

Development Division

Department of Planning, Transport and Infrastructure

Level 5

50 Flinders Street

ADELAIDE SA 5000

Contact Officer: Gabrielle McMahon

Representation On Application – Category 2

Development Number 020/A076/17



#12168331



APPLICATION ON NOTIFICATION – CATEGORY 2

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
Nature of Development:	The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping
Type of development:	Merit
Zone / Policy Area:	North Adelaide Historic (Conservation) Zone: Tynte Street Policy Area 4 in the Adelaide (City) Development Plan (consolidated 20 June 2017)
Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Start Date:	8 January 2018
Close Date:	19 January 2018
During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours.	

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

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

Postal Address:

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

Street Address:

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

Email Address: scapadmin@sa.gov.au

**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2**

Applicant:	Tynte Street Developments Pty Ltd
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Close Date:	19 January 2018

My name: Janne Coughlin
 My phone number: 0412 852 453
 PRIMARY METHOD(S) OF CONTACT: Email address: coughlinjanne@gmail.com
 Postal address: 202 P.O. Box 54
West Beach Postcode 5024

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

- My interests are:
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is 209 Gover St, Nth Adelaide Postcode 5006

The specific aspects of the application to which I make comment on are:

FIRST FLOOR DESIGN – OVERLOOKING FAMILY BACK YARD
Height of ADJOINING FENCE + PRIVACY
LIGHT SPILL IMPACT
STAIRWELLS
CAR PARKING – INCREASED TRAFFIC

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:

- I wish to be heard in support of my submission
 do not wish to be heard in support of my submission
 (Please tick one)

- By appearing personally
 being represented by the following person:
 (Please tick one)

Date 19/1/18 Signature Janne Coughlin

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scadmin@sa.gov.au.

#12168321

Development Number 020/A076/17

202-208 Tynte Street North Adelaide

As a part-owner of 209 Gover Street North Adelaide I wish to make the following representations in regards to the above mentioned development on 202-208 Tynte Street North Adelaide.

As an adjoining property I feel that serious consideration needs to be made by the applicant-Tynte Street Developments Pty Ltd and State Commission Assessment Panel before the above mentioned development is approved and proceeds.

First Floor Design Impact

With this development the home is made vulnerable not only with the exposure during the demolition and construction process which will take at least 18months plus time from start to completion but I am also REALLY concerned and request design reconsideration be taken in regards to the private open space on the first floor of the development which will be directly looking over the garden area and the boundary wall. I have little faith in the existing design and maintaining the privacy a family should have in a residential area. Privacy is severely compromised and detrimental to the family home – making them vulnerable to anyone looking into the backyard and in particularly using the private space on the first floor-occupants are visible to them and they are visible to us. The boundary wall on the first floor appears to be only 1 metre high from the first floor along with a perforated screen (approximately 1m) with garden beds stepping down and then meeting up with the back wall (at 1.8m high). This design provides opportunity as hiding and entrapment spots making the home and family vulnerable, along with neighbouring properties.

The crime prevention report details on page 6 that there are no blind sharp corners, pillars or tall fences in this development – I feel that the word blind spot has been overlooked with the design of the northern wall of the development –our boundary wall. The risks associated with this design are quite high, particularly when the boundary wall is along a number of residential properties with backyards. The stepping down of the planter boxes to neighbouring properties is a huge safety issue.

A straight wall going well above the existing design, at the applicant's expense to match the existing height of the Channel 9 boundary wall would be considered more appealing along the boundary of this development, particularly along the northern boundary, our back wall. The height to match the existing Channel 9 wall on the boundary of our property would be approximately 4-5 metres and the applicant could then install planter boxes on the internal boundary wall of his development without compromising the safety of the backyard and neighbouring properties.

Privacy Guarantee

In addition to this I have been advised by an architect that anyone on the balconies would be able to look into our backyard, with the amended 45 degree angle (if no awnings are in place). Our faith in applicants and Government is imperative here as on the plan there are fixed aluminium louvres at each balcony and the use of obscure screen printed glass appears to protect our privacy from people inside the building and on balconies looking into our property – **we were guaranteed this would happen with the development next door to us at 205 Gover Street and it didn't and our privacy has been compromised with windows**

Janne Coughlin 209 Gover Street North Adelaide

that can slide up and down and people looking out onto our backyard. I need to ensure from the applicant and SCAP that our privacy and the privacy of our neighbours is protected with this development.

Light Spill Impact

An issue concerning our property and neighbouring properties with the First Floor outdoor space and the overall building is the light spill onto our property and neighbouring properties. This is a residential area and with the first floor outdoor space and the proposed number of serviced apartments there will be considerable light spill and impact on our property and those surrounding. I understand I cannot control the lighting of people inside their apartments but recommend that lighting in the private area be restricted to 10 pm such as in the case of tennis clubs and croquet clubs so as not to impact on the residents in the residential area. In addition I need the contact of a concierge or site manager so as to notify them if this restriction is not adhered to so as to protect our privacy and others in the area.

