OR COLOURED FIBRE CEMENT FACADE PANEL (NO PAINTED FINISHES)
- SMOOTH TEXTURE



NATURAL STONE

- SMOOTH FACE LIMESTONE OR SANDSTONE
- COLOUR TO MATCH 58 BROUGHAM PLACE



LIGHT COLOURED PRECAST CONCRETE - TEXTURED

- TEXTURED FACE SIMILAR TO EXAMPLES ABOVE



NEUTRAL COLOURED GLASS

MATERIALS THE BROUGHAM

SCALE: NA

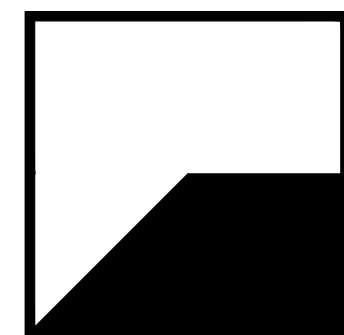
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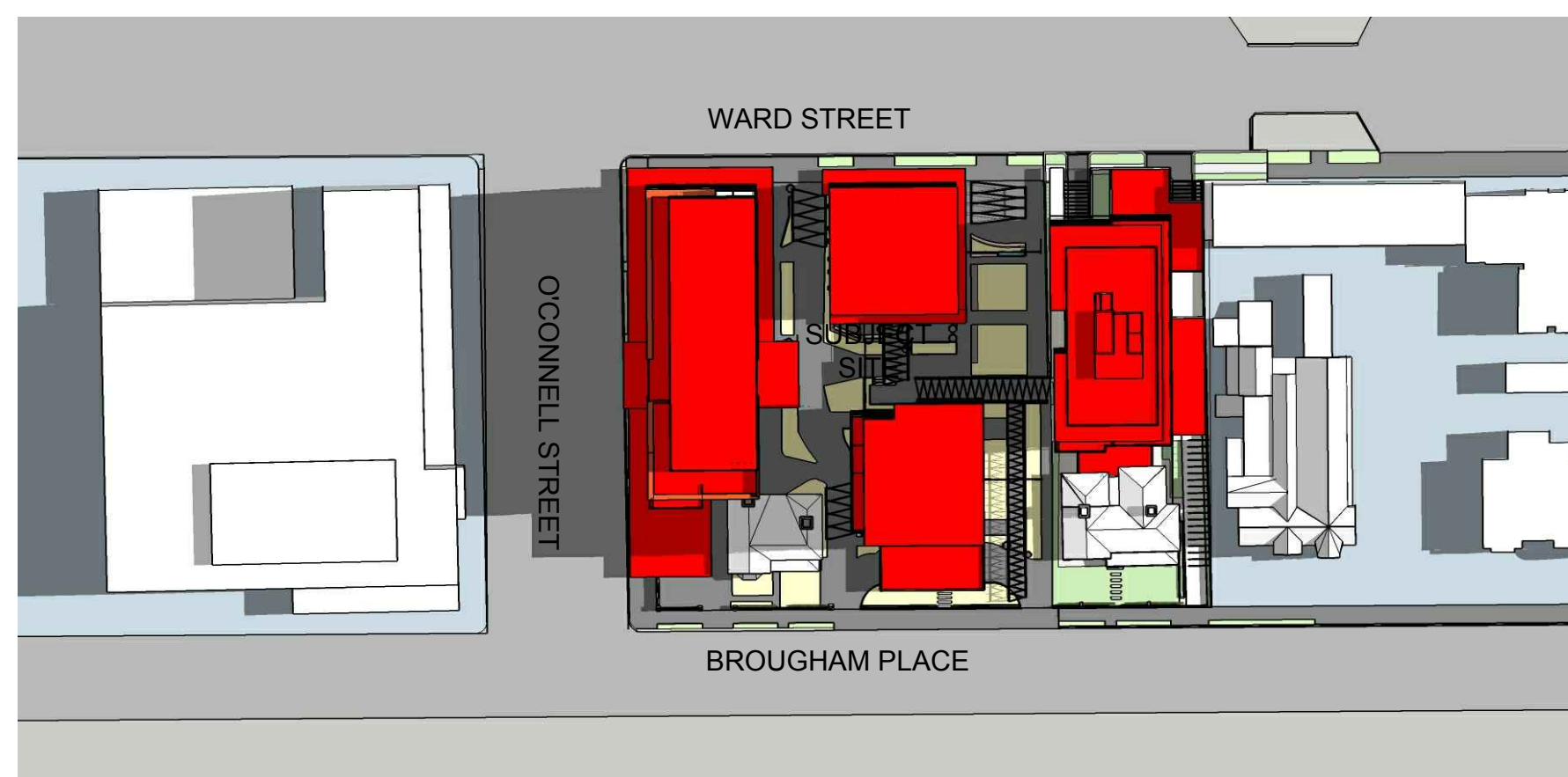
21 JUNE 9am



