

BCH Services

Variation to DA 020/A054/14 (and variations V1, V3 and V4) that seek construction of two exhaust flumes to the front of the property, alteration to the rear windows/doors, verandah form and link associated with Davaar House, altered front fence and position, use of Colorbond for roof cladding, various internal alterations to Davaar House, change in levels across the site resulting from car park location/levels above ground and associated hard and soft landscaping and paving (part retrospective).

318 SOUTH TCE, ADELAIDE

020/A054/14 V5

TABLE OF CONTENTS

	PAGE NO
AGENDA REPORT	2-27
ATTACHMENTS	
1: PLANS (SUPERSEDED)	28-60
2: PLANNING REPORT	61-82
3: GOVERNMENT ARCHITECT COMMENTS	83-86
4: COUNCIL COMMENTS and TECHNICAL ADVICE	87-90
5: ADDITIONAL INFORMATION	
a. Email, plans, HIS, fence and verandah details from applicant dated 24 Dec 19	91-112
b. Email from applicant dated 06 Jan 20	113
c. Email & updated landscape plan/design statement from applicant dated 10 Jan 20	114-120
6: DEVELOPMENT PLAN PROVISIONS	121-130



OVERVIEW

Application No	020/A054/14 V5
Unique ID/KNET ID	2019/13724/01
Applicant	BCH Services
Proposal	Variation to DA 020/A054/14 (and variations V1, V3 and V4) that seek construction of two exhaust flumes to the front of the property, alteration to the rear windows/doors, verandah form and link associated with Davaar House, altered front fence and position, use of Colorbond for roof cladding, various internal alterations, change in levels across the site resulting from car park location/levels above ground and associated hard and soft landscaping and paving (part retrospective).
Subject Land	318 South Terrace, Adelaide
Zone/Policy Area	City Living Zone / Policy Area 31
Relevant Authority	SCAP
Lodgement Date	10 October 2019
Council	Adelaide City Council, Development Plan Consolidated 25 July 2019
Type of Development	Merit
Public Notification	Category 1
Representations	Not Applicable
Referral Agencies	<u>Mandatory (Schedule 8):</u> Nil <u>Non-Mandatory:</u> City of Adelaide Government Architect
Report Author	Janaki Benson
RECOMMENDATION	Development Plan Consent be GRANTED

EXECUTIVE SUMMARY

This variation application is one of several development applications assessed by the State Commission Assessment Panel (SCAP), since the lodgement of the original application in 2014 (granted consent March 2015 by the then Inner Metro Development Assessment Commission -IMDAC).

These applications have sought to formalise un-authorised building work that has occurred, allowed for building fire safety upgrades and various design changes sought by the owners and the Mortgagee in Possession. The planning history of events is detailed under 1.3 of this report - *Previous Applications and History*.

The key planning issue to be addressed as part of this variation application relates to an as built slab enclosing the basement car stackers and services and the impacts to the listed local heritage 'Davaar House'. No changes to August Towers are sought as part of this application.

The levels resulting from the as built car park/concrete slab (elevated above street level) and its structural capacity, has necessitated a revised approach to the reinstatement of the listed fence, landscaping design and verandah form and link between Davaar House

and August Towers. Two large exhaust flumes venting the car park, to the front portion of the site, are also required to be formalised as part of this variation.

Although the un-authorised work that has occurred (and the development proposed) results in a less than desirable outcome to the setting of Davaar House and public realm, overall, the proposal is considered to be consistent with the relevant provisions of the Adelaide (City) Development Plan, and it is recommended for Development Plan Consent subject to conditions.

ASSESSMENT REPORT

1. BACKGROUND

1.1 Strategic Context

In March 2012, there was a significant review of the City's planning policies. The policy framework introduced supports a city form that is aligned with the directions of the 30-Year Plan for Greater Adelaide and creating a more active and vibrant city. Of note, the planning policy environment along South Terrace was significantly altered. In particular new policies were introduced to allow for greater building heights along South Terrace to support a greater mix of land uses and help activate the Adelaide Park Lands. Catalyst site policies were also introduced for sites over 1500 square metres.

A further rezoning was undertaken by Adelaide City Council, which was consolidated into the Adelaide (City) Development Plan on 30 October 2014. This changed the zoning from Residential (Waverley) Zone to City Living Zone, South Terrace Policy Area 30 resulting in the height limit for the site changing from 14 metres to 22 metres (except for catalyst sites where taller building forms are envisaged).

1.2 Pre-Lodgement Process

The original proposal was considered in 2014 at one formal pre lodgement panel meeting and two Design Review sessions.

1.3 Previous Applications and History

On 26 Feb 2015, DA 020/A054/14 for 'construction of a 14 level building (including terrace level) comprising 10 levels of apartments, ground level café/restaurant, two levels of sleep apnoea medical suites and basement and sub-basement car parking as well as restoration of an existing local heritage listed building (including demolition of non-historic additions to this building)' was presented to the IMDAC of the DAC. A number of Category 2 representors were heard at the meeting. DAC determined to grant consent at this meeting, subject to conditions.

The first of several variation applications was lodged 30 June 2016, which sought amendment to the land use mix, the height and appearance of the new building and some servicing aspects (specifically, re-location of the transformer, car parking arrangements and waste management). This **V1** application underwent Category 2 public notification and one representation was received. This V1 application was also supported by SCAP at a meeting held 08 December 2016.

The first two land division applications (020/C019/16 & 020/C020/16) to reflect the land use approved were lodged in June 2016, which allowed for a community

land division – 1 into 5 (primary) allotments the further division into 57 (secondary) allotments.

The second variation for DA 020/A054/14 (**V2**) was lodged on June 2016 and proposed a change to the level 3 apartment. This V2 application was withdrawn by the applicant and subsequently did not proceed.

On June 2017, consent was granted to a Regulation 47A of the *Development Regulations 2008* to relocate the transformer and change internal layouts.

A further request for minor variation (associated with DA 020/A054/14 V1) in accordance with Regulation **47A** of the *Development Regulations 2008* was also received on 4 October 2017. This request was endorsed in Oct 2017, allowing the applicant '*...to slightly amend the roof plan in order to bring the land use consent in line with the proposed land division application. The change will result in a minor extension to the concrete slab over the store area*'.

Land Division Application (020/C029/18), lodged Oct 2018, seeks to vary land division DA 020/C020/16 for the community strata titles so that it will be consistent with what has been constructed on site. This plan of division has a number of inconsistencies with the approved land use on the site as constructed. Hence, a decision on this land division application has not yet been made, pending the outcome/s and subsequent construction of the land uses (part retrospective) and building fire safety applications below.

The **V3** approval in Oct 2018 (changes at levels 11, 12 and 13 and change to height and roof form), and the **V4** application, lodged July 2019, resulted from formalising un-authorised building work that has occurred in part (undertaken by the original builder/developer) and changes sought by the new property owner.

This **V5** application (DA 020/A054/14 V5) seeks the construction of two exhaust flumes to the front of the property, alteration to the rear windows, verandah form and link associated with Davaar House, altered front fence and position, use of Colorbond for roof cladding, various internal alterations to the tower building, change in levels across the site resulting from car park location/levels above ground and associated hard and soft landscaping and paving (part retrospective).

The **V6** application, lodged Oct 2019, sought building fire safety upgrades in part accordance with a '*Notice of Required Fire Safety Work Pursuant to SECTION 71(2) & 71(6)*' issued to the applicant by Adelaide City Council under the *Development Act 1993*. These works would normally not require Development Plan Consent (under Schedule 1a of the *Development Regulations 2008*) if it were not for the presence of a local heritage place on the land (albeit no impacts/work to the listed place was proposed as part of this application). This application was granted planning consent Nov 2019.

2. DESCRIPTION OF PROPOSAL

Application details are contained in the ATTACHMENTS.

This variation seeks to formalise the following work (part retrospective):

- construction of two exhaust flumes to the front of the property;
- alteration to the rear windows, verandah form and link associated with Davaar House;
- altered front fence and position;
- use of Colorbond for roof cladding;

- various internal alterations to Davaar House;
- change in levels across the site resulting from car park location/levels above ground; and
- associated hard and soft landscaping and paving.

3. SITE AND LOCALITY

3.1 Site Description

The subject site consists of several allotments, with two land division applications lodged in June 2016 to reflect the original built form approved. This allowed for a community land division – 1 into 5 (primary) allotments and the further division into 57 (secondary) allotments.

The subject site is rectangular in shape with a site area of 1838sqm. The frontage to South Terrace and Davaar Place is 32 metres, while the Hutt Street frontage is 58 metres.

The site currently contains a 14-level metre high residential tower (partially incomplete) to the north and various un-authorised and as built conditions to the south - notably, the two exhaust flumes and concrete slab level elevated above street level, enclosing the basement car park and the listed two-storey Davaar House (in which approved works also remain incomplete).

Figure 1 – South Terrace frontage as built currently



Figure 2 – View of top of incomplete tower from City street from the north-east



Temporary mesh fencing also encloses the southern and eastern portions of the site.

Figure 3 – Temporary fencing to the South Terrace boundary



Figure 4 - Temporary fencing to the Hutt Street boundary



3.2 Locality

With three street frontages, the locality has distinct characteristics:

- South Terrace is a Primary City Access Road [shown on MAP Adel/1 (Overlay 1)] providing east-west cross-city connection, and is defined by established street trees and its Park Land frontage;
- Davaar Place, is a 'minor' street with narrow footpaths, which provides the 'back end' for those building with a frontage to both South Terrace and Hutt Street. An intimate, gritty laneway character is established by the existence of lower scale masonry buildings built to the footpath boundary;
- Hutt Street, to the north, with its narrow, fine-grained development (many of which are listed) has a main street character; and
- The I1 Institutional (St Andrews) Zone is located east of the site/Hutt Street and predominately contains development associated with medical and allied health facilities.

Figure 5 – Location Map



4. INFORMAL REFERRAL BODY COMMENTS

Referral responses are contained in the ATTACHMENTS, and are summarised below.

4.1 Government Architect

While the Government Architect (GA) has acknowledged the challenges presented by the as-built conditions, the GA remains highly concerned by the compromised public realm outcomes and setting of Davaar House. To ensure the most successful design outcome is achieved however, the GA has recommended the SCAP may wish to consider the following aspects of the project:

- *Provision of a universal access strategy for the site based on the as-built conditions.*
- *Confirmation of the replacement strategy for any missing/damaged historic cast iron fence panels.*
- *Clarification of the reinstatement of the existing historic gate on eastern boundary.*
- *Provision of further information regarding new fencing, including the design and material.*
- *Consideration of a contemporary response for new fencing that integrates with the Davaar House external works.*
- *Clarification of the extent of screening to services and provision of further detail on the height and spacing of the screen battens.*
- *Review of the landscape design approach, cognisant of the as-built condition, with consideration given to a high quality contemporary urban plaza treatment.*

5. COUNCIL TECHNICAL ADVICE

5.1 Adelaide City Council

Heritage

Revised drawings and the Bruce Harry + Associates Supplementary Heritage Impact Statement dated 19 December 2019 have been received and reviewed.

Ultimately, the setting of Davaar House and the heritage listed cast iron fence will still be very compromised due to the raised slab level, basement carpark exhaust flues, fire services and fire escape stairs.

The proposed landscaping and conservation works are considered acceptable as they provide a practical response to the compromised setting of Davaar House and allow for reinstatement of the heritage listed fence.

However, some clarification of the documentation is required as below:

Fence

Height of flat bar fencing – the flat bar horizontal rail should match the top rail of the cast iron fence (it is shown lower on the drawings). Similarly, the steel pickets should match the height of the cast iron spears.

The cast iron and flat bar fencing should be the same colour (no colour specified on docs).

Front verandah dwarf wall

Conflicting information: Hebel power block - noted LH side of front door and masonry noted RH side of front door.

Roof

D gutter specified for roofing. Ogee profile is appropriate for this era of dwelling - 125mm for main roof and 100mm for verandah. Roof cappings – roll top profile for ridge and barge cappings should be specified.

Encroachments

It is noted that the handrails to the front entrance stairs encroach over the front boundary.

AS 1428.1 requires that when stairs are to be located adjacent a property boundary, the stair shall be set back a minimum of 900mm from the boundary line (refer to excerpts from AS 1428.1 below). This is to mitigate any hazards within the public realm.

AS 1428.1—2009

46

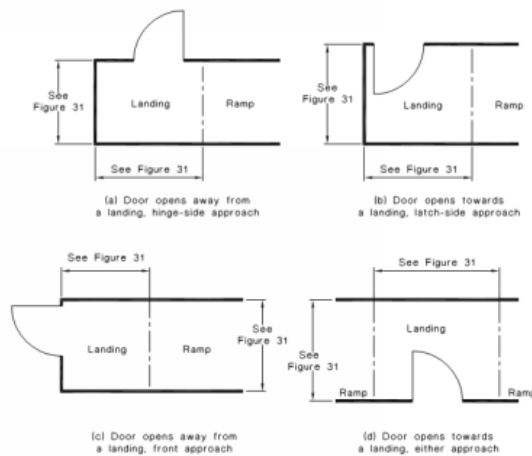


FIGURE 25(D) DOORWAYS AT LANDINGS

11 STAIRWAYS

11.1 Stair construction

Where required, stairs shall be constructed as follows:

- Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12) and TGSIs do not protrude into the transverse path of travel, as shown in Figure 26(A).
 - Where the intersection is at an internal corridor, the stair shall be set back in accordance with Figure 26(B).
- NOTE: Examples of stair handrail terminations are given in Figures 26(C) and 26(D).
- Stairs shall have opaque risers.
 - Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm, as shown in Figures 27(A) and 27(B).
 - Stair nosing profiles shall—
 - have a sharp intersection;
 - be rounded up to 5 mm radius; or
 - be chamfered up to 5 mm × 5 mm.

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AS 1428.1—2009

48

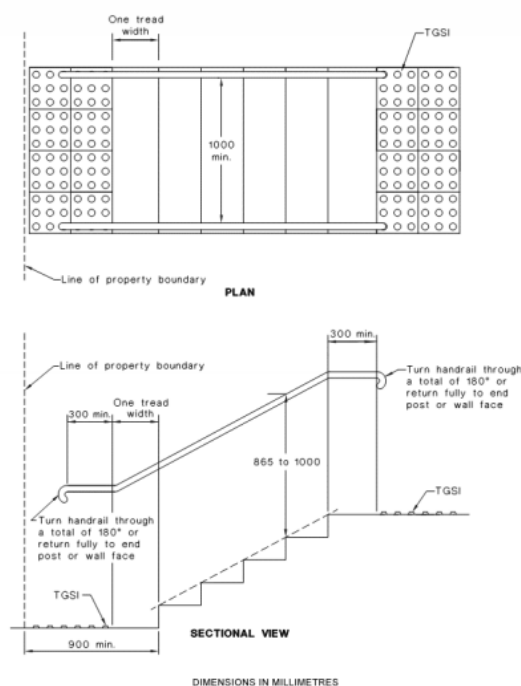


FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY

6. PUBLIC NOTIFICATION

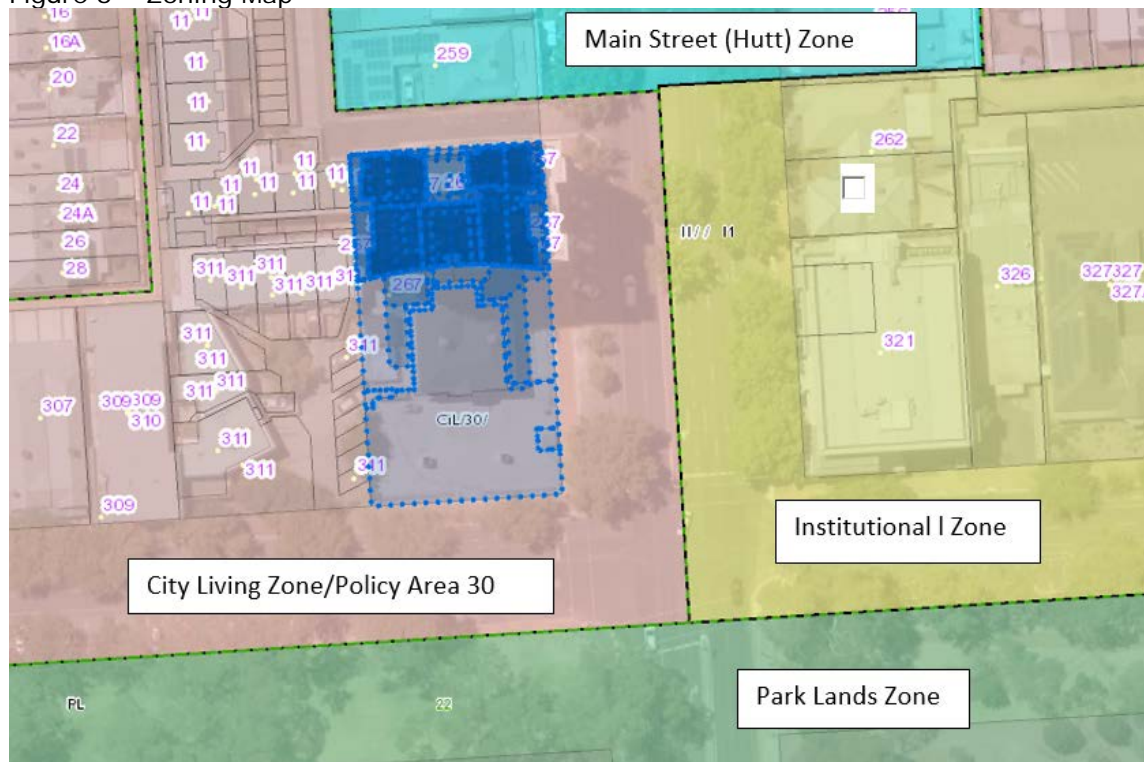
The application is a Category 1 development pursuant to Zone PDC 17(a)(iii). No public notification was required.

7. POLICY OVERVIEW

The subject site is within the City Living Zone and the South Terrace Policy Area 30 as described within the Adelaide City Council Development Plan Consolidated 25 July 2019.

Relevant planning policies are contained in Appendix One and summarised below.

Figure 6 – Zoning Map



7.1 Policy Area

South Terrace Policy Area 30

The Desired Character statement for the South Terrace Policy Area 30 states that:

The Policy Area will primarily contain medium scale residential development that takes advantage of the frontage to the Park Lands. The lower levels of buildings may be developed for non-residential uses where they are of a type, nature and size that make a positive contribution to residential amenity and the street level interface with the Park Lands.

The location and scale of buildings will achieve high quality urban design outcomes with the highest built form along South Terrace facing the Park Lands. Development at the entrance to the City grid on the corner of Hutt Street will create landmark buildings. Buildings will have minimal or no setback and provide tall walls when viewed from the main road frontage to achieve a consistent built form façade and a sense of address to the Park Lands. Landscaping and small variations in front setback will assist in softening

the continuous edge of new built form and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other mature vegetation.

Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements. At street level, the use of solid materials will be appropriately balanced with glazed areas to provide visual interest and activity. Building façades will be well articulated with finer details that contribute positively to the public realm, including modelled façades, canopies, fenestration and balconies that make use of light and shade. An interesting pedestrian environment and human scale at ground level which integrates well with the Park Lands will be created.

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

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

7.2 Zone

In summary the desired character and policies for the City Living Zone seek the following outcomes for the subject site and environs:

- High amenity residential living environments along with compatible related non-residential uses.
- High quality residential infill through comprehensive redevelopment on catalyst sites fronting South Terrace.
- A range of dwelling types and tenures, including affordable housing.
- Non-residential activities that support city living and amenity.
- New buildings should demonstrate a compatible visual relationship with adjacent heritage places in terms of bulk, height, scale, setbacks, overall building proportions and massing, modelling and articulation of facades and incorporation of key architectural elements.
- Access to parking and service areas should be located on side or rear lanes so as to minimise the interruption to build form on street frontages and to minimise conflict with pedestrians.

7.3 Overlays

7.3.1 Affordable Housing

The subject land is located within the Affordable Housing Designated Area in Development Plan Map Adel/1 (Overlay 5a).

8. PLANNING ASSESSMENT

Being a variation application, the planning assessment is limited to the matters sought to be varied, which are discussed under the following headings:

- Heritage
- Landscaping

8.1 Heritage

The un-authorised, as built slab enclosing the basement car stackers and services impacts the listed local heritage 'Davaar House' at the site. The building is a listed a Local Heritage Place in the Adelaide (City) Development Plan, described in TABLE Adel/2 as:

Former Dwelling; External form, including original fabric and detailing of facade and verandah, side walls, roof, as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.

The levels resulting from the as built car park/concrete slab (elevated above street level – between 390-800mm) has necessitated a revised approach to the reinstatement of the listed fence, and verandah form and link associated with Davaar House. Two large exhaust flumes venting the car park (not shown on the approved planning consent documents), to the front portion of the site, are also required to be formalised as part of this variation and impact on the setting of this listed place.

Fence

The original historic fences (that remained after the modifications made to TPI during 1957/58 to the gate and stone fence) to Hutt Street and South Terrace were removed during the construction phase of the development notwithstanding they were intended to be preserved in situ and restored in the process as part of the original approval granted.

Figure 7 – View of the fence at the time of sale by TPI



(Image courtesy of Supplementary Heritage Impacts Assessment report by Bruce Harry + Associates Heritage Consultants)

While it is sought to reassemble the historical fence on the southern and portion of the eastern boundaries as part of this retrospective application, the unauthorised as built conditions undertaken by the developer prevents the

completion of the approved conservation works as previously intended, seen in Figure 8 below.

Figure 8 – Render of development and fence in 2016 planning consent

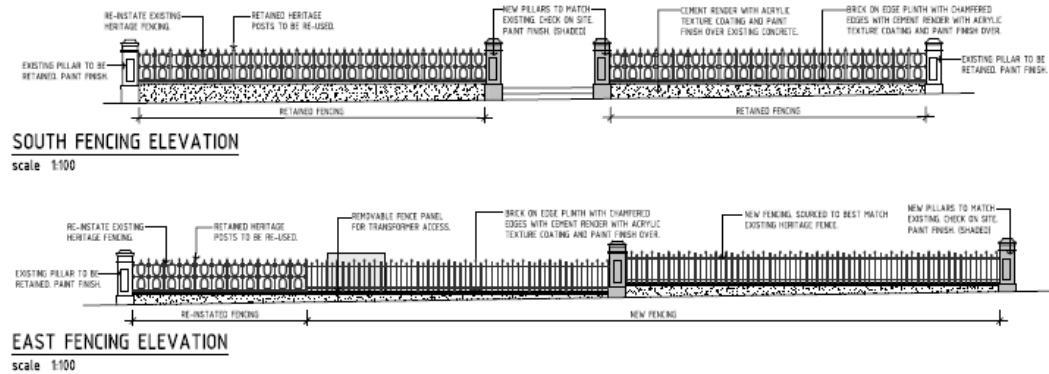


The Heritage Impact Statement (HIS) has outlined that the raising of the former ground level around the historic house by 390-800mm and the subsequent demolition of the cast iron and masonry fence means the intention of restoring the fences in situ was lost. The requirement sought by SA Power Networks for direct access to the transformer from Hutt Street (approved by SCAP in the V1 application) has also reduced the extent to which the dismantled historic fence can now be reconstructed.

Accordingly, the heritage report suggests a compromise solution which involves:

- *'...reassembling the restored cast-iron panelling on a rendered, cant brick coping, set upon the raised concrete boundary upstands, which will be rendered. This will marginally raise the plinth level and overall height of the reconstructed fences, however the profile and detailing of the surviving masonry pillars will accommodate this, allowing for the finished appearance to closely resemble the former historic fence form. As previously, at the ends and openings in the reconstructed fence sections, matching masonry pillars will be erected;*
- *Beyond the reduced length of historic fencing along Hutt Street, a simply detailed, contemporary steel palisade fence is proposed, of matching height to the adjacent cast iron fence panels;*
- *Where a hydrant main has been installed within the historic fence line adjacent the western boundary, it is proposed to carefully cut away small pieces from one cast iron panel to accommodate this.'*

Figure 9 – Proposed Fencing

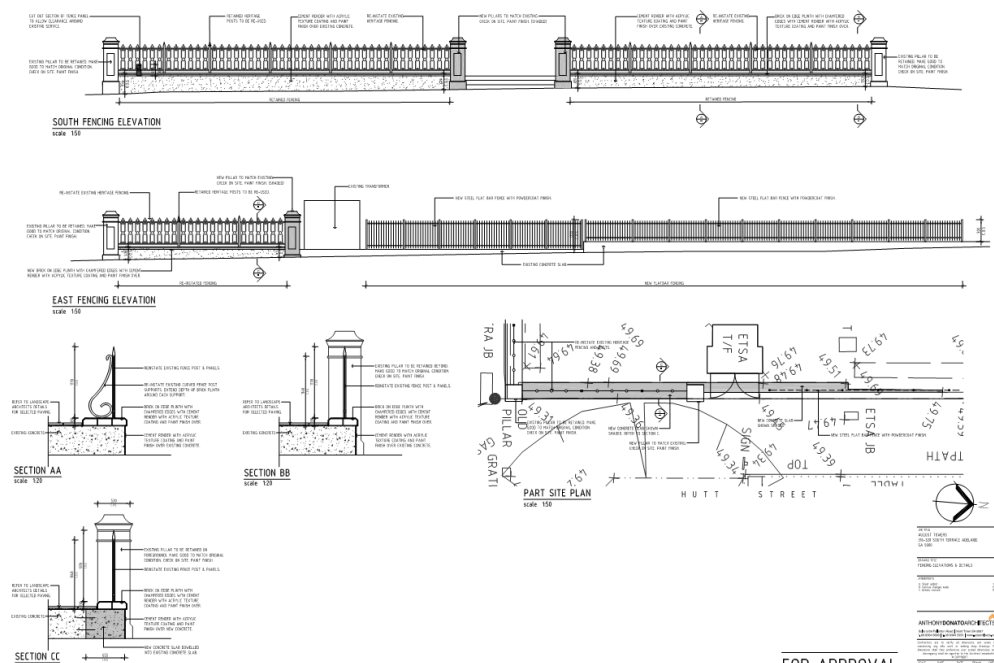


The GA and the City of Adelaide Council reviewed the original fence design proposed as part of variation 5 this application (above) and sought clarification regarding fence details, encroachment (of handrails on to Council land) and the proposed design approach – these comments can be viewed above under 4. *INFORMAL REFERRAL BODY COMMENTS*.

In response to these comments, the applicant has reviewed the approach to the fence design, in which the amended design can be seen in Figure 10 below. In particular it has been confirmed by the applicant that:

- The height to the flat bar fencing will match the top rail of the cast iron fence and the steel pickets will match the height of the cast iron spears, as desired by Council.
- The front fence will utilise the existing panels and will reflect the character and appearance / design of the original fence.
- The colour of the fence will be black.
- Beyond the reduced length of historic fencing along Hutt Street, a simply detailed, contemporary steel palisade fence is proposed, of matching height to the adjacent cast iron fence panels.
- The handrail (adjacent the stairs) will be constructed to ensure there is no encroachment into the Council land.

Figure 10 – Amended Fencing Design



Council considers that the setting of Davaar House and the heritage listed cast iron fence will be compromised due to the raised slab level. However, the approach to the fence as outlined in the HIS is supported and outlines the rendering of the concrete slab at street level will marginally raise the plinth level and overall height of the reconstructed fences. The profile and detailing of the surviving masonry pillars will also be accommodated, allowing for the finished appearance to closely resemble the former historic fence form. As previously approved, at the ends and openings in the reconstructed fence sections, matching masonry pillars will be erected.

The contemporary approach for the new section of fencing along Hutt Street is supported also by the HIS, and the GA - in terms of providing an aesthetic to complement the urban plaza approach to landscaping. The GA however has recommend that the new section of flat bar fencing extend in front of the ETSA transformer with a removable panel (as previously proposed) to achieve a consistent presentation to Hutt Street. A reserved matter will seek this detail in the event of SCAP support.

Overall, the approach to the reassembling and reinstatement of the fence provides an appropriate response, consistent with the heritage recommendations and limitations presented by the as-built conditions.

Front verandah

Given the site level around Davaar House, the historical central entrance porch and steps can no longer be incorporated, along with the 1910/11 Arts and Crafts verandah reconstruction intended. The verandah's floor level will be contiguous with the adjacent front yard level.

Figure 11 – Davaar House South Terrace Elevation – Proposed Vs Approved

Proposed



Approved



The compromise solution involves removing the former porch and extending the verandah roof across the central gablet to create a continuous gutter/eaves line above a wider, internal balustrade opening as originally proposed. Though not historically authentic, the amended detailing according to the HIS is considered to produce a visually sympathetic central opening in keeping with the historic Arts and Crafts style of the former verandah, while the remaining roof reconstruction can still be undertaken as previously approved. The formerly intended tile floor finish to the verandah is to be replaced with a more traditional, self-coloured, polished cement topping. A curved slate threshold representing the historical porch outline is also proposed.

The HIS report outlines that *'The associated adjustments necessary to the enclosing verandah balustrade to accommodate the raised external site level, will not result in an obvious visual difference to the historical profile or detailing.'*

Council sought clarification as part of their comments regarding conflicting information shown between the landscaping and architectural drawings in regards to materials for the verandah. The applicant has since outlined that the front verandah dwarf wall be constructed of Hebel power block.

Given the above, the change proposed to the front verandah and associated floor level and its material treatment is deemed acceptable albeit is somewhat compromised. The proposal will result in a suitable restoration of the existing building, replacing the former verandah of the building as close as possible to its original state and an enhanced presentation to South Terrace when compared to the previous non-original additions.

Rear link, internal and external modifications to Davaar House

The external changes to Davaar House seek window/door modification to the rear, replacement roof cladding (Colorbond Grey, previously Galvanised Iron) and design changes to the approved glass link between Davaar House and the tower to accommodate the as-built levels.

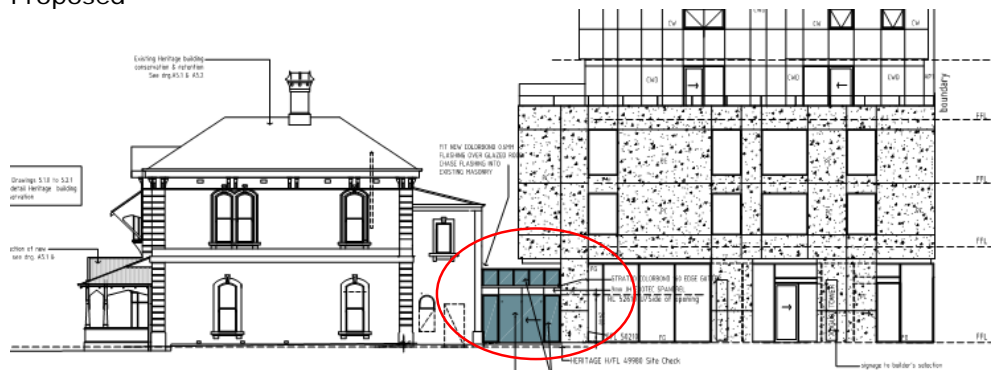
Council sought clarification regarding the roof profile and capping sought, with the applicant confirming the Ogee profile (125mm for main roof and 100mm for verandah) and roll top profile for ridge and barge cappings will be used as recommended by Council (and conditioned accordingly).