In addition I would assume that there would be security night lighting for the safety of occupants which would be on throughout the night also impacting on neighbouring properties.

The installation of a higher boundary wall, at the applicant's expense will also reduce the impact of light spill from this first floor open space.

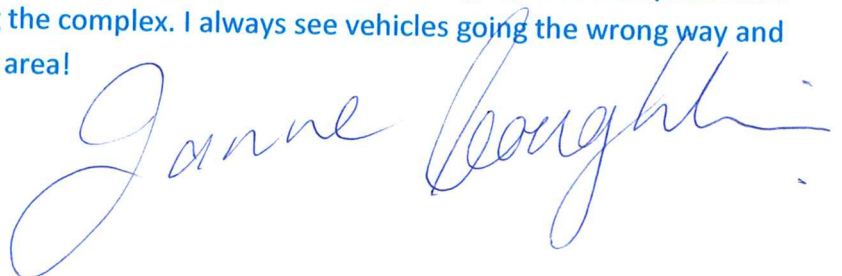
Stairwells off Mansfield Street and Wellington Square

On the existing plan there are 2 stairwells with entrances from Wellington Square and Mansfield Street respectively – both appear to be access points to the outdoor private area on the First Floor. Can the applicant please ensure all security measures are in place to ensure that these are only accessible by hotel guests – a low gate will not eliminate the general public or an opportunist looking and surveying the site – security is fundamental to our families safety as well as the neighbouring properties. No mention of these entrances and security of these entrances are made in the Crime Prevention Report and the drawings do not provide adequate information.

Car parking and Impact on increased traffic in area

There are obvious concerns about the car parking impact to surrounding residents and existing services such as the library, health services and kindergarten. In addition the increase of traffic in and out of Mansfield Street and the management of this especially with a Kindergarten at the opposite corner – this brings vulnerability to a number of families with young children coming to and leaving the kindergarten. This kind of high density development will put significant pressure on surrounding streets infrastructure, in particular Gover Street, Mansfield Street, Tynte Street and Wellington Square. The impact to neighbouring residents and the community that use Mansfield Street as a safe walking route with only one adequate footpath on the development side is also compromised with the increased traffic accessing the serviced apartment complex. SCAP and the applicant need to consider this as the safety of the elderly population, young children and pedestrians are at risk with the increased traffic. In addition Mansfield Street is unique in design with part of it being one way- from Gover Street and the remainder – from Tynte Street being a 2 way street. A large notification from the serviced apartment block will need to highlight to occupants that they can turn right only when cars are exiting the complex. I always see vehicles going the wrong way and that is without 84 serviced apartments in the area!

Janne Coughlin 209 Gover Street North Adelaide



**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
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Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: Ingrid Kerkhoven
 My phone number: 0401122660
 PRIMARY METHOD(S) OF CONTACT: Email address: Ingrid.Kerkhoven@sa.gov.au
 Postal address: 16 Mansfield St
NORTH ADELAIDE Postcode 5006

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

- My interests are:
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is 16 Mansfield St NORTH ADELAIDE Postcode 5006

The specific aspects of the application to which I make comment on are:

Refer attached (3pp)

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:

- I wish to be heard in support of my submission
 do not wish to be heard in support of my submission
 (Please tick one)

- By appearing personally
 being represented by the following person:
 (Please tick one)

Date 18 January 2018 Signature Ingrid Kerkhoven

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scadmin@sa.gov.au.

NORTH ADELAIDE FORMER CHANNEL 9 SITE - DEVELOPMENT PROPOSAL- COMMENT

I provide comment on the Development Proposal to the North Adelaide Former Channel 9 Site as the owner of a property directly opposite the site on the Mansfield Street frontage, and also as a senior Architect (FRAIA), as I did in both previous rounds of ACC Consultation. Our comments offered during the consultation period for the DPA Revision regarding excessive height, too steep angle of step-back allowed and parking / traffic concerns stand.

When Channel 9 vacated the site, we expected it would be given over to residential townhouse development of 2 / 3 storeys scale similar to those nearby at the former Channel 10 site. The proponent advised that there would be 'high end residential apartments' on the site during consultation for the DPA changes, albeit 6 storeys high. If the proposal is to now to have 84 'serviced apartments' to the bulk of the site, it seems out of keeping with the residential surroundings and zoning intent of the site, ignoring the 6 storey building proposed. Other properties held by the proponent are situated within more commercial areas of North Adelaide and the city / Pt Augusta, where any disturbances by guests would be less disruptive. Rates for these properties would appear to be surprisingly accessible, so types of guests staying could be expected to vary widely. There is no indication whether there will be any on-site control of the serviced apartments to manage any disruptive guests, and some written assurance is required that their use will not turn out to be unsupervised Air B'nB-type accommodation.