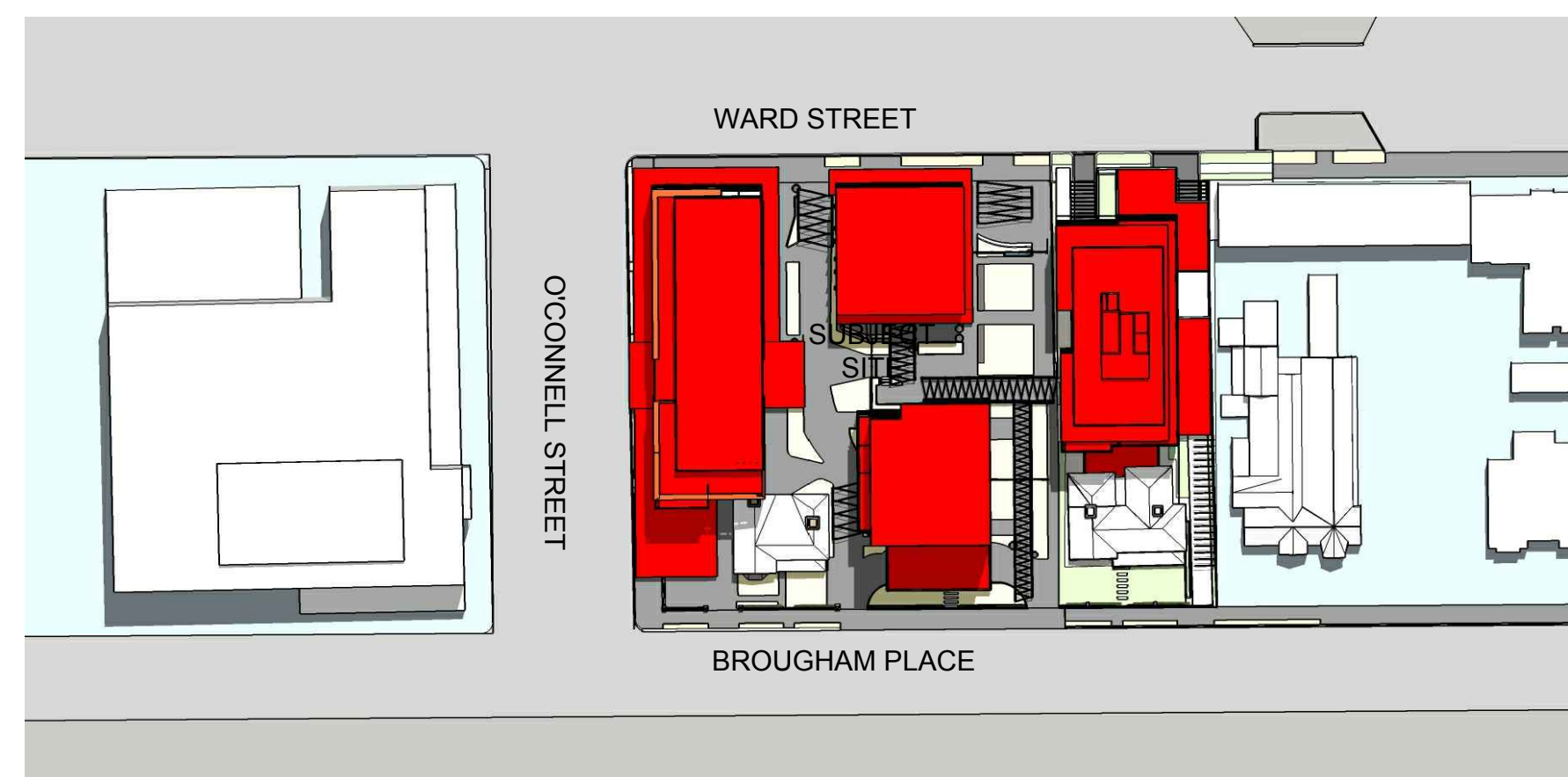
21 JUNE NOON



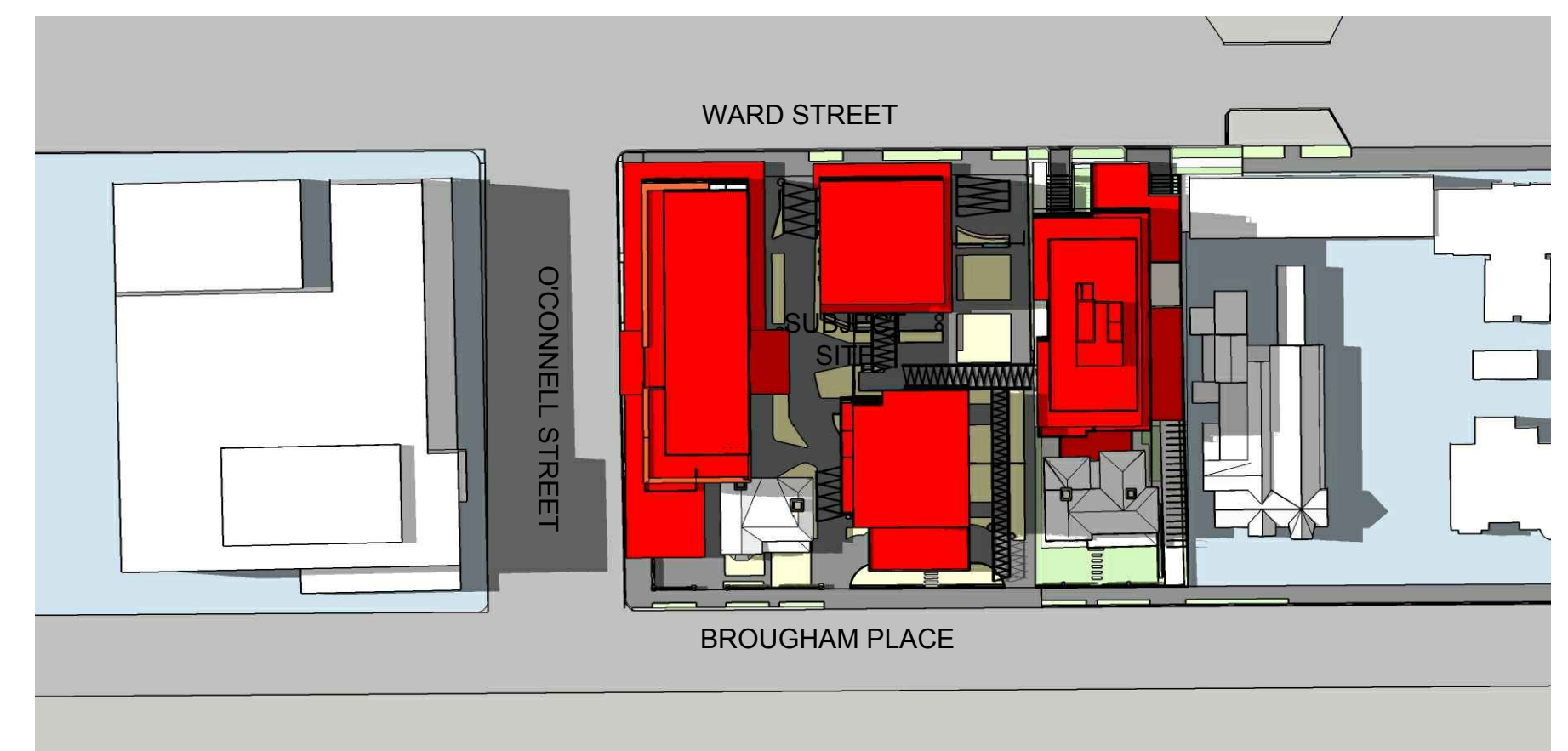
21 JUNE 3pm



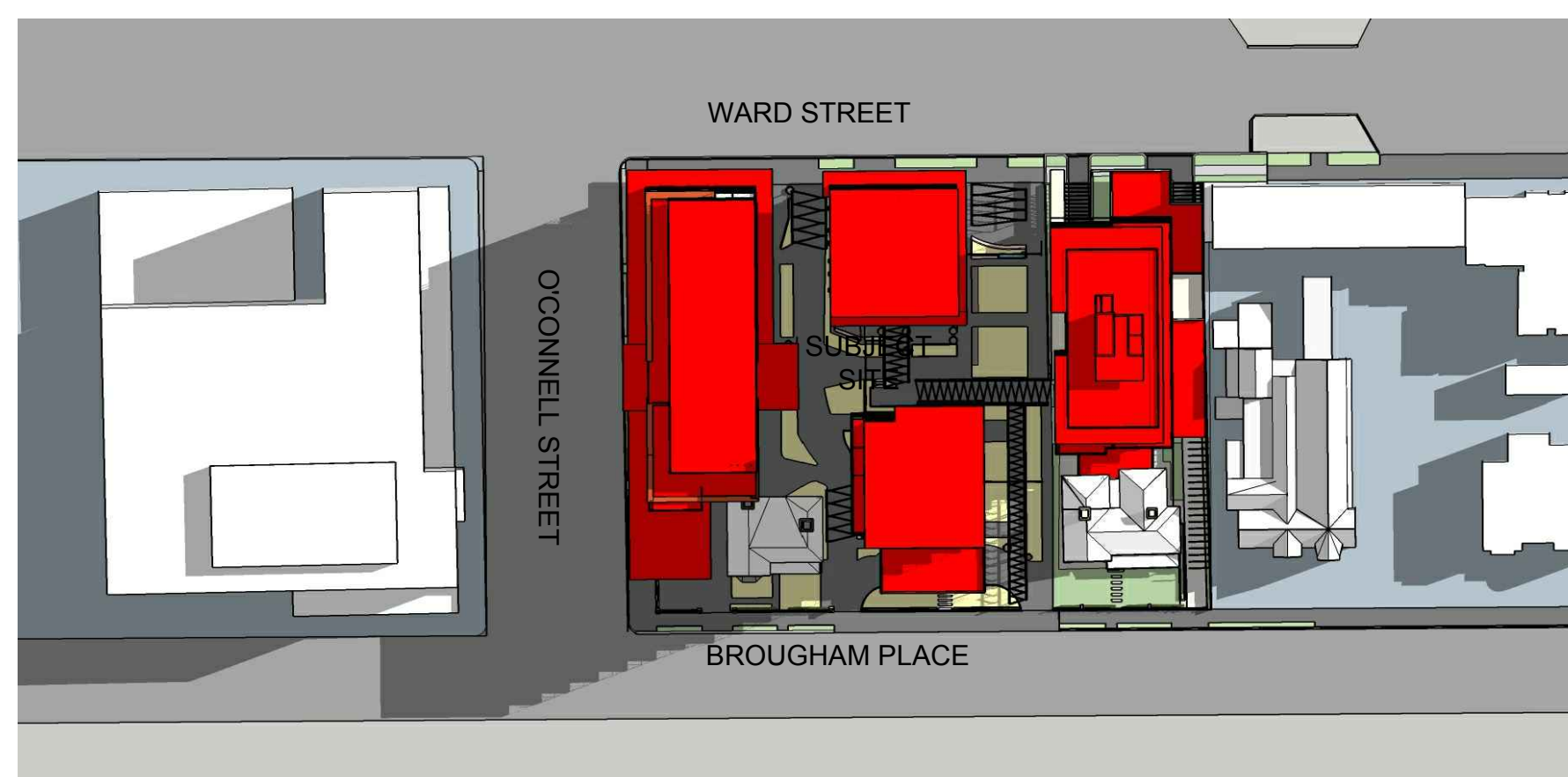
21 DECEMBER 9am



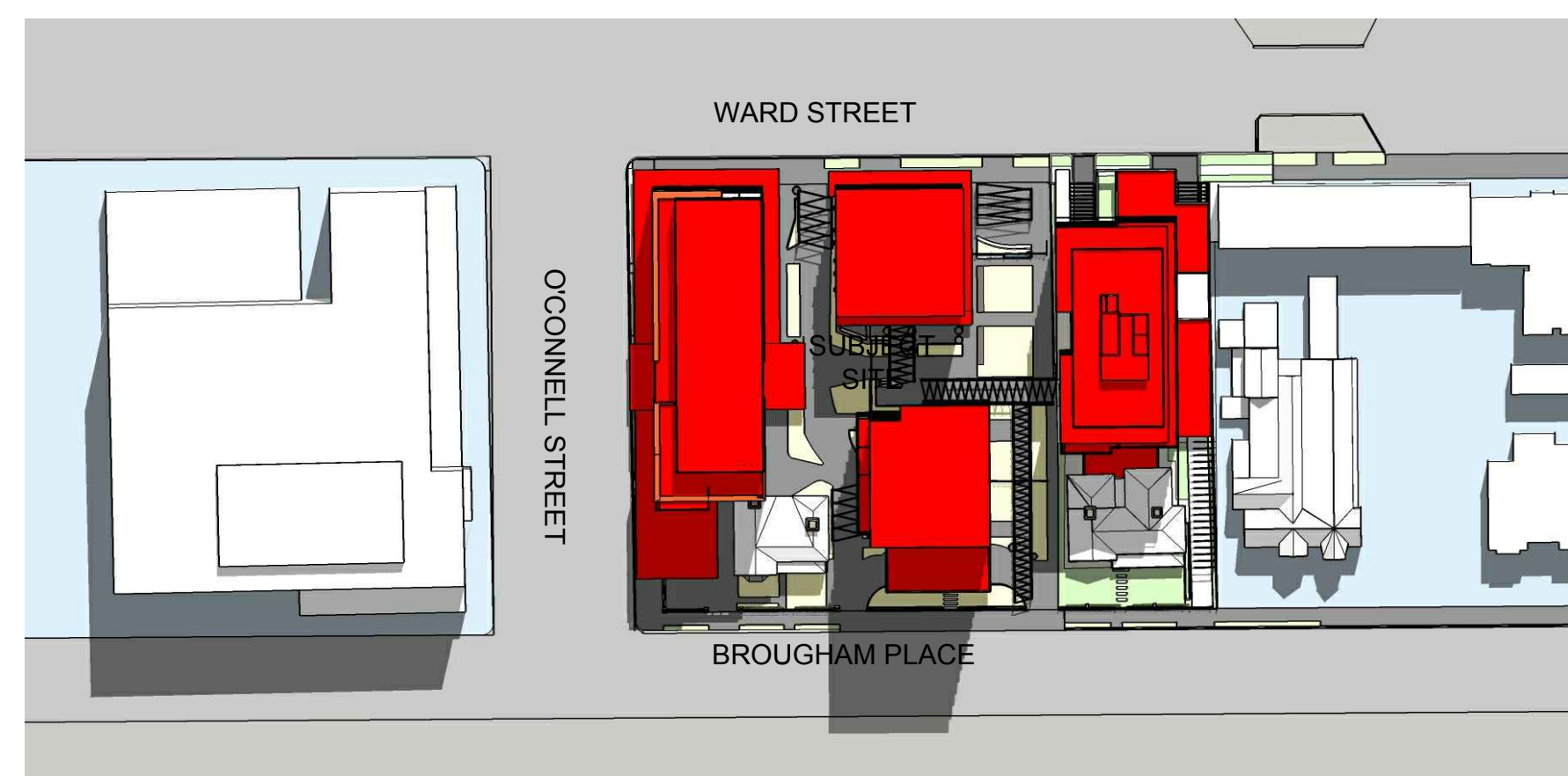
21 DECEMBER NOON



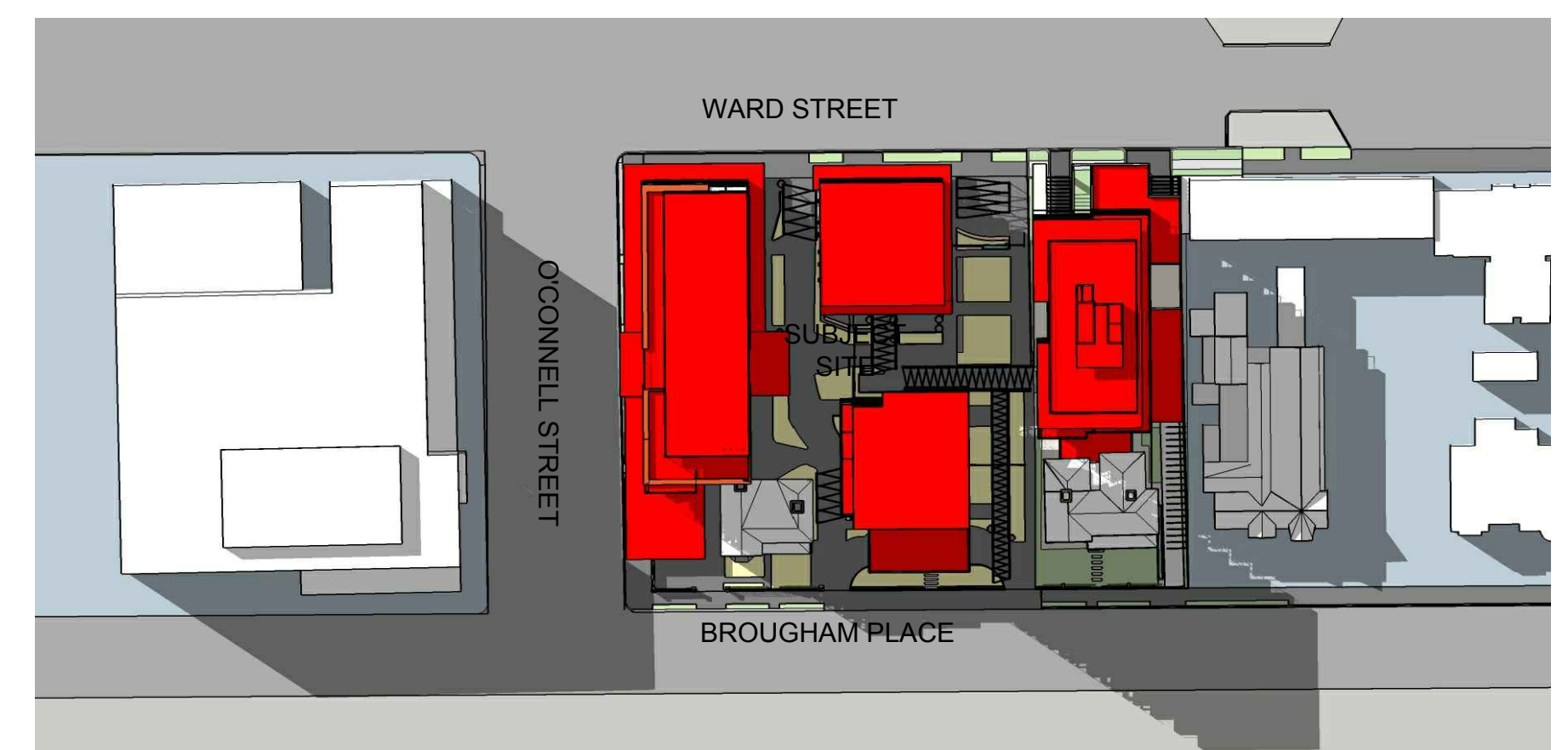
21 DECEMBER 3pm



21 MARCH 9am



21 MARCH NOON



21 MARCH 3pm

SUN SHADING
THE BROUGHAM
SCALE: NOT TO SCALE

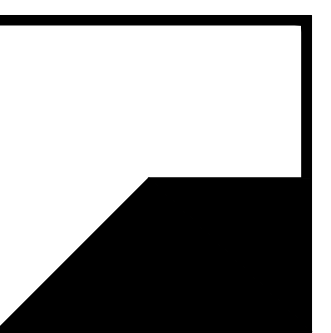
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Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apartments	two bedroom Apartments	Three bedroom Apartments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m ²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
1															
	Basement 1		1030							17					
	Basement 2		1030							20					
	Ground		632	1	400	0	0	1	0	2	5		780.0		
		Resident			400			1					240.0		already complies
		Open space											540.0		NA
	Level 1		715	0	0	0	0	0	270		18	18	0.0		
		Common Area							270						NA
	Level 2		578	2	517	0	0	2					81.0		
		Apt 04			262			1					41.0	8.5 x 2.2 8.8 x 2.5	already complies
		Apt 05			255			1					40.0	8.3 x 2.2 8.6 x 3.0	already complies
	Level 3		600	2	539	0	0	2					71.0		
		Apt 03			269			1					36.0	4.0 X 3.0 8.8 x 2.5	already complies
		Apt 02			270			1					35.0	4.4 X 3.0 8.6 x 3.0	already complies
	Level 4		600	2	539	0	0	2					71.0		
		Apt 03			269	0	0	1					36.0	4.0 X 3.0 8.8 x 2.5	already complies
		Apt 02			270	0	0	1					35.0	4.4 X 3.0 8.6 x 3.0	already complies
	Level 5		600	2	539	0	0	2					71.0		
		Apt 03			269	0	0	1					36.0	4.0 X 3.0 8.8 x 2.5	already complies
		Apt 02			270	0	0	1					35.0	4.4 X 3.0 8.6 x 3.0	already complies
	Level 6		600	2	539	0	0	2					71.0		
		Apt 03			269	0	0	1					36.0	4.0 X 3.0 8.8 x 2.5	already complies
		Apt 02			270	0	0	1					35.0	4.4 X 3.0 8.6 x 3.0	already complies
	Level 7		600	2	539	0	0	2					71.0		
		Apt 03			269	0	0	1					36.0	4.0 X 3.0 8.8 x 2.5	already complies
		Apt 02			270	0	0	1					35.0	4.4 X 3.0 8.6 x 3.0	already complies
	Level 8		600	2	539	0	0	2					71.0		
		Apt 03			269	0	0	1					36.0	4.0 X 3.0 8.8 x 2.5	already complies
		Apt 02			270	0	0	1					35.0	4.4 X 3.0 8.6 x 3.0	already complies
	Level 9		600	2	539	0	0	2					71.0		
		Apt 03			269	0	0	1					36.0	4.0 X 3.0 8.8 x 2.5	already complies
		Apt 02			270	0	0	1					35.0	4.4 X 3.0 8.6 x 3.0	already complies

Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apart- ments	two bedroom Apart- ments	Three bedroom Apart- ments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
	Level 10		600	1	559	0	0	1	0				185		
		Apt 01			559			1					185	17.6 x 4.0 26.9 x 1.9 18.1 x 3.8	already complies
Total			8785	18	5249	0	0	18	270	39	23	18	1543		

Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apartments	two bedroom Apartments	Three bedroom Apartments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
2A															
	Basement 1		596							16	19	12			
	Basement 2		596							16	24	12			
	Ground		366						250				0.0		
		Wellness Centre							250						
	Level 1		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1						8.4	1.9 x 4.3	yes
		Apt Type L			85		1						0	0.0	yes
		Apt Type J			108		1						12	0.8 x 5.1 2.7 x 2.6*	already complies
	Level 2		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1	0					8.4	1.9 x 4.3	yes
		Apt Type L			85		1	0					0	0.0	yes
		Apt Type J			108		1	0					12	0.8 x 5.1 2.7 x 2.6*	already complies
	Level 3		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1	0					8.4	1.9 x 4.3	yes
		Apt Type L			85		1	0					0	0.0	yes
		Apt Type J			108		1	0					12	0.8 x 5.1 2.7 x 2.6*	already complies
	Level 4		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1	0					8.4	1.9 x 4.3	yes
		Apt Type L			85		1	0					0	0.0	yes
		Apt Type J			108		1	0					12	0.8 x 5.1 2.7 x 2.6*	already complies
	Level 5		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1	0					8.4	1.9 x 4.3	yes
		Apt Type L			85		1	0					0	0.0	yes
		Apt Type J			108		1	0					12	0.8 x 5.1 2.7 x 2.6*	already complies
	Level 6		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1	0					8.4	1.9 x 4.3	yes
		Apt Type L			85		1	0					0	0.0	yes
		Apt Type J			108		1	0					12	0.8 x 5.1 2.7 x 2.6*	already complies
	Level 7		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1	0					8.4	1.9 x 4.3	yes
		Apt Type L			85		1	0					0	0.0	yes
		Apt Type J			108		1	0					12	0.8 x 5.1 2.7 x 2.6*	already complies
	Level 8		363	3	304	0	3	0	0				20.4		
		Apt Type K			111		1	0					8.4	1.9 x 4.3	yes
		Apt Type L			85		1	0					0	0.0	yes
		Apt Type J			108		1	0					12	0.8 x 5.1 2.7 x 2.6*	already complies
Total			4462	24	2432	0	24	0	250	32	43	24	163		

Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apartments	two bedroom Apartments	Three bedroom Apartments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
2B															
	Basement 1		1148							30	17	11			
	Basement 2		1148							30	17	11			
	Ground		325												
	Level 1		520	3	451	0	2	1					117.3		
		Apt Type M			162			1					33.0	7.2 x 4.2	already complies
		Apt Type N			181		1						81	7.2 x 10.9	already complies
		Apt Type P			108		1						3	1.5 x 2.0*	yes
	Level 2		404	3	349	0	2	1					22.9		
		Apt Type M			129			1					11.7	2.5 x 4.3	yes
		Apt Type N			112		1						8	2.0 x 4.0*	yes
		Apt Type P			108		1						3	1.5 x 2.0*	yes
	Level 3		404	3	349	0	2	1					22.9		
		Apt Type M			129	0	0	1					11.7	2.5 x 4.3	yes
		Apt Type N			112	0	1	0					8	2.0 x 4.0*	yes
		Apt Type P			108	0	1	0					3	1.5 x 2.0*	yes
	Level 4		404	3	349	0	2	1					22.9		
		Apt Type M			129	0	0	1					11.7	2.5 x 4.3	yes
		Apt Type N			112	0	1	0					8	2.0 x 4.0*	yes
		Apt Type P			108	0	1	0					3	1.5 x 2.0*	yes
	Level 5		404	3	349	0	2	1					22.9		
		Apt Type M			129	0	0	1					11.7	2.5 x 4.3	yes
		Apt Type N			112	0	1	0					8	2.0 x 4.0*	yes
		Apt Type P			108	0	1	0					3	1.5 x 2.0*	yes
	Level 6		404	3	349	0	2	1					22.9		
		Apt Type M			129	0	0	1					11.7	2.5 x 4.3	yes
		Apt Type N			112	0	1	0					8	2.0 x 4.0*	yes
		Apt Type P			108	0	1	0					3	1.5 x 2.0*	yes
	Level 7		404	3	349	0	2	1					22.9		
		Apt Type M			129	0	0	1					11.7	2.5 x 4.3	yes
		Apt Type N			112	0	1	0					8	2.0 x 4.0*	yes
		Apt Type P			108	0	1	0					3	1.5 x 2.0*	yes
	Level 8		404	3	349	0	2	1					22.9		
		Apt Type M			129	0	0	1					11.7	2.5 x 4.3	yes
		Apt Type N			112	0	1	0					8	2.0 x 4.0*	yes
		Apt Type P			108	0	1	0					3	1.5 x 2.0*	yes
	Level 9		404	2	348	0	1	1					82.6		
		Apt type Q			173			1					28.6	2.5 x 4.3	already complies
													54	1.2 x 9.7	
		Apt type R			175		1							2.5 x 5.4*	already complies
	Level 10		372	2	299	0	1	1					36.6		
		Apt type Q			167	0	0	1					22.6	2.5 x 4.3	already complies
													14	1.2 x 9.7	
		Apt type R			132	0	1	0						2.5 x 5.4*	already complies
	Level 11		372	2	299	0	1	1					36.6		
		Apt type Q			167	0	0	1					22.6	2.5 x 4.3	already complies
													14	1.2 x 9.7	
		Apt type R			132	0	1	0						2.5 x 5.4*	already complies
	Level 12		372	2	299	0	1	1					36.6		
		Apt type Q			167	0	0	1					22.6	2.5 x 4.3	already complies
													14	1.2 x 9.7	
		Apt type R			132	0	1	0						2.5 x 5.4*	already complies
	Level 13		372	2	299	0	1	1					36.6		
		Apt type Q			167	0	0	1					22.6	2.5 x 4.3	already complies
													1.2 x 9.7		

Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apart- ments	two bedroom Apart- ments	Three bedroom Apart- ments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
		Apt type R			132	0	1	0					14	2.5 x 5.4*	already complies
	Level 14		372	1	318	0	0	1					79.6		
		Apt type S			318			1					79.6	2.5 x 18.0 main portion	already complies
	Level 15		372	1	318	0	0	1					79.6		
		Apt type S			318			1					79.6	2.5 x 18.0 main portion	already complies
Total			8605	36	5074	0	21	15	0	60	34	22	666		

Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apartments	two bedroom Apartments	Three bedroom Apartments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
3															
	Basement 1		1243							44	24	2			
	Basement 2		1243							44	24	2			
	Ground		736						498		8				
		Retail							142						
		Café							206						
		Office/Consulting Rooms							150						
	Level 1		840	6	348	5	1	0	428						
		Serviced Apt Dining							278						
		Office/Consulting Rooms							150						
		Apt Type 6			82		1								
		Apt Type 7			53	1									
		Apt Type 8			51	1									
		Apt Type 9			53	1									
		Apt Type 10			53	1									
		Apt Type 11			56	1									
	Level 2		780	11	576	10	1	0							
		Apt Type 1			30	1									
		Apt Type 2			52	1									
		Apt Type 3			57	1									
		Apt Type 4			54	1									
		Apt Type 5			35	1									
		Apt Type 6			82		1								
		Apt Type 7			53	1									
		Apt Type 8			51	1									
		Apt Type 9			53	1									
		Apt Type 10			53	1									
		Apt Type 11			56	1									
	Level 3		780	11	576	10	1	0							
		Apt Type 1			30	1									
		Apt Type 2			52	1									
		Apt Type 3			57	1									
		Apt Type 4			54	1									
		Apt Type 5			35	1									
		Apt Type 6			82		1								
		Apt Type 7			53	1									
		Apt Type 8			51	1									
		Apt Type 9			53	1									
		Apt Type 10			53	1									
		Apt Type 11			56	1									
	Level 4		780	11	576	10	1	0							
		Apt Type 1			30	1	0	0							
		Apt Type 2			52	1	0	0							
		Apt Type 3			57	1	0	0							
		Apt Type 4			54	1	0	0							
		Apt Type 5			35	1	0	0							
		Apt Type 6			82	0	1	0							
		Apt Type 7			53	1	0	0							
		Apt Type 8			51	1	0	0							
		Apt Type 9			53	1	0	0							
		Apt Type 10			53	1	0	0							
		Apt Type 11			56	1	0	0							

Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apartments	two bedroom Apartments	Three bedroom Apartments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m ²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
	Level 5		780	11	576	10	1	0							
		Apt Type 1			30	1	0	0							
		Apt Type 2			52	1	0	0							
		Apt Type 3			57	1	0	0							
		Apt Type 4			54	1	0	0							
		Apt Type 5			35	1	0	0							
		Apt Type 6			82	0	1	0							
		Apt Type 7			53	1	0	0							
		Apt Type 8			51	1	0	0							
		Apt Type 9			53	1	0	0							
		Apt Type 10			53	1	0	0							
		Apt Type 11			56	1	0	0							
	Level 6		780	11	576	10	1	0							
		Apt Type 1			30	1	0	0							
		Apt Type 2			52	1	0	0							
		Apt Type 3			57	1	0	0							
		Apt Type 4			54	1	0	0							
		Apt Type 5			35	1	0	0							
		Apt Type 6			82	0	1	0							
		Apt Type 7			53	1	0	0							
		Apt Type 8			51	1	0	0							
		Apt Type 9			53	1	0	0							
		Apt Type 10			53	1	0	0							
		Apt Type 11			56	1	0	0							
	Level 7		780	11	576	10	1	0							
		Apt Type 1			30	1	0	0							
		Apt Type 2			52	1	0	0							
		Apt Type 3			57	1	0	0							
		Apt Type 4			54	1	0	0							
		Apt Type 5			35	1	0	0							
		Apt Type 6			82	0	1	0							
		Apt Type 7			53	1	0	0							
		Apt Type 8			51	1	0	0							
		Apt Type 9			53	1	0	0							
		Apt Type 10			53	1	0	0							
		Apt Type 11			56	1	0	0							
	Level 8		780	11	576	10	1	0							
		Apt Type 1			30	1	0	0							
		Apt Type 2			52	1	0	0							
		Apt Type 3			57	1	0	0							
		Apt Type 4			54	1	0	0							
		Apt Type 5			35	1	0	0							
		Apt Type 6			82	0	1	0							
		Apt Type 7			53	1	0	0							
		Apt Type 8			51	1	0	0							
		Apt Type 9			53	1	0	0							
		Apt Type 10			53	1	0	0							
		Apt Type 11			56	1	0	0							
	Level 9		780	7	572	4	3	0							
		Apt Type 12			67	1	0	0							
		Apt Type 13.1			82	0	1	0							
		Apt Type 3			57	1	0	0							
		Apt Type 4			54	1	0	0							
		Apt Type 5.1			76	1	0	0							
		Apt Type 15			143	0	1	0							

Stage	Level	Aptartment Type / Area	Gross Area	No of Apartments	NSA (inc. decks)	Studio Apartments	two bedroom Apartments	Three bedroom Apartments	NLA	number of car parks	bicycle parking	number of storage cages	private open space (m ²)	dimensions of private open space (m)	needs communal open space to satisfy private open space requirements
		Apt Type 16			93	0	1	0							
	Level 10		666	5	518	2	3	0							
		Apt Type 12			67	1	0	0							
		Apt Type 13			94	1	0	0							
		Apt Type 14			190	0	1	0							
		Apt Type 15			83	0	1	0							
		Apt Type 16			84	0	1	0							
	Level 11		540	5	394	2	3	0							
		Apt Type 12			67	1	0	0							
		Apt Type 13			69	1	0	0							
		Apt Type 14			91	0	1	0							
		Apt Type 15			83	0	1	0							
		Apt Type 16			84	0	1	0							
Total			11508	100	5864	83	17	0	926	88	56	4	0		

Site Totals															
Total			33360	178	18619	83	62	33	1446	219	156	68	2372		

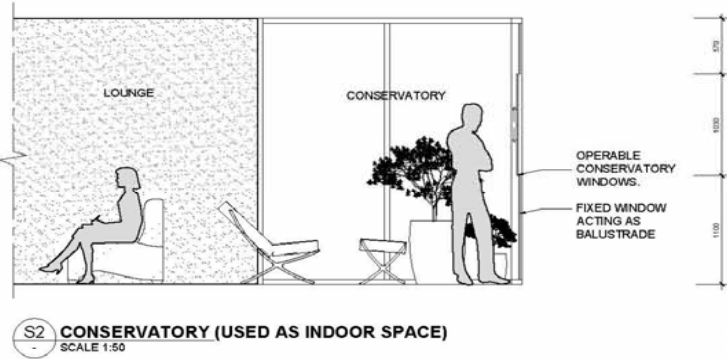
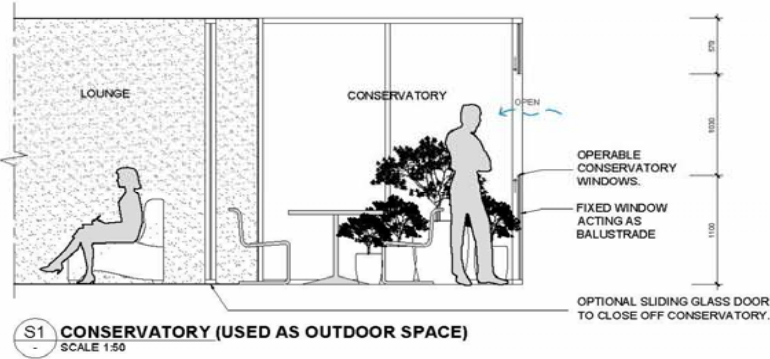
Information based on Adelaide City Council Development Plan, Item 60 with the following requirements:

- (a) Studio Apartment - n/a
- (b) 1 Bedroom Apartment - 8 square meters
- (c) 2 Bedroom Apartment - 11 square meters
- (d) 3+ Bedroom Apartment - 15 square meters

*private open spaces are conservatories

Only Apartments on stage 2A and 2B require communal open space to satisfy private open space requirements. Communal open space located on the ground floor of stages 2A and 2B, and has a total area of 615sqm (calculated on the resident only areas). This communal open space is accessible to all residents of the development. There are a total of 38 retirement apartments which need communal open space to satisfy the private open space requirements. The allocation of 615sqm of communal open space equates to 16.2sqm per apartment (for the 38 retirement apartmentsin stage 2A and 2B that need topping up). This provision of communal open space easily exceeds the requirements for private open space. We have found that for retirement projects, the average number of residents per apartment are lower than normal. We have also found that retirement users value and make use of communal open space more than traditional apartments. It is for these reasons that we have ensured large communal open spaces.

CLARIFICATION OF CONSERVATORIES AS PRIVATE OPEN SPACE



52, Brougham Place Pty Ltd.
99, Cavan Road,
Gepps Cross, SA 5094.

HERITAGE SIGNIFICANCE AND CONSERVATION REPORT

**49-58, Brougham Place,
North Adelaide, SA 5006.**

Dwelling (Brougham House), and former Stable at 49, Brougham Place. Lefevre policy Area 7. State Heritage Place, Ref. 13532. CT 5444/304-306, 5444/250. House Fence and Wall (1878 two storey residence, including interior and masonry and iron fence and masonry boundary wall to O'Connell Street and Brougham Place) at 58, Brougham Place, MS1, MAINSTREET (O'CONNELL) ZONE. Local Heritage Place Criteria (a), (d) and (f). CT 5181/32.

November 2013.

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- 1. Introduction**
- 2. The Land and Heritage Places**
- 3. Historical Background**
- 4. Description of Buildings and Structures**
- 5. Statement of Heritage Value**
- 6. Conclusions and Recommendations**

References

Appendix

- A. George Kingston Plan of Adelaide, showing Town Acres 737 and 738.
- B. Smith Survey 1880, showing Town Acres and extant buildings.
- C. Aerial photograph, 2009, showing existing development.
- D. Title of McIntyre property at 49, Brougham Place.
- E. Floor Plan of 49, Brougham Place, showing rear and front sections.
- F. Pages 108 and 109 in 'Early Adelaide Architecture' referring to 49 and 58, Brougham Place.
- G. 'Heritage of City of Adelaide' pages for 49 and 58, Brougham Place.
- H. 'City of Adelaide Heritage Survey', 1982, listing assessment documentation for 49, Brougham Place.