Figure 12 – Link, Approved Vs Proposed

Approved



Proposed

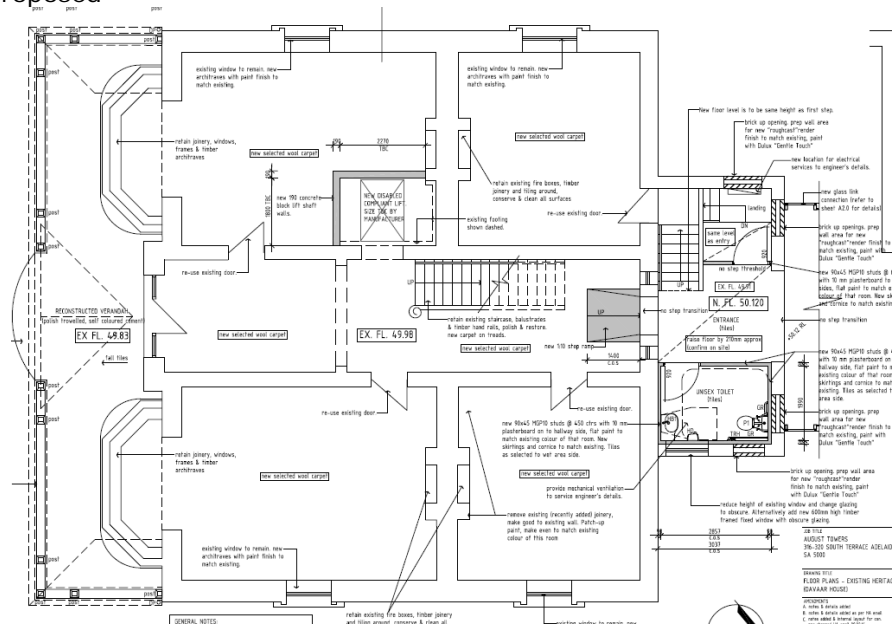


The internal alterations to Davaar House include:

- Raise floor level to northern ground floor room to match to as-built external levels, incorporate disability access with ramp into hallway;
- Alterations to internal floor plan;
- Disability toilet to northern ground floor room;
- Reduction in existing room divisions;
- Number and location of bathrooms to upper level;
- Addition of raised storeroom to northern end of upper level;
- Addition of kitchenette to upper level, and
- Inclusion of lift.

Figure 13 – Ground floor – Proposed Vs approved

Proposed



Approved

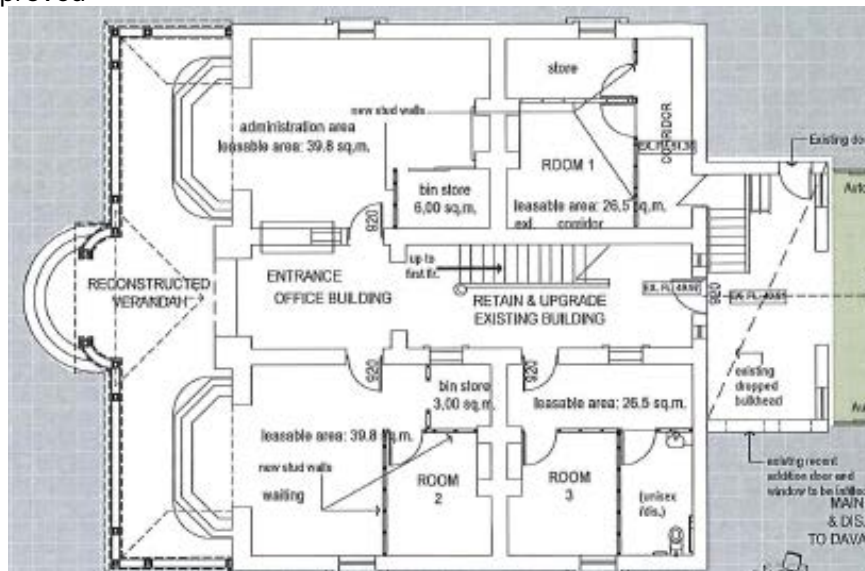
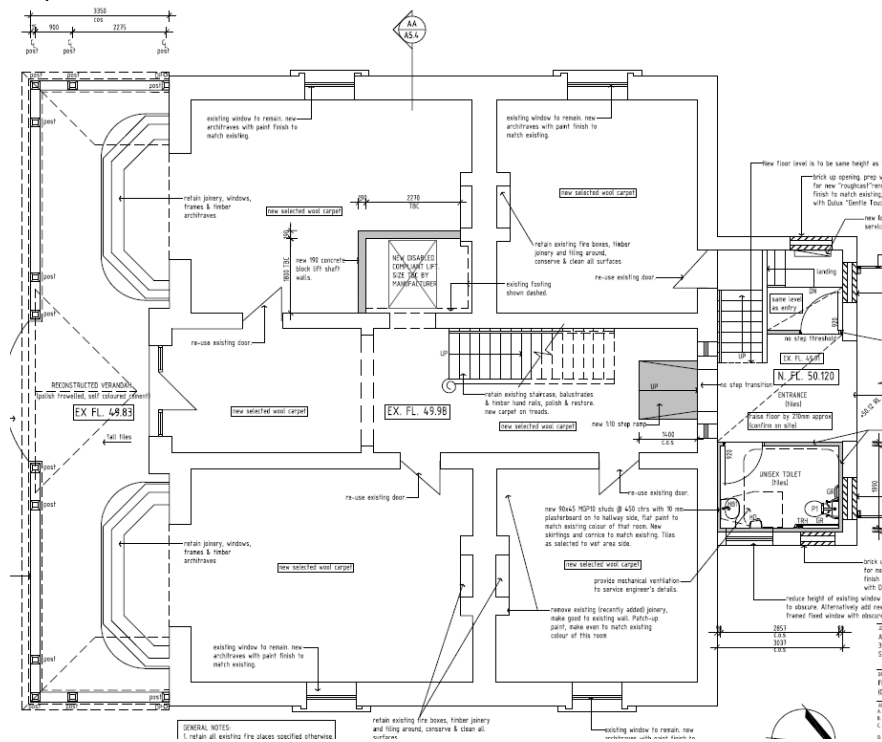
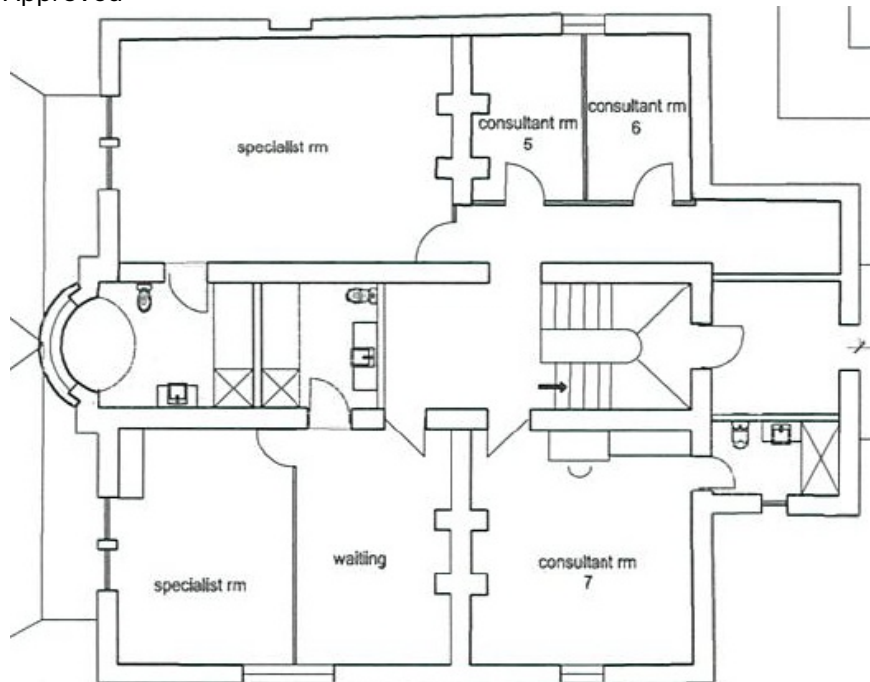


Figure 14 – First floor – Proposed Vs approved

Proposed



Approved



The HIS acknowledges that the window and door alterations, along with the detailing of the glazed link with the tower will have no meaningful impact on the already reduced integrity of the historic house fabric. The internal changes, such as the lift, will have an impact on the surviving Arts and Crafts decorative treatments which is regrettable, noting however that the internals of Davaar

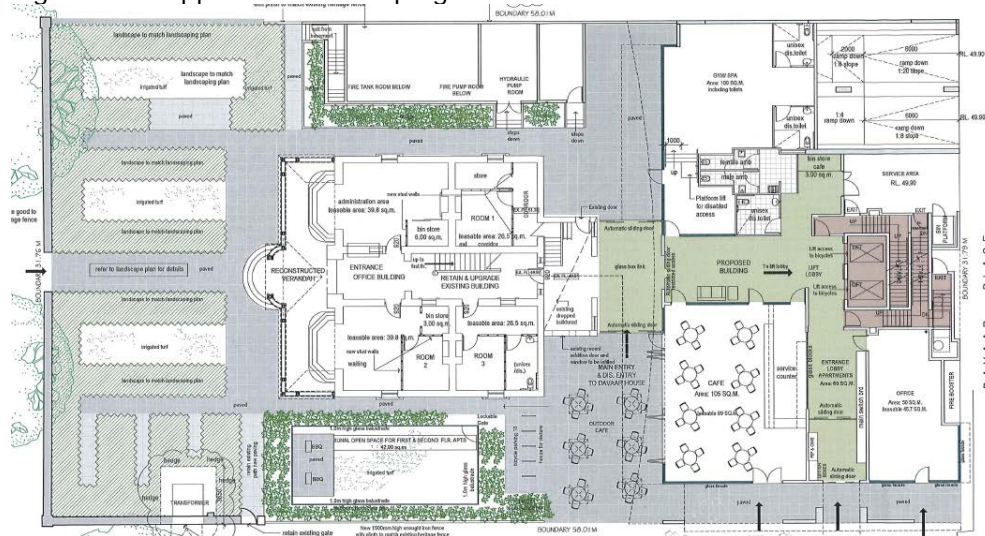
8.2 Landscaping and Public Realm

Oxygen have outlined that the structural capacity precludes any built-up of soil of any kind – planting beds, trees or lawn. Further, any minor structures (i.e. pergola), containers or planters above ground need to be placed in very specific locations above structural columns and only a small number of locations is possible for these minor landscape elements.

The strengthening of the concrete has been investigated, however, due to the construction of the underground car park stacker system and services, the applicant has stated this was unable to occur. Financial reasons has also been outlined by Oxigen as one of the reasons modifications, such as improving the boundary interface/reducing the height of the exhaust structures etc. were not adopted. The landscaping concept has been reviewed by Lelio Bibbo Consulting Engineers to ensure the load from the proposed hard/soft landscaping proposed by Oxigen is suitable and can be achieved in the event of SCAP support.

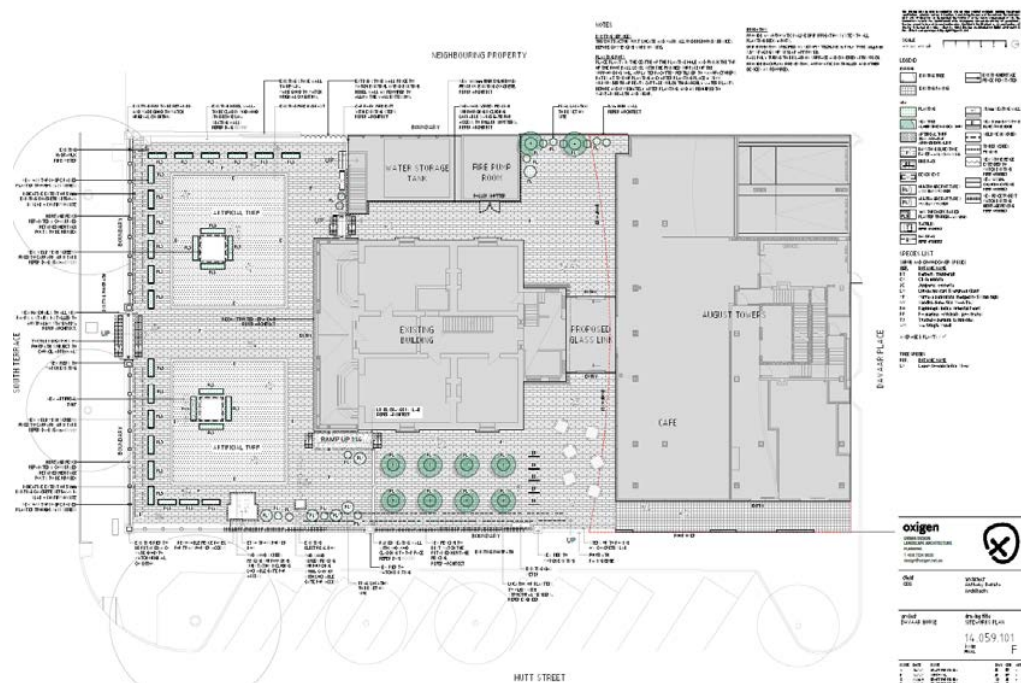
Two large, 2.3m high, exhaust flumes venting the car park (intended to be screened) – shown in Figures 1 & 3, to the front of the site, are also required to be formalised as part of this variation, which were not shown on the original planning consent documents granted by the then IMDAC.

Figure 15 – Approved Landscaping Plan



The approved landscape design for the land surrounding Davaar House, shown above and in Figure 8, was comprised of two types of paving, raised planter beds with 0.3 metre soil depth and in situ concrete edging and irrigated turf. The communal open space on the eastern side was enclosed by a one metre tall glass balustrade, with bbq and planter bed along the streetscape interface.

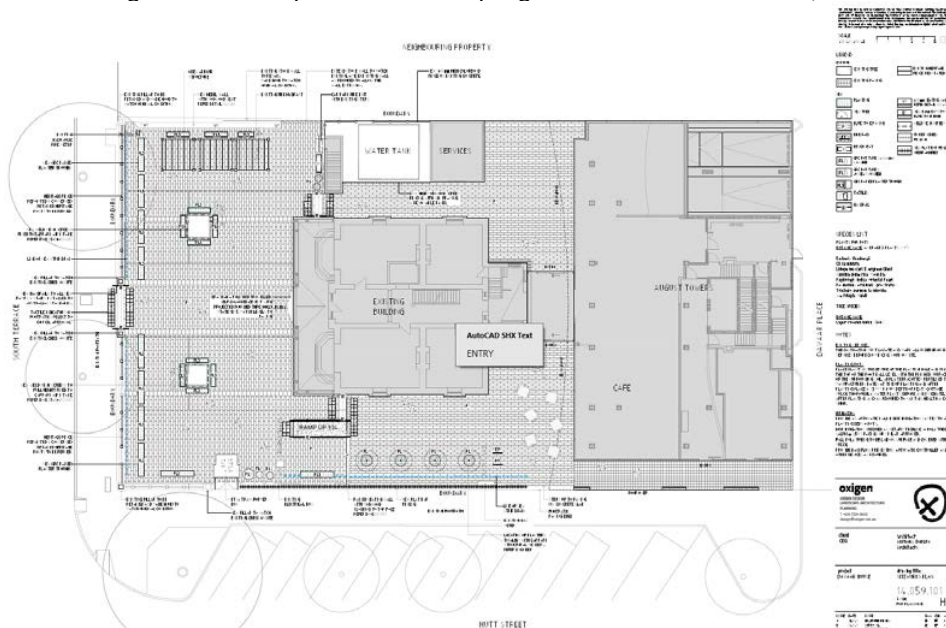
Figure 16 - Proposed Landscaping with Exhaust Flumes (Revision F) and Associated Render (original plan for V5)

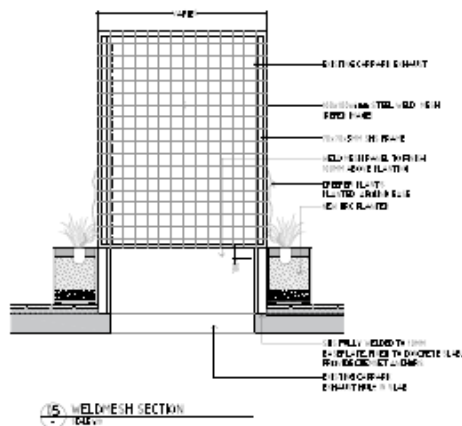


The amended landscaping design above in Figure 16 (and render) sought one type of bluestone paving, regularly spaced 1.6 metre long proprietary GRC planter troughs along the west, south and east frontages, a series of 1.2 metre diameter and 0.9 diameter GRC round pots along the east and west boundaries and eight regularly spaced trees in round GRC planters in the location of the communal open space. Fronting South Terrace, two symmetrical squares edged with artificial turf where proposed. Climbing plants on a weld mesh enclosure were also proposed to screen the two large exhaust vents located within the artificial turf area. Review of the 'traditional' landscape design and use of artificial turf (from a durability and environmental perspective) approach proposed was recommended by the GA, with consideration given to a high quality contemporary urban plaza treatment suggested, rather than a repetitive formal design and use of artificial materials.

The landscaping approach has since been amended by in line with this recommendation and shown below in Figure 17. Amended renders were also requested from the applicant to demonstrate the new landscape approach, however these were not available at the time of writing this report but are anticipated to be furnished at the SCAP meeting for member's consideration.

Figure 17 - Proposed Landscaping and Exhaust Flumes (Revision H)





The latest landscape design (Figure 17) still seeks to screen the two, 2.3m high exhaust flumes as originally proposed (noting it has not been confirmed that the venting will not impact on creeping foliage) however a variety of blue/gray paving sizes and patterns are proposed, along with wooden seats and GRC planting troughs at the site. A mix of plant species are proposed for the troughs and the majority of species proposed are intended to be evergreen with one deciduous species (berberis) intended to add colour and seasonality. The latest landscape design does not seek to screen the relocated padmount transformer and adjacent electrical services box at the eastern front of the house, based on the updated advice in the HIS. The visible wall of the fire escape enclosure on the western side of Davaar is intended to be left plain (rather than screened) but painted mid-dark stone colour to reduce the visibility from South Terrace/Hutt Street corner. An arbour structure is also proposed adjacent to the western boundary in front of this enclosure, reducing its visibility (albeit no elevations have been provided at this stage) adjacent the western boundary to provide shade in summer and allow a wisteria vine to grow over.

Oxygen have provided a detailed design statement for the proposed landscaping approach (which can be viewed in the ATTACHMENTS) in which they have summarised:

'Overall, the design intent is focused on a practical and achievable level of aesthetics and amenity. Given the physical site constraints and inability to undo or modify the existing site works, and specifically the basement concrete slab and its supporting structural frame, the proposal provides an appropriate response consistent with the heritage recommendations.'

The HIS considers that the simplified contemporary landscaping sought will provide a suitable setting for 'Davaar', with *'..little visual impact at the South Terrace/Hutt Street corner.'* The landscaping design is also considered acceptable by Council and the approach for a paved urban plaza treatment is supported by the GA in principle (in lieu of artificial turf as previously proposed). The inclusion of the arbour element on the western side of Davaar House is supported by the GA, as it assists in screening the services/basement stair enclosure and contributes to the amenity of the plaza. The GA however has noted the following concerns with the current design:

- *The number of above ground planters further reduced (from the originally submitted revision F plan). This includes:*
 - *Removal of the round planters on the western boundary between the fire pump room and August Towers building;*

- *Reduction in the number/extent of planters on the eastern boundary between the south east corner and the ETSA box (a single rectangular planter is proposed, in lieu of three smaller planters);*
 - *A single rectangular planter is proposed on the eastern boundary between the electrical box and raised seating wall in lieu of a group of five round planters;*
 - *Reduction in the number of planters/trees on the eastern boundary between the fence and Davaar House (a single row of round planters/trees is proposed, in lieu of a double row).*
- *The further reduction of greening elements is concerning and it is recommended that the rationale for this approach be confirmed by the applicant (noting that it is anticipated that revision F met the structural requirements). It is strongly recommended that greening elements are maximised within the limits of the basement structure to mitigate the visual and environmental impacts of the large expanses of paving.*
- *In regard to the drainage and irrigation system for the above ground planters, I understand that automatic drip line irrigation is proposed. I recommend that concealment of the required irrigation infrastructure be confirmed (i.e. below the paving).*
- *The number of bike racks has reduced from five to two and it is recommended that the bicycle parking strategy be confirmed*
- *The ModWood screen fencing surrounds to the ETSA transformer box and electrical box located on the eastern boundary appears to have been removed. It is recommended that the screening strategy for services visible in the public realm be confirmed (noting that integrated screening to all four sides of the transformer and electrical box is strongly recommended).*
- *The ModWood screen extent to the services/water tank/basement stair appears to have reduced to a portion of the eastern elevation (this screening previously extended to the full extent of these building elements). It is recommended that the screening strategy for this building element be confirmed (noting that integrated screening to all visible elevations is strongly recommended)*
- *It is also recommended that the spacing of the ModWood screen battens be confirmed for all screening elements to ensure effective screening is achieved.*
- *The handrail and tactile indicators to the South Terrace stair will impact on the public realm. Provision of further information regarding the design of the handrails and tactile indicators is recommended, with consideration given to the visual relationship to the heritage fence and a consistent outcome for all handrails located within the site. It is also recommended that the handrail design for the ramp and stairs located on the eastern side of Davaar House and stairs on the western side of Davaar House be confirmed and that consideration be given to a site wide approach for the design and materiality of these elements.*
- *...the intent to break down the paving extent through pattern, the homogenous nature of the paving is not yet convincing. Further review of the hardscape design is recommended, including exploration of opportunities to introduce alternative ground material treatments to create greater variety in texture/colour/materiality*
- *The linear paving detail aligning with the external walls of Davaar House intersect the exhaust vents at different locations and have the potential to highlight the inconsistent set out and size of the vents. Further review of the hardscape design is recommended cognisant of the inconsistent as-built conditions.*

While the current approach to landscaping is supported in principle, the applicant has not yet demonstrated an optimal public realm outcome will be achieved via the greening of plaza areas, the screening of services and the use and application of paving via texture, colour and materiality.

To this end, reserved matters are recommended in line with the above outstanding matters raised by the GA (and Council regarding the tactile/handrail encroachment and confirmation of adherence to the Building Code of Australia requirements) to ensure the best possible outcome and appropriate street interface.

9. CONCLUSION

While it is acknowledged that the public realm and Davaar House setting will be somewhat compromised (from that originally approved), the variations sought (some of which are retrospective/already built) are considered acceptable.

Though the removal of the post WW2/TPI additions have 'revealed' Davaar House and its visual presence, the changes implemented during the 20th century (and as part of the unauthorised works undertaken by the developer) have compromised the fabric and setting of the historic house according to the HIS and has created the need for sympathetic solutions to complete the remaining works and resolve outstanding issues.

It is considered that the visual prominence of Davaar House will still be retained at the corner of Hutt Street and South Terrace, with the reassembling/reinstatement of the listed fence and associated verandah (on top of the as built levels/basement car park) that will reflect closely as possible their original state, albeit not historically 'accurate'. The internal changes to Davaar House will also not impact listed heritage fabric nor the functioning of the approved 'office' land use.

While the landscaping approach to the urban plaza is not yet fully resolved (and location and height of exhaust fumes undesirable), the design response is a suitable given the site constraints and the concrete slab's structural capacity.

On balance, having regard the relevant provisions of the Development Plan, the development is considered to warrant Development Plan consent, subject to reserved matters and conditions.

10. RECOMMENDATION

It is recommended that the State Commission Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is not satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide City Council Development Plan.
- 3) RESOLVE to grant Development Plan Consent to the proposal by BCH Services to Development Application 020/A054/14 V5 for a variation to DA 020/A054/14 (and variations V1, V3 and V4) that seek construction of two exhaust flumes to the front of the property, alteration to the rear windows/doors, verandah form and link associated with Davaar House, altered front fence and position, use of Colorbond for roof cladding, various internal alterations to the tower building, change in levels across the site resulting from car park location/levels above ground and associated hard and soft landscaping and paving (part retrospective) at 318 South Terrace, Adelaide subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel in consultation with the Government Architect, prior to the granting of Development Approval:
 - 1.1 A landscape plan demonstrating:
 - the concealment of the required irrigation infrastructure;
 - additional greening elements within the limits of the basement structure to mitigate the visual and environmental impacts of the large expanses of paving;
 - ModWood screening (and spacing gap) to services (ETSA transformer and electrical box) and watertank/basement stair structure;
 - elevation for the arbour structure;
 - evidence that the venting will not impact on creeping foliage adjacent the exhaust vents;
 - provision of appropriate bike parking spaces; and
 - paving treatment that provides a variety in texture, colour and materiality and response to the as-built conditions.
 - 1.2 Provision of further information regarding the design of the handrails and tactile indicators, with consideration given to adherence with the Building Code of Australia (to ensure Council's encroachment policy can be met) and the visual relationship to the heritage fence and a consistent outcome for all handrails located within the site.
 - 1.3 An elevation showing that the flat bar fencing shall extend in front of the ETSA transformer with a removable panel (as previously proposed) to achieve a consistent presentation to Hutt Street.

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in Development Application No 020/A054/14 V5, except where varied by the following conditions.

Reason for condition: to ensure the development is constructed in accordance with endorsed plans and application details.

2. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason for condition: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

3. Landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.

Reason for condition: to ensure appropriate landscaping is provided for the subject land.

4. A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

Reason for condition: to ensure landscaping growth and maintenance.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- d. The applicant, or any person with the benefit of this consent, must ensure that any consent from other authorities (such as Council and/or the Community/Strata Corporation) or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development.



Janaki Benson

Senior Planner

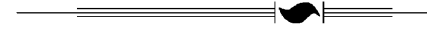
INNER METRO DEVELOPMENT ASSESSMENT

DEPARTMENT OF PLANNING, TRANSPORT and INFRASTRUCTURE

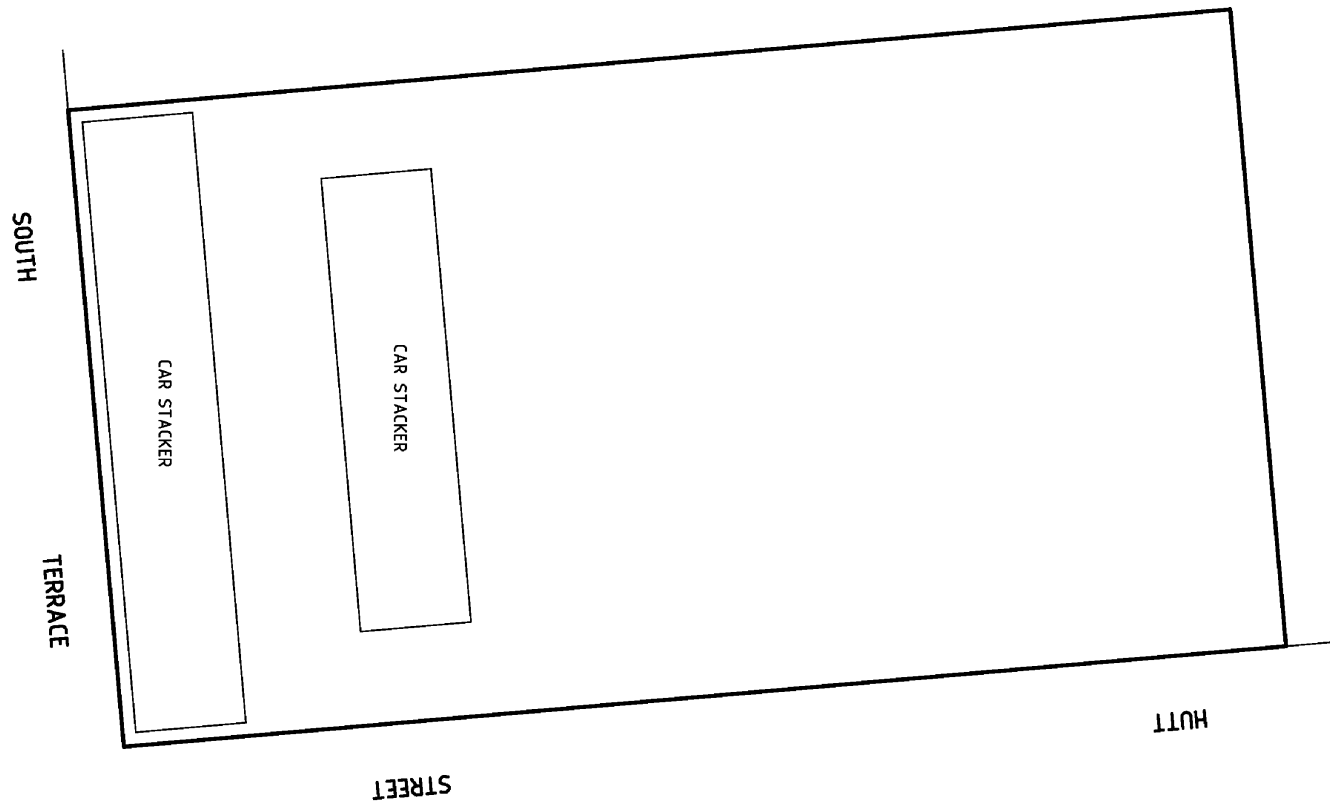
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SHEET 3 OF 21

59195_pland_2_V02_Version_4



LOWER BASEMENT LEVEL
SCALE
0 2.5 5 7.5 10 12.5
METRES



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SHEET 4 OF 21

LEGEND

LEGEND
OFW = OUTSIDE FACE OF WALL
OFCS = OUTSIDE FACE OF CAR
STACKER
OFR = OUTSIDE FACE OF RAMP
PROD = PRODUCED/PRODUCTION