The proposal to Mansfield St in the Submission appears monolithic and fairly featureless at the lower levels except for the large carpark access hole, and provides no acknowledgement of streetscape or its heritage surroundings. It is to be hoped that the lush landscaping proposed will be provided in an advanced stage to soften the bleakness. The upper levels appear reasonable, providing screening to prevent overlooking is actually fitted as proposed. Given the proponent recognises the high heritage value of Mansfield St (PP6-9 of its Submission), which one presumes is a factor in wanting to build on this site, it is surprising such an un-empathetic precast concrete façade (more in keeping with its carpark function) is proposed at the lower level to this elevation. The heritage character to this area supposedly protected in the Development Plan meshes poorly with a carpark inserted into it. Having a carpark at ground level may also cause acoustic issues for surrounding residents, and we question whether it is actually a complying use here. Steps also need to be taken to ensure that any heritage properties on the site that are sold off are stipulated to be restored and maintained as a condition of sale, rather than left to deteriorate further as has been the case to date.

The other 'hole' to the façade is the entry to the courtyard for the Bakery and Café off Mansfield St , which should be secured after hours to avoid undesirable access and activities, despite the proposal's supposed adoption of CPTED principles elsewhere. The reliance on passive oversight for security from serviced apartments, which may or may not be tenanted, and whose occupants are not invested in the neighbourhood, is overly optimistic. If serviced apartments 'must' be provided, perhaps consideration could be given to mixing in some permanent residents (as part of a 'mixed use') to fit a little better in the neighbourhood? We are also advised that bakery activities have caused issues elsewhere in North Adelaide with permeating odours, parking and operating hours, and attention to addressing these matters satisfactorily needs to be given.

The predominant vehicular access to the site is still proposed to be via Mansfield Street. The current proposed location of the driveway directly opposite to number 12 will result in the loss of at least 2 carparks, and make the one opposite liable to get sideswiped, although we note the proposal's location *between* rather than opposite driveways now. The submission varies on whether servicing access will be via Wellington Square, or Mansfield St (P36), and seems to consider it a non-public road, nor that queuing along the street will have any impact here, to either residents or the proposal itself. We previously noted the unsuitability of Mansfield St for large service vehicles and high traffic volumes.

NORTH ADELAIDE FORMER CHANNEL 9 SITE - DEVELOPMENT PROPOSAL- COMMENT

The proposal suggests that any increase in traffic to be generated to Mansfield St by locating the primary access off it will be 'minimal' (P11 of Traffic & Parking Assessment), which bears examination. If existing flows are max. 40-42 vph (during Winter 3 years ago), and the proposal would add another 27 vph (80%, discounted), that is an increase of over 50%, which is hardly minimal. The apparent further 'discounting' of existing traffic flows in the Report for the traffic volumes Channel 9 *used* to generate appear irrelevant, given that they departed the site in October 2014, and anecdotally traffic volumes have only increased since then. The reliance of on-street parking for visitors and shop patrons is overly optimistic, as it is regularly fully taken already.

A review should be undertaken of parking spaces in Mansfield St with the extinguishment of Channel 9's four driveways, to consolidate parking and ensure adequate provisions for Permit Parkers are maintained. ACC consideration should be given to:

- Adding one park to either end of the Southern carparks to replace the 2 carparks lost
- Looking at using some of the area where the Channel 9 main driveway was to provide another 2 designated Permit Parks to the West side of Mansfield St, near the houses with no driveways. It is important to provide adequate Permit Parks to Mansfield St due to the exceptionally high number of houses with no driveways in the street
- Possibly removing the carpark to the front of number 12 to avoid sideswipes from the proposal's exiting guests from its carpark

This would consolidate almost all parking to the West side of Mansfield St, clear of all driveways and permitting adequate turning circles there from, with no loss of parking spaces. It could even benefit the proposal, with more parking located near the commercial sites proposed during normal business hours (an indicative diagram is attached), which could in part revert to Permit Parks after hours.