Associate Professor Ron Danvers LFRAIA MICOMOS.
Ron Danvers Cultural Landscapes,
14, St John Street,
Adelaide, SA 5000.

rondanvers@bigpond.com

1. Introduction

On May 29, 2012 I was engaged by correspondence from Mr Alf Brown to prepare a Heritage Significance and Conservation Report, regarding State and Local Heritage Places at 49 and 58, Brougham Place, North Adelaide respectively. Mr Brown is Executive Chairman, 52, Brougham Place Pty Ltd, (The Company) ACN: 007 675 783. I have assisted Mr Brown in the past on many heritage matters as a Director of Danvers Architects.

Instructions from Mr Brown included the following:

- *A background historical statement including dates of construction, stages of development, owners, architects and contractors if available and;*
- *A site plan and;*
- *A plan of the buildings at scale to be agreed and;*
- *A photographic record of the structures including archived collection and;*
- *A full description of the structures of the structures on the subject site including architectural style, construction and materials and;*
- *An assessment of heritage value and any other material matters arising from your review and;*
- *Conclusions.*

The Heritage Significance and Conservation Report was to be prepared concurrently with a submission to the Minister in connection with the Adelaide City, Capital City Development Plan, supporting the recent Amendment (DPA) in particular as it related to properties at 52-58, Brougham Place included in the newly zoned Mainstreet (O'Connell) Zone, to enable staged, but integrated redevelopment of the properties which included the State and Local Heritage Places at 49 and 58, Brougham Place. The submission argued the case that the Zone should be extended to include the whole of the consolidated site, including 49, Brougham Place, which had been excluded from the Zone.

Mr Brown advised that his intention was to integrate new development on the sites at 52-58, Brougham Place with the existing heritage listed buildings and structures, which are the subject of this Report. I was shown a number of development options under consideration, prepared by Ian Hannaford of Hannaford Consulting. My work was defined as necessarily independent of these proposals but also required to be mindful of the overall scope of what was intended for the site by way of future development. Whether or not the apartment building at 52, Brougham Place was to be retained was also discussed.

I was at the time and I remain in late 2013 a Resident of 52 Brougham Place and I am therefore a Tenant of 52, Brougham Place Pty Ltd.

It was clear to me that achieving the desired development outcome on this very important consolidated site in the Mainstreet (O'Connell) Zone was made very difficult by the constraints presented by the siting of existing development, including the heritage listed buildings and structures. It was also clear to me that the opportunities presented by the consolidated site as a 'Gateway' (in urban design terms) to North Adelaide and the Mainstreet (O'Connell) Zone were very significant. In many respects, the subject site holds the key to achieving the desired outcome of the DPA.

It was immediately apparent that the recent changes introduced in the Mainstreet (O'Connell) Zone DPA in relation to development objectives were balanced against revised environmental objectives including those relating to heritage conservation and streetscape preservation. My analysis would therefore need to be cognisant of and respond to these Zone specific changes in policy.

As a result of the submission noted above to the Minister, the Mainstreet (O'Connell) Zone was extended to include 49, Brougham Place, bringing the entire consolidated site into the Zone. This

outcome came about after completion by me of a draft Heritage Significance and Conservation Report.

In September 2013, I was contacted again by Mr Brown and met with him and his advisors on September 20. I was shown a revised development proposal for the consolidated site that was described as responding more comprehensively to the DPA and the subsequent extension of the Mainstreet (O'Connell) Zone to include 49, Brougham Place. This proposal had resulted from more extensive market research, particularly, but not exclusively, in relation to off-street parking demand and mixed use/residential accommodation. Attention had also been given to environmental objectives, including active frontages, pedestrian movement, scale transitions and streetscape compatibility.

The new proposal contemplated complete demolition of the State Heritage Place at 49, Brougham Place and the apartment building at 52, Brougham Place, in order to achieve the overall objectives of the DPA in redevelopment of the consolidated site.

As a result, the draft Heritage Significance and Conservation Report completed prior to the extension to the Mainstreet (O'Connell) Zone, was restructured to consider the proposition that the State Heritage Place at 49, Brougham Place should be retained or whether it might be partly or entirely demolished to facilitate comprehensive redevelopment of the consolidated site, thus better reflecting the broader objectives of the DPA as applied to a key 'Gateway' to the Zone. This discussion must ultimately deal with which creates the greater good, not only in terms of the broader objectives of the DPA, but also and more specifically, whether the loss of cultural heritage brought about by partial or complete demolition of the State Heritage Place is justified, for what is perceived to be a greater good.

This particular issue when raised in similar circumstances in the past has rarely been decided in favour of demolition, although the DPA opens the door to it in relation to Local Heritage Places. The staged Adelaide Oval Redevelopment has involved extensive demolition of cultural heritage, including a State Heritage Place, to achieve a perceived public good and it is therefore intended in this report to investigate whether the same possibility might be considered in relation to the 'Gateway' site at 49-58 Brougham Place.

Further, the relative cultural heritage significance of the State Heritage Place at 49, Brougham Place is of importance in this investigation. This is dealt with in Section 5 of this report - Statement of Heritage Value.

2. The Land and Heritage Places

The land (subject property) upon which the two Heritage Places are located, comprises adjacent Titles of approximate overall area 5,400 m², between Brougham Place and Ward Street and with a frontage to O'Connell Street on its western side. This also comprises all of Town Acre 738 and approximately the western third of Town Acre 737. The land adjoins the Lincoln College Campus on its eastern side.

The State Heritage Place at 49, Brougham Place comprises a single storey Residence facing Brougham Place and a Stables and Coach House building, including a Loft, facing Ward Street. There is also included a stone and iron fence on the Brougham Place frontage.

The local Heritage Place at 58, Brougham Place comprises the front section of a two-storey Residence integrated previously with the existing two-storey commercial building facing O'Connell Street, which has Retail at ground level and Offices above. The front fence is included in the heritage listing and its return into O'Connell Street.

3. Historical Background

Background

E J R Morgan and S H Gilbert in their published work 'Early Adelaide Architecture, 1836 – 1886, A Photographic Record' pages.108-109, Oxford University Press, 1969, include both 49 and 58 Brougham Place in the Chapter on buildings in North Adelaide. The Authors make the important point that Brougham Gardens and Brougham Place were “cut through” in the creation of King William Road in 1859, causing Brougham Gardens to be divided into four segments and Brougham Place, at its perimeter, to be similarly divided. As a result of this change to the northern connection between South Adelaide and North Adelaide, O’Connell Street became the dominant shopping and business location in North Adelaide.

According to the Authors, Brougham Place became “at least until well into the twentieth century – a place for the abodes of the well-to-do who lived in big houses”. The change to this fashion occurred after the Second World War “mainly due to the virtual disappearance of resident domestic servants”. This may be true to some degree, but in any event, most of the mansions involved were converted to other uses, most notably by the medical profession as an alternative to rooms on North Terrace, or were demolished to make way for new development. Some survived the change, including ‘Kingsmead’ and ‘Belmont’, which the State Government rescued from the wrecker’s ball in order to preserve them as Heritage Places. Others have always remained in residential use, such as ‘Duncraig’ and ‘Bishop’s Court’ in Palmer Place, the latter still the residence of the Anglican Archbishops of Adelaide.

The George Kingston Plan of Adelaide shows developments on Town Acres (TA) 737 and 738 in 1842. These comprise a small rectangular building (perhaps a cottage) on TA 738 and two adjoining buildings on TA 737, all facing Brougham Place and close to the street alignment. Kingston claimed on the map title that it showed “the nature and extent of every building in the city as surveyed and laid down by G S Kingston esquire.” No trace of these buildings remains.

The Smith Survey of 1880 shows the Residences on both 49 and 58, Brougham Place extant at that time, together with a variety of outbuildings, including the Stables and Coach House building facing Ward Street at the rear of 49, Brougham Place, which has survived to the present day. The Smith Survey of 1880 does not show subdivision of Town Acre 737. This may be simply an error in drafting the plan.

The fine mansion designed by G K Soward, which stood between these two properties shown on the Smith Survey of 1880, was demolished by Mr A Brown (snr) in 1968, or shortly before, to construct the existing multi-storey apartment building at 52, Brougham Place.

Changes of use in the late 20th century on Brougham Place and Palmer Place included for the establishment of two university colleges. Lincoln College has retained four mansion buildings facing Brougham Place. Aquinas College, overlooking Montefiore Hill, has as its main building, the previous residence of an important South Australian, Sir Samuel Way.

Infill developments, which have usually involved demolition of mansions, include the multi storey previous Hotel Adelaide, since converted to residential apartments, a residence by the renowned Australian architect Robin Boyd south of Bishop’s Court and a multi level town house development and the multi level apartment block at 52, Brougham Place previously identified.

Since heritage conservation measures were adopted in South Australia, all of the remaining mansions have been preserved on Brougham Place and Palmer Place. Even those mansions, which were already adapted to new uses have been retained and preserved in their previous mansion appearance.

E J R Morgan and S H Gilbert see a common architectural expression (typology) between 49 and 58 Brougham Place describing the former as “a one-storey version” of the latter. They describe the typology with reference to 58 Brougham Place as “an excellent example of the standard design which had developed by 1878, fairly simple, dignified and above all entirely suitable for

the Victorian way of life". The style has sometimes, erroneously, been referred to as Adelaide Georgian, perhaps to ascribe to it even more "dignity" than the authors perhaps intended. The typology is also referred to as an asymmetrical villa.

49, Brougham Place

The authors attribute the architectural design of 49, Brougham Place to Rowland Rees, although the City of Adelaide Heritage Survey attributes it to Ernest Bayer, a lesser figure in the profession and a London trained architect who was a member of The Royal Institute of British Architects. The reference to Rees as design architect may have been made on the basis of consistency of architectural style of the main façade with other examples of his work. No further information has come to light to confirm this claim.

Bayer did call tenders for a Residence and Stables on Brougham Place in the South Australian Register on December 18, 1878 and although no street number is stated in the notice, it is possibly 49, Brougham Place. The architectural styles of the front and back sections of the residence are quite different, although built of matching materials. If Morgan and Gilbert are correct in their attribution it is possible that Rees designed the front section only as a more appropriate architectural statement for the increasingly fashionable locality.

It is also possible, but unlikely given the physical evidence, that the rear section was built at the same time as the front.

The Residence was constructed for Dr A McIntyre, a respected medical practitioner, who rated a brief mention in the book "Notable South Australians – Colonists Past and Present" by G E Loyau, 1885.

"Died at Glasgow, Scotland, October 1883. A highly respected colonist, and identified with South Australia for upwards of thirty years."

It could be said that this is faint praise, but being a colonist for upward of thirty years, even a highly respected one, is surely not a measure of any great distinction when compared with the fulsome praise of other colonists in the book, particularly given his very short occupation.

In 1981, 58, Brougham Place was also redeveloped by Mr Brown although in this instance retaining most of the Heritage Place. On this site, the bulk of the existing mansion was retained and integrated with a two storey commercial development of Retail and Office tenancies facing O'Connell Street, designed by architect J S Chapel, which still survives. The rear section behind the stair landing and north-eastern wing of the mansion were demolished at this time and minor internal alterations were made to the remainder.

A dubious feature of this heritage integration was the retention of the heritage listed stone wall around the corner of Brougham Place and O'Connell Street on the street alignment, which, because it blocked outstanding views to the south over Brougham Gardens from the restaurant located at the southern end of the commercial development, led to the raising of a terrace behind the wall, providing a small number of patrons with this desirable view (over the wall), but only on occasions of suitable clemency in weather conditions.

58, Brougham Place

The Residence at 58, Brougham Place was constructed for William Henry Beaglehole. Its completion was noted in the South Australian Register on March 23, 1888. Of relatively humble beginnings, Mr Beaglehole's rise to prominence in South Australia as the proprietor of the Lion Brewery manifested itself in his choice of the site for his residence in such a landmark position at 58, Brougham Place on the rise of King William Road to North Adelaide. The residence he had constructed by McCloy and Gerrard, to the design of the architect James Cummings, is a statement of Victorian respectability and wealth. Although it presents a prominent mass to Brougham Place, it is fairly well proportioned and restrained in detail and ornamentation – neat but not gaudy.

James Cummings practised as an architect in South Australia and in 1882 was a partner of Edward Davies and played an active role in the South Australian Institute of Architects.

The following are chronological histories of the two properties:

49, Brougham Place Residence

- Property purchased by Dr A McIntyre from M MacDermott, H Ayers and Samuel Tomkinson, 1878 – executors of F S Dutton's will.
- Constructed in 1879 for Dr A McIntyre probably as an addition to a slightly earlier residence on the site, probably to the design of architect E H Bayer 1852-1908 who called Tenders for construction in the South Australian Register, December 18, 1878. The date of the earlier residence (rear) is unknown.
- McIntyre occupies the residence briefly from 1879, having previously occupied the adjacent residence to the east, which he rented from 1871.
- Advertised for rent "to medical men" in 1882 – less than 3 years after construction.
- Dr McIntyre dies in Glasgow in 1883.
- Previous owners after A McIntyre before current owner: J G Pitcher 1886, R C Castle 1890, A, then G, then N Wilcox 1890, F M Milne and M Kater 1985.
- Property approved by Adelaide City Council for conversion to a Rest Home in April, 1979.
- Application to Adelaide City Council for conversion to Lodging House May 1979.
- Licence granted for Rest Home use in 1981.
- Rest Home licence revoked November 1984.
- Property purchased by Mr A Brown (snr) in 1985 – 52, Brougham Place Pty Ltd.
- Rest Home closes.
- Application to City of Adelaide for conversion to student housing approved March 2001, but not implemented.
- Residence currently occupied for residential purposes.

49, Brougham Place Stables and Coach House

- Constructed perhaps slightly before the residence as evidenced by its wall material (calcrete) and detailing and therefore possibly part of an earlier complex on Town Acre 737. A construction date after 1870 is probable.
- Becomes part of western allotment in the subdivision of Town Acre 737 - owners as shown above.
- Purchased by Mr A Brown (snr), 1985 – Brougham Place Pty Ltd
- Western boundary wall collapses and replaced with framed wall, lined with metal sheeting.
- Building currently used as a garage.