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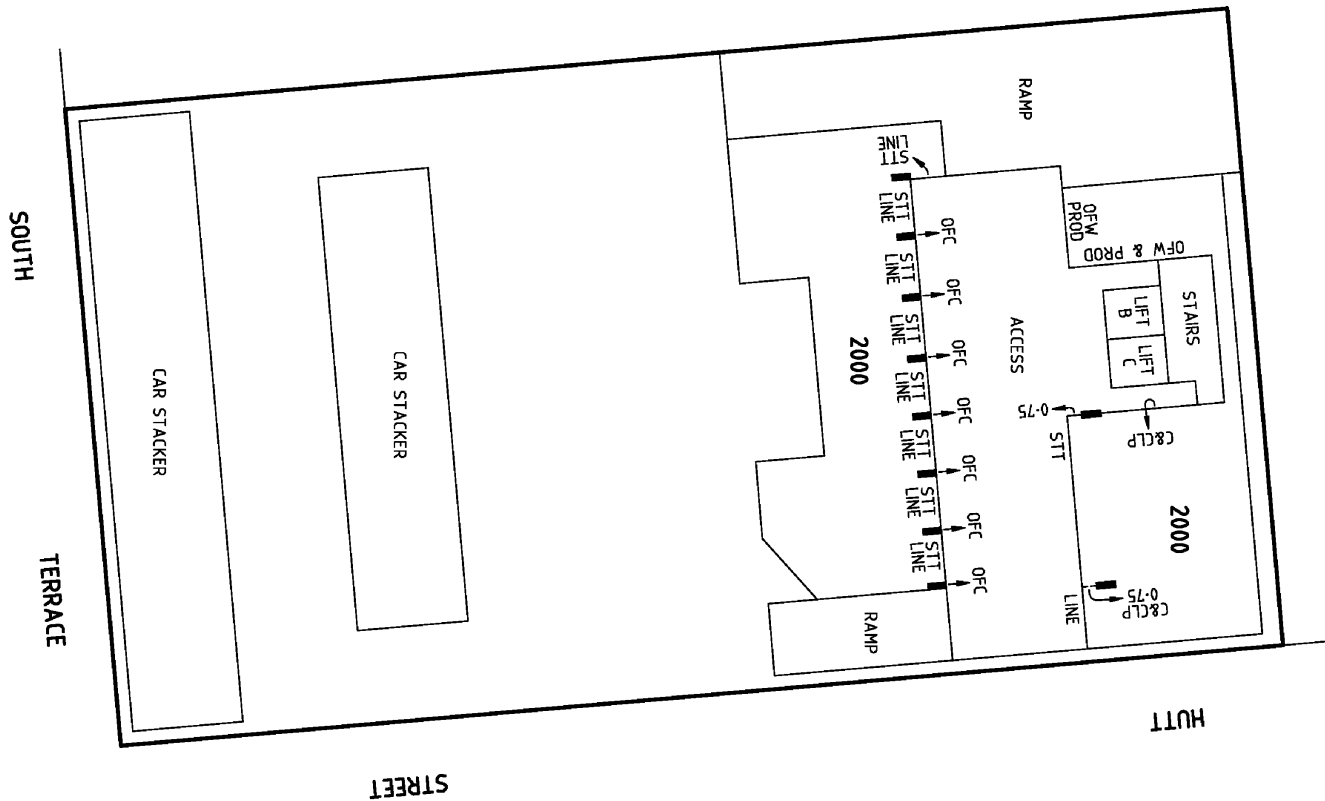
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SHEET 5 OF 21

59195_pland_4_V02_Version_4

LEGEND
C&CLP = COLUMN & CENTRELINE
PRODUCED
OFC = OUTSIDE FACE OF COLUMN
OFW = OUTSIDE FACE OF WALL
PROD = PRODUCED/PRODUCTION
STT LINE = STRAIGHT LINE
■ = COLUMN

UPPER BASEMENT LEVEL
SCALE
0 2.5 5 7.5 10 12.5 METRES



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SHEET 6 OF 21

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS VERANDAH IS 2.5 METRES ABOVE THE UPPER SURFACE OF THE VERANDAH UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.5 METRES

THE LOWER AND UPPER LIMITS OF A LOT
SUBSIDIARY SHOWN AS YARD ARE 0.3
METRES BELOW EXISTING GROUND LEVEL
AND 3 METRES ABOVE THE SAME
RESPECTIVELY UNLESS LIMITED IN HEIGHT
BY OVERHANGING STRUCTURES BELOW
3 METRES

LOT SUBSIDIARIES SHOWN AS TOILETS,
LINK, LOADING BAY AND STORE ARE
FULLY COVERED

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS STAIRS IS 2.5 METRES ABOVE THE UPPER SURFACE OF THE STEPS UNLESS LIMITED IN HEIGHT BY OVERHANGING STRUCTURES BELOW 2.5 METRES

OFW = OUTSIDE FACE OF WALL
CLW = CENTRELINE OF WALL
PROD = PRODUCED/PRODUCTION
STT LINE = STRAIGHT LINE
■ = COLUMN

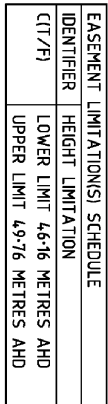
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7.5	7.5
10	10
12.5	12.5

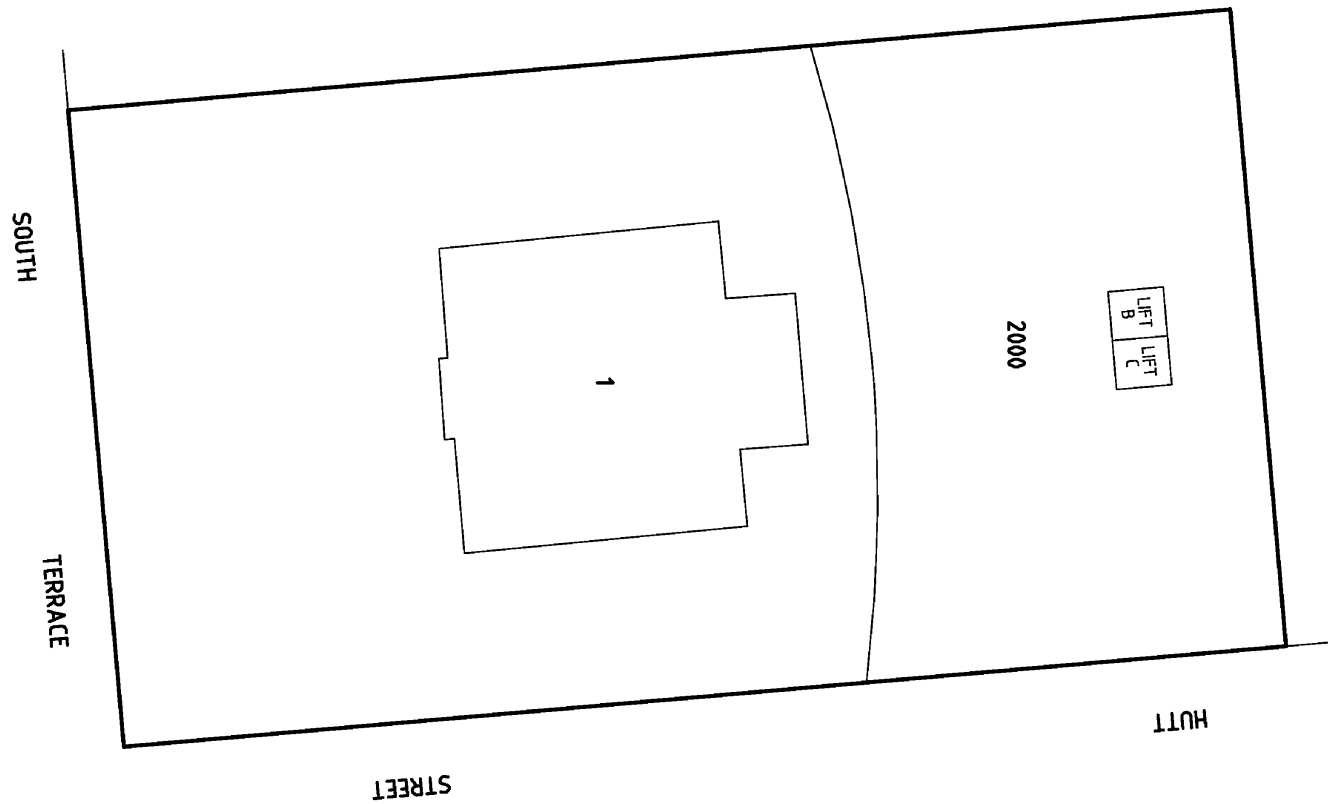
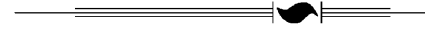


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SHEET 7 OF 21

59195_pland_6_V02_Version_4

FIRST FLOOR PLAN
SCALE
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METRES



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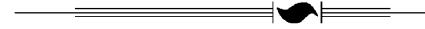
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SHEET 8 OF 21

59195_pland_7_V02_Version_4

SECOND FLOOR PLAN
SCALE
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METRES



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SHEET 9 OF 21

59195_pland_8_V02_Version_4

THIRD FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



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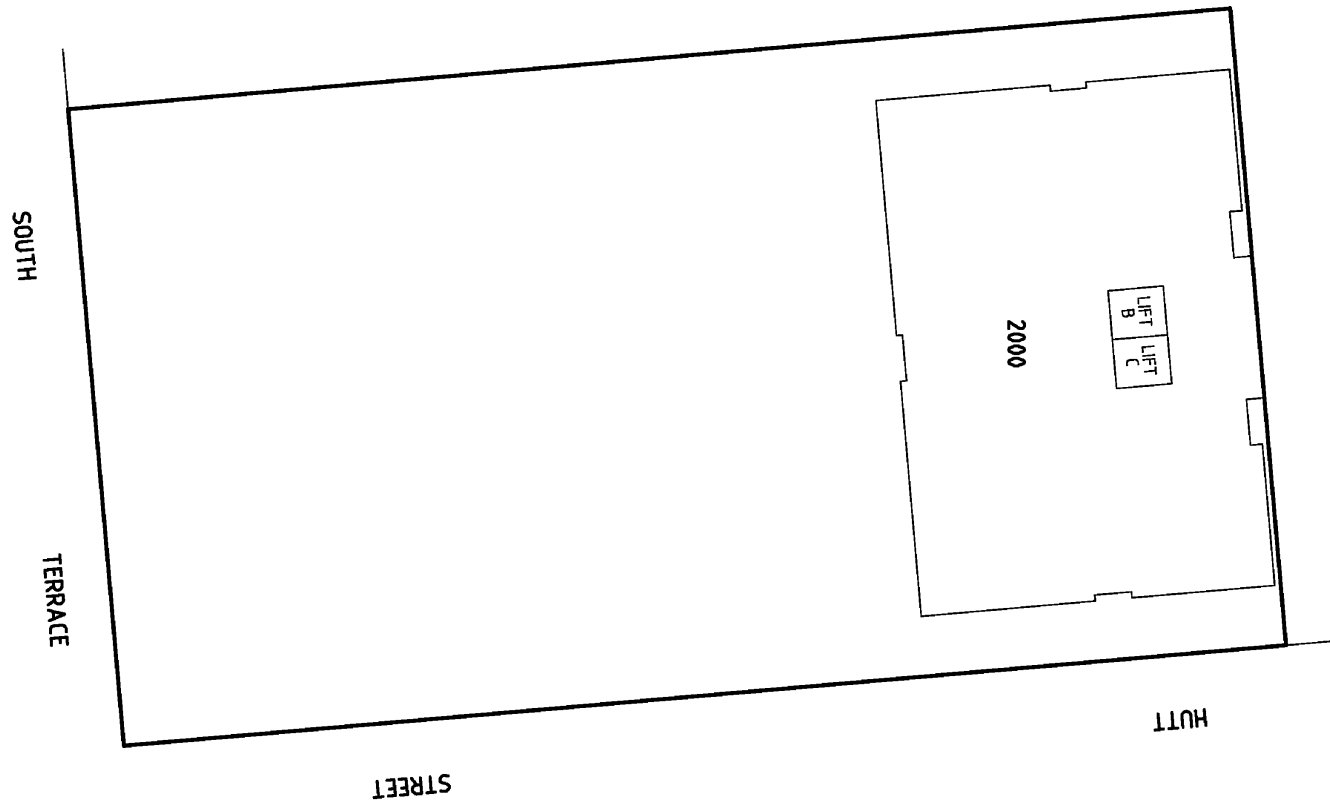
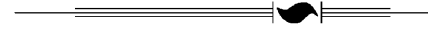
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SHEET 10 OF 21

59195_pland_9_V02_Version_4

MEZZANINE THIRD FLOOR PLAN

SCALE
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METRES



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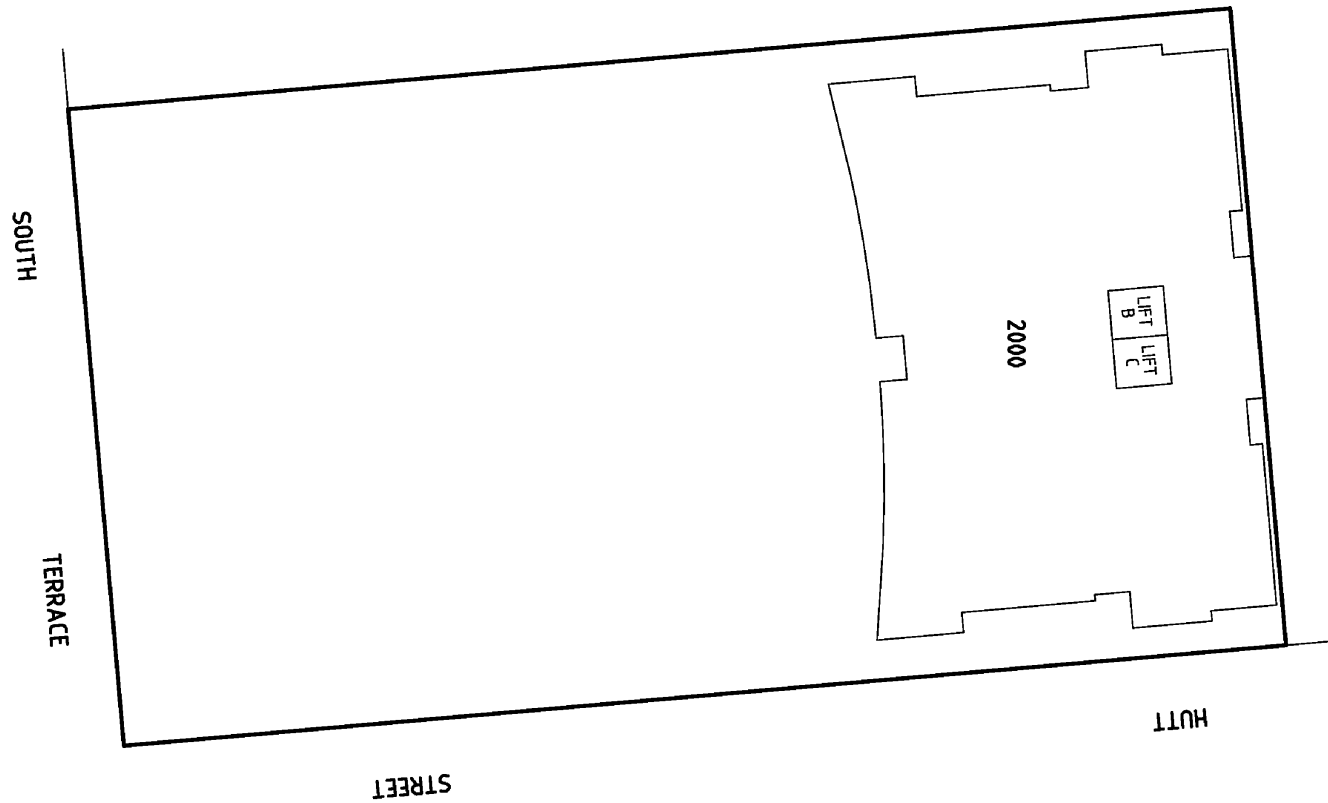
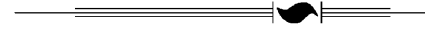
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SHEET 11 OF 21

59195_pland_10_V02_Version_4

FOURTH FLOOR PLAN
SCALE
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METRES



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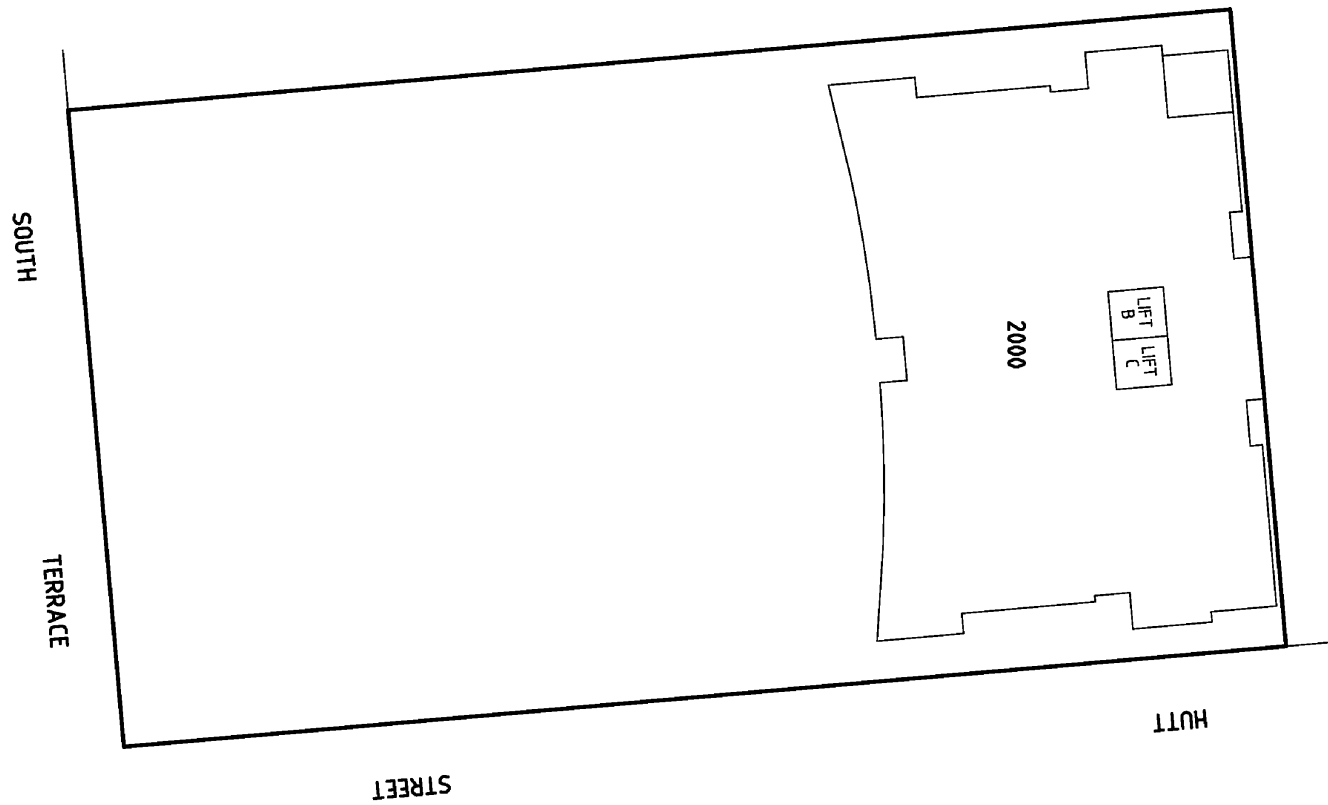
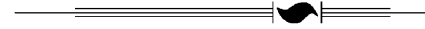
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FIFTH FLOOR PLAN

SCALE METRES

0 2.5 5 7.5 10 12.5



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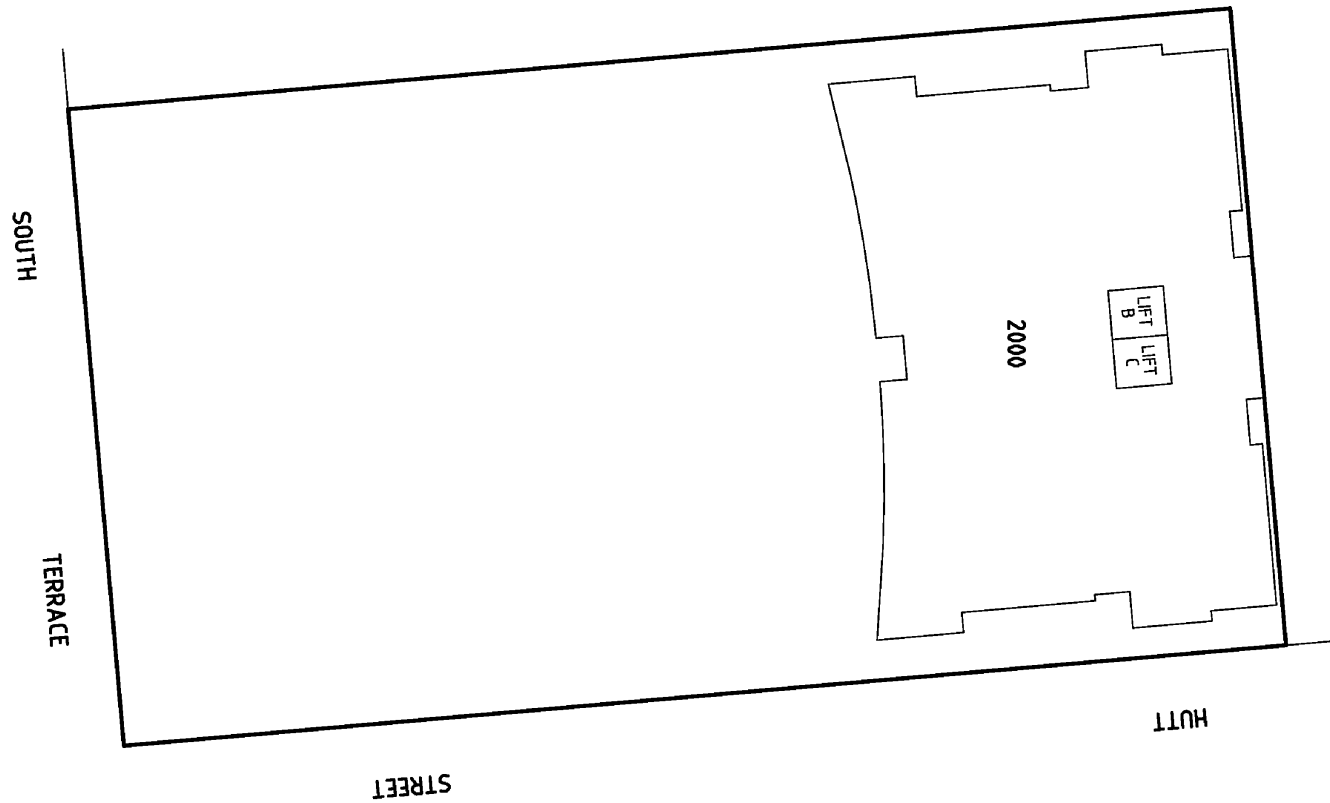
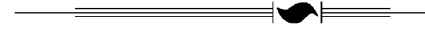
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SHEET 13 OF 21

59195_pland_12_V02_Version_4

SIXTH FLOOR PLAN
SCALE
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METRES



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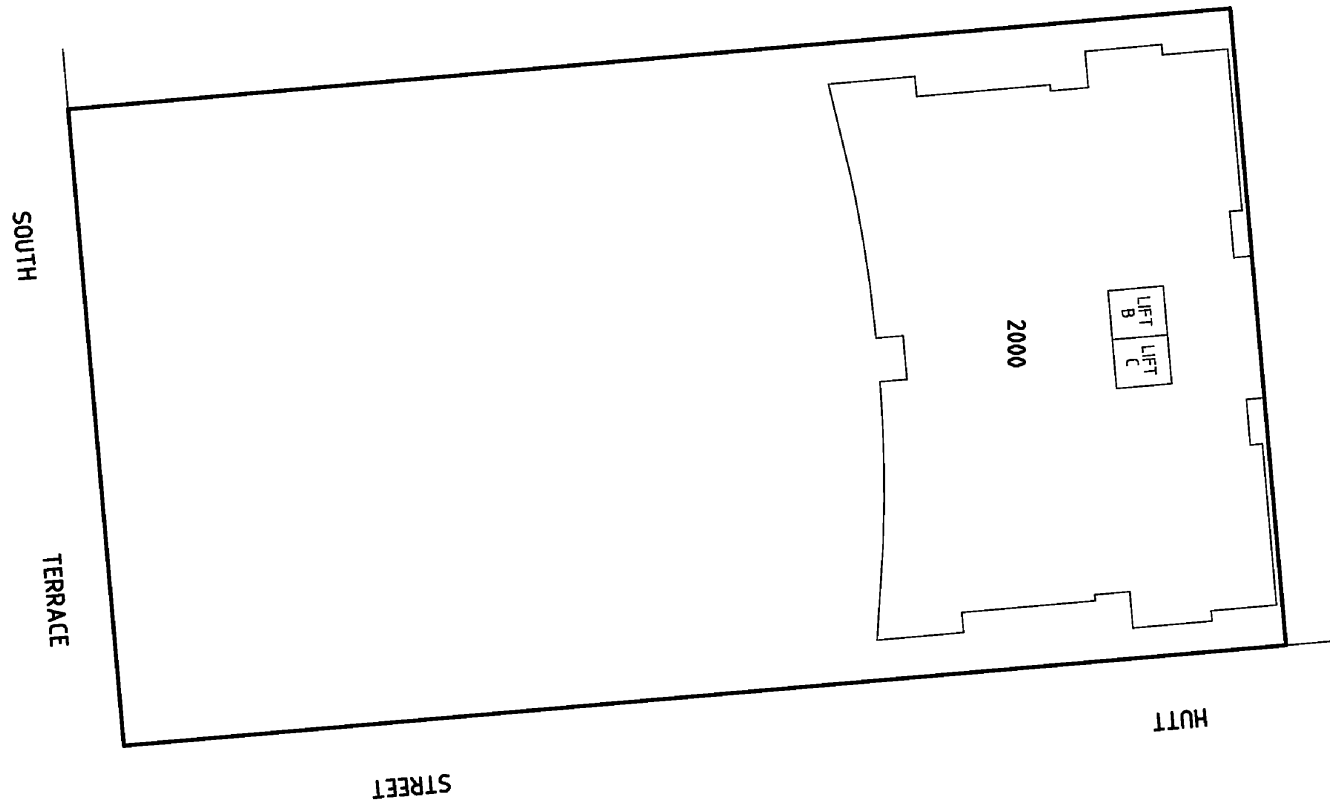
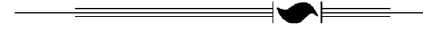
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SHEET 14 OF 21

59195_pland_13_V02_Version_4

SEVENTH FLOOR PLAN
SCALE
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METRES



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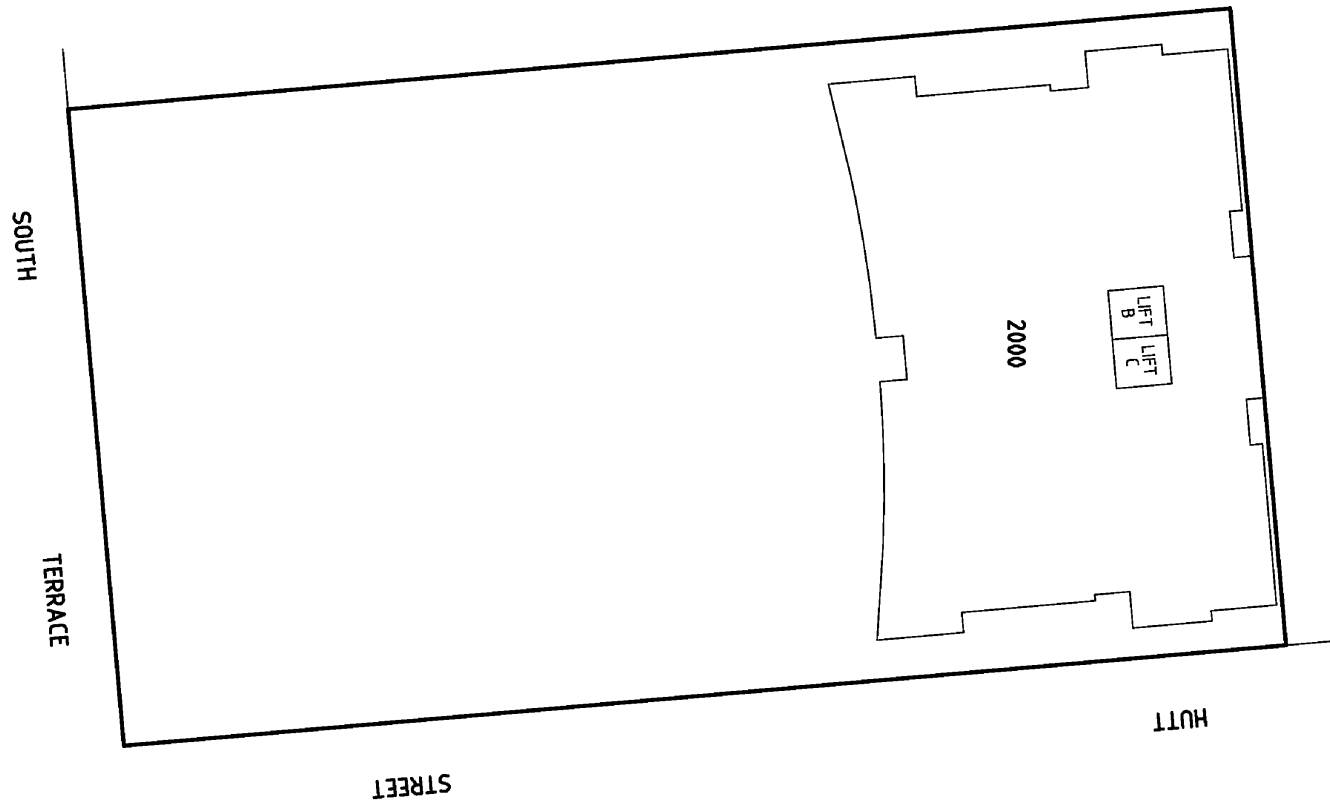
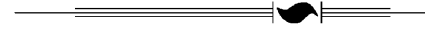
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SHEET 15 OF 21

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EIGHTH FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



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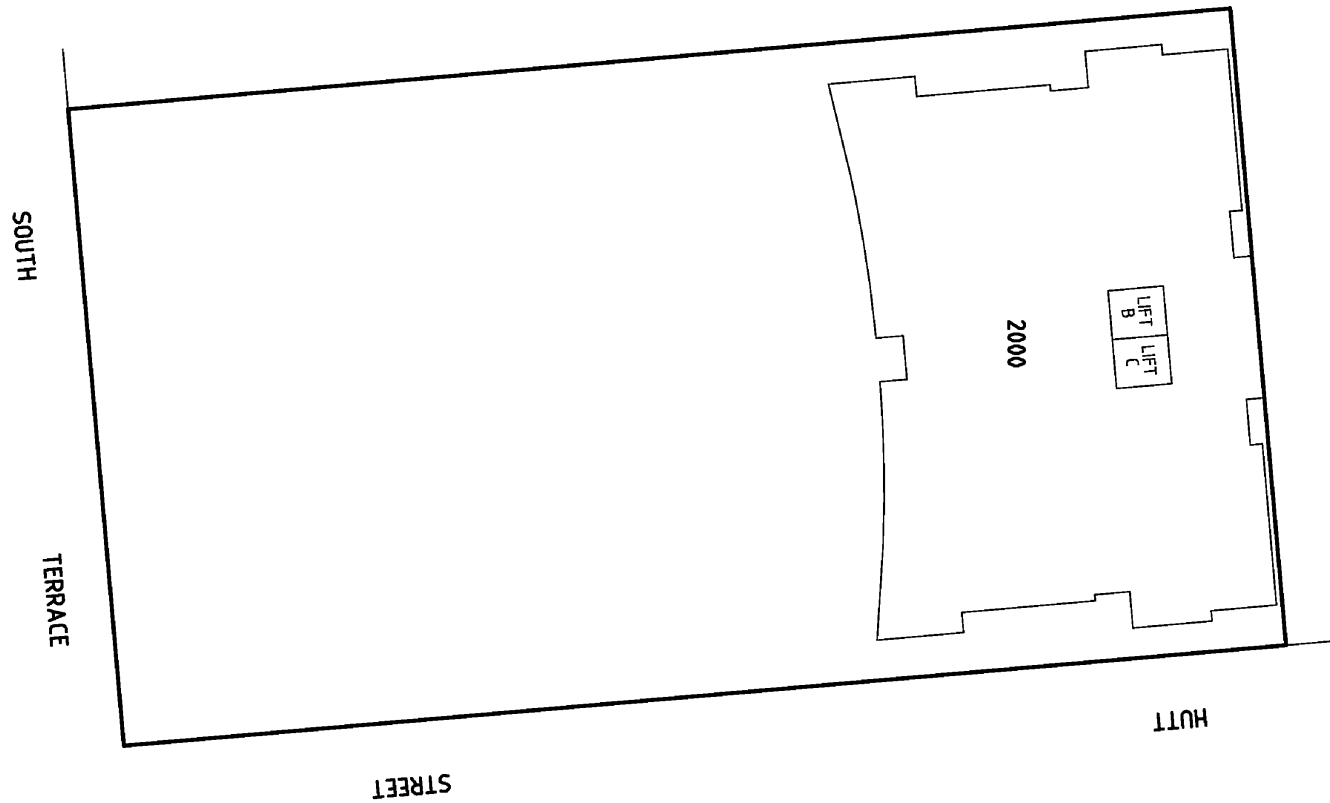
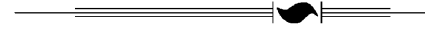
Reference: 17257 / GEN / 17-10-2017