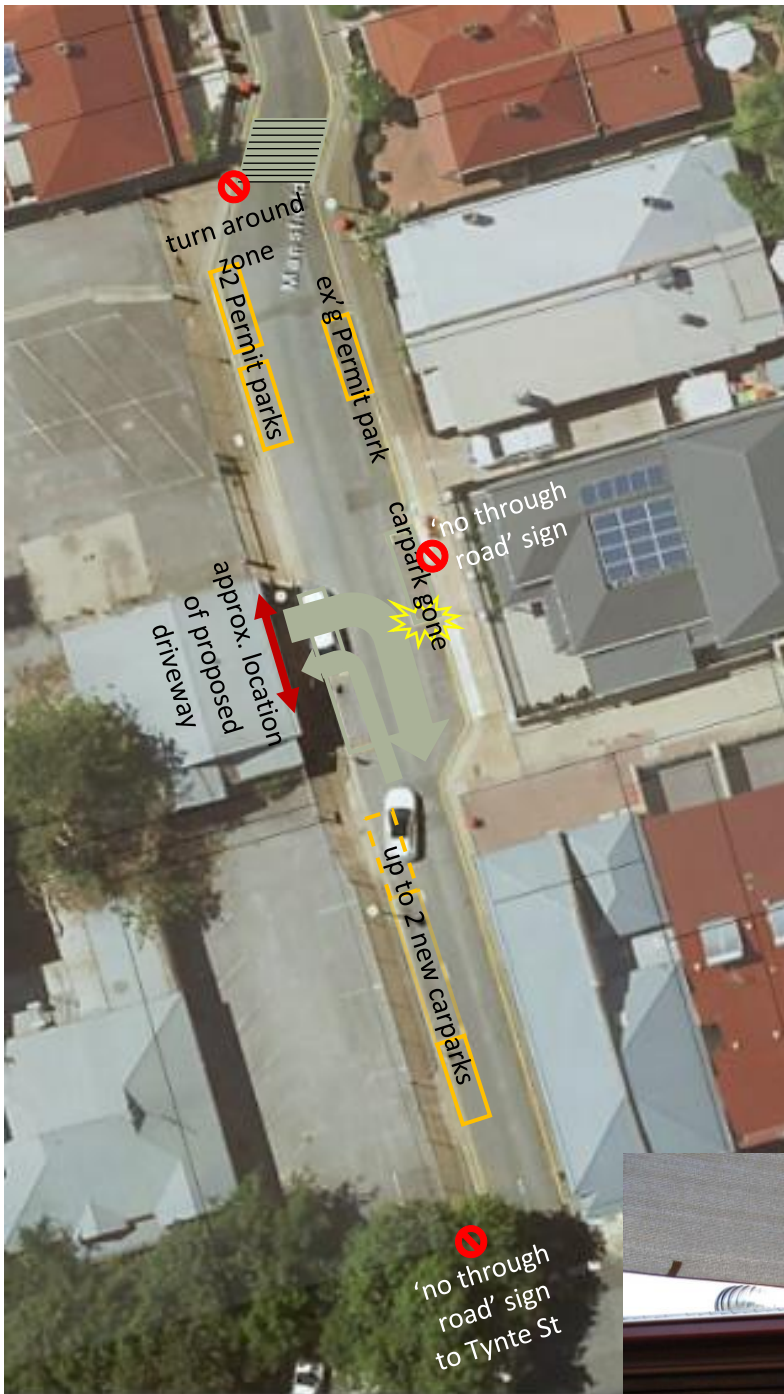
Traffic issues associated with Mansfield St being half one-way, half two-way should be addressed by ACC by inserting a traffic calming device at the change to slow through-traffic and reinforce the change of traffic direction. Additional signage should be provided to reinforce this to Tynte St, and to the proponent's carpark for exiting guests. Access to the carpark should be restricted to the 2-way section of Mansfield St only (as was generally the case with Channel 9 traffic), to avoid exacerbating the existing issues with the one / two-way change in the street and minimise disruption.

Other previous concerns raised in the last rounds of DPA Consultation about this site with regard to undermining, contamination, major nuisance during years-long construction, prior dilapidation studies being undertaken for adjoining properties, and lack of oversight and enforcement during construction by ACC still stand. This is important, as the proposal relies almost entirely on screening to prevent overlooking, and in the past this has *NOT* been provided although documented, and not enforced even though ACC required it and was notified it was not installed (refer attached).

It is also to be noted that it *appears* the Channel 9 site may have encroached onto the land of 21 Mansfield St, and that this property (the most affected by the proposal), has upper & lower air vents, eaves and painted walling that need to be maintained bounding the proposal, where a precast concrete wall is currently shown hard up against it. A survey of the junction to this property and the building location should be undertaken post-haste to clarify the issue, and any adjustment required to the proposal made accordingly.

Furthermore, we note the presence of ciders and ash in one of the bore logs (BH18, P22), and wonder if an Aboriginal Cultural Heritage Study has been done for the site.

It is disappointing that the opportunity to redevelop the former Channel 9 site has not been used better to increase permanent, long term residential accommodation that fits in with the heritage character and environs of North Adelaide, a target of both ACC and the State's 30 Year Plan.



Proposed parking rationalization to Mansfield St if 1 way / 2 way



Existing previous example of lack of ACC enforcement to prevent overlooking at rear of 12 & 16 Mansfield St (translucent glass to 1600 high should have been fitted)

NORTH ADELAIDE FORMER CHANNEL 9 SITE- AMENDED DEVELOPMENT PROPOSAL - COMMENT

We note the amended plans for the former North Adelaide Channel 9 site have responded to many, but not all, concerns of adjoining properties and notifiable Government Agencies. Some concerns remain, or require further clarification, as summarised below.

Our previous submission's concerns regarding the above-ground carpark, monolithic concrete carpark façade to Mansfield St., loitering between the proposed bakery and above-ground carpark (if there are no gaps as it appears on the plans at the 'right-of-way'), bakery baking activities and 24-hour staffing of the facility with contact point for local residents (if provided to them) appear addressed now.