58, Brougham Place

- Constructed in 1878 for W H Beaglehole the proprietor of the Lion Brewery in Jerningham Street, North Adelaide as a private residence.
- W H Beaglehole transfers property to his wife M Beaglehole. 1893.
- W H Beaglehole dies 1917.
- Previous owners after Beaglehole and before current owner: M E Galloway 1918, S R Burston 1921, and I B Jose 1930.
- Purchased by Mr A Brown (snr) 1971 – 52, Brougham Place Pty Ltd.
- Approval granted by the City of Adelaide to integrate the front section of the residence into a two storey commercial development on the site facing O'Connell Street designed by architect J S Chapel for Mr A Brown (snr) in 1981.
- Residence restored and front landscaping changed to increase car parking and provide improved disability access, Danvers Architects, 2002.
- Property currently occupied by commercial tenancies.

4. Description of Buildings and Structures

The heritage listed buildings on the subject property are described individually as follows:

49, Brougham Place Residence

The Residence on this property is a single storey building of bluestone (probably Glen Osmond) and sandstock brick (60mm thick) construction in its front and rear sections, with a pitched corrugated iron roof on the front section configured with a hipped transverse gable across the frontage with an individual projecting stone and stucco gable at its western end and two longitudinal hipped gables with a valley box gutter between covering the remainder of the building. The rear section is similarly configured. There are a number of design anomalies at the junction of the sections that suggest the rear section was built prior to the front section.



Residence (49) – frontage to Brougham Place

The building was constructed in two stages and in my assessment the rear was constructed first. This order follows a colonial pattern where stages of building became more pretentious architecturally towards the frontage. The stages were probably not very far apart because the stone type is very similar and brick sizes and quality are identical.

The walls in both sections are composed of bluestone rubble and are random coursed. On the rear section, quoins and window dressings are of face brickwork and on the front section the quoins and window dressings are rendered with stucco detailing. Chimneys on the front section are rendered with heavy corbelled dressings, whereas on the rear section chimneys are of face brickwork with ornate corbelled courses.



Residence (49) - rear section facing Ward Street



Residence (49) - front section showing gates and verandah

The architectural style of the front section of the Residence facing Brougham Place is Victorian Filigree, although a rather basic example in terms of its cast iron ornamentation. Although the stucco dressings are generally modest, some refinement has been given to stucco ornamentation around the front doorway and the front gable window, above which is a small arched gable vent.

The roof eaves on the front section are supported by stucco brackets in pairs and the front gable barge boards are stepped with fretted timber brackets and king-post trussed at the apex with a finial – now missing. A convex, wide, hipped verandah roof is supported on fine cast iron columns supporting an unadorned deep fascia beam.



Residence (49) – the north-west corner of the rear section

The stone and iron fence is of high quality and dates from the construction of the front section of the house.

Internally, both sections of the Residence are disappointing in terms of architectural detail and of no particular distinction. The interior of the front section has a wide hallway over its entire length providing access to most rooms. This hallway and the two front rooms are more detailed architecturally than the remainder. A side entrance on the eastern side was most probably the entrance for patients to the medical consulting room(s).

The interior of the rear section is even more basic architecturally, consistent with it having been used as servants accommodation and for a kitchen and other service areas. A rear verandah section has been enclosed in the 20th century in a way that is unsympathetic to its overall appearance. A large carport has also been constructed in the north-west corner of the rear section.

The two sections of the Residence at 49, Brougham Place are in fairly sound condition structurally. Although external facades and its roof are dilapidated, it has been sufficiently well maintained externally to prevent any severe damage to its fabric.

49, Brougham Place Stables

This building presents a number of dilemmas. The use of calcrete for walls is generally of an earlier period, suggesting that the Stables were built before the Residence at 49, Brougham Place, which has bluestone walls. If built concurrently, the same wall stone would most probably have been used. The sandstock brick size (60mm) in quoins and dressings matches that of the bricks used in the Residence. On this basis, the best that can be claimed is that the Stables building was probably built after 1870 but before both the rear and front sections of the Residence.

The building is built to the Ward Street boundary and also abuts with parapet walls the western boundary of the property. The northern section has a Loft with stone gable ends with brick copings and a door to the Loft in the eastern gable.



Stables southern wall – showing altered openings

The western wing of the building is a single storey with a pitched roof and with a gutter on the western boundary. The western boundary wall collapsed several years ago due to deterioration in the stonework caused by rising and falling damp. The walls facing inwards to the property are only partly original, having been altered for the purpose of creating corrugated iron clad doors for motor vehicle access. No horseboxes or fittings remain from use of the building as a Stable and Coach House. A small annexe adjoins the southern end of the building.



Stables - northern wall displacement on Ward Street

Although parts of the building are sound, there are significant problems that require urgent attention to avoid further deterioration. In particular, the western gable has cracked away from the rest of the structure and has, as a consequence, begun to displace away from the building. The northern boundary wall is damaged by salts deposited from rising damp, which has eroded the stone and mortar on the outside of the lower level of the wall. Both of these conditions

represent serious problems relative to the future stability of the structure. Partial reconstruction is urgently required to stabilize the walls and prevent further collapse.

58 Brougham Place Residence

This Residence is of two storeys and is constructed of white Tea Tree Gulley stone with all stucco dressings. There is a bay window in a gable wall facing the Brougham Place frontage at its western end. The coursed pilasters at ground floor level are a strong feature of the design and these rise as fielded panels on the projecting gable to heavily corbelled capitals.

Other stucco dressings around windows and the front doorway are similarly refined, panelled in sections with arched heads and keystones. The gable facing Brougham Place is accentuated by incorporation of a raked stucco band following the eaves line, below which is located a small roof vent, stucco dressed to match with an arch and keystone. This band continues around eaves on all three sides with paired stucco eaves brackets.

The balcony-verandah facing Brougham Place is a restrained example of the Victorian Filigree style, with paired timber posts, without cast iron brackets, to both levels, a simple cast iron frieze and balustrade and timber dentil in between floors and a concave hipped verandah roof. A matching dentil adorns the fascia of the bay window, which has a segmented roof rising to the cill of the window at first floor level above.



Residence (58) – facing Brougham Place

Behind the projecting gable is a transverse pitched and hipped corrugated iron roof, which conceals the longitudinal roof valley behind.

Side walls of the building are also refined in use of stucco dressings and chimneys complete the stucco detail with deeply corbelled tops incorporating matching dentils below.

A description of this building in the South Australian Register in 1878 describes it as “a handsome Villa in the Italian style”, although today it fits neatly into the architectural category of Victorian Filigree. E J R Morgan and S H Gilbert describe the style of the building as the “standard design which had developed by 1878” and there are many examples of this architectural pattern in Adelaide, including North Adelaide.



Residence (58) – view from south-east in Brougham Gardens

The Brougham Place stone, stucco and cast iron front fence is mostly original across the front of the Residence, although the eastern pillar and adjacent masonry panel have been rebuilt.



O'Connell Street corner – dilapidated fence pillar

The higher stone and cast iron fence extending to and from the corner into O'Connell Street is in almost original condition, but much more severely dilapidated. A tree planted in the courtyard behind the wall is responsible for heaving ground under the wall, which has resulted in severe displacement of a plinth base and an inward lean of the stone section facing O'Connell Street.

Brick pillars on the Brougham Place frontage are dilapidated, the eastern one severely so. Reconstruction is required if the wall is to be retained



O'Connell Street frontage – displaced fence base

As discussed in Section 2 of this Report the building at 58 Brougham Place was truncated in the 1980s by removal of the rear section behind the stair landing and a small north-eastern wing. Otherwise the interior of the building remains intact and in relatively good condition throughout.

5. Statement of Heritage Value

The Residence, front fence, Stables and Coach House at 49, Brougham Place represent the components of heritage value included in the listed State Heritage Place in South Australia. The Residence and fence at 58, Brougham Place represents the components of heritage value included in a listed Local Heritage Place in the City of Adelaide. The following discussion reviews the heritage value of these components.

49, Brougham Place

- The Residence at 49, Brougham Place is said to reinforce “the one time residential character of the area” in the City of Adelaide Heritage Survey (CAHS) 1982, by Donovan, Marsden, Stark. Further it is asserted in the documentation of this survey that “The building is of no great intrinsic architectural interest, its significance resting mainly on historical and environmental associations”. The environmental association is clearly a matter of streetscape preservation in this part of Brougham Place, together with the properties to the east and to a lesser extent 58, Brougham Place to the west. The historical association is far less certain, as the building was completed in 1879 and advertised for rent in 1882. Dr A McIntyre occupied the property for a period of less than 3 years and perhaps significantly less, as a medical practitioner in Adelaide for 30 years, having occupied an adjoining property, now demolished, for a much longer period. In my view, this claimed historical association is not sufficiently strong, because of its limited duration and the significance of Dr A McIntyre to the history of South Australia not sufficiently great in the circumstances to support listing of the Residence as a State Heritage Place on these grounds. The rear section of the Residence is asserted by the CAHS to be “of simpler and less impressive proportions”. The heritage value of the Residence is therefore primarily one of environmental significance as an item of character, not architectural merit, in the streetscape.

- The fence at 49, Brougham Place represents the same heritage value as the Residence as an item of character in the streetscape and therefore of environmental significance.
- The Stables and Coach House at 49 Brougham Place facing Ward Street is not mentioned in the CAHS summary of heritage value, but in notes attached it is stated “This small building is swamped by the adjacent multi-storey flats that surround it on all sides. Street trees ... soften diversity of building styles, scales etc., but little continuity apparent”. It is uncertain whether or not the building was built for Dr A McIntyre and therefore a possible (even a weak) historical association has not been established to support listing as a State Heritage Place. Its environmental significance in contributing to streetscape preservation is minimal because of the acknowledged highly unsympathetic context, which has further deteriorated since 1982. The building has been extensively modified and since 1982 has become structurally unstable in part and most of its western boundary wall has collapsed.

58, Brougham Place

- The Residence at 58, Brougham Place is clearly of heritage value as a Local Heritage Place in architectural and streetscape terms. Assessment against Section 23(4) of the Development Act 1993 supports its listing. Curtailment of its rear section for the purpose of integration with the existing two storey commercial development facing O’Connell Street has not diminished its value in these terms. The building is in sound condition.
- The front and western side boundary walls (fences) at 58, Brougham Place are problematic in terms of heritage value. The stone, stucco and cast iron fence across the width of the frontage of the Residence relates well to the heritage value of the Local Heritage Place overall as an important component of its context. The dividing wall between the front of the residence and the adjoining restaurant courtyard to the west has no heritage value.
- The higher stone and brick wall with cast iron cresting, which returns around the corner from Brougham Place into O’Connell Street has become visually disassociated from the context of the Residence and therefore no longer contributes significantly to its heritage value. This wall has become dilapidated, severely in part, and requires partial reconstruction. The adjoining cast iron fence to its north, with a plinth base, in O’Connell Street has also lost its visual association with the Residence and has been severely damaged by tree roots and requires complete reconstruction if it is to be retained.

6. Conclusions

The following conclusions flow from the above assessment and should be seen as guidelines for the integration of the various components of the State Heritage Place at 49, Brougham Place and the Local Heritage Place at 58, Brougham Place into future development of the site. As discussed in the Introduction to this Report, in relation to 49, Brougham Place, a State Heritage Place, three options will be considered - retention, partial demolition and complete demolition.

49, Brougham Place - Retention

- The Residence and its front fence at 49, Brougham Place are not of sufficient heritage value to support its current listing as a State Heritage Place. Its environmental significance (streetscape) is almost entirely associated with the front section facing Brougham Place.
- Retention of the entire State Heritage Place is not consistent with inclusion of the site in the Mainstreet (O’Connell) Zone because its site coverage would allow only minor additional development on the site.

49, Brougham Place – Partial Demolition

- The rear section of the Residence does not make any significant contribution to its environmental value and could therefore be demolished for the purpose of integration with a new development facing Ward Street (the rear section of the Residence at 58, Brougham Place was demolished in 1981 for the same purpose). To maintain the streetscape presence of the heritage listed Residence to Brougham Place, only the front rooms need to be retained. It is therefore a matter of design judgement to best arrive at an integrated architectural solution, given that any new development on the site should not detract in these circumstances from the streetscape presence of the State Heritage Place, as seen from Brougham Place and Brougham Gardens.
- The Stables and Coach House facing Ward Street at 49, Brougham Place is also not of sufficient heritage value to support listing as a State Heritage Place. Because its heritage value has been assessed from 1982 as an isolated streetscape item in an overwhelmingly hostile environmental context and because of its structural instability and partial collapse, it is concluded that demolition of the building should be given consideration if greater public amenity can be provided in the locality as a consequence of a new integrated development. Alternatively, further radical adaptation of the building could be contemplated to better integrate it into a new development. In any event it need not necessarily retain its blank face to the streetscape, closing off views into and from the site.
- Partial demolition of 49, Brougham Place would not significantly detract from its heritage (streetscape) significance as discussed above, but it would allow more new development on the site, particularly facing Ward Street. This would allow greater consistency with the inclusion of the site in the Mainstreet (O'Connell) Zone.

49, Brougham Place – Complete Demolition

- As stated previously in this Report, the Residence and other structures at 49, Brougham Place were not at the time of listing and again in reassessment, of sufficient cultural heritage value to meet the relevant Criteria for listing as a State Heritage Place in South Australia. It is remarkable, given the assessment discussed above of the City of Adelaide Heritage Survey 1982, that it was included at all. Other buildings on the Lincoln College frontage to Brougham Place fall into the same category of unworthiness, although as a group they make a significant streetscape contribution.
- The Residence and other structures at 49, Brougham Place satisfy relevant Criteria in the Development Act 1993 (which did not exist when the building was listed) for listing as a Local Heritage Place, the demolition of which is permissible under the provisions of the extended Zone.
- Complete demolition of the Residence and other structures at 49, Brougham Place could therefore be considered in the light of the merits of what is proposed to replace them, particularly with respect to the Brougham Place streetscape.
- It is noted in reviewing the latest development proposals, that in order to create a satisfactory footprint for on-site car parking for the development and to serve the interests of the Zone, complete demolition of the State Heritage Place is necessary although options exist to retain the front fence and the Stables in an adaptation to a new use.