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SHEET 16 OF 21

59195_pland_15_V02_Version_4

NINTH FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



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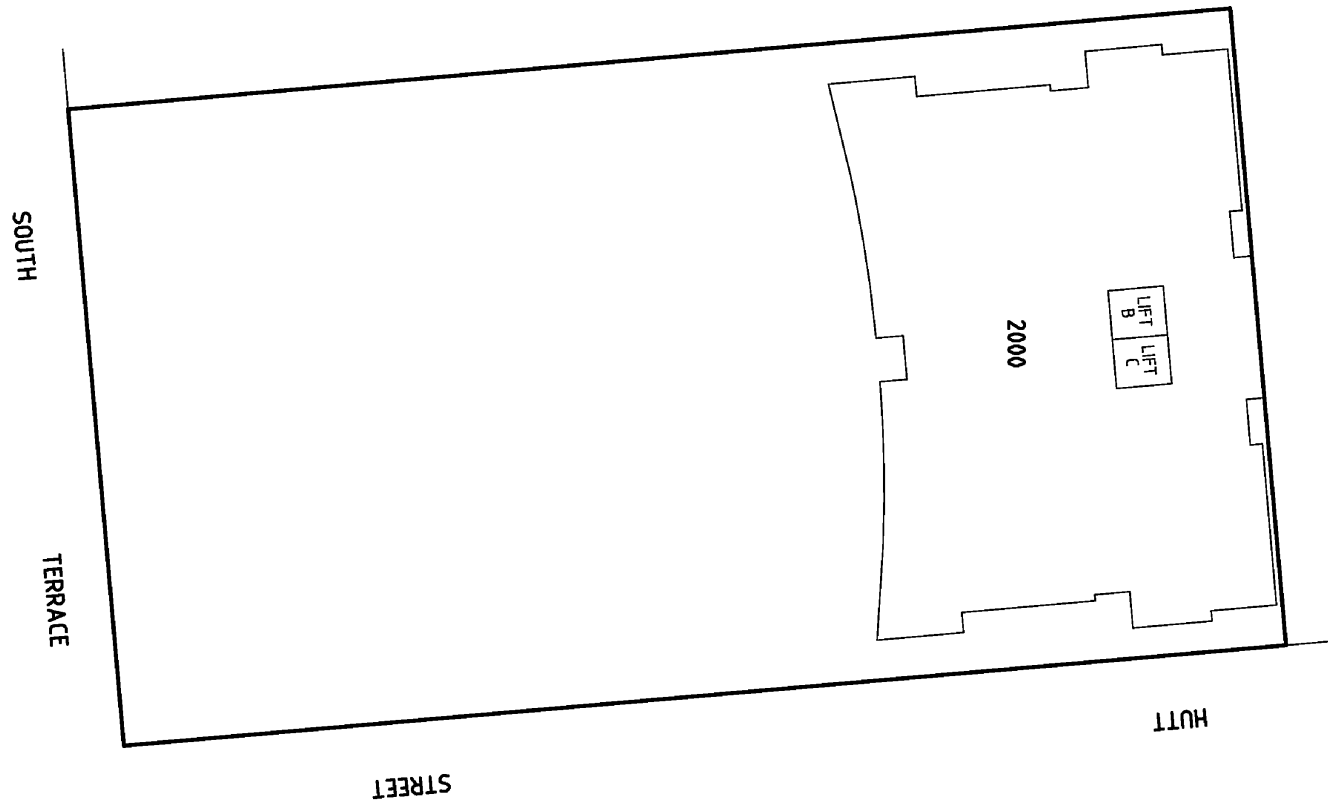
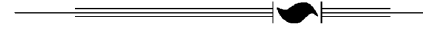
Reference: 17257 / GEN / 17-10-2017

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SHEET 17 OF 21

59195_pland_16_V02_Version_4

TENTH FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



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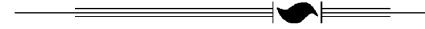
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Reference: 17257 / GEN / 17-10-2017

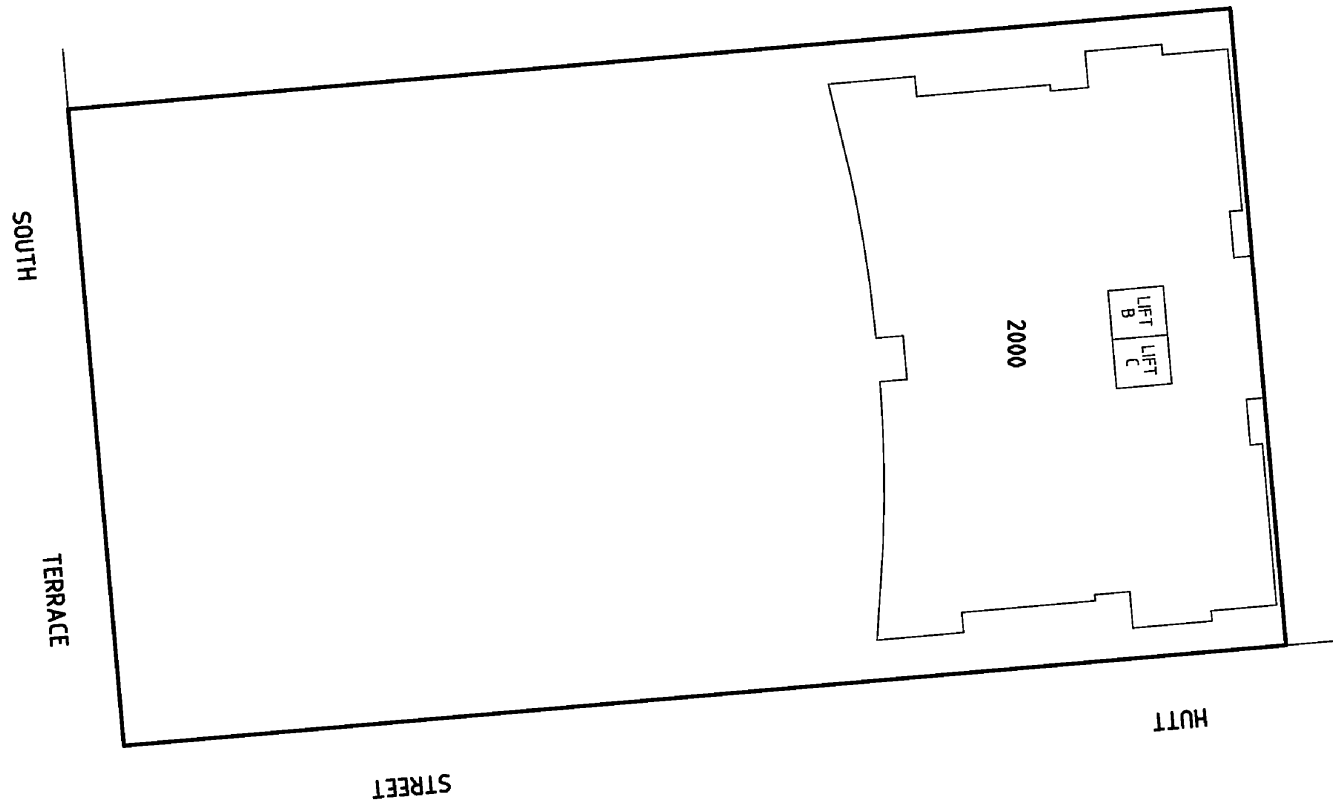
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SHEET 18 OF 21

59195_pland_17_V02_Version_4



ELEVENTH FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



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T. 08 8379 7979 E. planning@zainastacey.com

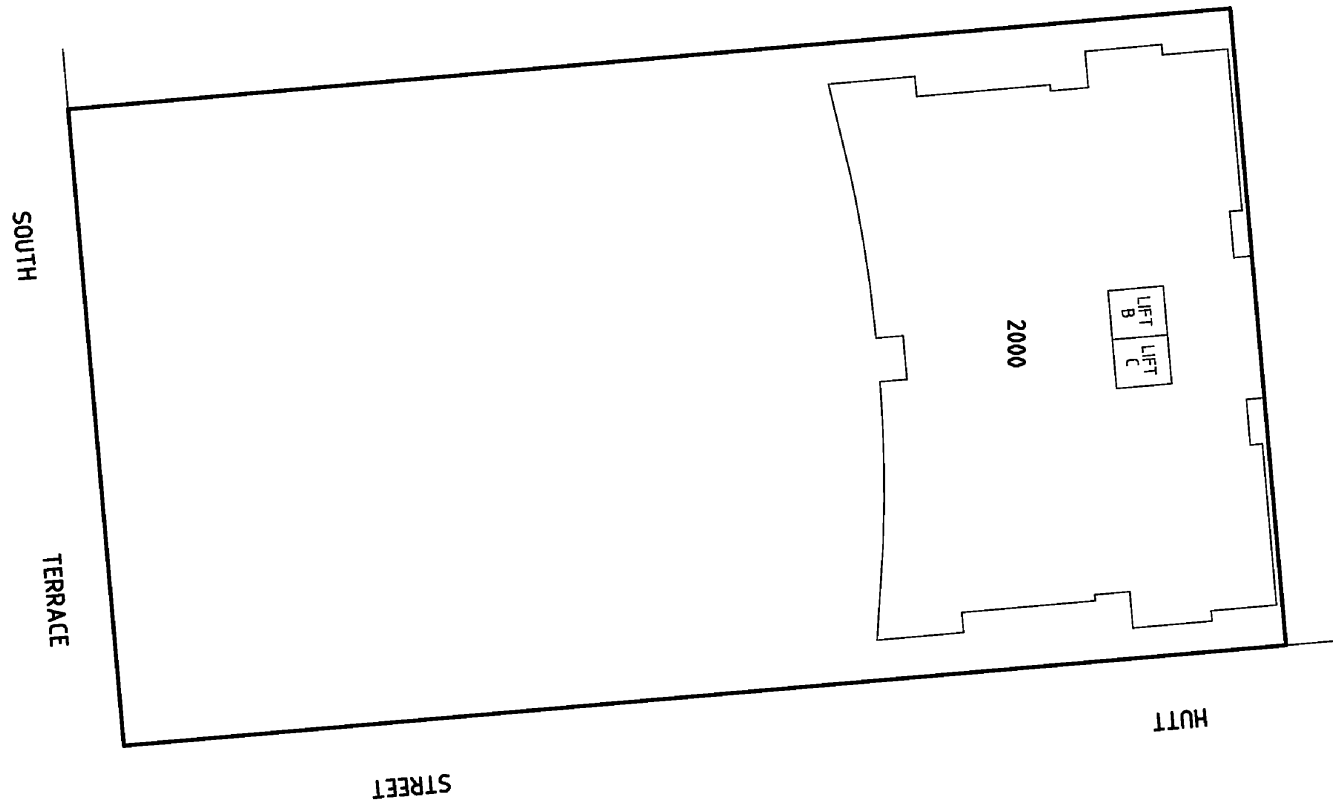
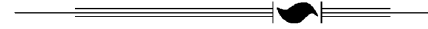
Reference: 17257 / GEN / 17-10-2017

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SHEET 19 OF 21

59195_pland_18_V02_Version_4

TWELFTH FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



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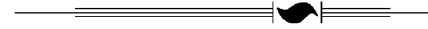
Reference: 17257 / GEN / 17-10-2017

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SHEET 20 OF 21

59195_pland_19_V02_Version_4

THIRTEENTH FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



ZAINA STACEY
Development Consultants

13 Avenue Road, Frewville
PO Box 1000, Torrens Park SA 5062
T. 08 8379 7979 E. planning@zainastacey.com

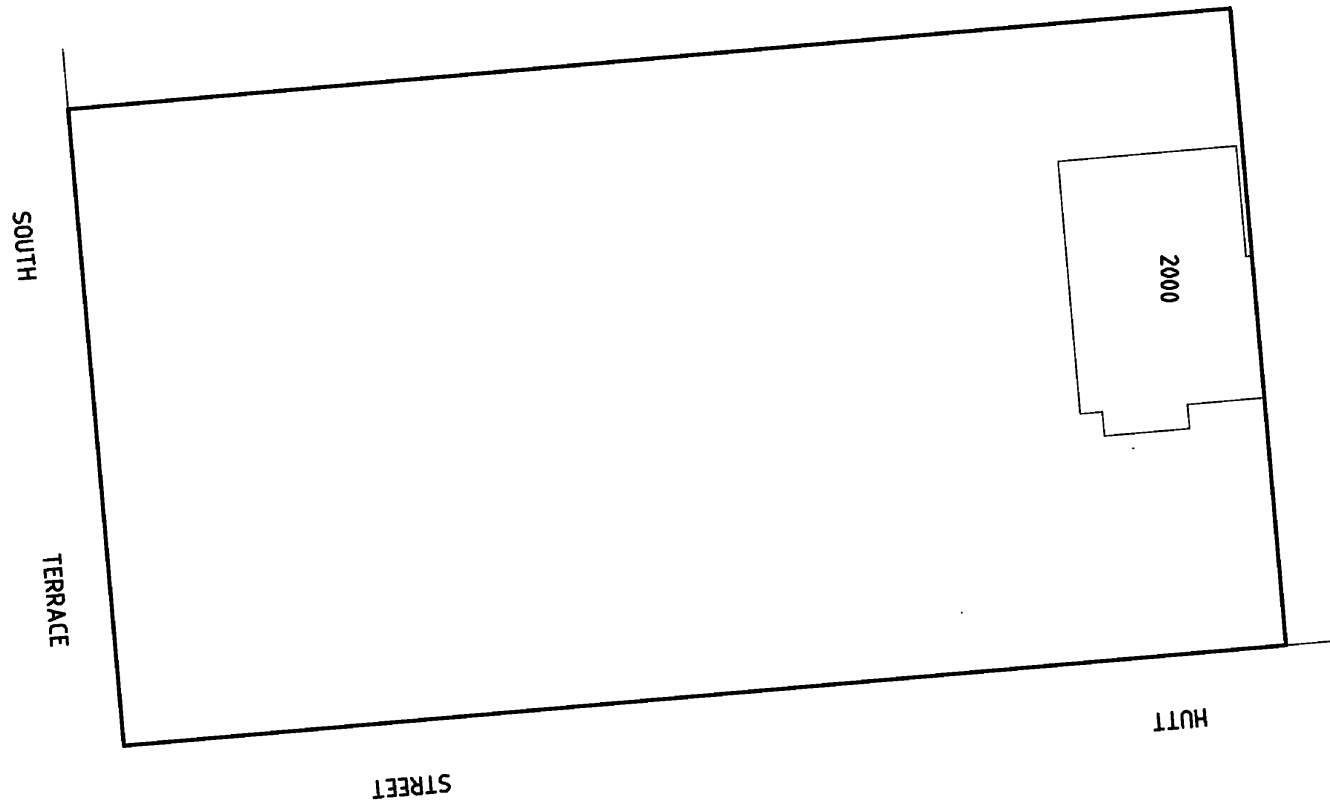
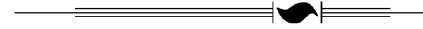
Reference: 17257 / GEN / 17-10-2017

C41169

SHEET 21 OF 21

59195_pland_20_V02_Version_4

ROOF FLOOR PLAN
SCALE
0 2.5 5 7.5 10 12.5
METRES



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T. 08 8379 7979 E. planning@zainastacey.com

Reference: 17257 / GEN / 17-10-2017

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 41169

THIS IS SHEET 1 OF 1 SHEETS

APPROVED



DEPOSITED

15/11/2017 
PRO REGISTRAR GENERAL

APPLICATION 12823030

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	488	
2	220	
3	122	
4	140	
2000	9030	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I Paul Henry Horner

being a land valuer within the meaning of the Land Valuers Act

1994 certify that this schedule is correct for the purpose of the
Community Titles Act 1996

Dated the 2nd Day of November 2017.



Signature of Land Valuer


EXISTING SERVICES
THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

PLANTING POTS
PLACE PLANTS IN THE CENTRE OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL. APPLY TERRACOTEM FERTILISER TO MANUFACTURERS RATES AT TIME OF PLANTING AND AFTER PLANTING PLACE A 75MM MINIMUM DEPTH OF PEATS COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOR.

IRRIGATION
 PROVIDE AN AUTOMATIC IN-LINE DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS - POTS.
 DRIP IRRIGATION SPECIFIED AS NETAFFIM TECHLINE 16 POLY TUBE 16Lph @ 0.5M SPACINGS OR SIMILAR APPROVED.
 FALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.
 PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.





















This drawing must be used in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read as A1 unless otherwise stated. Drawings are intended for digital setout and DMS.

SCALE
1:100 (A1), 1:200 (A3)



EXISTING TREE

EXISTING HERITAGE FENCE (REINSTATED)

	PLANTING		250mm SEATING WALL
	NEW TREE - LAGERSTROMIA INDICA 'EOLY'		2000mm BANISTONE BLUESTONE EDGE
	ARTIFICIAL TURF (200mm SURFACE OF APPROXIMATELY 100mm NET)		WELD MESH SCREEN
	BANISTONE BLUESTONE PAVER - 400 x 300mm x 30mm		TINDER SCREEN FENCING
	BIKE RACK		NEW STONE FENCE EXTENDED TO MATCH EXISTING HERR ARCHITECT
	BENCH SEAT		NEW 800mm COLORBOND FENCE HERR ARCHITECT
	QUATRO GRG POT TYPE 1 - 1200 DIA. X 900mm HIGH		NEW FENCE TO BEST MATCH EXISTING HERR ARCHITECT
	1600 TORQUE GR RAISED PLANTER TROUGH - 460 SERIES		
	TACTILES HERR ARCHITECT		
	HANDRAIL HERR ARCHITECT		

SHRUB AND GROUNDCOVER SPECIES	
REF.	BOTANIC NAME
BT	Berberis thunbergii
CM	Clivia miniata
JC	Juniperus conferta
LM	Liriope muscari 'Evergreen Giant'
MP	Murraya paniculata (Hedged to 500mm high)
NM	Nandina domestica 'Moon Bay'
RO	Rhaphiolepis indica 'Oriental Pearl'
RP	Rosmarinus officinalis 'prostratus'
TJ	Trachelospermum jasminoides
WM	Weepingia 'Mundi'

AVERAGE 3 PLANTS / m²

REF.	BOTANIC NAME
LN	Lagerstroemia indica 'Sioux'

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LANDSCAPE ARCHITECTURE
PLANNING
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design@oxygen.net.au

client
CEG

architect
Anthony Donato
Architects

project	drawing title
DAVAAR HOUSE	SITWORKS PLAN

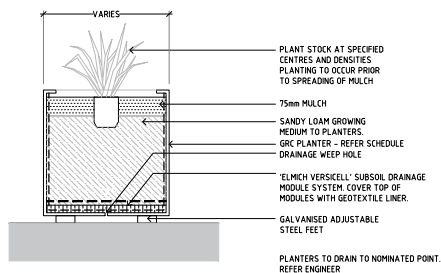
14.059.101
issue
FINAL F

ISSUE	DATE	ISSUE	DWN	CHK	APP
A	23.01.17	DRAFT FOR REVIEW	JB	HF	-
B	24.01.17	APPROVAL	JB	HF	-
C	02.08.19	DRAFT FOR REVIEW	SD	JH	-
D	16.08.19	DRAFT FOR REVIEW	KB	JH	-
E	27.08.19	DRAFT FOR REVIEW	SO	KB	-
F	19.09.19	FINAL FOR APPROVAL	SD	KB	-

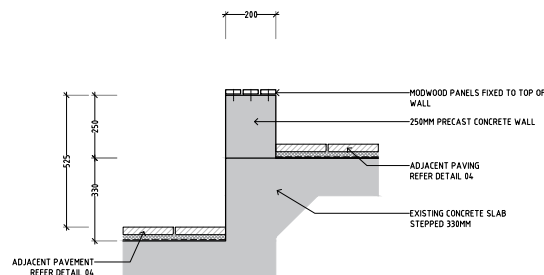
HUTT STREET

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to verify the representation of all dimensions before the drawing or specification. All fabric patterns and line types shown on the plans are indicative only, contractor must refer to details and schedule for pattern and line type. Existing drawings are not to be used for construction unless identified in the title block or 'for construction' (for drawings to be read of all values otherwise stated. Changes are intended for digital format and shall not be bound upon request. Copyright Oxygen Pty Ltd

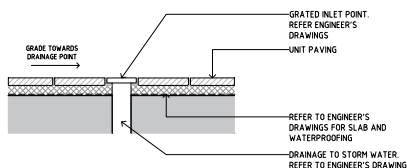
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AS SHOWN



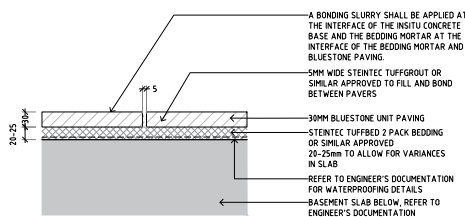
01 PLANTING POT TYPICAL - GRC PLANTER
SCALE 1/10



02 W1 - TYPICAL RAISED PLANTER DETAIL
SCALE 1/10



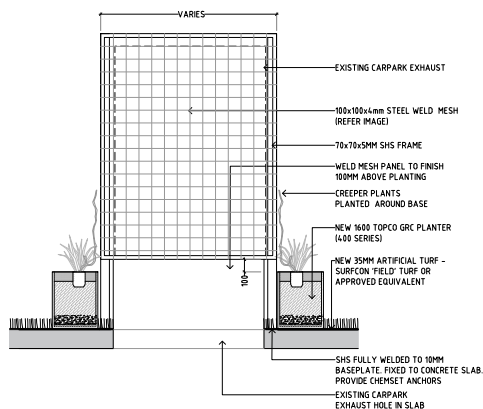
03 PAVING DRAINAGE DETAIL
SCALE 1/10



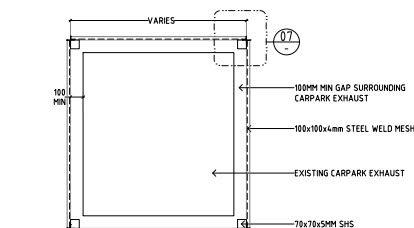
04 PAVING DETAIL
SCALE 1/5



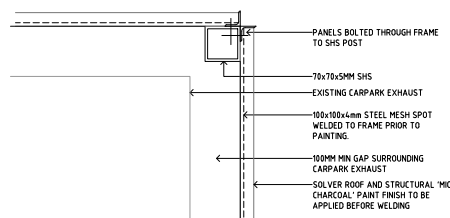
NOTE: IMAGE FOR REFERENCE ONLY.



05 WELDMESH SECTION
SCALE 1/20



06 WELDMESH PLAN
SCALE 1/20



07 WELDMESH DETAIL
SCALE 1/5



NOTE: IMAGE FOR REFERENCE ONLY.

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PLANNING
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design@oxygen.net.au



client
CEG

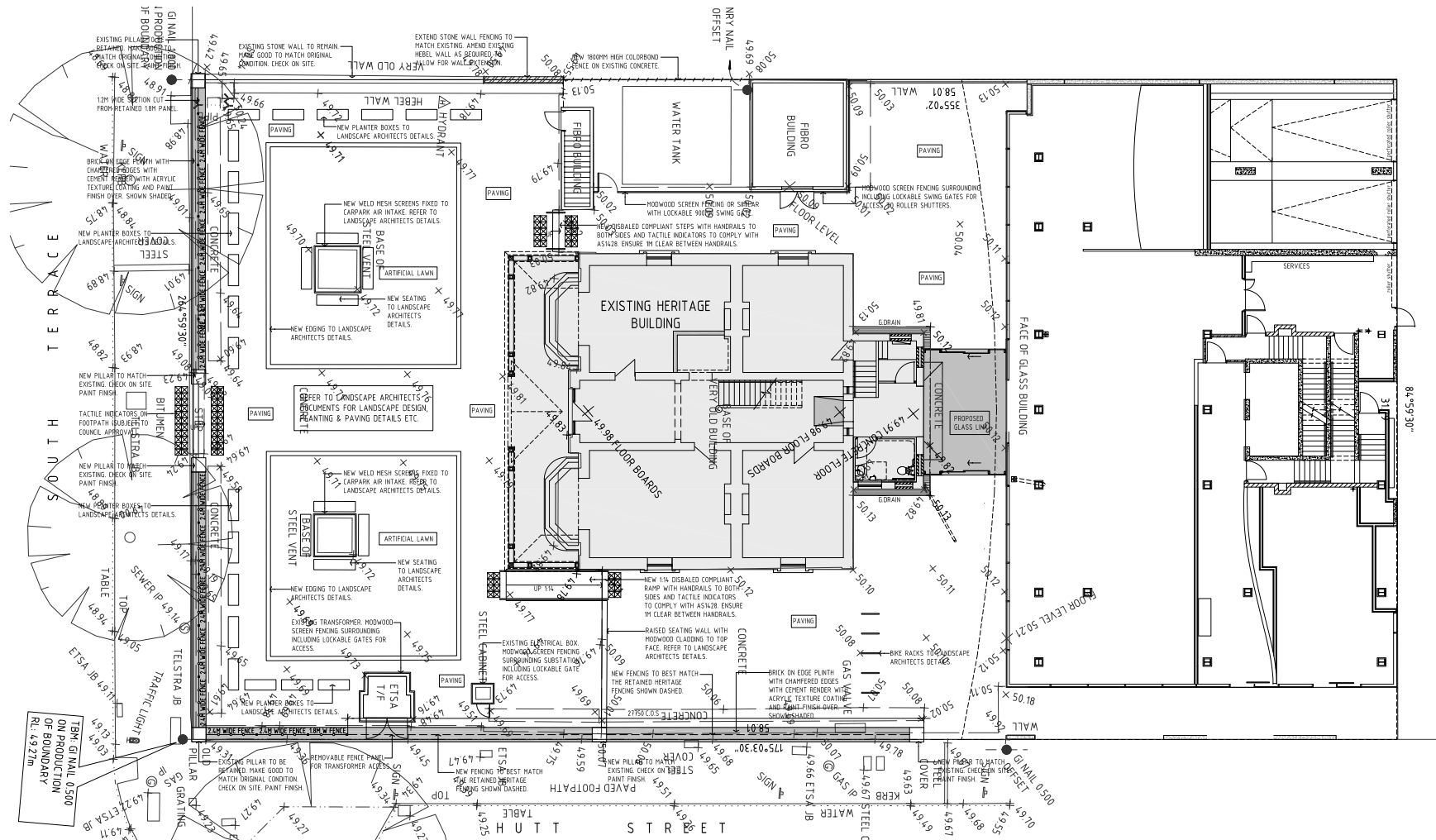
architect
Anthony Donato
Architects

project
DAYAAR HOUSE

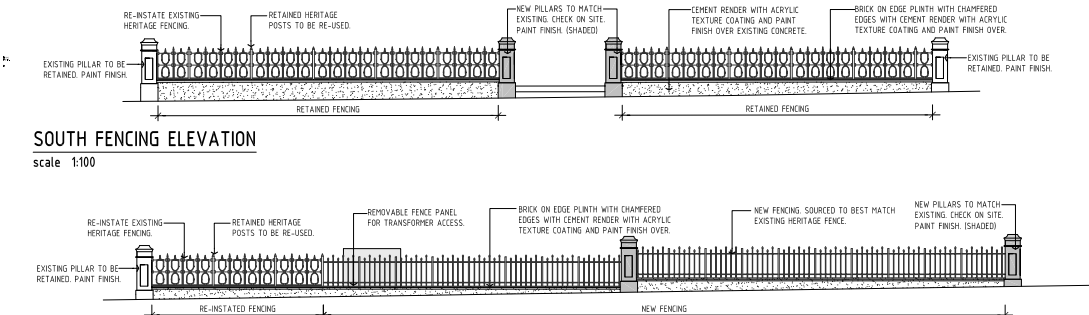
drawing title
DETAILS

14.059.201
ISSUE
FINAL F

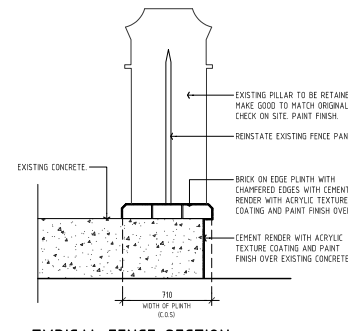
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B	24.01.17	APPROVAL	JB	HF	-
C	02.08.19	DRAFT FOR REVIEW	SD	JH	-
D	16.08.19	DRAFT FOR REVIEW	KB	JH	-
E	21.08.19	DRAFT FOR REVIEW	SD	HB	-
F	19.09.19	FINAL FOR APPROVAL	SD	HB	-