Other concerns raised have not been resolved fully. The proposed use of the site remains a concern in a residential area, rather than a commercial one like the proponent's other properties, as noted in our previous comment. None of the other properties outside the CBD are 6 stories tall, and have made far more effort to fit in with their surroundings in scale and appearance where adjacent heritage properties. If units are possibly sold in future, it is to be hoped these are the ones facing residents, to reduce the effect of transient occupation on surrounding properties.

The full height of the proposal is not stated anywhere on the drawings, but is estimated to be around 20.8 - 21.45m high at roof level when extrapolated. The unusually high floor to floor heights of 3.3m above ground level, make the building almost 7 storeys tall, in lieu of the 6 permitted on the site.

The apartments now proposed to Mansfield St. are an improvement over the carpark previously proposed, but do not make any effort to fit into their heritage surroundings, even with as little as roof lines. The extensive use of sandstone to the apartment adjoining No 21 Mansfield St does not compensate for its rather top-heavy blocky appearance. Similarly the proposed units to Gover St still do not appear to comply with the Development Plan in appearance, despite improvements proposed. The proponent's stated care for heritage buildings / surroundings also needs to extend to those around it as well as its own (noting there has been *no* change for the minimal outdoor provisions to these), given the setting it looks to benefit from for its proposal (refer attached).

Concern regarding the proposal's access from, and increased traffic to, Mansfield St. remain as previously stated, and we note the current proposal tries to show the eastern end of Mansfield St. as two-way, when in fact it narrows and can only function as a single lane at a time. The proposal could make this two-way by donating land to it to widen it. The repeated claim that Channel 9 had 4 cross-overs that are being reduced to benefit all bears examination, as the ones at either end were never opened. Parking for the Mansfield St. apartments also needs to be contained to the site, rather than out the front in competition with existing residents.

The response to concern with construction activities does not address such issues as possible asbestos and fuel tank removal, nor dilapidation reports for adjoining properties, which are even more relevant with the major excavation now proposed. We are fully cognisant of the implications of years' long construction, and urge a site contact should be made available for residents to contact with concerns such as contractor parking, demolition and trespass and the like, that have occurred with previous construction to the area.

The proposal is unclear what will be done to maintain maintenance access and airflow to the exterior walls of No 21 Mansfield St, the Masterplan Report addresses it, but the drawings appear to show a wall hard up against it still, and variable access beyond that appears to insufficient for painting at approx. 650mm wide or so. The proposal's access for its own boundary wall maintenance appears to be unsecured both ends, raising concern undesirable loitering could occur adjacent adjoining properties.

The amended proposal contains a number of inconsistencies, it acknowledges the concerns over the monolithic façade to Mansfield St, but discusses the Tynte St façade instead; it discusses overlooking, but does not say whether the back yards of the Gover St properties adjoining will be overlooked (which would be of equal concern); on the plans it proposes to demolish a non-existent fence located in a spoon drain; it appears to locate the proposed garage for the Primitive Methodist Church *outside* its' proposed excised site, and it appears to have an unscreened opening to its lower storey overlooking the adjacent Mansfield St properties to the north.

The amended proposal goes substantially toward a workable proposal now, but just needs some of the above-mentioned concerns worked through or clarified as appropriate for adjoining residents.



Location of Heritage-Listed properties surrounding the former Channel 9 site
Blue designates Local Heritage-listed, Red designated State Heritage -listed

Comments on Amended Application 020/A076/17

We appreciate the efforts made by the developer to address the issues raised by ourselves and other respondents to their initial design. In particular we support the decision to replace the original ground floor parking area abutting the side wall of the row cottages at 21-25 Mansfield Street with an underground car park. In our initial response we raised the need for a dilapidation report on the wall of the cottages prior to commencement of the development work. There was no acknowledgement of this in the applicant's response. We note that the boundary wall of the development no longer abuts the wall of 21 Mansfield Street.

However, given the need now to excavate several metres deep alongside our residence(s) to accommodate the resited car park we believe that a dilapidation report is even more critical to the continued care and preservation of our 1880 heritage cottages. This is now of paramount concern to us. We seek an undertaking from the applicant that this will occur.

A second remaining concern relates to the process of the build which I am sure is a shared concern with other residents in the vicinity. We have lived through renovations and rebuilds by neighbours on our northern and western boundaries and on the eastern side of Mansfield Street in recent years. We understand that there will be inconveniences. These can be lessened significantly if neighbours are informed regularly and in a timely manner of progress with the build. This would enable us to better accommodate the periodic disruptions to our routines which the lengthy build will inevitably require.

Lesley Mineall 23 Mansfield Street, North Adelaide lesleymineall@bigpond.com

Zoran Mandic 21 Mansfield Street, North Adelaide

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Location of Heritage-Listed properties surrounding the former Channel 9 site
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Application No 020/A076/17 : 202-208 Tynte Street North Adelaide

This submission is a joint response from
Mr Z Mandic owner/occupier 21 Mansfield Street and
Ms L Mineall owner/occupier 23 Mansfield Street

As immediate neighbours to the north of the vacant Channel 9 site we welcome any progress towards finalising a permanent resolution to its future use. Our comments in relation to this particular proposal are outlined below.