58, Brougham Place

- The Residence and front fence at 58, Brougham Place retained its heritage value as a Local Heritage Place after its partial demolition and integration with a two- storey commercial development facing O'Connell Street. Future development of the site should

ensure that the environmental (streetscape) contribution of the Residence to Brougham Place and Brougham Gardens is maintained.

- The remainder of the fence/wall on the western side of 58, Brougham Place continuing around the corner into O'Connell Street is no longer of value as part of the Local Heritage Place because it has become isolated as a streetscape component. Its retention to date has seriously compromised the use of the corner site at ground level for restaurant dining by denying views to the south other than in an exposed elevated location looking over the wall at times of clement weather. Although the fence has its own interesting historical character in the streetscape, if it is to be retained, it requires partial reconstruction. Alternatively if a new development on the site has the capacity to create greater public amenity on the corner of Brougham Place and O'Connell Street by demolishing the fence/wall wholly or partly, this should be given favourable consideration.
- The proposed redevelopment of the consolidated site does not include any change to the Residence at 58, Brougham Place, although it does include demolition of some boundary fencing. This could be contemplated in terms of the broader objectives of the DPA if use of the corner site enabled a more suitable 'Gateway' to be realized.

7. Recommendations

It is recommended that development of the consolidated site 49-58, Brougham Place, which included demolition of the State Heritage Place at 49, Brougham Place and demolition of the boundary fencing of the Local Heritage Place at 58, Brougham Place, could be contemplated in terms of the Mainstreet (O'Connell) Zone. It would be necessary for the developer to demonstrate that the new development created at least the equivalent environmental (streetscape) character by way of rhythm in massing, scale transitions and proportions in Brougham Place and Ward Street.

It would also be necessary to demonstrate that the loss of cultural heritage, brought about by demolition, was unavoidable and balanced by the creation in the redevelopment of a greater public good, such as a significant increase in mixed-use residential accommodation and the provision of off-street parking to serve the Zone. In this sense the proposed redevelopment could be compared in terms of loss of cultural heritage to serve a perceived greater good with the staged redevelopment of the Adelaide Oval

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George Kingston Plan of Adelaide, 1842.

Morgan EJR & Gilbert SH; "Early Adelaide Architecture 1836 to 1886", 1969.

Loyau GE; "Notable South Australians", 1885.

Observer, 3 November 1883.

South Australian Register, 18 December 1878, 1 January 1882, 23 March 1878.

ACA, Assessments.

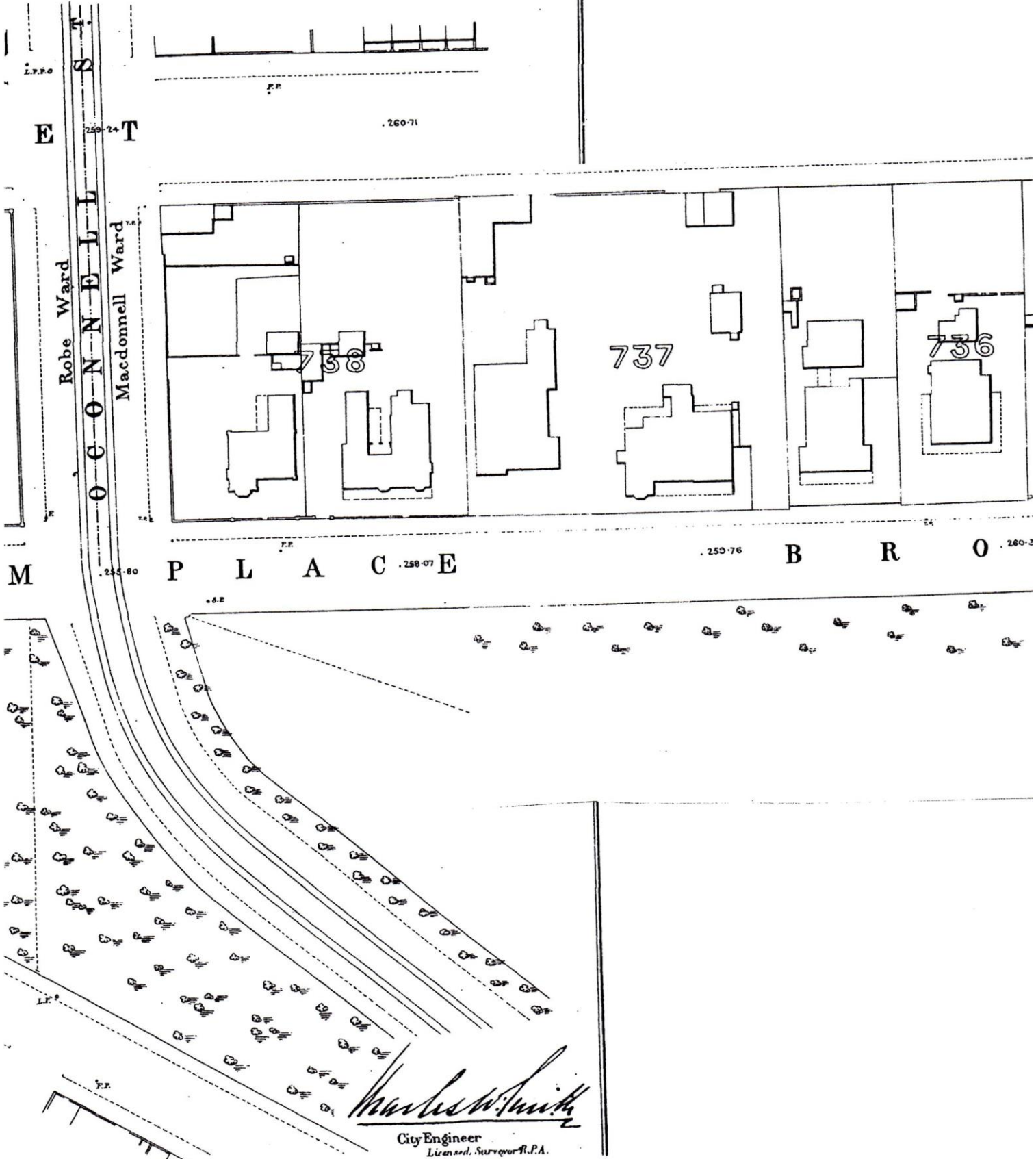
Appendix

- A. George Kingston Plan of Adelaide, showing very early development on Town Acres 737 and 738.
- B. Smith Survey 1880, showing Town Acres and Buildings.
- C. Aerial photograph, 2009, showing existing development.
- D. Title of McIntyre property at 49, Brougham Place.
- E. Floor plan of 49, Brougham Place, showing front and rear sections and proposed conversion to student accommodation.
- F. Pages 108 and 109 in "Early Adelaide Architecture" by Morgan and Gilbert referring to 49 and 58 Brougham Place.
- G. "Heritage of the City of Adelaide", pages assessing 49 and 58, Brougham Place.

c. 1880

KEY TO ADJOINING SHEETS

93	92	91
88	87	90
81	80	89





Map data is compiled from a variety of sources and hence its accuracy is variable.

Generated at <http://maps.deh.sa.gov.au>

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Projection: Lambert Conformal Conic
Datum: Geocentric Datum of Australia, 1994



Government of South Australia

Department for Environment
and Heritage

CANCELLED

AND *new*
(1) CERTIFICATE OF TITLE ISSUED
VIDE *to better 29/10/81*
VOL. 209, 27
W. H. H. H. H.
DEP. REG. GENL.

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. CCCLXXII Folio 209

TOTALLY CANCELLED

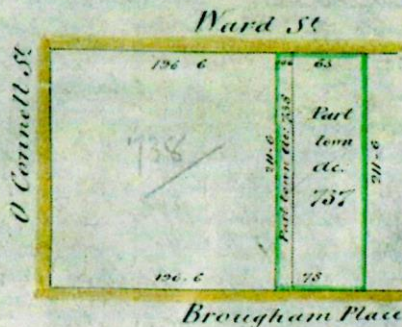
Andrew Mc Intyre of North Adelaide Doctor of Medicine is
not seized of an estate in fee simple

subject nevertheless to such encumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon, in That piece of land situated in the City of Adelaide, being portion of the Town Acre numbered 134 and 135 and bounded as appears in the plan in the margin hereof and therein colored green, which said piece of land contains one rood and twenty one perches or thereabouts and measures as well on the northerly side next Ward Street seventy seven feet and six inches or thereabouts on the southerly side next Brougham Place seventy eight feet or thereabouts and as well on the easterly side next other part of the said Acre 134 as on the westerly side next other part of the said Acre 135 two hundred and eleven feet and six inches or thereabouts as is more particularly delineated in the said plan.

which said Town Acre *part* is delineated in the public map of the said city deposited in the office of the Surveyor-General.

In witness whereof, I have hereunto signed my name and affixed my seal this *twentieth* day of *October* one thousand eight hundred and *eighty one* in presence of

Registrar-General.



0 100 200 300 feet

Mortgage No 128066 from Andrew Mc Intyre to The Reverend Thomas Field William John Brind and Henry Scott
Produced and entered in Register Book the 14th July 1881 at noon
Manu

Transfer of the above mortgage 128066 by endorsement thereon dated the 5th October 1881 from Thomas Field William John Brind and Henry Scott to The Reverend Thomas Field of Glenelg Clerk in Holy Orders The Honorable Henry Scott of Adelaide M.L.C. and William Selby Douglas of Adelaide Esqrs. Entered the 7th October 1881 at 1 p.m.
Manu

Discharge of the above mortgage No 128066 by receipt endorsed thereon dated the 3rd July 1884 Entered the 13th August 1884 at Home
W. H. H. H. H.

Pursuant to application No 179705
Stonewall Swanwick, Clerk of Adelaide, Merchant and James Bell of Unley Park, Farmer as now seized of an estate in fee simple in the above land as the execution of the will dates the 26th September 1883 of the above named Andrew Mc Intyre who died on the 25th October 1883 of no affairs by Probate dated the 22nd February 1884 produced the 13th August 1884 at Home
W. H. H. H. H.

Hand-drawn floor plan of a proposed student accommodation building. The plan shows a central corridor with rooms on both sides. On the left side, from top to bottom, there are: a room for 2 students, a room for 1 student with a bathroom, a room for 2 students, and a room for 2 students. On the right side, from top to bottom, there are: a room for 1 student, a room for 2 students, a room for 2 students, and a room for 2 students. At the bottom right is a large 'LOUNGE / COMMON OR MEETING SPACE'. A kitchen area is labeled 'EXISTING KITCHEN (RETAINED)' and is located near the top right. There are three exits marked: 'EXIT' at the bottom left, 'EXIT' at the bottom right, and 'EXIT LEVEL ENTRANCE FROM REAR' at the top. A 'FIRE PROTECTION BOARD' is indicated on the left wall. The plan is oriented with North (N) at the top.

EXISTING FLOOR PLAN 1:100

DD/4/O/100/01

E

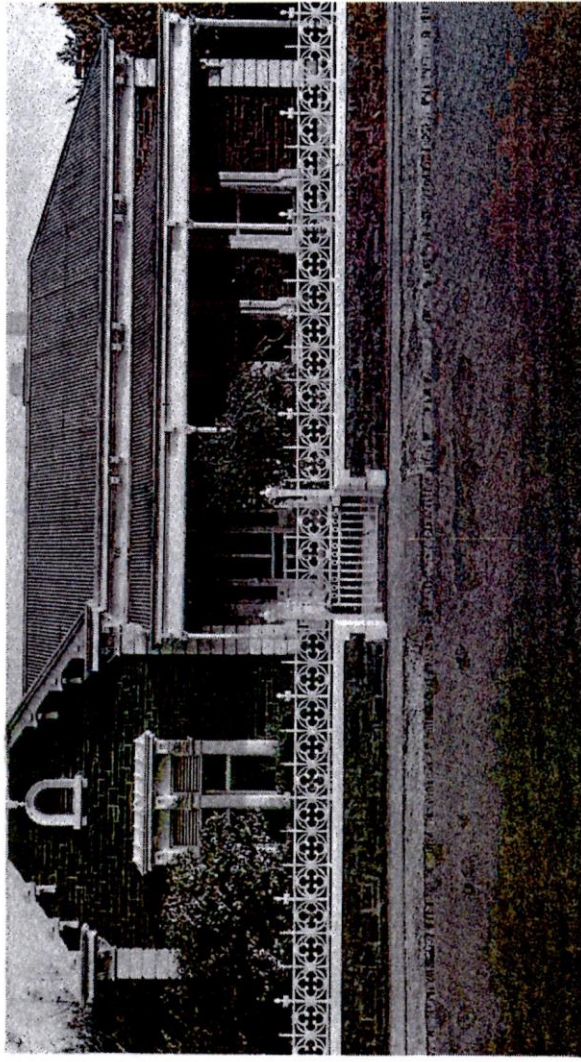


58 BROUGHAM PLACE

This house was built in 1878 for W. H. Beaglehole, the owner of the Lion Brewery in Melbourne Street, for his own occupation. It is an excellent example of the standard design which had developed by 1878, fairly simple, dignified and, above all, entirely suitable for the Victorian mode of life. It was bought in 1930 by Sir Ivan Jose.

108

F



appears on South Survey (1880)

49 BROUGHAM PLACE
This house, a one-storied version of 58 Brougham Place, was built in 1881 on what had long been the garden of F. S. Dutton's house, now demolished, which stood to the east. (F. S. Dutton was twice Premier of South Australia, the second time in 1865; he resigned to become Agent-General in London.) The cast-iron work of the fencing and the gate (see detail to right) is pleasing. The house was built for Dr Andrew McIntyre for his own occupation and designed by Rowland Rees, architect.



109

versity colleges, gaining further in size when another house was bought at 28-33 Brougham Place (see ENA11).

Late in the 1960s the north east building was built in Ward Street providing fifty-six single study-bedrooms so that by the early 1970s residential accommodation stabilised at around 172 places.

Like 38-41 Brougham Place (see ENA13) this former grand residence is part of an important group of buildings along Brougham Place. The former Milne residence is characterised by the asymmetry of the composition, the informal grouping of elements, the gabled details, rock-faced sandstone and terracotta tiled roof. The extensive bay window with its encircling veranda is of interest, as is the interior with large spaces and original fittings.