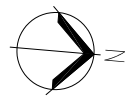
SITE/LANDSCAPING PLAN
scale 1:100



EAST FENCING ELEVATION
scale 1:100



TYPICAL FENCE SECTION
scale 1:20



JOB TITLE
AUGUST TOWERS
316-320 SOUTH TERRACE ADELAIDE
SA 5000

DRAWING TITLE
SITE & LANDSCAPE PLAN
FENCING ELEVATIONS & DETAILS

APPROVED
A. Various changes made 04.03.19
B. Various changes made 20.09.19

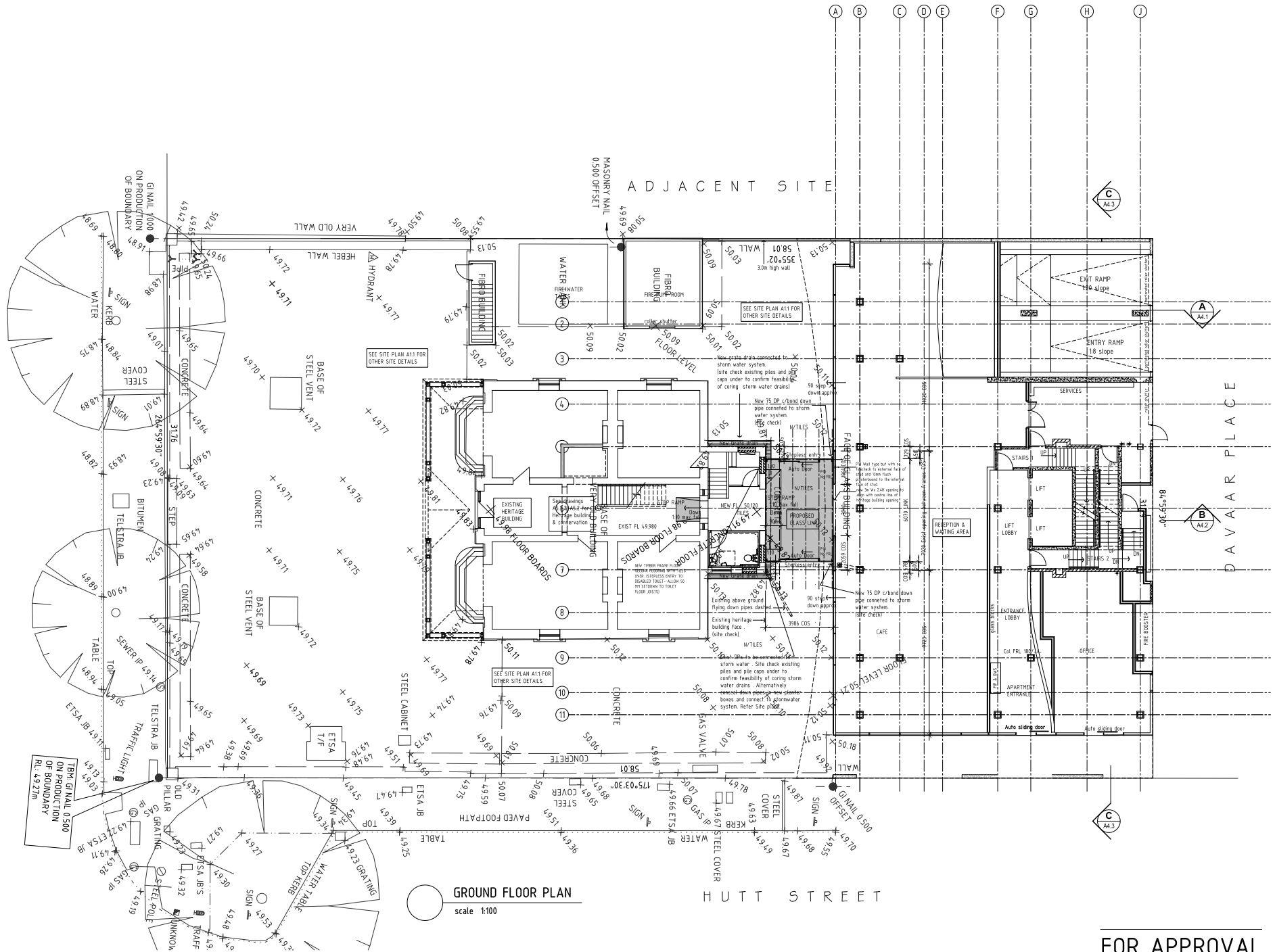
ANTHONY DONATO ARCHITECTS
Studio 500 Papan Road | Port Town SA 5007
08 8354 0000 | 08 8354 0001 | www.adonatoarchitects.com.au

Consultants are to verify all dimensions and levels before commencing any work or making site drawings. Reported dimensions shall take preference over stated dimensions and any discrepancy shall be reported to the architect immediately.
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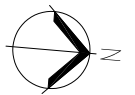
JOB NO	SHEET NO	REVISION
3505-14	A1.1	B


FOR APPROVAL



GROUND FLOOR PLAN
scale 1:100

FOR APPROVAL



JOB TITLE				
AUGUST TOWERS				
316-320 SOUTH TERRACE ADELAIDE				
SA 5000				
DRAWING TITLE				
GROUND FLOOR PLAN				
REVISIONS				
A				
Issued to builder				
09.04.14				
B				
Staircases from the basement re-located				
18.04.14				
C				
Floor level changed as per Owner's email				
20.05.14				
D				
Signs & panel shown as per Owner's email 18				
23.05.14				
E				
as built				
20.06.14				
F				
glass lift reveal				
23.06.14				
G				
glass lift reveal				
23.06.14				
ANTHONY DONATO ARCHITECTS				
				
Bath 500 Phipps Road Port Town SA 5007				
C: 08 5504 0000 F: 08 5504 0000 www.donatoarchitects.com.au				
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Dimensions shall take preference over stated dimensions and any discrepancy shall be reported to the architect immediately.				
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3505-14	A2.0		G	



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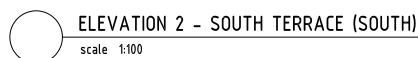
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SCALE	PAGE	DATE	DRAWN	CHECKED
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A101-19	A 3.1	R

ELEVATION 1 HUTT STREET (EAST)

scale 1:100



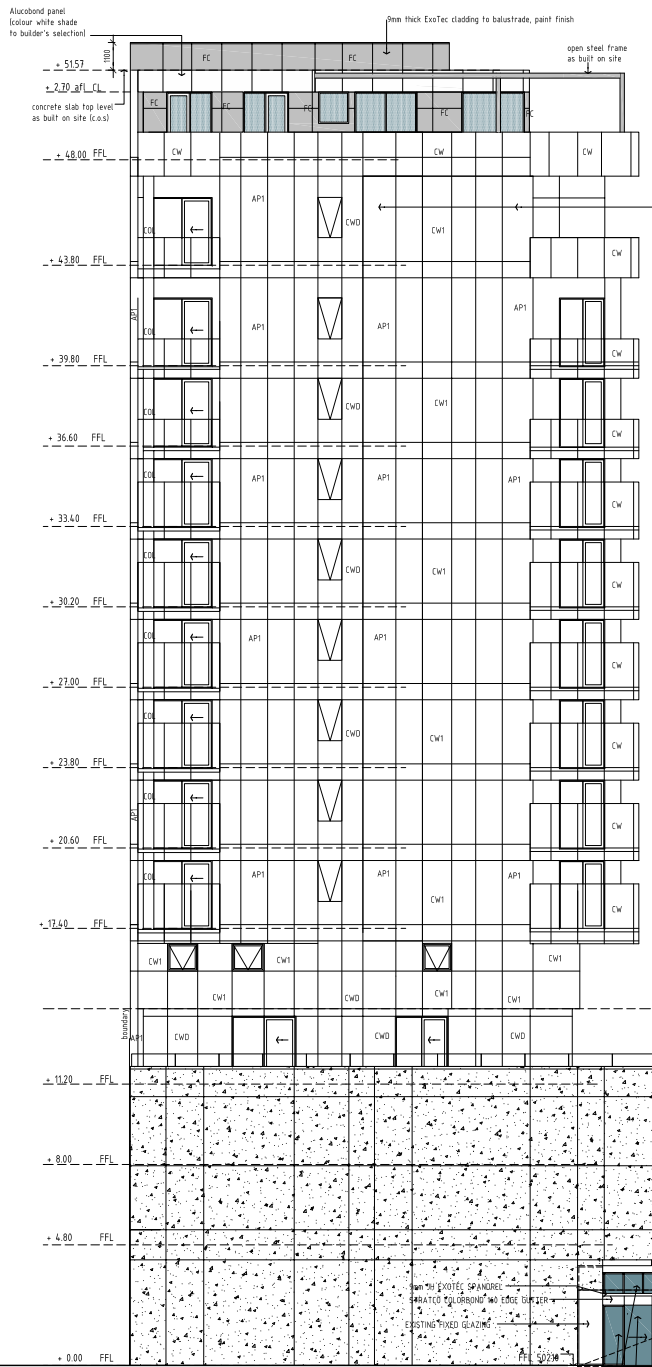
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 Suite 518 Fulton Road | Kent Town SA 5087
 t 08 8364 6080 | f 08 8364 5355 | www.andydarchitects.com.au

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SCALE	PAGE	DATE	DRAWN	CHECKED
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JOB NO.	SHEET NO.			REVISION
4504-19	A3.2			8

CW	Selected clear curtain wall with blue tinted glazing in accordance with AS 1288 & energy efficient to manu. details
AP	Alucobond Plus panel [white colour]
AP1	Alucobond Plus panel (colour spectra galaxy blue)
GB	Selected proprietary 1000mm all high glass balustrade (blue tint) to manufacturer's details
FC	Honed concrete large format panels (beige colour)
FG	Fixed glass
AC	Aerated concrete panel rendered & painted white colour
FC	9mm thick ExoTec cladding (colour white shade to builder's selection)



- CWD Selected clear curtain wall with dark gray tinge glazing in accordance with AS 1288 & energy efficient to manu details
- CW Selected clear curtain wall with blue tinge glazing in accordance with AS 1288 & energy efficient to manu details
- AP Alucobond Plus panel (white colour)
- AP1 Alucobond Plus panel (colour spectra galaxy blue)
- GB Selected proprietary 1100mm aft high glass balustrade (blue tinge) to manufacturer's details
- PC Honed concrete large format panels (beige colour)
- FG Fixed glass
- AC Acreated concrete panel rendered & painted white colour
- FC 9mm thick ExoTec cladding (colour white shade to builder's selection)



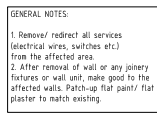
ELEVATION 3 (WEST ELEVATION)
scale 1:100

125x75 RHS WELDED PORTAL FRAME WITH CAPITAL
ST KILDA GLAZING ADAPTORS OVER DOUBLE GLAZED SOLAR GLASS TO ROOF AND WALLS.
FRAMELESS GLASS AUTOMATIC DOORS CONNECTED TO FIP. (Panic button internally)

EXISTING RENDERED FENCE
WALL SHOWN DASHED

FOR APPROVAL ISSUE
NOT FOR CONSTRUCTION

JOB TITLE			
AUGUST TOWERS			
316-320 SOUTH TERRACE ADELAIDE			
SA 5000			
DRAWING TITLE			
ELEVATION 3			
AMENDMENTS			
A	ISSUED FOR APPROVAL	DATE	20/01/19
B	FOR REVIEW AND REVISIONS REQUIRED	DATE	20/01/19
C	FOR APPROVAL	DATE	20/01/19
ANTHONY/DONATOARCHITECTS			
Studio 10/10 Pulteney Road Port Town SA 5007			
L: 08 8364 6666 F: 08 8364 7000 E: www.anthonym.com.au			
Contractors are to verify all dimensions and levels before commencing any work or making any drawings. If any dimensions shall be preferred over solid dimensions and any discrepancy shall be reported to the architect immediately.			
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JOB NO	SHEET NO	REVISION	
4504-19	A3.3	B	



EX.CORNICE (PROFILE 1)
scale 1:20

EX.DOOR REVEAL DETAILS
GROUND FLOOR

Technical drawing of a door frame assembly. The drawing shows a cross-section of the frame with dimensions: 180 mm for the top and bottom widths, 100 mm for the side thickness, and 250 mm for the base height. Labels indicate 'existing architraves profile 2' and 'existing skirting profile 2'. A vertical dimension of 1000 mm is shown on the right side.

EX.CORNICE (PROFILE 2)
scale 1:20

Technical drawing of a fireplace mantel and surround. The drawing shows a cross-section of the fireplace structure. Key dimensions include a mantel width of 200, a surround width of 200, a mantel height of 200, a surround height of 180, and a total height of 2000. Labels indicate 'existing architrave corner block', 'existing architraves profile 1', 'existing skirting profile 1', and 'existing baseblock'.

GENERAL NOTES:

1. Remove/ redirect all services (electrical wires, switches etc.) from the affected area.
2. After removal of wall or any joinery fixtures or wall unit, make good to the affected walls. Patch-up flat paint/ flat plaster to match existing.
3. make good to any existing damaged cornices, architraves, skirtings, walls, ceilings, floors and doors as required.

CELLAR PLAN

scale 150

existing cellar, cleaned repaired & re-used as a storage space/services area.

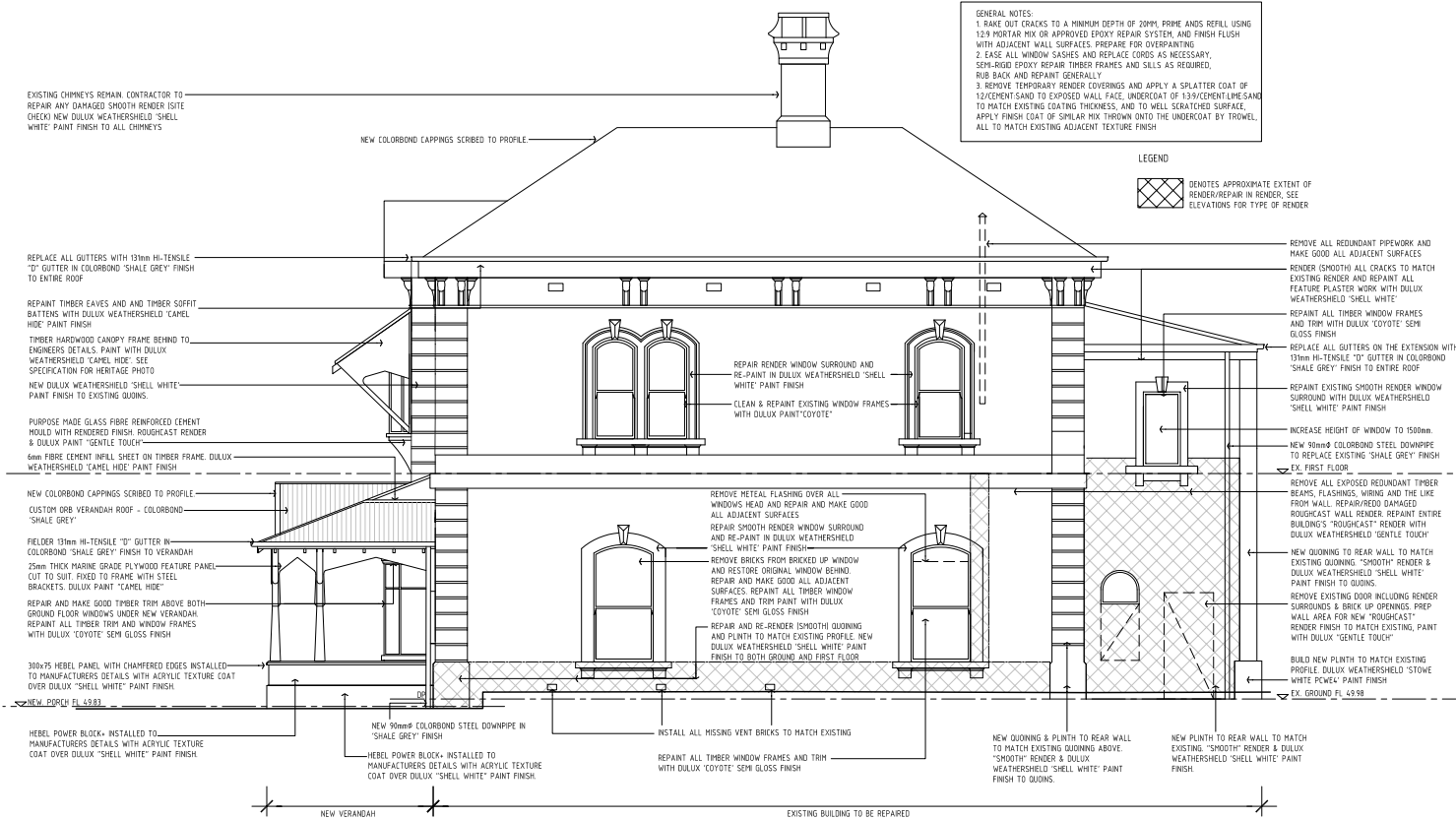
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SCALE	PAGE	DATE	DRAWN	CHECKED
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JOB NO.	SHEET NO.	REVISION
3505-16	8510	F

2.20×10^{-16}	2.1×10^{-16}	0

FOR APPROVAL



GENERAL NOTES:
1. RAKE OUT CRACKS TO A MINIMUM DEPTH OF 20MM. PRIME ANDS REFILL USING 12.9 MORTAR MIX OR APPROVED EPOXY REPAIR SYSTEM, AND FINISH FLUSH WITH ADJACENT WALL SURFACES. PREPARE FOR OVERPAINTING.
2. EASE ALL WINDOW SASHES AND REPLACE CORDS AS NECESSARY. SEMI-RIGID EPOXY REPAIR TIMBER FRAMES AND SILLS AS REQUIRED. RUB BACK AND REPAINT GENERALLY.
3. REMOVE TEMPORARY RENDER COVERINGS AND APPLY A SPLATTER COAT OF 12/CEMENT SAND TO EXPOSED WALL FACE. UNDERCOAT OF 13/9/CEMENT/LIME SAND TO MATCH EXISTING COATING THICKNESS, AND TO WELL SCRATCHED SURFACE. APPLY FINISH COAT OF SIMILAR MIX THROWN ONTO THE UNDERCOAT BY TROWEL. ALL TO MATCH EXISTING ADJACENT TEXTURE FINISH

LEGEND
DENOTES APPROXIMATE EXTENT OF RENDER/REPAIR IN RENDER. SEE ELEVATIONS FOR TYPE OF RENDER

EAST ELEVATION
scale 1:50



GENERAL NOTES:
1. RAKE OUT CRACKS TO A MINIMUM DEPTH OF 20MM. PRIME ANDS REFILL USING 12.9 MORTAR MIX OR APPROVED EPOXY REPAIR SYSTEM, AND FINISH FLUSH WITH ADJACENT WALL SURFACES. PREPARE FOR OVERPAINTING.
2. EASE ALL WINDOW SASHES AND REPLACE CORDS AS NECESSARY. SEMI-RIGID EPOXY REPAIR TIMBER FRAMES AND SILLS AS REQUIRED. RUB BACK AND REPAINT GENERALLY.
3. REMOVE TEMPORARY RENDER COVERINGS AND APPLY A SPLATTER COAT OF 12/CEMENT SAND TO EXPOSED WALL FACE. UNDERCOAT OF 13/9/CEMENT/LIME SAND TO MATCH EXISTING COATING THICKNESS, AND TO WELL SCRATCHED SURFACE. APPLY FINISH COAT OF SIMILAR MIX THROWN ONTO THE UNDERCOAT BY TROWEL. ALL TO MATCH EXISTING ADJACENT TEXTURE FINISH

LEGEND
DENOTES APPROXIMATE EXTENT OF RENDER/REPAIR IN RENDER. SEE ELEVATIONS FOR TYPE OF RENDER

SOUTH ELEVATION
scale 1:50

JOB TITLE
AUGUST TOWERS
396-322 SOUTH TERRACE ADELAIDE
SA 5000

DRAWING TITLE
ELEVATIONS EXISTING HERITAGE BUILDINGS
(DAVAAR HOUSE)

NO	DATE	BY	CHKD
1	10/08/19	AS	AS
2	10/08/19	AS	AS
3	10/08/19	AS	AS
4	10/08/19	AS	AS
5	10/08/19	AS	AS
6	10/08/19	AS	AS
7	10/08/19	AS	AS
8	10/08/19	AS	AS
9	10/08/19	AS	AS
10	10/08/19	AS	AS

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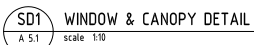
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DATE
10/08/19

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JOB NO	SHEET NO	REVISION		
3965-14	A 5.2.0	K		

FOR APPROVAL

FOR APPROVAL



FOR APPROVAL

JOB TITLE				
AUGUST TOWERS				
316-320 SOUTH TERRACE ADELAIDE SA 5000				
DRAWING TITLE				
SECTION DETAILS - EXISTING HERITAGE BUILDING (DAWAAR HOUSE)				
AMENDMENTS				
A materials & colours revised			08/02/16	
B notes revised for pre 1900 section 19/02/16			19/02/16	
C details revised			25/01/16	
D windows & details revised			21/01/16	
E roofplan layout revised			26/01/16	
F kerbs & details revised			04/11/15	
G windows & roofplan revised			04/11/15	
H details revised			07/10/15	
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FOR APPROVAL



PLANNING STATEMENT

**AMENDMENTS TO APPLICATION 020/A054/14 (VARIATION NUMBER
5) AMENDMENTS TO DAVAAR HOUSE AND SURROUNDS**

316-320 SOUTH TERRACE ADELAIDE

Prepared For BCH Services and Anthony Donato Architects

Report prepared by Adelaide Planning and Development Solutions - APDS

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SUPPORTING PLANNING STATEMENT

Lead Consultant ADELAIDE PLANNING AND DEVELOPMENT SOLUTIONS

In association with

BCH Services

Anthony Donato Architects

Oxygen

Lelio Bibbo Consulting Engineers Pty Ltd

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Document History and Status

Version	Date	Author
V 1.0	September 2019	Mark Kwiatkowski, APDS

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1.0 Application Overview

Applicant	BCH Services / Anthony Donato Architects C/O ADELAIDE PLANNING AND DEVELOPMENT SOLUTIONS
Address	316 - 320 SOUTH TERRACE ADELAIDE
Site area	1838 square metres
Development Plan	Adelaide City Council Development Plan Consolidated – 25 July 2019
Zone	City Living Zone
Policy Area	South Terrace Policy Area 30
Maps	Adel/32 and Adel/63
Former Land Use	Offices (Davaar House), Mixed use with shops and residential apartments (Tower building)
Development proposal	Amendments to application 020/A054/14 (Variation number 5) amendments to Davaar house and surrounds.
Public notification	Not required
Referrals	To be determined
Relevant Authority	State Commission Assessment Panel (SCAP)
Contact person	Mark Kwiatkowski, APDS mark@adelaideplanning.com.au Ph 0499933311



2.0 Introduction

This Planning Statement has been prepared by Adelaide Planning and Development Solutions (APDS) on behalf of BCH Services and Anthony Donato Architects

Pursuant to Maps Adel/32 and Adel/63, the subject land is located within the South Terrace Policy Area 30 of the City Living Zone of the Adelaide City Council Development Plan Consolidated – 25 July 2019.

In preparing this planning statement, I can confirm that I have reviewed the proposal plans prepared by Anthony Donato Architects, the engineering documentation by Lelio Bibbo Consulting Engineers Pty Ltd, Landscaping plan by Oxigen along with the most pertinent provisions of the Adelaide City Council Development Plan Consolidated – 25 July 2019.

I have also inspected the subject land and locality.

The following information accompanies this planning statement:

- Completed development application form and electricity declaration
- Plans prepared by Anthony Donato Architects
- Landscaping plan by Oxigen
- Engineering documentation by Lelio Bibbo Consulting Engineers Pty Ltd.



3.0 Background

3.1 Previous applications / amendments

A number of applications have been considered by the Development Assessment Commission / State Commission Assessment Panel (SCAP) since the lodgement of the original application in 2014. A summary of the application is as follows:

- On 26 Feb 2015, DA 020/A054/14 for 'construction of a 14 level building (including terrace level) comprising 10 levels of apartments, ground level café/restaurant, two levels of sleep apnoea medical suites and basement and sub-basement car parking as well as restoration of an existing local heritage listed building (including demolition of non-historic additions to this building)' was presented to the IMDAC of the DAC. A number of Category 2 representors were heard at the meeting. DAC determined to grant consent at this meeting, subject to conditions.
- The first variation applications was lodged 30 June 2016, which sought amendment to the land use mix, the height and appearance of the new building and some servicing aspects (specifically, the car parking arrangements and waste management). This V1 application underwent Category 2 public notification where one representation was received. The V1 application was also supported by SCAP at its meeting held December 2016.
- A further variation was lodged by the applicant, however the second variation (V2) application was withdrawn by the applicant and subsequently did not proceed.
- A 47a request (associated with DA 020/A054/14 V1) was received by the Assessment Branch on 4 October 2017. This 47a was processed and allowed '...to slightly amend the roof plan in order to bring the land use consent in line with the proposed land division application. The change will result in a minor extension to the concrete slab over the store area'.
- The V3 application lodged Sep 2018 resulted from formalising un-authorised building work that had occurred in part (undertaken by the original builder/developer) and further amendments to the building and is currently being considered by the State Commission Assessment Panel (SCAP).
- Application V4 was lodged for external staircase and internal alterations to the residential flat building component of the site and has recently been granted planning consent.
- The current application will be the fifth variation and relates to the Davaar House component of the building and surroundings including the link between Davaar House and the Tower building.



4.0 Subject Land

4.1 Subject Land



Figure 1 Subject land identified in yellow

The subject land is a rectangular shaped allotment with a site area of 1838 square metres which has a frontage to South Terrace and Davaar Place of 32 metres and a frontage of 58 metres to Hutt Street. The site has a depth of 58 metres along the eastern and western boundaries. As the site area is greater than 1500 square metres, the subject land is considered a 'catalyst' site.

The front portion of the subject land which relates to the application, contains the local heritage listed building, 'Davaar'. The two storey dwelling was built in 1846 with further external alterations and additions occurring between 1950 and 1980. The building is set back 11.5 metres from South Terrace and has a fence along the South Terrace and Hutt Street frontages. The dwelling was formerly used by the TPI Association from 1951 but has been vacant now for a number of years.

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The building is listed as a Local Heritage Place in the Adelaide (City) Development Plan (Refer to Table Adel/2):

Former Dwelling; External form, including original fabric and detailing of façade and verandah, side walls, roof, as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.

As per image 1 below, the former additions to the front and side of the heritage building resulted in the listed building being hidden behind the front and side additions. These additions were removed as part of the original application resulting in the main fabric of Davaar House remaining (as shown in image 2).



Image 1 (former additions to Davaar House) and Image 2 current situation (additions removed).

The main fabric of the building was retained as part of the development of the site, with the surrounding land excavated to allow for underground carparking and further infrastructure to allow for the rear tower building and proposed offices in the Heritage building. In relation to this aspect, the previous heritage impact statement from Bruce Harry & Associates indicated

The excavation of most of the site surrounding the historic residence in order to achieve the scale of car parking infrastructure required to economically and functionally support the proposed development will radically change the historic sub-surface site conditions of "Davaar" however in the context of the substantial changes that have already occurred to much of the site , and the low historical integrity of the house's current setting , I believe the proposed extent of site intervention is acceptable , provided an adequate construction risk management regime is put in place to protect the historic fabric of the house and the historic boundary fencing.

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An image contained within the original Heritage impact statement shows Davaar House prior to the additions. The report notes *TPI House photographed after completion of first major alterations at the rear in 1953. (TPI Archive). Note original stone wall at left of house but absence of any remnants of historic gardens.*

The second image shows the view of the TPI Building c1957/58 showing the demolition of stone wall to Hutt Street for further eastern and rear additions.



Images 3 and Image 4 Davaar House in 1953 and 1957/58.

The main fabric of the building has been retained onsite with the levels surrounding the original building being lifted when compared with the above images to allow for construction of the underground car parking lifts and provision of services below the building.



Image 5 Current site conditions.

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The front fence was demolished during the construction phase of the development and will be replaced using the same infill panels as retained.

The land surrounding Davaar House is currently concreted to all boundaries and is void of any landscaping or softening elements with two exhaust vents which protrude within the front yard of the building as part of the development undertaken onsite.

A transformer providing services to the buildings is located along the eastern side frontage to Hutt Street.

A further fire building is contained to the west of the heritage building which was approved as a variation to the original approval.

The link between the residential flat building and the heritage building has not been constructed and the design of the link has been amended which forms part of the subject application.

The rear (northern) portion of the site contains the mixed use residential flat building which contains commercial tenancies at the ground floor and residential apartments above.

The building contains underground carparking, dedicated waste area and storage which is accessed from Davaar Place.



5.0 Planning Assessment

5.1 Proposed Development

The application seeks amendments to the approval for a 14 level building comprising apartments, ground level café/restaurant, offices, and basement and sub-basement car parking as well as restoration of an existing local heritage listed building. The proposed variation to the approved development is described as follows:

- Alterations to the form of the front verandah as a result of the change in levels over the site.
- Minor window modifications to the rear portion of the local heritage building.
- As constructed roof materials – colorbond.
- Replacement front fence to replace previously removed front fence.
- Construction of two exhaust flumes to the front portion of the property (as constructed associated with the underground carpark).
- Internal alterations to the building including
 - Raise floor level to northern ground floor room to match to as-built external levels, incorporate disability access with ramp into hallway
 - Alterations to internal floor plan.
 - Disability toilet to northern ground floor room.
 - Reduction in existing room divisions.
 - Number and location of bathrooms to upper level.
 - Addition of raised storeroom to northern end of upper level.
 - Addition of kitchenette to upper level, and
 - Inclusion of lift.
- Amendments to approved link between Davaar House and the Residential Flat Building tower to incorporate as-built levels.
- Changes in levels (as constructed) surrounding the existing local heritage building including internal ramps and access to South Terrace.
- Landscaping and paving as it relates to heritage setting of the local heritage building. Alterations to landscaping design incorporate the concrete slab surrounding building, including hard and soft landscaping and treatment to existing features (screening to basement carpark exhaust ducts and fire tanks to side of Heritage Listed Building).

An assessment of the appropriateness of these amendments for each of these elements is provided below in Section 5.4.



5.2 Nature of Development

I am of the opinion that the proposed development is a variation application as the essential nature of the application has not changed pursuant to Section 39(4)(a)(ii) within the Development Act 1993.

The proposed development satisfies the Development Plan insofar as:

- The essential nature of the application remains as the construction of a mixed use development comprising apartments, ground level café/restaurant, offices, and basement and sub-basement car parking as well as restoration of an existing local heritage listed building;
- The access and egress arrangements remain unchanged;
- The form and composition of the building are consistent with the approved design intent;
- The proposed changes are as a result of the as constructed situation on the site,
- The ground floor interface with the public realm remains largely consistent with the approved development and the amendments are required for constructability and to accommodate the required services.

The revised development is not prescribed as complying nor as non-complying within the Development Plan and should be assessed on its merits against the provisions of the Adelaide City Council Development Plan Consolidated – 25 July 2019 as a consent form of development.

In my view, the proposal is acceptable when balanced against all the relevant provisions of the Development Plan, the as constructed situation onsite and the intent of the relevant provisions of the South Terrace Policy Area of the City Living Zone.

This will be explored within the content of this report.

5.3 Process

The proposed development comprises a Variation Application in its own right, as opposed to a Regulation 47A Minor Variation due to the nature of the proposed amendments, and the changes to the surroundings and appearance of local heritage listed building.

I am of the opinion that the amendments, whilst being relatively minor in nature in the context of the development as a whole, results in the proposal being of a change to warrant the lodgement of a Variation Application.



5.4 Development Plan Assessment

We have considered the most relevant provisions of South Terrace Policy Area of the City Living Zone with respect to their intent as well as the relevant general section provisions. As noted previously, the subject land is located within the City Living Zone.

The primary consideration in the assessment of the amendments to the approved proposal is the potential impact to the local heritage place when weighed up against the relevant heritage provisions, impacts to as approved built form including the general design and appearance provisions and fencing and landscaping.

It should be noted that the proposal does not intend to alter the approved land uses on the site which include offices within the local heritage building, the arrangement of the apartments, ground level café/restaurant and any parking. Further, the proposal does not include any other changes as they relate to the residential flat building which are being considered through separate applications.

Our views of the amendments when considered against the relevant provisions of the Development Plan are found below.

5.4.1 Design and Appearance

The Council Wide, City Living Zone and South Terrace Policy Area 30 provisions all seek a high quality of design excellence and appropriate composition and proportion in a new development.

The desired character statement for the policy area provides the following guidance:

'Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements. At street level, the use of solid materials will be appropriately balanced with glazed areas to provide visual interest and activity. Building facades will be well articulated with finer details that contribute positively to the public realm, including modelled facades, canopies, fenestrations and balconies that make use of light and shade'

'Development on catalyst sites will exemplify quality and contemporary design that is generally of greater intensity than their surroundings.'