Erection of a 2.7m concrete wall abutting the entire sidewall of the southernmost of the 3 adjoining cottages at 21,23 and 25 Mansfield Street.

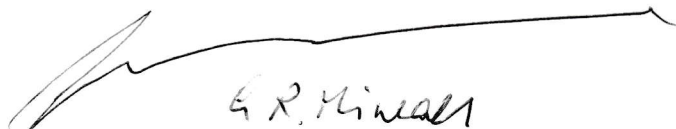
This raises for us the following concerns

- Impact of this structure on air movement around the side wall and foundations of No 21
- Potential for disturbance/and or damage to the 1880's foundation during preparatory excavation and building of the abutting wall. **It is essential therefore that before any development work on the site begins a Dilapidation Report on the side wall of no 21 and any flow on effects to the 2 adjoining cottages is undertaken**
- It is possible that there has been gradual historical encroachment on the land of No21 by Channel 9. A 1984 photo of the cottages held in the State Library [ref B52972] taken before their renovation indicates a wider strip of land along the southern boundary of the cottages **This needs to be clarified before work begins**
- The structure of the wall on the northern boundary of the development site against the wall of No 21 has implications for all 3 of the neighbouring attached cottages. The guttering and associated eaves run continuously around the entire building fabric. This situation will be partially modified when the rear extension at No 25 is completed. Present access to our properties for the maintenance of the guttering, south facing roof and eaves and for repainting purposes has been from the south with the cooperation of Channel 9 management. The proposed design removes this option. **This problem will need to be addressed in some way.**

Noise and traffic issues

We have lived in our properties for 15 and 30 years respectively. We are therefore well acquainted with and adapted to the noise generated by the work of the previous Channel 9 and by the air traffic. Nevertheless we raise the following concerns about the anticipated noise levels and traffic issues associated with this proposal

- The traffic report appears to concentrate on calculating the traffic at peak hours. Any assessment of noise from traffic associated with the proposed development must take into account not only the numbers of cars but the pattern of usage. Noise related to the business of Channel 9 although operating 24 hours reduced considerably after 5pm. Individual employee cars dispersed and the traffic movement related primarily to the mobile vans carrying multiple people and equipment. Overflow car parks were closed at weekends. Under the development proposal car movement in and out of the car park will be different ie it will continue throughout the day, evening and over the weekends.
- We note that the entrance of cars to the site is situated further south down Mansfield Street than the existing Channel 9 entrance and that it will be accessed via a rollup door. We are interested in whether there is just the one door for both entering and exiting traffic or whether 2 roller doors are planned. We are also unclear about the noise levels of the mechanism. The compact size of many of the cottages on Mansfield Street means that some



G R Mineall

occupants use the street facing rooms for sleeping with an open plan kitchen/living area at the rear.

- We note the commitment to sustainability in the planning of the development but presume the proposed apartments will have access to some kind of air conditioning. If so we would be concerned about the siting of an air conditioning plant and/or units. The regular cutting in and out of the A/C in the Channel 9 complex has always been a significant deterrent to quality sleep to those living closeby. It is much easier to adapt to a low level continual background noise than one that stops and starts throughout the night
- The maintenance of fresh air movement throughout the heritage cottages is problematic. The existence of a small unroofed atrium between the original building and the rear extension in each of our cottages has proven to be a very effective way of achieving fresh air movement. This is particularly so during hot summer nights when the door to the atrium into the middle room of the house can be left open safely at night. We note however that the planned open deck on the first level with a tiled floor is quite close. This **may** have the potential to increase the ambient noise level
- It is inevitable that the change in use of the site as proposed will generate more noise with many more people accessing the site throughout any 24 hour period. It is the increase in any noise levels in the night that would most concern us. We note that ' The serviced apartments will be managed 24 hours per day 7 days a week ' [p27] Does this mean that a manager or concierge will actually be continuously on site ? If so, will this person have the authority to manage excessive noise levels generated by guests eg after midnight?