ACA, *Digest of Proceedings*, 20 May 1901; Burgess, H.T., *Cyclopedia of South Australia*, Vol. 1, 1909, p. 604; Jackman Gooden Architects, Historical architectural plans, 1901; Shearer, C., *Lincoln College, the first twenty-five years, 1952-1976*.

Former HOUSE AND STABLES

48-51 Brougham Place

Map reference: East North Adelaide No. 15 (ENA15)

TO MEDICAL MEN — TO BE LET, with immediate possession, a well known and commodious HOUSE, stables, coachhouse and etc., for many years residence of a popular M.D. Situation, BROUGHAM PLACE, North Adelaide.

This house was advertised for rent in the *South Australian Register*, July 1882. It was built for Dr Andrew McIntyre, a pioneer colonial doctor. McIntyre rented a house in Brougham Place from about 1871. This was the house originally owned by F.S. Dutton, a former premier of South Australia. McIntyre bought the property from the executors of Dutton's will and had a new house erected in 1879 on the site of Dutton's garden, immediately to the west of the old residence.

McIntyre arrived in South Australia in about 1853 and started in practice at Yankalilla, but on the retirement of Dr C. Davies from his medical duties in North Adelaide, took over that practice. In the 1880s failing health took McIntyre back to Britain where he died in Glasgow in 1883. McIntyre was greatly esteemed for his genial manner and charitable nature. His obituary suggested that he would be gratefully remembered

by many poor families. 'Many cases have been attended by the deceased gentleman without fee, the doctor's paramount idea being to relieve suffering humanity'.

The architect appears to have been Ernest H. Bayer, not Rowland Rees, as suggested by Morgan and Gilbert. The single storey house and stables were built in 1879, tender notices being published under E.H. Bayer's name in the *South Australian Register*, 18 December 1878 and 1 January 1879. Both the house and stables appear on the Smith Survey of 1880.

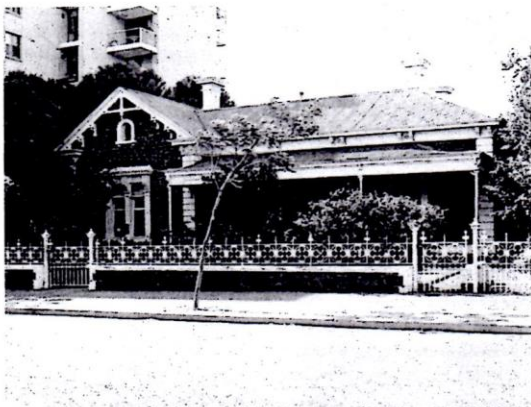
The stables are constructed of limestone rubble with brick openings, quoins, copings, string courses and surrounds, set over a bluestone rubble plinth. It is simply though stoutly constructed with timber-framed doors and gates infilled with corrugated iron. It appears generally intact although a large opening has been made to the yard wall of the long two-level section.

The use of horse-drawn conveyances provided the middle classes and professional men, such as Dr McIntyre, with the necessary private transport long before the motor car usurped both the horse and its stable, as has happened here. The ground floor has been much altered as a garage and unsympathetic additions have been made. This type of outbuilding was sometimes associated with substantial North Adelaide residences. The stables are an interesting feature in Ward Street because of their siting on the pavement alignment, their scale and their simple detailing.

In the twentieth century Brougham Place became Adelaide's second street of doctors after their earlier concentration on North Terrace, '... an interesting example of how practising doctors group into communities and ancillary services spring up about them'. Dr McIntyre's house in fact heralded this development trend which gained momentum in the early 1900s in response to changing economic and social conditions, and improved public transport and decentralisation of hospital facilities. By the 1960s many of the former large residences on the Brougham Place ridge had been taken over by doctors; the South Australian Branch of the Australian Medical Association had its headquarters in Brougham Place and an overflow of doctors had moved into adjacent Ward and O'Connell streets.

The house has some intrinsic architectural interest. It is an elaborate version of the asymmetrical villa with its quality stone and brick construction and detailing. The sections at the rear are of simpler and less impressive proportions and may have been erected at an earlier date although there is no documentary evidence to support this. Situated on the northern side of Brougham Place, it reinforces the one-time residential character of the area, although its contribution is marred by the multi-storey residential development immediately to the west.

ACA, Assessments, Smith Survey 1880; *Ahead*, Vol. 3, September 1964, pp. 122-3; Loyau, G.E., *Notable South Australians*, 1885, p. 188; Morgan, E.J.R., & Gilbert, S.H., *Early Adelaide architecture 1836 to 1886*, 1969, p. 109; *Observer*, 3 November 1883; *South Australian Register*, 18 December 1878, 1 January 1879, 12 July 1882.



◀◀

Designed by E.H. Bayer and built in 1879. CAHS

Former HOUSE

57-60 Brougham Place

Map reference: East North Adelaide No. 16 (ENA16)

William Henry Beaglehole was patently a successful man when he had this fine house designed and built for him at one of the city's most prestigious addresses. A self-made man, and one with considerable personal experience in building, Beaglehole arrived in South Australia from Cornwall in about 1849 and began work in the building trade. After a time on the Victorian gold-fields he built many houses at Kadina, Moonta and Wallaroo, kept a hotel at Moonta and returned to Adelaide in 1874. He bought the Lion Brewery at North Adelaide and prospered so well that within three years he had architect James Cumming design this large two storey 'Italian-



James Cumming designed this Italian style villa. CAHS

style villa' which was erected in 1877-78 by McCloy and Gerrard.

Beaglehole remained chairman and managing director of the Lion Brewing and Malting Co. until 1917. He also owned breweries at Oakbank and Broken Hill, was a director of Broken Hill Junction Mine and of the Metropolitan Brickworks. He was a member of the House of Assembly for Wallaroo from 1881 to 1884 and for Yorke Peninsula from 1884 to 1887.

The North Adelaide house was therefore the venue of numerous social functions appropriate to Beaglehole's position: in Morgan and Gilbert's words it is an excellent example of the design standard reached by 1878, and '... above all entirely suitable for the Victorian mode of life'. Beaglehole and his wife Margaret lived at Brougham Place until his death in 1917.

This building is typical of the 1870s boom period and an admirable example of the Victorian Italianate with its asymmetrical appearance and bay window. Unusually it is not constructed of bluestone but of '... white Tea-Tree Gully freestone with cement dressings'. Although typical in form, the detailing of the building and the associated fencing and walling indicate the high quality of the building.

The building evokes the historical residential character of the area, although it is now rather isolated and dominated by unsympathetic mod-

ern development, and part of the garden is unsympathetically used as a car park.

ACA, Assessments, Smith Survey 1880; Coxon, H., et al, *Biographical register of the South Australian parliament, 1857-1957*, 1986, p. 15; Morgan, E.J.R., & Gilbert, S.H., *Early Adelaide architecture 1836 to 1886*, 1969, p. 108; *South Australian Register*, 23 March 1878.

BELMONT

71-75 Brougham Place

Map reference: East North Adelaide No. 17 (ENA17)

NORTH ADELAIDE MASONIC AND PUBLIC HALL ASSOCIATION.

The members of the Association are hereby informed that the FOUNDATION STONE of the HALL will be LAID by HIS EXCELLENCY the GOVERNOR-IN-CHIEF and Principal Grand Lodge Officers on Wednesday the 25th inst. at 2 o'clock precisely, the Members of the Craft meeting at the Lodge Room Kermod Street at 1 on the same day ... from whence they will proceed to the ground, situate within the stone wall in Brougham Place a little west of O'Connell Street.

This was the notice placed in the *South Australian Register*, 25 August 1858.

In 1856 a design, won in competition, was prepared by Edmund Wright for the North Adelaide Masonic and Public Hall Association. Although it was '... confidently expected that the scheme would be carried out', and foundations were laid out in June 1856, the foundation stone was not laid until 25 August 1858.

The ceremony was performed in accordance with masonic rites by Sir R.G. MacDonnell, governor, and John Lazar, mayor of Adelaide and the Deputy Provincial Grand Master of the Craft of Freemasons, and by members of the Provincial Grand Lodge. The hall was erected by a company of shareholders called the North Adelaide Masonic and Public Hall Association. Trustees were John Bentham Neales, MP, John Tuthill Bagot, MP, and Samuel Wright.

The building was described as 'Roman Doric surmounted by a handsome cornice which rises over a pediment in the centre ... a handsome addition to North Adelaide, where the want of a public hall has long been felt'. It was opened on 27 December 1858. The association's secretary William A. Hughes claimed in his opening address that the Brethren of the Lodge of Truth desired to promote the honour and best interests of the institution and had at great pains and expense erected this masonic temple.

The building was designed to take the addition of a large hall to the rear, but this was never executed.

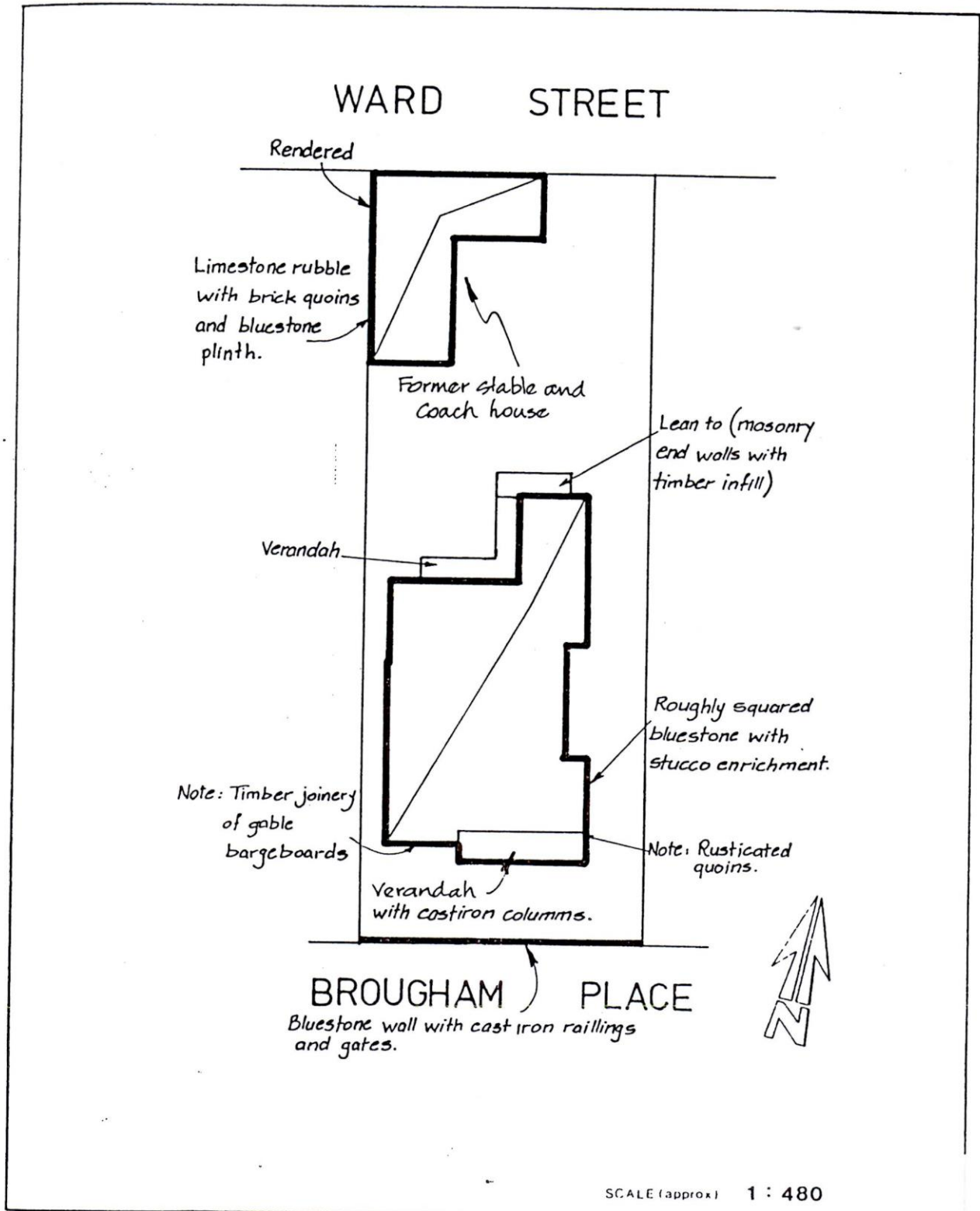
The completed building comprised an '... entrance hall 27 x 8 feet with the supper room 27 x 14 feet on the right hand and on the left hand, the tyler's room 14 x 9 feet with cellar of the same size under, and the waiting room 14 x 13 feet'. Upstairs was a small hall. The supper room was used for the library of the newly formed North Adelaide Institute. '... the elevation of the building is handsome, and will, when completed, form a great ornament to that



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	BROUGHAM HOUSE COACH HOUSE AND STABLES	BUILDING NO.
ADDRESS	48-51 Brougham Place, North Adelaide; 95-101 Ward Street	34/0104.1&2 CT 2123/27



ITEM NO. 259

DONOVAN, MARSDEN, STARK
CITY OF ADELAIDE HERITAGE SURVEY, 1982

BROUGHAM HOUSE
49 Brougham Place, North Adelaide

This house is historically significant as it was built for Dr. Andrew McIntyre, who was one of the colony's pioneer doctors, practicing in Adelaide for nearly thirty years. It appears that McIntyre purchased the property from the executors of F.S. Dutton's will, lived in the original Dutton house for some four years and then built this residence immediately to the west. Brougham House is also of significance for the manner in which it illustrates aspects of the residential development of North Adelaide.

The building is not of great intrinsic architectural interest its significance resting mainly on historical and environmental associations. It is, however, representative of a class of residential accommodation and does present a largely original facade to Brougham Place. The house is an elaborate version of the asymmetrical villa and is important for its quality construction and detailing, (even though the verandah is severely simple). The sections at the rear are of simpler and less impressive proportions and may have been erected at any earlier date although there is no documentary evidence to support this. The environmental significance of this house is high. Situated on the northern side of Brougham Place, it reinforces the one time residential character of the area, though its contribution is marred by the multi-storey residential development, immediately to the west.

The external integrity of the building appears to be high.

D.M.S.
1/9/82

4:P1/A/6

DONOVAN, MARSDEN, STARK
CITY OF ADELAIDE HERITAGE SURVEY, 1982

FORMER COACH HOUSE/STABLES,
rear, 49 Brougham Place, North Adelaide

The historical significance of this item lies in its association with the main dwelling on the same property, and the fact that such a complex, once common in the residential areas of Adelaide, is now relatively rare. This item illustrates the type of private transport which was required before the popularity of the motor car. The stables appear to have been built at the same time as the main dwelling in 1879 as they both appear on the Smith Survey of 1880.