PDC 7 (South Terrace Policy Area 30) also states that *buildings on sites with a frontage greater than 10 metres should be articulated through variations in forms, materials, openings and colours.*



The proposal results in the retention of the Local Heritage Place to the front portion of the site and proposes a suitable restoration of the existing building replacing the former front verandah of the building as close as possible to its original state. Due to the change in levels as a result of the provision of the underground carparking stacker and services, the proposal is unable to include the former stairs which previously lead up to the verandah from the gardens as shown in images 3 and 4 above. The replacement verandah is a reasonable design response to the current change in levels on site and will result in an enhanced appearance to the primary façade of the building when compared with the previous additions to the local heritage building (as shown in image 1). Further the proposed verandah will maintain the horizontal elements of the existing building ensure the solid portions of the verandah match the existing built form reflecting the form of the previous verandah.

Further alterations to the building include minor window alterations are proposed which complement the design and style of windows of the original building and the replacement of the roof with a Colorbond Grey material. The roof form reflects the pitch and appearance of the original roof form and the colours and materials proposed result in an acceptable impact on the appearance of the local heritage building. The window amendments are considered appropriate to the rear of the existing building.

The proposed link between the Local Heritage building and the Tower building has previously been approved however alterations to the design of the approved glass link between Davaar House and to August Tower were required to incorporate the as-built levels on site. The amended glazed link forms an appropriate link between the new development to historic built form and fabric. It will be detailed to be visually lightweight and largely transparent, and with the added separation of the tower, and provides the opportunity to restore the rear of "Davaar" to wider view from within and outside the site, and enhance its former setting as a grand, parklands fronting mansion.

The proposed internal works to the local heritage building have no external expression and the Local Heritage Listing does not extend to interiors, and as such this has no heritage impact.

The original fencing was removed during the construction phase of the development. The proposal intends to reinstate the boundary fencing to the southern (South Terrace) and eastern (Hutt Street) sides of the development. The fencing will be positioned over the existing concrete slab and the original wrought iron panels will be restored and re-installed to the southern boundary and a portion of the eastern boundary. The front fence is included as part of the Local heritage Listing and was an important feature of the site and the replacement of the fence with the inclusion of pillars will reinstate the fence to its former appearance utilising the existing fencing wrought iron panels.

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In relation to the as constructed fire services building (fire tank rooms and hydraulic pump room) along the western boundary of the site, the amended proposal incorporates screening to the façade of the building to aid in reducing any visual impact from the services building noting that the structure as a whole has been approved. Due to the structural adequacy of the concrete slab surrounding the as constructed fire services building, the landscaping as previously approved needed to be amended. The amended proposal includes timber screening to the facades of the as constructed fire services building which will minimise the visual impact and provide adequate screening of the necessary infrastructure. It is considered that the proposed screening will aid in reducing the visual impact of the existing structures in relation to the Local Heritage Place.

It is considered that the proposal results in an appropriate response to the relevant provisions of the Development Plan as they relate to the Design and Appearance.

5.4.2 Public Realm and Infrastructure

In relation to the public realm surrounding the Local Heritage Item, the desired character for the South Terrace Policy Area 30 seeks an interesting pedestrian environment and human scale at ground level. The Development Plan also seeks active and engaging uses at the ground floor level so as to provide surveillance over the public realm. Further, The Development Plan seeks water conserving landscaping that enhances the local landscape character through definition of public areas, reinforcement of paths and edges, screening utility areas and enhancement of visual amenity of a place.

The amended proposal will maintain the shop and restaurant/café (with outdoor dining) on the ground floor of the tower building which maintains the activation of the area to the west of the Local Heritage building with outdoor dining along the Hutt Street frontage. Further, the dedicated area (as approved) for a communal space associated with the first and second floor apartments is being maintained. The access to both buildings through the link between the Local Heritage Building and the tower will be maintained which will result in the activation of the Hutt Street frontage of the site. The proposal also results in changes in levels (as constructed) surrounding the existing local heritage building including internal ramps and access to South Terrace to allow for access through the site.

The approved landscaping plans previously included a mix of hedges and lawn to the front of the site allowing for a path from South Terrace through to the front entrance of the Local Heritage building as well as further landscaping to screen the plant equipment to the western side of the building.



The proposed landscaping will provide a suitable design response on the site given the constraints of the structural integrity of the concrete finished floor level surrounding the Local Heritage building. The mix of paving, planter boxes and artificial turf and screens will result in a public realm which enhances the local landscape character through definition of public areas, reinforcement of paths and edges, screens utility areas and enhances the visual amenity of the subject land.

Further, the screening proposed to the as constructed fire services building (fire tank rooms and hydraulic pump room) along the western boundary of the site in our opinion will aid in reducing the visual impact of the structures on the Local Heritage Building.

5.4.3 Heritage Considerations

The Council Wide provisions of the Development Plan relating to Heritage Conservation seek to minimise impacts of development of State and/or Local Heritage places, and development on adjacent sites. These principles seek primarily to preserve the heritage values and settings of those places and maintain "their built form contribution to the locality" and to do so through adaptive reuse, with development sited at the sides and rear of heritage places and having a complementary built form appearance.

Table Adel/2 of the Adelaide City Development Plan lists 316-320 South Terrace Adelaide as a Local Heritage Place.

The site contains "Davaar", a Local Heritage Place. The two storey building was constructed in 1876 but has since undergone a number of major extensions and alterations in the 1950's, 1970's and 1980's, transforming the building's appearance. The extensions have involved the construction of additional 'wings' to the rear, west and front of the original building, ultimately undermining the original fabric and appearance of "Davaar".

The elements of heritage value relate to the 'Former Dwelling; External form, including original fabric and detailing of facade and verandah, side walls, roof, as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.' More specifically the listing is identified as item 25114.

A detailed heritage assessment was previously undertaken by Bruce Harry and Associates in the previous application which should be considered in the assessment of the current proposal. The heritage assessment previously indicated:



"Davaar" was identified for Local Heritage listing in the 1990 City of Adelaide Heritage Survey and subsequently confirmed in the Adelaide (City) Development Plan as a Local Heritage Place.

The Local Heritage listing is of the "Former Dwelling" and the elements of Heritage Value are identified as being the "External form, including original fabric and detailing of façade and verandah, side walls, roof as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions." The relevant listing criteria are identified as a) – historical, economic or social themes, d) – aesthetic merit, design characteristics or construction techniques, e) – association with a notable local personality or event, and f) – is a notable landmark.

It is clearly the visible external, two-storey built form that is considered to be of primary heritage significance, however the listing description is somewhat confused as the exterior incorporates details (e.g. bay windows and stucco finishes) which are not "original fabric" but nonetheless, have historical value which warrants preservation. The single storey rear sections of the building are a hybrid of the pre and post WW2 periods of occupation and use. The surviving sections of the historic western boundary wall do not appear to be included in the listing.

The heritage values of "Davaar" were reviewed in 2007 by Historical Research Pty Ltd when the property was also assessed for possible SA Heritage listing. The outcome of that re-assessment was a determination that the former historic residence warranted Local Heritage listing only under Development Act Criteria (d) – aesthetic merit and design characteristics, and (f) – notable landmark, and that "Davaar" did not meet the threshold for State Heritage listing due to its low historical and architectural integrity.

The proposal results in the retention of the Local Heritage Place to the front portion of the site and proposes a suitable restoration of the existing building replacing the former front verandah of the building to as close as possible to its original state. Due to the change in levels as a result of the provision of the underground carparking stacker and services, the proposal is unable to include the former stairs which previously lead up to the verandah from the gardens as shown in images 3 and 4 above. The replacement / reestablishment of the verandah is a reasonable design response to the current change in levels on site and will result in an enhanced appearance to the primary façade of the building when compared with the previous additions to the local heritage building (as shown in image 1). Further the proposed verandah will maintain the horizontal elements of the existing building ensure the solid portions of the verandah match the existing built form reflecting the form of the previous verandah.



Further alterations to the building include minor window alterations are proposed which complement the design and style of windows of the original building and the replacement of the roof with a Colorbond Grey material. The roof form reflects the pitch and appearance of the original roof form and the colours and materials proposed result in an acceptable impact on the appearance of the local heritage building. The window amendments are considered appropriate to the rear of the existing building.

The proposed link between the Local Heritage building and the Tower building has previously been approved however alterations to the design of the approved glass link between Davaar House and to August Tower were required to incorporate the as-built levels on site. The amended glazed connection is an appropriate link between the new development to historic built form and fabric. It will be detailed to be visually lightweight and largely transparent, and with the added separation of the tower, and provides the opportunity to restore the rear of "Davaar" to wider view from within and outside the site, and enhance its former setting as a grand, parklands fronting mansion.

It is considered that the proposal appropriately retains and enhances the heritage aspects of the local heritage item and the proposed use of the building as offices is an appropriate reuse of the building. Development affecting a Local Heritage Place (PDC 137), should also facilitate its continued or adaptive use, and utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place. This development does not seek to change the approved use of the heritage listed Davaar building for offices but proposes internal alterations to the building. The proposed internal works to the local heritage building have no external expression and the Local Heritage Listing does not extend to interiors, and as such this has no heritage impact.

The original fencing was removed during the construction phase of the development. The proposal intends to reinstate the boundary fencing to the southern (South Terrace) and eastern (Hutt Street) sides of the development. The fencing will be positioned over the existing concrete slab and the original wrought iron panels will be restored and re-installed to the southern boundary and a portion of the eastern boundary. The front fence is included as part of the Local heritage Listing and was an important feature of the site and the replacement of the fence with the inclusion of pillars will reinstate the fence to its former appearance utilising the existing fencing wrought iron panels.

As detailed in photograph 4 of the heritage assessment undertaken by Bruce Harry and Associates the gardens did not form part of the heritage setting and in the image from 1953, there were no remnants of any historic gardens to complement the built form. The mix of paving, planter boxes and artificial turf and timber screens will result in a public realm which enhances the local landscape character through definition of public areas, reinforcement of paths and edges, screens utility areas and enhances the visual amenity of the subject land.

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The proposed tower development to the rear of the site previously was determined to have an acceptable impact on the key heritage values of the Davaar building identified by the Local Heritage criteria and will not be detrimental to the prominence of "Davaar" in the South Terrace streetscape. Further the connection of the Davaar building to the tower proposal through a lightweight glass box link will provide an appropriate extension to the heritage listed building. The refurbishment of the heritage listed front fence will also aid in enhancing the appearance of the site and maintaining the heritage character of the subject land.

The proposed work on 'Davaar' House will restore the external fabric of the heritage listed building including the front verandah and removed the external alterations and additions to the building which significantly changed the original external appearance of the building. The two storey core of the historic "Davaar" will be largely returned to its 1910/11 built form appearance and the reinstatement of the verandah and historic boundary fencing at the front and east side of the site will be preserved and restored. An amended landscaping plan has been prepared which shows the planting boxes, artificial turf and paving areas proposed which will complement the appearance of the site.

On the basis it is considered that the proposed development is considered to satisfy the intent of the Objectives and Principles of Development Control relating to heritage and conservation.



6.0 Conclusion

After careful consideration of the proposed development and having regard to the relevant provisions of the Development Plan it is our opinion that the proposal is not seriously at variance with the of the Adelaide City Council Development Plan Consolidated – 25 July 2019.

The application seeks a number of amendments to application 020/A054/14 (Variation number 5) amendments to Davaar house and surrounds as outlined in Section 5.2 of the planning statement.

It is considered that the proposed works to 'Davaar' House will restore the external fabric of the heritage listed building including the front verandah the reinstatement of the historic boundary fencing at the front and east side of the site. On the basis it is considered hat the proposed development is considered to satisfy the intent of the Objectives and Principles of Development Control relating to heritage and conservation

The proposed landscaping will provide a suitable design response on the site given the constraints of the structural integrity of the concrete finished floor level surrounding the Local Heritage building. The mix of paving, planter boxes and artificial turf and timber screens will result in a public realm which enhances the local landscape character through definition of public areas, reinforcement of paths and edges, screens utility areas and enhances the visual amenity of the subject land.

The proposed development will provide the restoration and reuse of a prominent building on a site which has been vacant and underutilised for many years. The proposal has been designed to complement and respect the architectural integrity of the Davaar building and provide a development which maximises the development potential of the subject land providing a high quality mixed use development which will provide a positive contribution to the public life of the city. The proposal will make a positive contribution to the character of the locality and will provide a built form which will present a well-designed landmark building on the gateway south eastern corner to the Adelaide CBD.

Having regard to all the relevant provisions of the Development Plan, for the reasons aforementioned, it is my opinion, that The proposal represents an appropriate form of development in the context of the City Living Zone, the South Terrace Policy Area 30, the general provisions of the Adelaide (City) Council Development Plan and the unique circumstances of the subject land and locality. In our view the proposal is acceptable when balanced against all the relevant provisions of the Development Plan and the overall intent of the zone and warrants support.

We look forward to the support of the proposal in its current form.



Should you have any queries or require any further information or clarification with any components of this response, please do not hesitate to contact by contacting me by email at mark@adelaideplanning.com.au

Yours Sincerely,

Mark Kwiatkowski MPIA CPP

Principal Urban Planner

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File No:
2019/14027/01

7 November 2019

Ref No:
14680652

Janaki Benson
Planning Officer
Planning and Land Use Services
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
Adelaide SA 5000

janaki.benson@sa.gov.au

For the attention of the State Commission Assessment Panel

318 South Terrace, Adelaide – Variation V5

Further to the referral 020/A054/14 V5 received 14 October 2019 pertaining to the application to vary the development previously granted Development Consent DA020/A054/14 at the above address and in my capacity as a non-mandatory referral in the State Commission Assessment Panel, I would like to offer the following comments for your consideration.

I understand this variation has arisen due to the construction of the slab enclosing the basement car stackers and services. The slab is elevated above street level, requiring a revised design approach for site access, the reinstatement of the heritage fence and Davaar House access. The structural capacity of the as-built slab has also necessitated a revised approach for the landscape design, and two large exhaust stacks have been installed in front of Davaar House. The variation material also includes details regarding the design of the new Davaar House verandah and canopy over the central south facing window. While I acknowledge the challenges presented by the as-built conditions, I remain highly concerned by the compromised public realm outcome and setting of Davaar House resulting from the works. In my view, further work is required to mitigate the impact of the elevated slab, services and building elements that are visible from the public realm and to significantly improve the setting of Davaar House, commensurate to South Terrace.

The elevated slab has also necessitated stair access from the South Terrace and Hutt Street main entrances. It appears that flush threshold access from the footpath level is achieved at the northern end of the site, via the tower colonnade off Hutt Street (assuming that a flush threshold is achieved between the existing and new paving finishes). It is anticipated that access to Davaar House is then achieved via the glass link or front entrance via a ramp located along the eastern frontage of the heritage building and ramping occurring within the verandah space of Davaar House. I acknowledge that the as-built condition of the elevated slab results in a compromised disability access arrangement. In my view, this is a less than optimal outcome from an equitable access perspective, particularly given the proposed commercial use for Davaar House. I recommend provision of a universal access strategy for the development based on the as-built conditions, with the view to achieving equitable access to all areas of the development.

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of South Australia

File No:
2019/14027/01

Ref No:
14680652

The variation includes details for fencing along the west, south and east boundaries. I understand the proposed works include reinstatement of the historic fence that forms part of the Local heritage listing, new fencing to best match the heritage fencing, a new continuous brick plinth with textured coated cement render finish, texture coated cement render finish to the exposed slab edge at the street interface and new pillars to match the original pillars located in the south east and south west corners. I note that the elevated slab height and new plinth will impact on the height and fixing of the original cast iron fence panels. While this affects the proportional relationship of the fence to the pillar, I support the overall intent to maintain the original detailing as closely as possible. To this end, I recommend that clarification be sought regarding any replacement cast iron fence panels due to damage or if missing. I also recommend confirmation be sought regarding the reinstatement of the existing historic gate on the eastern boundary, which was noted as being retained in variation V1 landscape plan. In regards to the new section of fencing, I note that the east fencing elevation indicates a palisade style design. I recommend that further information be provided regarding the new fencing, including the design and material, in accordance with the intent to match the historic fencing. Alternatively, in my view an opportunity exists for a contemporary response for new fencing, with the view to achieving a clear distinction between new and historic fabric and to integrate the new fencing into the Davaar House external works.

A water storage tank, fire pump room and egress stair building are located on the western side of Davaar House, which I understand were approved through a previous variation. The approved design included raised garden beds with plants providing screening to these services. The variation proposes 'Modwood' screening to these building elements. I note that the landscape plan (drawing 14.059.101, issue F) and site and landscape plan (A1.1, Rev B) indicate different extents of screening, and I recommend that this be clarified. I also recommend provision of further detail regarding the height and spacing of the screen battens, to ensure the service/s and building elements are screened in their entirety. This also applies to the transformer and electrical box screening.

The approved landscape design for the land surrounding Davaar House was comprised of two types of paving, raised planter beds with 0.3 metre soil depth and insitu concrete edging and irrigated turf. The communal open space on the eastern side of Davaar House was enclosed by a one metre tall glass balustrade, with a bbq and planter bed along the streetscape interface. I understand the structural integrity of the as-built concrete slab surrounding Davaar House does not support the approved landscaping. The amended design proposes one type of bluestone paving, regularly spaced 1.6 metre long proprietary GRC planter troughs along the west, south and east frontages, a series of 1.2 metre diameter and 0.9 metre diameter GRC round pots along the east and west boundaries and eight regularly spaced trees in round GRC planters in the location of the communal open space. The area in front of Davaar House, fronting South Terrace, includes two symmetrical squares edged with bluestone and lined with artificial turf. Two large as-built exhaust vents are located within these squares, which are proposed to be screened by climbing plants on weld mesh enclosures. I acknowledge the constraints arising from the structural adequacy of the as-built slab. However, I am concerned by a number of aspects of the proposed landscape design. In particular, I do not support the use of artificial turf, which in my view is inappropriate from a durability and environmental perspective due to its detrimental urban heat island effect.

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The irrigation and drainage strategy for the raised planters is also yet to be demonstrated. In my view, the opportunity exists to explore an alternative innovative design response, given the challenges in delivering the approved landscape design. In my view, a contemporary high quality urban plaza treatment with selective use of a variety of planter shapes and forms may be appropriate, rather than a repetitive formal design and use of artificial material finishes. In regards to the existing exhaust stacks, in principle I support the approach to completely screen these elements with climbing plants. However, I recommend that confirmation be sought that exhaust venting will not impact on creeping foliage. I also recommend the irrigation strategy for the climbers be confirmed, to ensure maximum growth to minimise the time the vents and mesh enclosures are exposed.

The proposed variation includes details for the restoration of Davaar House, including replacement of the front verandah, construction of a canopy roof over the central window, window alterations and replacement roof cladding (Colorbond, custom orb), gutters (Colorbond 'D' gutter), flashings and rainwater goods. The planning report notes that the intent for the replacement verandah is to be as close as possible to its original state. It is acknowledged that prior to the redevelopment, Davaar House was highly compromised due to the various extensions and the restoration works that include returning the heritage place to its original footprint are welcomed. However, I note that the works appear to have been informed by conditions evident in the 1958 historic photograph, including the low wall enclosing the verandah base and solid geometrically shaped fascia that extends down to create tapered columns. This approach also extends to the upper level window canopy. While, in principle, I do not object to this approach I recommend that the rationale for the restoration works be confirmed and supported by a heritage assessment. I also recommend consultation with Council's Local Heritage advisor.

The proposed variation includes minor amendments to the design of the glazed link between the tower and the heritage building due to the amended as-built site levels. The proposal appears to remain relatively consistent with the approved expression. In my view, achieving a flush threshold treatment will be critical, to ensure safe and convenient disability access can be achieved through this alternative entrance.

To ensure the most successful design outcome is achieved, the State Commission Assessment Panel may like to consider particular aspects of the project, which would benefit from further development prior to approval:

- Provision of a universal access strategy for the site based on the as-built conditions
- Confirmation of the replacement strategy for any missing/damaged historic cast iron fence panels
- Clarification of the reinstatement of the existing historic gate on eastern boundary
- Provision of further information regarding new fencing, including the design and material
- Consideration of a contemporary response for new fencing that integrates with the Davaar House external works
- Clarification of the extent of screening to services and provision of further detail on the height and spacing of the screen battens
- Review of the landscape design approach, cognisant of the as-built condition, with consideration given to a high quality contemporary urban plaza treatment

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- Provision of further detail regarding the drainage and irrigation strategy for raised planters, with the view to concealing required services and maximising growth
- Confirmation that exhaust venting will not impact on creeping foliage
- Provision of a heritage assessment to support the rationale for the Davaar House restoration works, including consultation with Council's Local Heritage advisor

Yours sincerely



Kirsteen Mackay
South Australian Government Architect

cc Ellen Liebelt ODASA Design Advisor ellen.liebelt@sa.gov.au

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**Government
of South Australia**

Enquiries: Helen Dand 8203 7380

CoA Ref: S10/13/2015/F

SCAP Ref: 020/A054/14 V5

6 January 2020

State Commission Assessment Panel
GPO Box 1815
Adelaide SA 5001

Attention: State Commission Assessment Panel

Dear Sir/Madam

Application: S10/13/2015/F

Applicant: BCH SERVICES P/L

Address: 318 SOUTH TERRACE, ADELAIDE SA 5000

Description: VARY PREVIOUS AUTHORISATION CONSTRUCTION OF A 12 LEVEL BUILDING (INCLUDING TERRACE LEVEL), COMPRISING 10 LEVELS OF APARTMENTS, GROUND LEVEL CAFE/RESTAURANT, TWO LEVELS OF MEDICAL SUITES AND BASEMENT & SUB-BASEMENT CAR PARKING. RESTORATION OF EXISTING LOCAL HERITAGE LISTED BUILDING (INCLUDING DEMOLITION NON-HISTORIC ADDITIONS TO THIS BUILDING) TO BE USED FOR CONSULTING ROOMS - VARIATION - VARIATION TO DA 020/A054/14 (AND VARIATIONS V1, V3 AND V4) THAT SEEK CONSTRUCTION OF TWO EXHAUST FLUES TO THE FRONT OF THE PROPERTY, ALTERATION TO THE REAR WINDOWS, VERANDAH FORM AND LINK ASSOCIATED WITH DAVAAR HOUSE, ALTERED FRONT FENCE AND POSITION, USE OF COLORBOND ROOF CLADDING, VARIOUS INTERNAL ALTERATIONS TO THE TOWER BUILDING, CHANGE IN LEVELS ACROSS THE SITE RESULTING FROM CAR PARK LOCATION/LEVELS ABOVE GROUND AND ASSOCIATED HARD AND SOFT LANDSCAPING AND PAVING (PART RETROSPECTIVE)

Council has the following comment(s) to make on the above application:

HERITAGE

Revised drawings and the Bruce Harry + Associates Supplementary Heritage Impact Statement dated 19 December 2019 have been received and reviewed.

Ultimately, the setting of Davaar House and the heritage listed cast iron fence will still be very compromised due to the raised slab level, basement carpark exhaust flues, fire services and fire escape stairs.



The proposed landscaping and conservation works are considered acceptable as they provide a practical response to the compromised setting of Davaar House and allow for reinstatement of the heritage listed fence.

However, some clarification of the documentation is required as below:

Fence

Height of flat bar fencing – the flat bar horizontal rail should match the top rail of the cast iron fence (it is shown lower on the drawings). Similarly, the steel pickets should match the height of the cast iron spears.

The cast iron and flat bar fencing should be the same colour (no colour specified on docs).

Front verandah dwarf wall

Conflicting information: Hebel power block - noted LH side of front door and masonry noted RH side of front door.

Roof

D gutter specified for roofing. Ogee profile is appropriate for this era of dwelling - 125 mm for main roof and 100mm for verandah.

Roof cappings – roll top profile for ridge and barge cappings should be specified.

ENCROACHMENTS

It is noted that the handrails to the front entrance stairs encroach over the front boundary.

AS 1428.1 requires that when stairs are to be located adjacent a property boundary, the stair shall be set back a minimum of 900mm from the boundary line (refer to excerpts from AS 1428.1 below). This is to mitigate any hazards within the public realm.

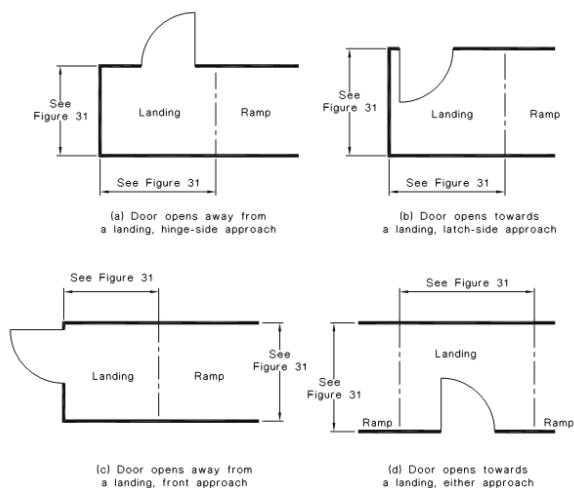


FIGURE 25(D) DOORWAYS AT LANDINGS

11 STAIRWAYS

11.1 Stair construction

Where required, stairs shall be constructed as follows:

- (a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12) and TGSIs do not protrude into the transverse path of travel, as shown in Figure 26(A).
- (b) Where the intersection is at an internal corridor, the stair shall be set back in accordance with Figure 26(B).
NOTE: Examples of stair handrail terminations are given in Figures 26(C) and 26(D).
- (c) Stairs shall have opaque risers.
- (d) Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm, as shown in Figures 27(A) and 27(B).
- (e) Stair nosing profiles shall—
 - (i) have a sharp intersection;
 - (ii) be rounded up to 5 mm radius; or
 - (iii) be chamfered up to 5 mm × 5 mm.

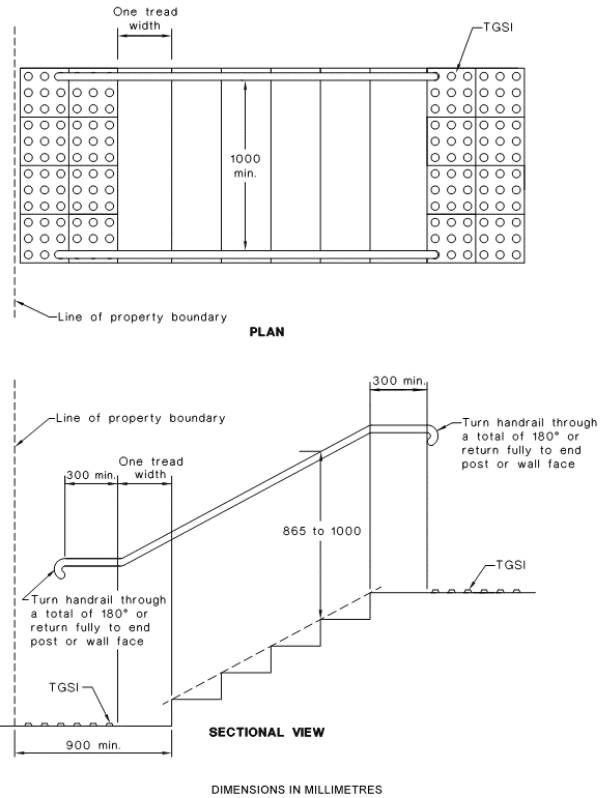


FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY

Accessed by ADELAIDE CITY COUNCIL on 10 Jan 2014 (Document currency not guaranteed when printed)

Yours faithfully

Helen Dand
PRINCIPAL PLANNER

Benson, Janaki (DPTI)

From: Mark Kwiatkowski <mark@adelaideplanning.com.au>
Sent: Tuesday, 24 December 2019 4:05 PM
To: Benson, Janaki (DPTI); Helen Dand; Therese Willis
Cc: Hayden Bubner; Bruce Harry; anthony@adarchitects.com.au; James Hayter; Daniel Papalia
Subject: 318 South Tce Adelaide - Davaar house
Attachments: Davaar House - 19.12.19.pdf; A1.1 Site Plan revE.PDF; Davaar Supplementary HIS.pdf; 14.059 191219_SITEWORKS_FOR PLANNING.PDF; A1.1a Fence Details revC.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Janaki, Helen and Therese,

Please see attached amended plans and heritage response in relation to our meeting which addresses the issues with the original proposal as raised by the govt architect and council staff.

Can you please review / provide comment to SCAP at your earliest convenience with an aim to making the January meeting.

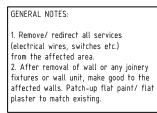
Have a great Christmas and new years break and feel free to contact me if you require any further information / clarification.

Regards

Mark Kwiatkowski
Director + Principal Urban Planner

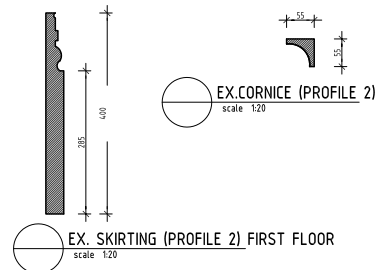
Adelaide Planning & Development Solutions Pty Ltd | Town Planning Specialists | Planning Private Certifiers
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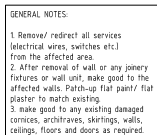
EX.CORNICE (PROFILE 1)
scale 1:20

EX.DOOR REVEAL DETAILS
GROUND FLOOR



Technical drawing of a column and architrave assembly. The drawing shows a column with a base block, skirting, and an architrave. Dimensions are given in millimeters: 200 for the base block width, 200 for the architrave width, 200 for the architrave height, 100 for the skirting height, and 2000 for the total height of the column and architrave. Labels indicate 'existing architrave corner block', 'existing architraves profile 1', 'existing skirting profile 1', and 'existing baseblock'.