Parking Issues

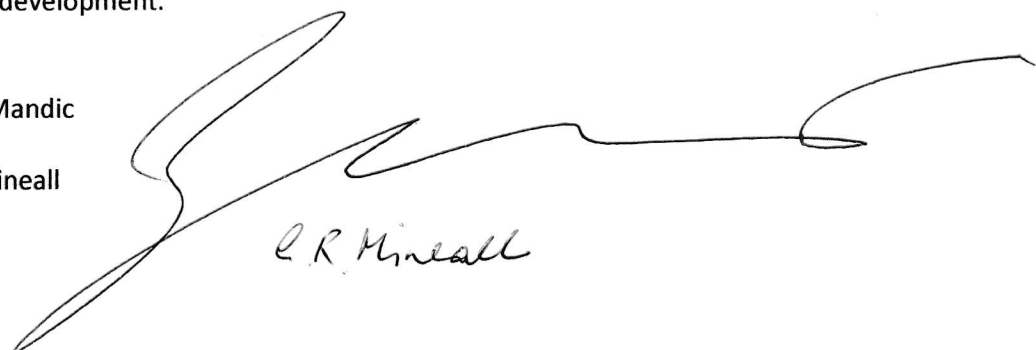
- We applaud the intention to explore the site's access to a GoGet car. The writer [owner of No 23 Mansfield Street] is a longterm member of GoGet and no longer owns a car. It is possible that over time the complex may be able to increase the number of GoGet cars. If so consideration should be given to parking these cars on site rather than on the street. Membership access to the service would still possible given the intention to manage the serviced apartments 24 hours a day.
- We question the statement in the report on p27 that....' the 18 angled parks on Tynte Street.....will continue to be used by guests and visitors to the site, as they were used when the site was owned and used by Channel 9'. This implies that they were the primary users of these parks. That is not so. Finding a car park in North Adelaide is highly competitive and these parks were just as likely to be used by anyone visiting the many restaurants, businesses or services in Tynte and adjacent streets

Demolition Process

We have experienced demolition and rebuilding activities in the past and are hoping that the owner and developer have a protocol in place which covers the **process** and not just the engineering necessities .Such a protocol should include informing affected neighbours in a timely fashion and keeping them updated about the process. If there is no such protocol in place we would be happy to assist with its development.

Signed Z Mandic

L Mineall



L. R. Mineall

**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2**

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
Nature of Development:	The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping
Type of development:	Merit
Zone / Policy Area:	North Adelaide Historic (Conservation) Zone: Tynte Street Policy Area 4 in the Adelaide (City) Development Plan (consolidated 20 June 2017)
Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: ZORAN MANDIC
 My phone number: 0431 703 106

PRIMARY METHOD(S) OF CONTACT: Email address: _____
 Postal address: 21 MANSFIELD STREET
NORTH ADELAIDE Postcode 5006

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

- My interests are:
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen


The address of the property affected is 21 MANSFIELD ST Postcode 5006

The specific aspects of the application to which I make comment on are:
See objected joint submission

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:

- I wish to be heard in support of my submission
 do not wish to be heard in support of my submission
 (Please tick one)

By appearing personally
 being represented by the following person: M. LESLEY HINEALL
 (Please tick one)

Date 18/1/2018 Signature 

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scapadmin@sa.gov.au.

Amended Development Proposal

The Secretary, State Commission Assessment Panel

We appreciate the recent documentation supplied by the developer regarding this development. Although some issues have been addressed and reviewed/amended our position and deep concern has not changed in regards to -

1 The height of the development

2The use "Serviced Apartments"

3The overlooking of the heritage on the site and in close proximity to the site- we are of the belief that the heritage properties surrounding this development have not been considered and perhaps the developer could look closely at these historical buildings to add value to his development and achieves the desired character of the locality.

4Consideration of the process of demolition, building works and access required (if any)to neighbouring properties etc

We do wish to make representation at any opportunity to protect our family home and those people surrounded by and impacted by this development.

Regards

Cathy and Matthew Haddad

**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2**

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
Nature of Development:	The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping
Type of development:	Merit
Zone / Policy Area:	North Adelaide Historic (Conservation) Zone: Tynte Street Policy Area 4 in the Adelaide (City) Development Plan (consolidated 20 June 2017)
Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: Matthew and Cathy Haddad

My phone number: 08 8267 3321

PRIMARY METHOD(S) OF CONTACT: Email address: cathy.haddad@hotmail.com
Postal address: 209 Gover Street North Adelaide SA
Postcode 5006

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

My interests are: owner of local property
 occupier of local property
 a representative of a company/other organisation affected by the proposal
 a private citizen

The address of the property affected is 209 Gover Street North Adelaide SA Postcode 5006

The specific aspects of the application to which I make comment on are:

**Please refer to our attached document outlining as the owner occupiers of
209 Gover Street North Adelaide we wish to make the following representations
in regards to the above mentioned development on
202-208 Tynte Street North Adelaide.**

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:

I wish to be heard in support of my submission
 do not wish to be heard in support of my submission
 (Please tick one)

By appearing personally
 being represented by the following person:
 (Please tick one)

Date 18/01/17 Signature M. A. Haddad C.Haddad

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scapadmin@sa.gov.au.

Development Number 020/A076/17**202-208 Tynte Street North Adelaide**

We as owner occupiers of 209 Gover Street North Adelaide wish to make the following representations in regards to the above mentioned development on 202-208 Tynte Street North Adelaide.

As adjoining property owners (of nearly 12 years in July) with a young family of four children we feel that serious consideration needs to be made by the applicant – Tynte Street Developments Pty Ltd and State Commission Assessment Panel (SCAP) before the above mentioned development is approved and proceeds.