Constructed of limestone rubble with brick quoins, copings, string courses and surrounds to openings this L-shaped structure is set over a bluestone rubble plinth. It is simply though stoutly constructed with timber framed doors and gates infilled with corrugated iron. It appears generally intact although a large opening has been made to the yard wall of the long two-level section. It is representative of the type of outbuilding often associated with the more substantial North Adelaide residence.

The stables are an interesting feature in Ward Street, because of their siting on the pavement alignment, scale and the simple detailing.

The ground floor has been altered considerably for garage purposes and unsympathetic additions have been made.

D.M.S.
1/9/82

4:P1/A/12

TA 737
TA 738

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 34/0104-1		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM Former Coach House/Stables		A3 ADDRESS/LOCATION OF ITEM rear 49 Brougham Place, North Adelaide		A4 P.T.A. 737/738		A5 ASSESSMENT NO.				
B1 CURRENT OWNER M. Kater		B2 PREDOMINANT USE Garage				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM		C2 FORMER OWNER(S) A. McIntyre J.G. Pitcher R.C. Castle F.M. Milne		C3 FORMER USE(S) Stable		A7 PRECINCT R15 Upper North Adelaide A8 DEVELOPMENT ZONE R15.4(U)				
D1 HISTORICAL THEME(S) Social Life - Early transport				G1 INVENTORY GRADING B		A9 FURTHER VIABILITY STUDY REQUIRED				
E1 HISTORICAL PERIOD(S) 1865-1884 - Boom Period				H1 LISTING RE- COMMENDED Yes						
F1 VERIFIED DATE(S) Built ca1879*										
EVALUATION COMPONENTS		COMMENT				GRADING				
						E	VG	G	F/p	NA
HISTORY (J1-J3)										
J1 PERSON/GROUP	Built for A. McIntyre.								*	
J2 EVENT										*
J3 CONTEXT	Associated with residence and with it illustrates the residential complex common in later nineteenth century.						*			
DESIGN (K1-K6)										
K1 DESIGNER	-									?
K2 CONTRACTOR	-									?
K3 STYLE	Of simple lines, it has no stylistic aspirations.							*		
K4 DESIGN	Simple L shaped building with coach and stable accommodation. Facing onto a rear yard, it maintains its relationship with the house.							*		
K5 CONSTRUCTION	Limestone rubble walling set over bluestone plinth and dressed with brick.							*		
K6 INTERIOR	It seems that no original fittings remain to ground floor.								*	
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Ground floor altered by removal of doors to provide for car parking. Upper part intact.							*		
L2 CONDITION	Appears sound and in good condition.							*		
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE/ LANDSCAPE	A distinctive element on Ward Street, though it now bears little relationship to adjacent development and is overshadowed by this.								*	
M2 LANDMARK	Not a dominant feature.								*	
N1 OTHER COMMENT *Associated house was built ca1879 (see 34/0104-2). Stable is noted on Smith Survey of 1880.										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONALESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT					
	-	-	-	-						

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 34/0104-2		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM BROUGHAM HOUSE		A3 ADDRESS/LOCATION OF ITEM 49 Brougham Place, North Adelaide		A4 P.T.A. 737/8		A5 ASSESSMENT NO.					
A6 CURRENT OWNER M. Kater		B2 PREDOMINANT USE Private rest home				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) A. McIntyre J.G. Pitcher R.C. Castle, F.M. Milne		C3 FORMER USE(S) -		A7 PRECINCT R15 Upper North Adelaide					
D1 HISTORICAL THEME(S) Social Life - Residence				G1 INVENTORY GRADING C		A8 DEVELOPMENT ZONE R15.5					
E1 HISTORICAL PERIOD(S) 1865-1884 - Boom period				H1 LISTING RE-COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Built c1879*											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E	VG	G	F/p	NA	
J1 PERSON/GROUP Built for Dr Andrew McIntyre									*		
J2 EVENT										*	
J3 CONTEXT Illustrates aspects of the residential development of North Adelaide								*			
DESIGN (K1-K6)											
K1 DESIGNER (Rowland Rees?)										?	
K2 CONTRACTOR										?	
K3 STYLE Typical of asymmetrical High Victorian villa with stuccoed Italianate dressings								*			
K4 DESIGN The design is an elaboration of the traditional theme and is essentially a facade for rooms of lesser proportion								*			
K5 CONSTRUCTION Construction and detailing is of good quality. Built of bluestone rubble with stuccoed enrichment								*			
K6 INTERIOR No access gained										-	
INTEGRITY (L1-L2)											
L1 ALTERATIONS No substantial alterations apparent							*				
L2 CONDITION Appears to be sound and in very good condition							*				
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/LANDSCAPE Its contribution to the streetscape is married by multi storey development adjacent to the west. Though it reinforces onetime residential character of the area							*				
M2 LANDMARK Not a dominant feature									*		
N1 OTHER COMMENT * Not evident at end of 1877 - see ACC Assessment Records. But noted on Smith Survey of 1880 and noted in Assessment Records at end of 1880											
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST Recorded List		O2 NATIONALESTATE -		O3 STATE HERITAGE -		O4 OTHER -		O5 LOMHAC LISTING ENDORSEMENT Yes	



Architect's Statement

49 Brougham Place, North Adelaide – Variation to Previous Authorisation

21st August 2017 – version 5 – lodgement

Since the Development Plan Consent was granted last year, we have worked with the project team, looking at various options, refining the design and proving it up ready for marketing. The project was marketed for retirement living and a high level of interest was received for the project. Further to this, the client has decided to not pursue retirement living for stage 1 and instead is now seeking to proceed with stage 1 as a high end apartment project.

The proposed changes move to large apartments with only two apartments per floor except for the top floor penthouse which occupies the whole floor. This results in stage 1 apartment numbers reducing from 34 as previously approved to 18. Each new apartment has been designed to ensure the best possible levels of natural light, exceptional views and cross ventilation are achieved in the superior layouts.

The decision to remove the stables allows for a much improved and active ground floor which provides open space to the public realm and a higher level of amenity to the residents with the inclusion of a porte cochere for drop off and loading. This change results in a more permeable site with twin equal entrances from Brougham Place and also Ward Street. The proposal results in enlarged landscaped areas and makes the whole perimeter of the site active.

Built Form

With regard to the built form, our brief was to change as little as possible.

Changes to the previous authorisation include minor massaging to the façade to ensure premium apartment layouts. This had an insignificant increase of 4sqm of gross area to the whole building. The fundamental elements of the original design remain unchanged. The building line along Ward Street has moved closer to the street boundary, creating a more consistent setback along Ward Street.

Both ground floor entries have been strengthened with the introduction of new walkway structures and increased landscaping. A new shared use zone forms the entry from Brougham Place and the new porte cochere and residential canopy form the entry to Ward Street. The porte cochere extends out over the footpath to provide pedestrian shelter from inclement weather. This structure of stone and coloured concrete links in with the podium forms on the rest of the proposed site.

The height to the roof level remains unchanged at 38.0m however it is proposed to have the roof as an accessible roof deck with setback balustrades to reduce overlooking.

The common facilities have moved from the top floor to the North facing area of level 1. Level 1 also has an enlarged deck with northern aspects and city views. The height of the Level 1 Eastern boundary wall has increased slightly for part of its length to ensure privacy is maintained to Lincoln College.

ESD

The ESD report which formed part of the previous authorisation remains relevant and all proposed initiatives and recommendations remain unchanged.

Landscaping

The previously approved site arrangement was a response to the rhythm of buildings and gardens on Brougham Place and the design aimed to provide a strong garden experience flowing directly from the adjoining Brougham Gardens. The rhythm and dominance of gardens has now been strengthened with the variation changes. The deletion of the stables has allowed for the equivalent area (82sqm) to be added as landscaping in the public realm. The revised walkway / driveway structures also provide stronger and more convincing entry statements to the stage 1 entry lobby.

Acoustics

The acoustic report which formed part of the previous authorisation remains relevant all and proposed initiatives and recommendations remain unchanged. The removal of the proposed café on Ward Street improves the acoustic conditions for the proposed apartments and neighbours.

Wind

The wind report which formed part of the previous authorisation remains relevant and the proposed initiatives and recommendations remain unchanged. Initiatives such as full height glass screens on the North Western corner of the façade and full height glass screens on the Level 10 South Western corner façade remain in the current proposal.

Heritage

We refer to the heritage statement provided by Ron Danvers. The heritage listing for 49 Brougham Place was based on maintaining the Brougham Place streetscape. This aspect remains as per the previous authorisation. The proposed porte cochere structure on Ward Street has been designed allowing the stables to influence the proposal in terms of its colour, texture and scale. The reuse of materials from the demolished stables has been contemplated however due to the poor condition of the stone, reuse of materials has not been proposed.

Architectural initiatives in the new built form also remain as per the previous authorisation – initiatives such as negative joints, recesses and cantilevers where the new and heritage forms meet to allow the heritage house to remain dominant in the streetscape and allow the heritage places to influence the form of the tower above.

Traffic

The revised stage 1 basement allows for an additional 7 cars in stage 1 and an end result for the whole development of an increase from 216 cars to 219 cars. The introduction of the stage 1 porte cochere off Ward Street replaces the underutilised loading room but still provides the same level of service. It also allows for undercover resident drop off. The introduction of the shared zone from Brougham Place makes better use of the existing crossover providing pedestrian and vehicle entry. With only two cars using this shared zone, traffic levels will be very low.

Waste

As stated above, the porte cochere replaces the loading room but still provides for off street waste removal. The ground floor bin room has been resized to suit the updated waste calculations. Waste generation from stage 1 has greatly reduced with the reduction of apartment numbers and the removal of the café.

Overall, we believe the proposed changes should be considered as a variation to the previous authorisation. The design intent of the previous authorisation has been maintained with only minor changes to the built form. The loss of the stables has been offset by the increased landscaping, improved amenity of the porte cochere and increased activation of the Ward Street frontage. With these changes, we have reinvigorated a project which was set to stall.



WASTE MANAGEMENT STATEMENT

49 Brougham Place, North Adelaide.

Version 6 – 07th August 2017

The proposed development at 49 Brougham place is a residential project spanning between Brougham Place and Ward Street, North Adelaide. The building's arrangements consist of two levels of basement car parking, ground floor entry lobbies, common spaces and eighteen three bedroom dwellings. Using the Design Guide for Residential Recycling appendix 2: Waste Resource Generation Rates produced by the Adelaide City Council, the following waste management solutions are provided.

Table 1: Calculations of average waste generation for 49 Brougham Place - stage 1
Building 1 (stage 1): 18 apartments with a total of 54 beds.

Stage 1	Land Use	WASTE (excluding food)	CO-MINGLED RECYCLING	GREEN ORGANICS (including food)
Stage 1 apartments	Apartments (17 high density dwellings, 51 beds) Total Day: Total Week: eWaste Component Total Week:	30 litres / bed / week 219 litres / day 1530 litres / week 0.77m ³ / household / year 0.27m³ / week	25 litres / bed / week 183 litres / day 1275 litres / week	10 litres / bed / week 73 litres / day 510 litres / week
Stage 1 (private residence)	Private Residence (3 beds) Total Day: Total Week: eWaste Component Total Week:	35 litres / bed / week 15 litres / day 105 litres / week 0.77m ³ / household / year 0.02m³ / week	25 litres / bed / week 11 litres / day 75 litres / week	40 litres / bed / week 18 litres / day 120 litres / week
Stage 1 Summary	Total Day: Total Week: Total eWaste / Week:	234 litres / day 1635 litres / week .29m³ / week	194 litres / day 1350 litres / week	91 litres / day 630 litres / week

General Waste and Co-Mingled Recycling are transported down into the ground floor waste rooms of all stages via separate bin chutes from the residential floors.

All green organics and hard electronic waste are moved manually into their respective ground floor storage areas.

The information gathered from table 1 indicates the need for the following requirements for waste bins in the complex. It is proposed to have waste collected every 7 days from the following areas:

Stage 1 Apartments:

660L General Waste Bin (red):	3 Bins
660L Recyclable Materials (yellow):	2 Bins
660L Organic Waste (green):	1 Bin
660L Hard Electronic Waste (black):	1 Bin

Private Residence:

240L General Waste Bin (red):	1 Bins
240L Recyclable Materials (yellow):	1 Bins
240L Organic Waste (green):	1 Bin
Hard Electronic Waste (black):	to be taken to apartment bin room

A waste removal company will be contracted by the strata corporation to manage waste removal for the apartments. Waste collection will occur on site from the porte cochere loading zone in accordance with the frequency outlined in this report.

The ground floor storage rooms have adequate capacity for the buildings load requirements.

pruszinski architects

DRAFT

DEVELOPMENT REGULATIONS 1993

**Form of Declaration
(Schedule 5 clause 2A)**

To: STATE COMMISSION ASSESSMENT PANEL

From: 52 BROUGHAM PLACE PTY LTD

Date of Application: / /

Location of Proposed Development:

House No: 49-58 Lot No: Street: BROUGHAM PLACE Town/Suburb: NORTH ADELAIDE

Section No (full/part):Hundred:

Volume: 5444 Folio: 250

Nature of Proposed Development: VARIATION OF DEVELOPMENT AUTHORISATION 020/A080/15

I PHILIP BRUNNICKbeing the applicant/
a person acting on behalf of the applicant (delete the inapplicable statement) for
the development described above declare that the proposed development will
involve the construction of a building which would, if constructed in accordance
with the plans submitted, not be contrary to the regulations prescribed for the
purposes of section 86 of the *Electricity Act 1996*. I make this declaration under
clause 2A(1) of Schedule 5 of the *Development Regulations 1993*.

Date: 22/8/17

Signed:

Note 1

This declaration is only relevant to those development applications seeking
authorisation for a form of development that involves the construction of a building
(there is a definition of 'building' contained in section 4(1) of the *Development Act*
1993), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2

The requirements of section 86 of the *Electricity Act 1996* do not apply in relation to:

- a) a fence that is less than 2.0 m in height; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3

Section 86 of the *Electricity Act 1996* refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5

Information brochures 'Powerline Clearance Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at www.technicalregulator.sa.gov.au

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.