EX.DOOR ARCHITRAVES & BASE BLOCK DETAILS
(PROFILE 2) GROUND FLOOR



EX. CELLAR

UP

existing cellar, cleaned, repaired & re-used as a storage space/services area.

scale 150

JOB TITLE
AUGUST TOWERS
316-320 SOUTH TERRACE ADELAIDE
SA 5000

DRAWING TITLE
DEMOLITION PLAN
(DAYAAR HOUSE)

AMENDMENTS	
a. notes & details added	85.82
g. notes & details added as per HA email	88.82
c. notes & details added as per HA email 09.02.16	89.82
d. various changes made	14.01.9
e. various changes made	26.06.1
f. various changes made	84.51.9

ANTHONY DONATO ARCHITECTS

Suite 5/58 Fullarton Road | Kent Town SA 5087

1.08 8364 6888 | f. 08 8364 5355 | www.adarchitects.com.au

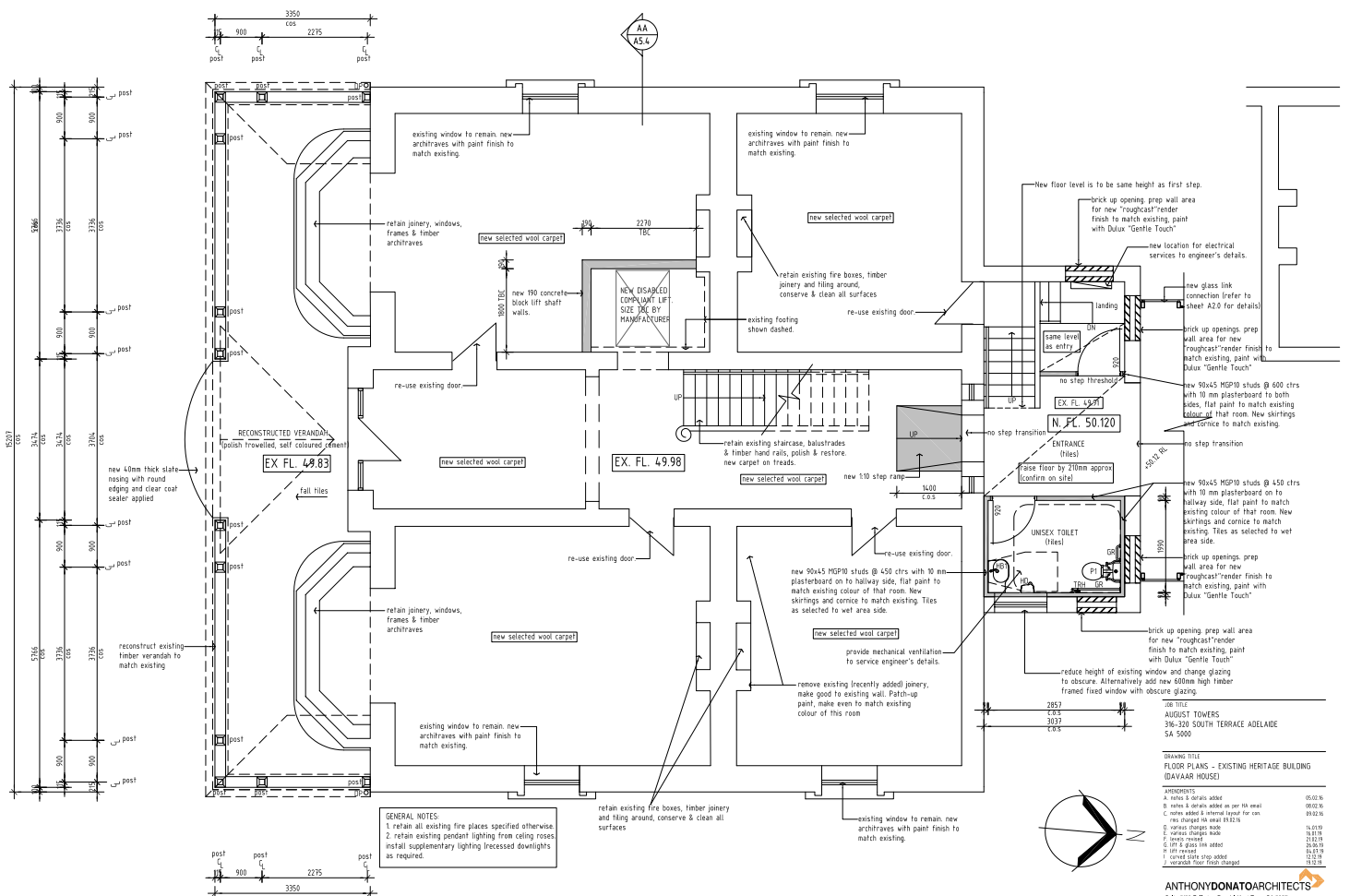
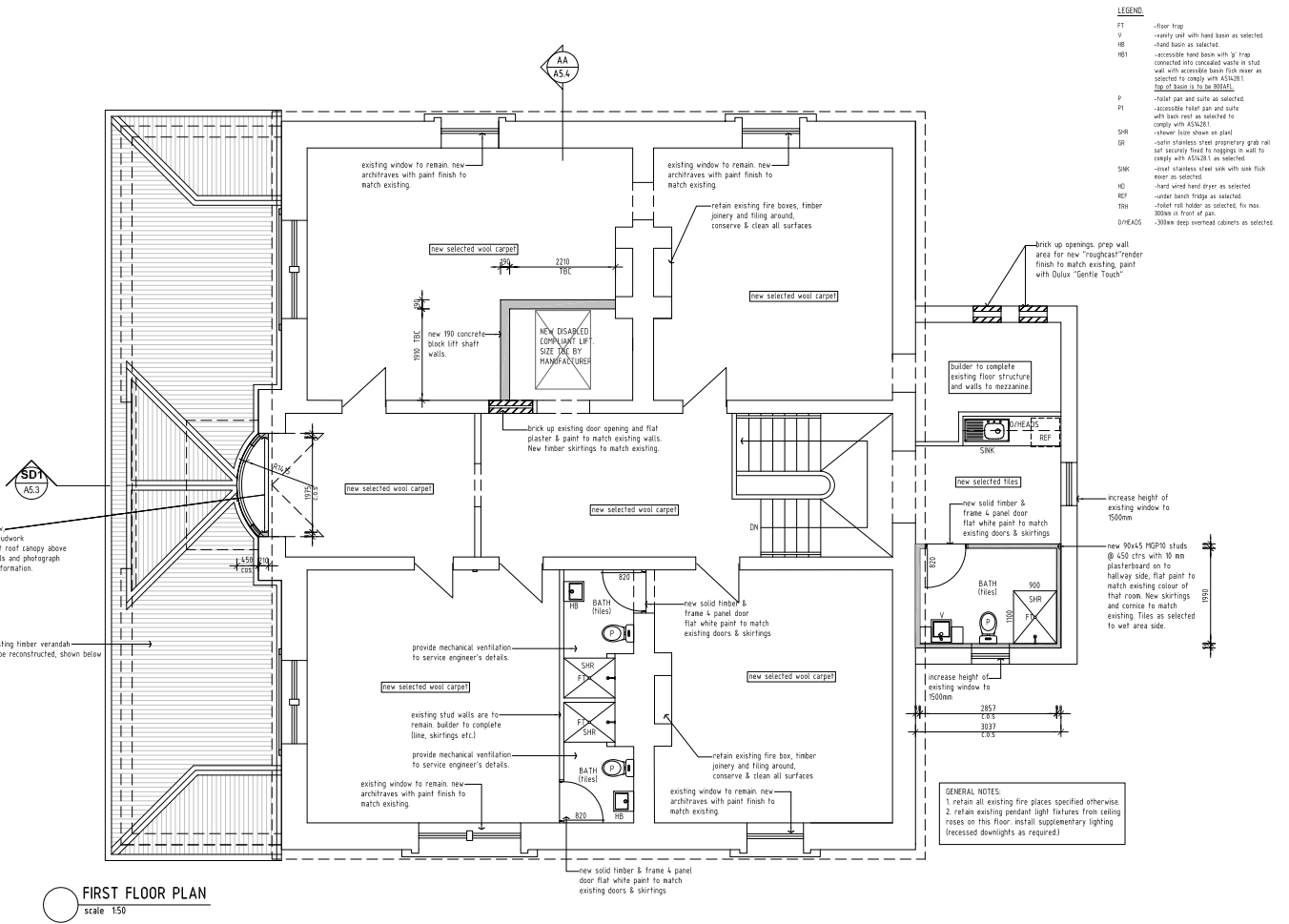
Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figure dimensions shall take preference over scaled dimensions and all

dimensions shall take preference over scaled dimensions and an
discrepancy shall be reported to the Architect immediately.

SCALE	PAGE	DATE	DRAWN	CHECKED
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150	A1	SEP '19	-
JOB NO.		SHEET NO.	REVISION


FOR APPROVAL



FOR APPROVAL



LEGEND

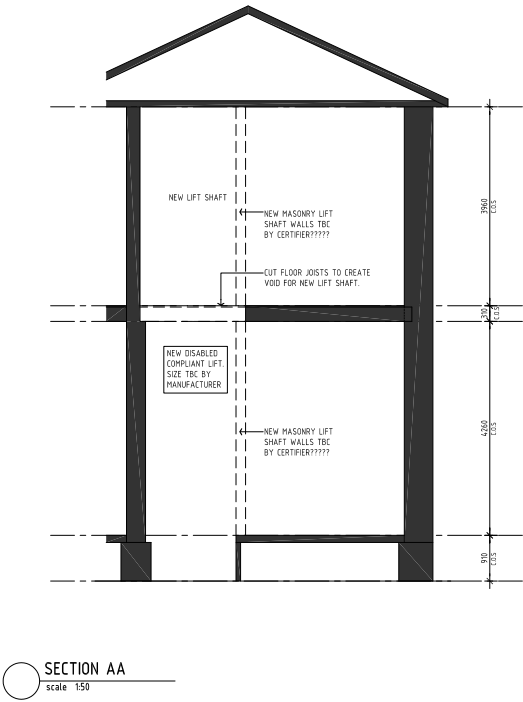
 DENOTES APPROXIMATE EXTENT OF
RENDER/REPAIR IN RENDER, SEE
ELEVATIONS FOR TYPE OF RENDER

NEW QUOINING TO REAR WALL TO MATCH
EXISTING QUOINING ABOVE. "SMOOTH"
RENDER & DULUX WEATHERSHIELD 'SHELL
WHITE' PAINT FINISH TO QUOINS.

DRAWING TITLE		
ELEVATIONS EXISTING HERITAGE BUILDING (DAVAAR HOUSE)		
AMENDMENTS		
A	side buttresses removed from north and south	14.12.15
B	notes added	05.02.16
C	materials & colours revised	06.02.16
D	various changes made	14.01.16
E	various changes made	16.01.16
F	levels revised	21.02.16
G	Verandah height revised & glass link added	26.03.16
H	Verandah wall height reduced	04.04.16
I	Verandah wall material changed	19.09.16
J	Various amendments made	19.12.16

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JOB NO.	SHEET NO.			REVISION
3505-14	A 5.1			J

FOR APPROVAL



FOR APPROVAL

JOB TITLE
AUGUST TOWERS
316-320 SOUTH TERRACE ADELAIDE
SA 5000

DRAWING TITLE
SECTION AA EXISTING HERITAGE BUILDING
(DAVAAR HOUSE)

ARCHITECTS
A sheet added 26.06.19

ANTHONYDONATOARCHITECTS
Suite 5/59 Fullarton Road | Kent Town SA 5087
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Contractors are to verify all dimensions and levels before commencing any site work or making other drawings. If any dimensions shall have preference over stated dimensions and any discrepancies shall be reported to the architect immediately.
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SCALE	PAGE	DATE	DRAWN	CHECKED
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JOB NO.	SHEET NO.	REVISION		
3505-14	A 5.4	A		



SUPPLEMENTARY HERITAGE IMPACTS ASSESSMENT

Davaar House , 316 - 320 South Terrace , Adelaide



Bruce Harry + Associates
Heritage Consultants
4 Leslie Street , Glen Osmond SA 5064
Tel 0418 825183

December 2019

Supplementary Heritage Impacts Assessment

Davaar House 316-320 South Terrace, Adelaide

Explanatory Comment

The historic former residence “Davaar” is situated at the corner of South Terrace and Hutt Street , Adelaide , and is now incorporated within the larger , uncompleted development known as August Towers . Approval for “construction of a 14 level building Basement and sub-basement car parking as well as restoration of an existing local heritage listed building (including demolition of non-historic additions to this building) “ was granted Development Approval early in 2016 .

During construction , a number of variations to the Development Approval were granted , further unauthorized changes were made by the Builder/Developer , and the project eventually foundered before completion , leaving a number of unresolved issues related to completion of the unfinished historic house and its setting .

A key consequence of these events , is that the approved conservation works to Davaar House , its former boundary fences and landscape setting can no longer be implemented as originally intended , and alternative solutions are now proposed by the Mortgagee in Possession to complete the works to the historic house in an acceptable alternative manner , and provide a sympathetic landscape setting .

Overview History and Heritage Values of Davaar House

“Davaar” was built in 1876 for William Johnston , a successful wine and spirit merchant , and was described in the SA Register of 18 January 1877 as follows:

“Mr William Johnston has built a handsome residence on South-terrace, consisting of 14 rooms, besides pantries, cellars, larder and bathrooms. The rooms are large and well-ventilated, those on the ground floor being 14 feet from floor to ceiling, and on the first floor 13 feet high. The house is fitted up with every requirement for comfort and convenience. Hot and cold water is laid on to the bath, scullery, pantries, and other places where it is required. The bedrooms have handsome wardrobes on each side of the fireplaces. The library has been furnished with handsome bookcases, these and the wardrobes being of Kauri pine, French polished. The dining and drawing rooms have handsome bay windows, and ceilings furnished with enriched cornices and centre flowers. The entrance-hall is handsomely finished having at the back portion the main staircase, which is of blackwood. Tea tree Gully freestone, from Messrs. Brown and Thompson’s quarries, is used for the walls. The line of the front wall is broken and finished with pediment and pierced barge-board, and has a large verandah and balcony finished round with ornamental cast iron railing. The contractors were Messrs. Brown & Thompson; Mr. D. Garlick is the architect. The building and fences cost £4,000.”

The original house is shown in photograph 1 below , with its complementary front fence and traditional garden setting . It was an exceptionally fine example of a late 19th Century High Victorian , Italianate Style , South Australian residence .



Photograph 1: “Davaar” photographed late 1884/early 1885 (SLSA B26668).

William Johnston lived at “Davaar” until his death in 1879, after which the house was leased by the Trustees to various notable South Australian families until William Millar Reid, a hotelier, and his wife Gertrude, purchased the property in February 1910.

The Reids subsequently undertook a substantial “modernization” of the house during 1910/11 , removing most of the Victorian Italianate features of the front façade, including the ornamental roof gable , elaborate verandah/balcony, and bay windows, and making over the facades in the popular Arts and Crafts Style of the early 20th Century. A new verandah was added in the “modern” style with projecting bay windows to the front rooms under and a new front door suite , and an ornamental projecting central window above . All external face stonework was stuccoed.

Internally, the principal rooms were also redecorated in the Arts and Crafts Style, with the extensive introduction of stained glass, and anaglypta wall and ceiling finishes. Most internal fireplaces and surrounds were replaced and many of the doors. The Victorian era garden was also replaced with a “modern” garden at this time .

The extent of the 1910/11 alterations by the Reids can be seen in photograph 2 below, which shows the much altered Arts and Crafts form of the house after its makeover . No drawings or information concerning the architect or builder for these extensive alterations has been found.

The following year, "Davaar" was transferred to E and G. J Ware, who thereafter resided at "Davaar" until George's death in 1948 , after which the house was transferred briefly to J.P and W.M Walsh before being sold at auction in 1950 , to the Totally and Permanently Incapacitated Association of SA for their institutional headquarters .

On 6 February 1951 the Advertiser reported that :

"Conversion of the 14 roomed house Davaar at the corner of South Terrace and Hutt Street for use as residential club and headquarters of the Totally and Permanently Disabled Soldiers Association is nearly completed"... "four rooms have been prepared as dormitories for country members with an upper lounge overlooking the parklands and the hills. On the ground level there are rooms for use as lounges and billiard rooms. An assembly hall has been provided in the former garage."

Initially , the TPI made no obvious changes to the external 1910/11 appearance of "Davaar", except at the rear, where the courtyard between the service wings of the house was enclosed to create an assembly room .



Photograph 2: Davaar House in 1953 , prior to later additions at front and both sides. (TPI Archive). Note absence of any remnants of historic gardens.

The first major changes by the TPI to the 1910/11 appearance of "Davaar" were begun in 1955 when a long narrow wing of "Sleeping Quarters" with administrative offices at the front, was constructed on the western side of the house in a contemporary design utilising red brick walls and terracotta tiled roof. This is the building visible at the front left in photograph 3 below.



Photograph 3 : Front view of “Davaar” with first TPI additions on west side c 1957/58 (SLSA B 14134). Note replacement of Victorian era front gate with contemporary wrought iron arch and double gate



Photograph 4: Front and east side view of “Davaar” c1957/58 (SLSA B 14135) with start of demolition of stone wall to Hutt Street for further TPI additions.

In 1958/59 a new “Ladies Lounge” and bedroom wing was added on the Hutt Street side of the historic house, replicating the western wing, and the 1910/11 Arts and Crafts Style verandah was replaced with a modern portico to visually integrate the front facade. The corrugated iron roof was subsequently replaced with imitation metal “Marseilles” tiles in 1981. In completing their own modernization of “Davaar”, the TPI further diminished the heritage integrity of the already hybrid Victorian Italianate/Arts and Crafts former residence.

Davaar House remained in use as TPI Headquarters until 2010, when the TPI moved into new accommodation at Richmond, and the property was sold at auction.



*Photograph 5 :View of the building as existing at the time of sale by the TPI (BHA 2012).
The single entrance gate adjoining the red brick eastern wing is a TPI addition.*



*Photograph 6: South Terrace fence prior to commencement of current development (BHA 2012).
The centre gap resulted from the removal of the TPI arch installation in 2010 .*

Current Heritage Status

“Davaar” was identified for Local Heritage listing in the 1990 City of Adelaide Heritage Survey and subsequently confirmed in the Adelaide (City) Development Plan as a Local Heritage Place.

The Local Heritage listing is of the *“Former Dwelling”* with the elements of Heritage Value identified as being the *“External form, including original fabric and detailing of façade and verandah, side walls, roof as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.”* The surviving sections of the historic western stone boundary wall do not appear to be included in the listing.

The relevant listing criteria were identified as a) – historical, economic or social themes, d) – aesthetic merit, design characteristics or construction techniques, e) – association with a notable local personality or event, and f) – is a notable landmark.

It was clearly the visible external, two-storey built form of the historic house that was deemed to be of primary heritage significance, however the listing description is somewhat confused as the exterior incorporates details (e.g. bay windows and stucco finishes) which are not “original fabric” but nonetheless, have historical value which warrants their preservation.

The Approved Development and Current Site Conditions

Following several unfulfilled redevelopment proposals over subsequent years, construction of the current development commenced in 2016.

The approved development included demolition of all post WW2/ TPI building additions, and the remnants of the original service wings at the rear of the historic residence, the two storey core of historic “Davaar” to be returned to its 1910/11 built form appearance externally (as in Photograph 2) and construction of a contemporary 14 level mixed use building at the rear of the historic house, linked to it by a single storey, glazed lobby at ground floor level.

The approved development also provided for the extensive excavation of the site around the historic house to create basement car parking levels, replacing the existing natural ground around “Davaar” with an artificial site surface and sympathetic, non-historic garden setting. The historic boundary fences to South Terrace and Hutt Street were to be preserved in situ and restored in the process.

The approved development is broadly illustrated in photograph 7 below.

However, during construction a number of variations to the Development Approval were granted and the Builder/Developer instigated further unauthorized changes, which have further compromised the historical integrity of the Local Heritage Place, and will prevent completion of the approved conservation works as previously intended.

Photograph 8 shows the current uncompleted state of the historic house and its setting.



Photograph 7 : The August Towers development proposal as granted Development Approval in 2016 (Anthony Donato Architects)



Photograph 8 : View of uncompleted historic house and site conditions as currently , seen from South Terrace/Hutt Street corner (BHA 2019)

The most significant of the changes made during the construction phase has been the raising of the former ground levels around the historic house by 390mm to 800mm, irretrievably altering the site and building level relationships, and necessitating demolition of the historic boundary fences to South Terrace and Hutt Street. As a consequence, an accurate reconstruction of the 1910/11 Arts and Crafts verandah to the front of Davaar House is no longer achievable, nor restoration of the historic fabric and form of the boundary fences possible.

Two large exhaust flues from the basement carpark have also been installed in front of the house. A large padmount transformer previously to be located at the eastern side rear of the house has also been moved to the front of the house adjacent the Hutt Street boundary, within the length of the now dismantled historic fence previously to be restored. On the opposite side of the house, the single storey fire services enclosure has also been extended forward to accommodate an escape stair from the basement below.

This combination of changes has removed the possibility of completing the approved development as originally intended, and the current application is consequently aimed at addressing the outstanding conservation issues in a manner that will allow for the refurbishment of Davaar House to be completed in an appropriate manner, with an acceptable site setting.

The Proposed Variations to enable Completion

Given the extensive changes made to the original Victorian Italianate front and interior of the historic house during its Arts and Crafts makeover in 1910/11, and the fact that all external masonry has been stuccoed since that time, it was considered appropriate that this being its most recent, historically authentic, residential built form appearance, it should be adopted as the basis for conservation actions, rather than attempt to return the hybrid building to its original Victorian era appearance.

While the raising of the surrounding ground levels has altered the historical relationship between the ground, verandah and internal floor levels of the historic house, and its former cast iron and masonry boundary fencing, it seems to me that the conservation approach previously adopted still retains its heritage logic, and that a pragmatic approach to recovering the hybrid 1910/11 appearance of the house, as nearly as now practicable, is appropriate.

Accordingly, the following compromise solutions are proposed:

a) Verandah reconstruction

As a result of the raised site levels around the historic house, the historic central entrance porch and steps can no longer be incorporated in the 1910/11 Arts and Crafts verandah reconstruction, as the verandah floor level will now be contiguous with the adjacent front yard level.

The compromise solution proposed will remove the former porch and extend the verandah roof across the central gable to create a continuous gutter/eaves line, above a wider, internal balustrade opening as originally. Though not historically authentic, the amended detailing will produce a visually sympathetic central opening in keeping with the historic Arts and Crafts style of the former verandah, while the remaining verandah roof reconstruction can still be undertaken as previously approved.

The associated adjustments necessary to the enclosing verandah balustrade to accommodate the raised external site level, will not result in an obvious visual difference to the historical balustrade profile or detailing.

The formerly intended tile floor finish to the verandah has been replaced with a more traditional, self-coloured, polished cement topping. A curved slate threshold representing the historical porch outline has also been incorporated.

b) Boundary fences

In demolishing the cast iron and masonry fences to South Terrace and Hutt Street, to accommodate a raised concrete slab inside the boundaries, the intention of restoring the fences in situ was lost, and the ability to reconstruct them as they were was removed. In addition, the statutory requirement for direct access from Hutt Street to the relocated padmount transformer has reduced the extent to which the dismantled historic fence can now be reconstructed.

The compromise solution proposed involves reassembling the restored cast-iron paneling on a rendered, cant brick coping, set upon the raised concrete boundary upstands, which will be rendered. This will marginally raise the plinth level and overall height of the reconstructed fences, however the profile and detailing of the surviving masonry pillars will accommodate this, allowing for the finished appearance to closely resemble the former historic fence form. As previously, at the ends and openings in the reconstructed fence sections, matching masonry pillars will be erected.

Beyond the reduced length of historic fencing along Hutt Street, a simply detailed, contemporary steel palisade fence is proposed, of matching height to the adjacent cast iron fence panels.

Where a hydrant main has been installed within the historic fence line adjacent the western boundary, it is proposed to carefully cut away small pieces from one cast iron panel to accommodate this.

c) Landscape setting

In the approved development, a geometrically formal garden landscape incorporating areas of irrigated turf, paving and hedging, was proposed for the front and sides of Davaar House. During construction, a combination of structural engineering advice, padmount transformer relocation, basement fire escape provisions and other services alterations led to an approved variation, however the style of landscaping remained largely unchanged.

All historic garden elements had been removed from the site by 1953, with "Davaar" having had an informal, non-traditional setting since that time. Although it was previously intended to provide a semi-traditional garden layout in front of the historic house, an alternative, contemporary landscape is now considered a more appropriate solution to the current site issues.

The compromise landscape setting responds to the combination of raised site levels and visual intrusions such as the basement exhaust vents , padmount transformer , and enlarged fire services enclosure at the front and sides of the historic house , with a simpler layout and fewer ornamental features to reduce their regrettable visual prominence .

Due to the potential for toxic fumes and/or very hot smoke to be discharged in the event of a basement fire , it has not been possible to utilise the dispensations available under Clause 118(6) of the Planning Development and Infrastructure Act 2016 to reduce the existing height of the flues in front of the historic house . Consequently it is proposed to screen them with vine covered , metal mesh surrounds and low height , light weight GRC planter boxes , as will also be used behind the reconstructed South Terrace fence.

The relocated padmount transformer and adjacent electrical services box at the eastern front of the house will remain undecorated and unscreened . The visible walls of the fire escape enclosure on the western side of the historic house will be left plain , largely as is , but painted in a mid-dark stone colour to reduce their visibility from the South Terrace/Hutt Street corner . Their presence will be further reduced by erecting a verandah height , light arbor structure adjacent the western boundary

The raised ground level slabs will be surfaced with blue/gray paving tiles of varying size to create a lightly patterned , visually neutral site surface and setting for the historic house .

(d) Other amendments

Other proposed revisions including alterations to several external windows and doors at the rear of the historic house , and to the detailing of the glazed link with the tower behind , will have no meaningful impact on the already reduced integrity of the historic house fabric . Proposed internal alterations , such as the installation of a lift , and additional bathrooms , will have an impact on some of the surviving Arts and Crafts decorative treatments of the interior, but these have not been included in the place's Local Heritage listing .

The proposed compromise solutions are illustrated in the updated drawings prepared by Anthony Donato Architects and Oxigen Landscape Consultants dated 19 December 2019 and submitted with the latest variation application .

Conclusions

The removal of the post WW2/TPI additions has revealed the historic built form of “Davaar”, and enhanced its visual presence at the corner of South Terrace and Hutt Street . However the changes implemented in 1910/11 , in the 1950s , and during the recent construction phase , have severely compromised the fabric and setting of the historic house and created the need for sympathetic solutions to complete the remaining works and resolve outstanding issues.

As a pragmatic response to the compromised situation of the unfinished house , the proposed modifications to the geometry and detailing of the reconstructed verandah and historic fencing ,

though no longer be historically accurate, will nonetheless present as a sympathetic facsimile thereof.

The simplified contemporary landscape proposed , incorporating contemporary screening techniques for services intrusions and a simple , contemporary steel palisade fence along Hutt Street , will provide a suitable setting for “Davaar” with little visual impact at the South Terrace/Hutt Street corner .

Having considered the completion proposals outlined above and detailed more fully in the accompanying Consultants drawings , I am satisfied that they will produce an acceptable outcome for this diminished historic house and its compromised setting, retaining its visual prominence at the important South Terrace /Hutt Street gateway to the City .

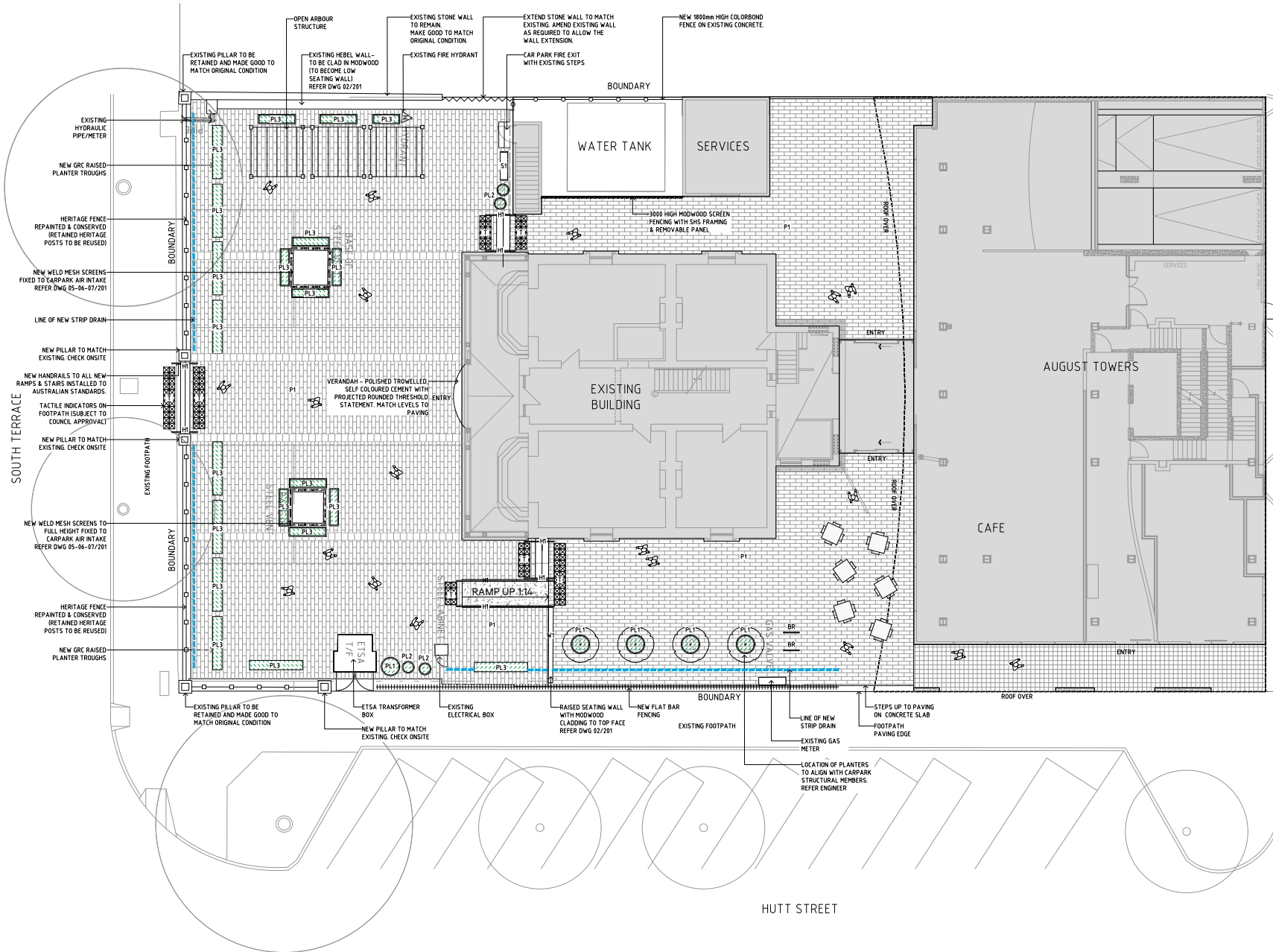
BRUCE HARRY & ASSOCIATES

A handwritten signature in dark ink, appearing to read 'Bruce Harry', with a stylized, somewhat abstract flourish at the end.

Bruce Harry Principal

23 December 2019

NEIGHBOURING PROPERTY



This drawing must be read in conjunction with all other contract documents including the project brief, specifications, schedules and any instructions issued during the course of the contract. The Contractor must comply with all applicable laws and regulations and any other relevant requirements. The Contractor is to verify the location of all services and structures shown on this drawing. Any discrepancies between the drawings and specifications shall be reported to the Designer immediately. Drawings are not to be used for construction unless they are the latest issue. The Designer shall not be responsible for any errors or omissions. Drawings are provided for the Designer's use only. All dimensions are in millimeters unless otherwise stated. Drawings are provided for the Designer's use only. All dimensions are in millimeters unless otherwise stated. Drawings are provided for the Designer's use only. All dimensions are in millimeters unless otherwise stated.

SCALE
1:100 (A1), 1:200 (A3)

LEGEND		
EXISTING		
D	EXISTING TREE	EXISTING HERITAGE FENCE (REPAINTED)
P	EXISTING PAVING	
NEW		
PLANTING		W1 250mm SEATING WALL
NEW TREE		E1 NEW 30mm BASTONE BLUESTONE EDGE
P1 BLUESTONE PAVING		W2 WELD MESH SCREEN
BR BIKERACK		T1 TIMBER SCREEN
S1 BENCH SEAT		F1 NEW FLAT BAR FENCING - REFER ARCHITECT
PL1 GRC POT TYPE 1 - 1000 DIAH X 900 HIGH		
PL2 GRC POT TYPE 2 - 800 DIAH X 900 HIGH		
PL3 GRC RAISED PLANTER TROUGH		
T1 TACTILES		
H1 HANDRAIL		

SPECIES LIST	
PLANTS FOR POTS	
BOTANIC NAME (AVERAGE 3 PLANTS / POT)	
Barleria thunbergii	
Clivia miniata	
Liriodendron 'Evergreen Giant'	
Nandina domestica 'Moon Bay'	
Raphanistrum indica 'Oriental Plant'	
Rosmarinus officinalis 'prostratus'	
Trachelospermum jasminoides	
Westringia 'Mundi'	
TREE SPECIES	
BOTANIC NAME	
Lagerstroemia indica 'Sioux'	

NOTES

EXISTING SERVICES
THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

PLANTING POTS
PLACE PLANTS IN THE CENTRE OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL. APPLY TERRACOTTE FERTILISER TO MANUFACTURERS RATES AT TIME OF PLANTING AND AFTER PLANTING PLACE A 75MM MINIMUM DEPTH OF PEAT'S COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOR.

IRRIGATION
PROVIDE AN AUTOMATIC IN-LINE DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS + POTS.
DRIP IRRIGATION SPECIFIED AS NETAPEX TECHLINE 16 POLY TUBE 14LPH @ 5.5M SPACINGS OR SIMILAR APPROVED.
FALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.
PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.

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client
CEG

architect
Anthony Donato Architects

project
DAVAAR HOUSE

drawing title
SITEWORKS PLAN

14.059.101
ISSUE FOR PLANNING
H

ISSUE	DATE	ISSUE	DWN	CHK	APP
A	23.01.17	DRAFT FOR REVIEW	JB	HF	-
B	24.01.17	APPROVAL	JB	HF	-
C	02.08.19	DRAFT FOR REVIEW	SD	JH	-
D	16.08.19	DRAFT FOR REVIEW	KB	JH	-
E	27.08.19	DRAFT FOR REVIEW	SD	HB	-
F	19.09.19	FINAL FOR APPROVAL	SD	HB	-
G	18.12.19	FOR PLANNING	SD	HB	-
H	19.12.19	FOR PLANNING	CH	HB	-

scale 1:100



FOR APPROVAL

[illegible]

Benson, Janaki (DPTI)

From: Mark Kwiatkowski <mark@adelaideplanning.com.au>
Sent: Monday, 6 January 2020 7:04 PM
To: Benson, Janaki (DPTI); Hayden Bubner
Cc: Liebelt, Ellen (DPTI)
Subject: RE: Schedule 10 Comments to SCAP - S10 13 2015 F - 318 South Terrace ADELAIDE SA 5000 - SCAP ref. 020/A054/14 V5
Attachments: Schedule 10 Comments to SCAP - S10 13 2015 F - 318 South Terrace ADELAIDE SA 5000.pdf

Dear Janaki,

Thank you for the email and happy new year,

Please note the following response to the Sch 10 comments.

Fence – the height to the flat bar fencing will match the top rail of the cast iron fence and the steel pickets will match the height of the cast iron spears. The front fence will be utilising the existing panels and will reflect the character and appearance / design of the original fence noting the slight change in levels. The colour of the fence will be black. We request this be conditioned accordingly.

Roof – we agree to the change in roof guttering and capping as per comments. We request this be conditioned.

Front verandah dwarf wall - will be constructed of Hebel power block.

Encroachment – unfortunately, given the current construction of the concrete slab, the stairs are unable to be setback 0.9 metres from the front property boundary. The handrail will be constructed to ensure there is no encroachment into the council land.

As per the previous email, a design statement in relation to the landscaping will be provided by Oxigen.

Renders will be amended on the 13th of January when the team are back on board.

Feel free to contact me if you require any additional information.

Regards

Mark Kwiatkowski
Director + Principal Urban Planner

Adelaide Planning & Development Solutions Pty Ltd | Town Planning Specialists | Planning Private Certifiers
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Benson, Janaki (DPTI)

From: Mark Kwiatkowski <mark@adelaideplanning.com.au>
Sent: Friday, 10 January 2020 10:57 AM
To: Benson, Janaki (DPTI)
Cc: Hayden Bubner; James Hayter
Subject: RE: DAVAAR HOUSE
Attachments: 14.059.201.pdf; 14.059.101.pdf; 14.059 200109 Landscape Report_DAVAAR HOUSE.pdf

Hi Janaki,

Please see the attached amended landscaping details and attached landscaping report.

We will provide the details of the amended perspectives next week.

Regards

Mark Kwiatkowski
Director + Principal Urban Planner

Adelaide Planning & Development Solutions Pty Ltd | Town Planning Specialists | Planning Private Certifiers
e: mark@adelaideplanning.com.au | ph: 0499933311 | w: www.adelaideplanning.com.au



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Think before you print - Be 'Green', read it on the screen.

From: James Hayter <jhayter@oxygen.net.au>
Sent: Friday, 10 January 2020 9:19 AM
To: Mark Kwiatkowski <mark@adelaideplanning.com.au>
Cc: Hayden Bubner <hayden@bch-services.com.au>
Subject: DAVAAR HOUSE

Mark

Updated drawings – plan and details/schedule attached. Please use these ones to accompany the report.

Best regards, James

oxygen

James Hayter
Director, Oxygen +61 417 806 379

Oxygen
98-100 Halifax Street
Adelaide 5000 SA Australia
T +61 (08) 7324 9600



9TH January 2020

Mr Mark Kwiatkowski
Director and Principal Urban Planner
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E design@oxygen.net.au
www.oxygen.net.au

Dear Mark

DAVAAR HOUSE LANDSCAPE PLAN

Further to your request to provide a design statement for the proposed landscape approach to Davaar House, please see below:

BACKGROUND

1. Oxygen initially provided a design for the gardens at Davaar House to accompany the 2016 planning application.
2. This design illustrated lawns and hedges in the front garden facing South Terrace and a paved courtyard space facing Hutt Street.
3. Subsequent structural evaluation of the concrete slab spanning over the excavated basement - extending fully to the boundary on the south (South Terrace) and eastern (Hutt Street) sides - precluded any build-up of soil of any kind – planting beds, trees or lawn.
4. In addition, any minor structures (pergolas), containers or planters above ground needed to be placed in very specific locations above structural columns. Only a small number of locations for even these minor elements were possible.
5. Additional considerations included:
 - a. Working with a slab height well above the adjacent footpaths and an awkward detail at the boundary interface.
 - b. Inclusion of two exhaust structures located very awkwardly (from a visual aspect) in the centre of the front garden space.
 - c. Inclusion of a large, bulky transformer and a second electrical distribution cabinet adjacent to the Hutt Street boundary.
6. Considerable discussion occurred with the intent of improving the boundary interface, reducing the height of the exhaust structures, and either moving or screening the electrical cabinets.
7. For structural or financial reasons, none of the above modifications were adopted.

DESIGN INTENT

1. The proposals are illustrated on Oxygen Drawings No. 14.059.101 Revision H and 14.059.201 Revision H. The proposed layout, details and materials schedule is included within this documentation.

2. Bamstone bluestone pavers are proposed for paving. This material will be contemporary in appearance and consistent with other examples of paving adjacent to heritage buildings in Adelaide (for example, the State Library on North Terrace).
3. Paving levels are intended to direct surface rainfall away from Davaar House and towards strip drains within the property and adjacent to the boundary.
4. A variety of paving sizes and patterns are proposed.
5. A compliant ramp with handrails and steps are proposed to link the two sections east of Davaar House. Paving levels are dictated by the existing concrete slab levels.
6. An additional flight of steps are proposed to link the two sections west of Davaar House.
7. Noting that the existing basement exhaust structures cannot be relocated or reduced in height, these structures are screened by a framed steel weldmesh trellis intended to support evergreen climbers.
8. The climbers are given adequate growing medium within glass reinforced concrete (GRC) planting troughs located on each of the four sides.
9. An automatic irrigation system is provided. Drainage is direct to the adjacent paving.
10. Additional GRC planting troughs are proposed adjacent to the southern and eastern boundaries. Again, these are watered by an automatic irrigation system with drainage direct to the adjacent paving.
11. A mix of species is proposed for the troughs. These are proven, tough species likely to survive the resultant growing conditions.
12. The majority of species proposed are evergreen with one deciduous species (berberis) intended to add colour and seasonality.
13. In addition, GRC pots with planting are proposed to soften the southern façade of the basement exit stair (adjacent to the western boundary), the eastern boundary adjacent to the transformer and electrical cabinets, and the courtyard space adjacent to the Hutt Street boundary to the eastern side of Davaar House.
14. Automatic irrigation is proposed for these pots, with the same varied species proposed for the planting troughs.
15. Two sizes of pots are proposed: 1200mm diameter x 900mm high and 900mm diameter and 900mm high.
16. Four of the larger pots adjacent to the eastern boundary have sufficient growing volume to also support small, deciduous flowering trees. *Lagerstroemia indica* 'Sioux', a darker leaved and pink flowering species, is proposed. With irrigation, these trees are proven to be hardy in Adelaide.
17. To provide additional amenity, an arbour structure is proposed adjacent to the western boundary of the front garden. This structure is designed to cantilever from posts fixed to the concrete slab on its western side. This structure and fixing detail are supported by the structural engineer.
18. It is proposed that the arbour is an open structure (no roof) with timber purlins providing a degree of shade in summer. The structural frame is proposed to be galvanised mild steel painted a dark charcoal grey colour. The maximum height of the arbour is proposed at 3300mm.



19. In addition, it is intended that the arbour supports a wisteria vine. Three planting troughs are proposed adjacent to the arbour posts on the western edge for this purpose. The planting troughs will be provided with an automatic irrigation system. Drainage is direct to the paving.
20. A low sitting wall with modwood seat is also proposed adjacent to the western boundary and arbour for residents' amenity.

Overall, the design intent is focused on a practical and achievable level of aesthetics and amenity. Given the physical site constraints and inability to undo or modify the existing site works, and specifically the basement concrete slab and its supporting structural frame, the proposal provides an appropriate response consistent with the heritage recommendations.

If we can provide any further information or explanation in relation to these additional works please let me know.

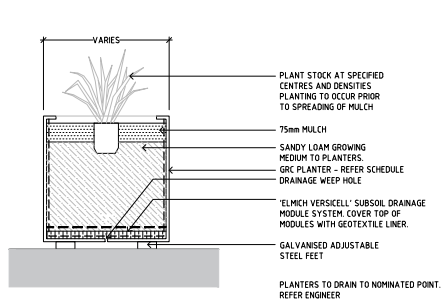
Regards,

James Hayter FAILA FAIA

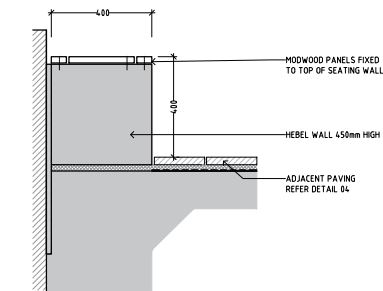
Director, Oxygen > Registered Landscape Architect, Registered Architect

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to ensure the implementation of all dimensions between the drawing or specification. All work patterns and line types shown on the plans are indicative only, contractor must refer to details and schedules for proposed and then used. Working drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read as if unless otherwise stated. Changes are intended for digital version and shall have no hand-drawn impact. Copyright Oxygen Pty Ltd

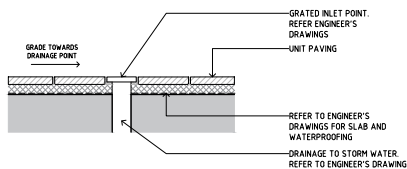
SCALE
AS SHOWN



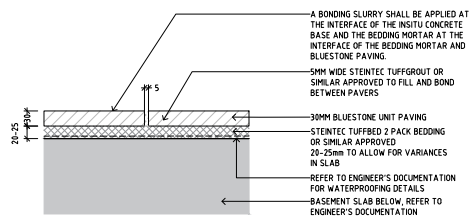
01 PLANTING POT TYPICAL - GRC PLANTER
SCALE 1:10



02 W1 - SEATING WALL DETAIL
SCALE 1:10



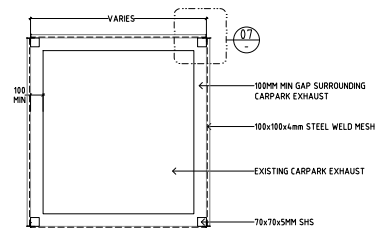
03 PAVING DRAINAGE DETAIL
SCALE 1:10



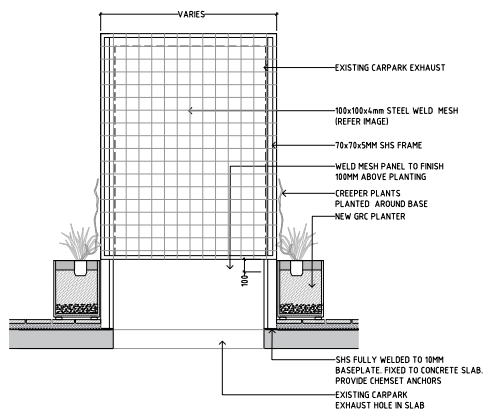
04 PAVING DETAIL
SCALE 1:5



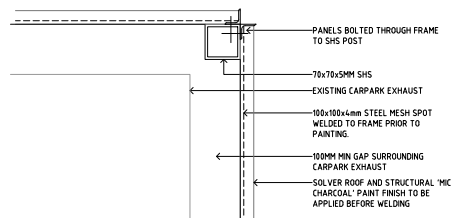
NOTE: IMAGE FOR REFERENCE ONLY.



05 WELDMESH PLAN
SCALE 1:10



06 WELDMESH SECTION
SCALE 1:20



07 WELDMESH DETAIL
SCALE 1:5

SCHEDULE	
ITEM	DESCRIPTION
PAVING	20mm BAMSTONE PAVERS SIZES AND PATTERN AS PER DWG 14.059.101
SCREENS TO EXHAUSTS	MILD STEEL MESH DARK CHARCOAL GREY TO EXTEND TO FULL HEIGHT OF ENCLOSURE.
CLIMBER	MIX - TRACHELOSPERMUM JASMINOIDES HIBBERTIA SIANDENS
POTS	PLANTER TROUGHS, GLASS REINFORCED CONCRETE (GRC). NATURAL COLOUR.
ARBOUR	MILD STEEL STRUCTURAL FRAME. DARK CHARCOAL GREY. HARDWOOD SUPERSTRUCTURE SUPPORTING VINES.



NOTE: IMAGE FOR REFERENCE ONLY.

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client
CEG

architect
Anthony Donato
Architects

project
DAYAAR HOUSE

drawing title
DETAILS

14.059.201

ISSUE
FOR PLANNING

H

ISSUE	DATE	ISSUE	DWN	CHK	APP
A	23.01.17	DRAFT FOR REVIEW	JB	HF	-
B	24.01.17	APPROVAL	JB	HF	-
C	02.08.19	DRAFT FOR REVIEW	SD	JH	-
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E	27.08.19	DRAFT FOR REVIEW	SD	HB	-
F	19.09.19	FINAL FOR APPROVAL	SD	HB	-
G	18.12.19	FOR PLANNING	SD	HB	-
H	19.12.19	FOR PLANNING	CH	KB	-

ADELAIDE (CITY) DEVELOPMENT PLAN PROVISIONS

South Terrace Policy Area 30

Introduction

The desired character, objectives and principles of development control that follow apply to the Policy Area as shown on [Maps Adel/62 and 63](#). They are additional to those expressed for the Zone and in cases of apparent conflict, take precedence over the Zone provisions. In the assessment of development, the greatest weight is to be applied to satisfying the desired character for the Policy Area.

DESIRED CHARACTER

The Policy Area will primarily contain medium scale residential development that takes advantage of the frontage to the Park Lands. The lower levels of buildings may be developed for non-residential uses where they are of a type, nature and size that make a positive contribution to residential amenity and the street level interface with the Park Lands.

The location and scale of buildings will achieve high quality urban design outcomes with the highest built form along South Terrace facing the Park Lands. Development at the entrance to the City grid on the corner of Hutt Street will create landmark buildings.

Buildings will have minimal or no setback and provide tall walls when viewed from the main road frontage to achieve a consistent built form façade and a sense of address to the Park Lands. Landscaping and small variations in front setback will assist in softening the continuous edge of new built form and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other mature vegetation.

Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements. At street level, the use of solid materials will be appropriately balanced with glazed areas to provide visual interest and activity. Building façades will be well articulated with finer details that contribute positively to the public realm, including modelled façades, canopies, fenestration and balconies that make use of light and shade. An interesting pedestrian environment and human scale at ground level which integrates well with the Park Lands will be created.

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

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

OBJECTIVE

- Objective 1:** Development that strengthens, achieves and is consistent with the desired character for the Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The Policy Area will primarily comprise residential development or mixed use buildings where non-residential development is appropriate at the ground and or first floor.

Form and Character

- 2 Development should be consistent with the Desired Character for the Policy Area.

Design and Appearance

- 3 Except where located on a site greater than 1500 square metres (which may include one or more allotment, building height should not exceed 22 metres
- 4 Development should have a minimum building height of 4 storeys, except where adjacent to a heritage place, to provide optimal height and floor space yields that activate and frame the Park Lands.
- 5 Buildings (excluding verandahs, porticos and the like) should be built to the primary road frontage with landscaping to maintain and enhance the pattern of development in the locality.
- 6 The ground floors of buildings should have a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses including shops, cafés, restaurants or offices without the need for significant alterations to the building.
- 7 Buildings on sites with a frontage greater than 10 metres should be articulated through variations in forms, materials, openings and colours.
- 8 Development on land directly abutting the South East Policy Area should avoid tall, sheer walls at the interface by ensuring walls greater than 3 metres in height are set back at least 2 metres from the rear allotment boundary with further articulation at the upper levels.

CITY LIVING ZONE

Introduction

The objective and principles of development control that follow apply in the City Living Zone shown in [Maps Adel/20, 23 to 26 and 29 to 33](#). They are additional to those expressed for the whole of the Council area and in cases of apparent conflict, take precedence over the more general provisions. In the assessment of development, the greatest weight is to be applied to satisfying the desired character for the Zone.

DESIRED CHARACTER

The Zone is spread across the southern half of Adelaide, flanked to the north by the City's central business area. Mixed use apartment and commercial corridors frame much of the southern and western margins of the Zone which is also bisected by the Hutt Street main street strip, and corridors of core business areas centred on the Squares and the City's main north-south axis roads, Morphett, King William and Pulteney Streets.

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

The City Living Zone will provide high amenity residential living environments along with related non-residential uses compatible with residential amenity, as articulated in the Policy Areas. Carefully executed high quality residential infill is envisaged and opportunities are presented for comprehensive

redevelopment on larger, particularly non-residential sites, and also on catalyst sites fronting South Terrace and East Terrace. The desired increase in the City's resident population relies, in part, on realising infill housing opportunities with high regard to their context and achieving overall, higher dwelling densities in this Zone.

OBJECTIVES

- Objective 1:** A Zone comprising a range of dwelling types and tenures, including affordable housing.
- Objective 2:** Increased dwelling densities in appropriate locations.
- Objective 3:** Non-residential activities that support city living and amenity with minimal impact on the environmental quality or amenity of living conditions.
- Objective 4:** Development having regard to the potential impacts of building height and activities from land in the adjoining zones.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should make a positive contribution to the desired character as expressed by its respective Policy Area.
- 2 The following types of development, or combinations thereof, are envisaged:
 - Affordable housing
 - Community Centre
 - Domestic outbuilding in association with a dwelling
 - Domestic structure
 - Dwelling
 - Dwelling addition
 - Residential Flat Building
- 3 Non-residential land uses should be limited to land lawfully used for non-residential purposes and should comprise land uses more in conformity with the intended residential amenity, except where envisaged in the relevant Policy Area. Non-residential land uses should be of a scale and role to not prejudice the envisaged development of non-residential zones.
- 4 Development listed as non-complying is generally inappropriate.
- 5 The number of dwellings should be increased by:
 - (a) the redevelopment of poor quality and underutilised buildings or sites which are in discord with the desired character of the Policy Area, provided maintenance of residential amenity and the values of heritage places;
 - (b) the adaptation and conversion of non-residential buildings to residential uses; or
 - (c) development in upper levels of existing buildings, or by increasing the height of buildings or roof volumes, or on sites behind existing buildings.
- 6 Buildings or additions, including those of innovative and contemporary design, should reinforce the Policy Area and demonstrate a compatible visual relationship with adjacent heritage places or the Adelaide Historic (Conservation) Zone in terms of its:
 - (a) bulk, height and scale (i.e. the length and size of unbroken walling and the roof volume and form);
 - (b) width of frontage and the front and side boundary building set-back patterns;

- (c) overall building proportions and massing (by maintaining the desired horizontal [and/or vertical] emphasis, exhibiting vertical openings and a high solid to void ratio);
 - (d) modelling and articulation of facades; and
 - (e) incorporation of key architectural elements and detailing where a particular construction era and building style prevails as expressed in the desired character (without excessive use or mimicry of decorative elements and ornamentation) i.e. with the inclusion of elements such as porches, verandahs, balconies and fences where appropriate.
- 7 Development should not exceed the height prescribed for each Policy Area. The height of new buildings, including the floor to ceiling clearances of each level, should take reference from the prevailing building heights within the locality, with particular reference to adjacent heritage places.
 - 8 Where development proposes a building higher than the prevailing building heights that contribute to the desired character of a locality, the taller building elements should be setback from street frontages to avoid a detrimental impact on the prevailing character.
 - 9 Where consistent building set-backs from front, side and rear allotment boundaries prevail in a locality, new development should be consistent with these setbacks.
 - 10 The finished ground floor level of buildings should be at grade and/or level with the footpath to provide direct pedestrian access and street-level activation.

Car Parking

- 11 Access to parking and service areas should be located so as to minimise the interruption to built form on street frontages and to minimise conflict with pedestrians. Access, where possible, should be from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity.

Advertising

- 12 Internal illumination of advertisements should only occur in the major streets and limited to projecting advertising displays located beneath verandahs or awnings extending over the footpath. Otherwise only external illumination of advertisements will be appropriate. Illumination of advertisements should not detrimentally affect residential amenity.
- 13 Advertisements more than 3 metres above natural ground level or an abutting footpath or street should not occur.
- 14 Advertisements which project from a wall of a building should not occur in minor streets.

Complying Development

- 15 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following kinds of development are designated as **complying**:

- (a) Temporary depot for Council for a period of no more than 3 months provided appropriate provision is made for:
 - (i) dust control;
 - (ii) screening, including landscaping;
 - (iii) containment of litter and water; and
 - (iv) securing the site.

Non-complying Development

16 The following kinds of development are **non-complying**:

(a) A change of use to any of the following:

- Adult entertainment premises
- Adult products and services premises
- Amusement machine centre
- Auditorium
- Car park except where ancillary to an approved or existing use
- Cinema
- Conference centre
- Hospital
- Industry
- Hotel
- Licensed Premises
- Licensed entertainment premises
- Service trade premises not within a building
- Theatre
- Warehouse

(b) A change of use to any of the following except:

- (i) within the site of a lawfully existing non-residential use
- (ii) within the site of a heritage place originally constructed for non-residential use
- (iii) in East Terrace Policy Area 29 or South Terrace Policy Area 30 on sites greater than 1500 square metres in area, which may include one or more allotment
- (iv) in East Terrace Policy Area 29 fronting Wakefield Street
- (v) in South Terrace Policy Area 30
- (vi) in South East Policy Area 31 on a key development area on [Figure SE/1](#)
- (vii) in South Central Policy Area 32
- (viii) in South West Policy Area 33 fronting Sturt Street

- Consulting Room
- Office
- Restaurant
- Shop

- (c) Total demolition of a Local Heritage Place (City Significance) or of the frontage and side wall returns visible from the street of a Local Heritage Place (Townscape).
- (d) Total demolition of a Local Heritage Place, or that portion of a Local Heritage Place comprising its Elements to Heritage Value.
- (e) Total demolition of a State Heritage Place (as identified in [Table Adel/1](#)).
- (f) Advertisements involving any of the following:
 - (i) Animation
 - (ii) Third party advertising

- (iii) Advertisements at roof level where the sky or another building forms the background when viewed from ground level.

Public Notification

17 For the purposes of public notification in accordance with the procedures and rights established by the *Development Act 1993*, development is assigned to the specified categories as follows:

- (a) **Category 1**, public notification not required:
 - (i) The following forms of development:
 - Carport, domestic outbuilding, garage, pergola, shade sail (or the like) or verandah, in association with a dwelling
 - Domestic structure
 - Dwelling addition (single storey)
 - Dwelling (single storey)
 - Fence
 - (ii) Advertisements (except those classified as non-complying)
 - (iii) a kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.
- (b) **Category 2**, public notification required, third parties may, at the discretion of the relevant planning authority, appear before the relevant planning authority on the matter. Third parties do not have appeal rights:
 - (i) all development, other than development classified as non-complying or which falls within Part (a) of this provision.

Note: For Category 3 development, public notification is required. Third parties may make written representations, appear before the relevant planning authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2.

COUNCIL WIDE

Living Culture

Objective 3: Development that enhances the public environment and provides interest at street level.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should, where appropriate, integrate public art into the design of new or refurbished building sites in a manner which is integrated with and commensurate in scale with, the new or refurbished buildings. For the purpose of enhancing the public environment, public art should:
 - (a) demonstrate artistic excellence and innovation in design;
 - (b) be made of high quality materials;
 - (c) enhance the setting of new development;
 - (d) be integrated into the design of the building and the surrounding environment;
 - (e) consider any existing public art works; and

- (f) not hinder sight lines or create entrapment spots.

On-Site Parking and Fencing

- 2 Fencing and walls should:
 - (a) be articulated and detailed to provide visual interest;
 - (b) assist the development to address the street;
 - (c) assist in the provision of safety and surveillance;
 - (d) assist in highlighting entrances; and
 - (e) enable visibility of buildings from and to the street.

Infrastructure

OBJECTIVES

Objective 40: Minimisation of the visual impact of infrastructure facilities.

Objective 41: Provision of services and infrastructure that are appropriate for the intended development and the desired character of the Zone or Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 3 Provision should be made for utility services to the site of a development, including provision for the supply of water, gas and electricity and for the satisfactory disposal and potential re-use of sewage and waste water, drainage and storm water from the site of the development.
- 4 Service structures, plant and equipment within a site should be designed to be an integral part of the development and should be suitably screened from public spaces or streets.
- 5 Infrastructure and utility services, including provision for the supply of water, gas and electricity should be put in common trenches or conduits.
- 6 Development should only occur where it has access to adequate utilities and services, including:
 - (a) electricity supply;
 - (b) water supply;
 - (c) drainage and stormwater systems;
 - (d) effluent disposal systems;
 - (e) formed all-weather public roads;
 - (f) telecommunications services; and
 - (g) gas services.

Heritage and Conservation

OBJECTIVES

Objective 42: Acknowledge the diversity of Adelaide's cultural heritage from pre-European occupation to current time through the conservation of heritage places and retention of their heritage value.

Objective 43: Development that retains the heritage value and setting of a heritage place and its built form contribution to the locality.

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

Objective 45: Recognition of Aboriginal sites, items and areas which are of social, archaeological, cultural, mythological or anthropological significance.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 7** Development of a heritage place should conserve the elements of heritage value as identified in the relevant Tables.
- 8** Development affecting a State heritage place ([Table Adel/1](#)), Local heritage place ([Table Adel/2](#)), Local heritage place (Townscape) ([Table Adel/3](#)) or Local heritage place (City Significance) ([Table Adel/4](#)), including:
 - (a) adaptation to a new use;
 - (b) additional construction;
 - (c) part demolition;
 - (d) alterations; or
 - (e) conservation works;should facilitate its continued or adaptive use, and utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place.
- 9** A local heritage place (as identified in [Tables Adel/2, 3 or 4](#)) or the Elements of Heritage Value (as identified in [Table Adel/2](#)) should not be demolished unless it can be demonstrated that the place, or those Elements of Heritage Value that are proposed to be demolished, have become so distressed in condition or diminished in integrity that the remaining fabric is no longer capable of adequately representing its heritage value as a local heritage place.
- 10** Development of Local Heritage Places (Townscape) should occur behind retention depths (as established from the street facade of the heritage place) of 6 metres in non-residential Zones and Policy Areas, and 4 metres in the City Living Zone or the Adelaide Historic (Conservation) Zone or as otherwise indicated in the heritage Tables in respect of frontages and side wall returns.
- 11** Development on land adjacent to a heritage place in non-residential Zones or Policy Areas should incorporate design elements, including where it comprises an innovative contemporary design, that:
 - (a) utilise materials, finishes, and other built form qualities that complement the adjacent heritage place; and
 - (b) is located no closer to the primary street frontage than the adjacent heritage place.
- 12** Development in the City Living Zone or the Adelaide Historic (Conservation) Zone on land adjacent to a heritage place should incorporate design elements that complement the heritage place with regard to the following:
 - (a) the wall height and silhouette of the heritage place as well as the scale of elements comprising the principal facades;

- (b) the frontage of land containing the heritage place, boundary setbacks to the sides and street face(s) of the place and the nature of vehicular and pedestrian egress;
- (c) the nature of fencing, walling and gates to boundaries;
- (d) the materials and finishes; and
- (e) location of alterations (other than the conservation of heritage fabric) and additional construction behind the street face(s) of the heritage place, without necessarily replicating historical detailing.

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

Fencing and Site Features

- 14** Fencing to the street boundary, and returning along the side boundaries to the alignment of the building front of a heritage place, should be compatible with the heritage value of the heritage place and any existing fencing.
- 15** Development should seek to protect architectural and natural site features that are valued for the contribution they make to the character and amenity of the area.

Fencing, Garages, Carports and Outbuildings

- 16** Fencing to the street boundary (including any secondary street frontage) and returning along the side boundaries to the alignment of the main face of a Heritage Place should:
- (a) be of a design and incorporate materials compatible with the place and any existing fencing identified as an element of heritage value; and
 - (b) be of a height that complements any existing fencing identified as an element of heritage value or otherwise not compromise existing views of a Heritage Place from the primary street frontage.

Built Form and Townscape

Objective 48: Development which incorporates a high level of design excellence in terms of scale, bulk, massing, materials, finishes, colours and architectural treatment.

Materials, Colours and Finishes

- 17** The design, external materials, colours and finishes of buildings should have regard to their surrounding townscape context, built form and public environment, consistent with the desired character of the relevant Zone and Policy Area.
- 18** Development should be finished with materials that are sympathetic to the design and setting of the new building and which incorporate recycled or low embodied energy materials. The form, colour, texture and quality of materials should be of high quality, durable and contribute to the desired character of the locality. Materials, colours and finishes should not necessarily imitate materials and colours of an existing streetscape
- 19** Materials and finishes that are easily maintained and do not readily stain, discolour or deteriorate should be utilised.
- 20** Development should avoid the use of large expanses of highly reflective materials and large areas of monotonous, sheer materials (such as polished granite and curtained wall glazing).

Landscaping

OBJECTIVE

Objective 55: Water conserving landscaping that enhances the local landscape character and creates a pleasant, safe and attractive living environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 21** Landscaping should:
 - (a) be selected and designed for water conservation;
 - (b) form an integral part of the design of development; and
 - (c) be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas and enhance the visual amenity of the area.
- 22** Landscaping should incorporate local indigenous species suited to the site and development, provided such landscaping is consistent with the desired character of the locality and any heritage place.
- 23** Landscaping should be provided to all areas of communal space, driveways and shared car parking areas.
- 24** Landscaping between the road and dwellings should be provided to screen and protect the dwellings from dust and visual impacts of the road.