Overall Comment on Development

Our street is zoned residential and under the rezoning of the above mentioned site the proposed development of serviced apartments is not within the zoning intent of what we believe the State Government had in mind when amending the Development Application Plan. The character of the North Adelaide area will not be preserved with a development of this size. Occupants of these serviced apartments will be, we assume on a short term basis and have no real vested interest in the North Adelaide Neighbourhood and its historical significance. This development has not looked at increasing the long term/permanent occupation of people and families moving into the North Adelaide area given the number of serviced apartments proposed in the design. We believe this is something that is of significant impact and would have created a greater North Adelaide Community and helped to revamp our local economy and support our local services if it had been considered.

Therefore, this unique opportunity to develop this site brought about by changes to the development plan as stated on Page 2 of the Planning Report (Background) is questionable in our opinion. This proposed development of a multi-level service apartment building by the applicant is not unique to the North Adelaide area / neighbourhood and subsequently does not fall within the category. The apartments are quite small, designed primarily for short term stay and as indicated to capitalise on the proximity to the Adelaide Oval and the Convention Centre. This could attract groups that have little concern for the surrounding neighbours and environment and use the serviced apartments primarily as a place to sleep after a big day/night out.

An interesting article was raised by the ABC News on 10th August 2017¹ (copy attached) where a number of complaints and issues had evolved as a result of short-term renters in the CBD of Adelaide. The permanent residents had made a formal complaint to the Adelaide City Council as they found themselves living amid abuse, threats of violence and vandalism as a result of short-term accommodation.

The development of permanent residences such as the Hotel Adelaide would have been significantly more appealing to the local area where we can once again build our North Adelaide community.

In our first submission for this Tynte Street Development we requested that the developer should come into our backyard along with neighbouring properties and view the impact that this

¹ ABC News Article Posted 10-08-2017 By Sowaibah Hanife

development would have on this residential area, in particular the backyards and back rooms of the neighbouring properties. We strongly believe that the following points we raise will highlight to the developer our genuine concerns about the impact that this development will have on our family home and the neighbouring residents. A visit to our properties by the developer will assist with them being able to visualise the concerns that we raise below.

First Floor Design Impact

Our young family spends a considerable amount of time in our backyard to play, relax, garden, look after our dog and entertain. With this development our family is made vulnerable not only with the exposure during the demolition and construction process which will take at least 18 months plus (time from start to completion) but with the First Floor design impact (overlooking and privacy) of the proposed development in relation to our backyard. This is a **real concern** for us and our family and subsequently we request design reconsideration by the applicant to be taken to the private open space on the first floor of the development which will be directly looking over our garden area and the boundary wall.

We have looked at the plan and visited SCAP on Monday 15th January to gain an understanding of the design of these serviced apartments and development. We have little faith in the existing design and maintaining the privacy a family should have in a residential area. Our privacy is severely compromised and detrimental to our family lifestyle – making us vulnerable to anyone looking into our backyard and in particular using the private space on the first floor—we are visible to them and they are visible to us. The boundary wall on the first floor appears to be only 1 metre high from the first floor along with a perforated screen (approximately 1m) with garden beds stepping down and then meeting up with our back wall (at 1.8m high). This design provides opportunity for hiding and entrapment spots making our home and family vulnerable, along with neighbouring properties.

The Crime Prevention Report on page 6 details that there are no blind sharp corners, pillars or tall fences in this development – we feel that the word blind spot has been overlooked with the design of the rear of the development –our boundary wall. The risks associated with this design are quite high, particularly when the boundary wall is along a number of residential properties with backyards. The stepping down of the planter boxes to neighbouring properties is a huge safety issue.

A straight wall going well above the existing design, at the developer's expense to match the existing height of the Channel 9 boundary wall would be considered more appealing along the boundary of this development, particularly along the rear boundary of the development, our back wall. The height to match the existing Channel 9 wall on the boundary of our property would be approximately 4-5 metres and the developer could then install planter boxes on the internal boundary wall of his development without compromising the safety of our backyard and neighbouring properties.

Privacy Guarantee

In addition to this we have been advised by an architect that anyone on the balconies would be able to look into our backyard, with the amended 45 degree angle (if no awnings are in place). Our faith in developers and Government is imperative here as on the plan there are fixed aluminium louvres at each balcony and the use of obscure screen printed glass appears to protect our privacy from

people inside the building and on balconies looking into our property. We were guaranteed this would happen with the development next door to us at 205 Gover Street and it didn't and our privacy has been compromised with windows that can slide up and down and people looking out onto our backyard. We need to ensure from the developer and SCAP that our privacy and the privacy of our neighbours is protected with this development.

Light Spill Impact

An issue concerning our property and neighbouring properties with the First Floor outdoor space and the overall building is the light spill onto our property and neighbouring properties. This is a residential area and with the first floor outdoor space and the proposed number of serviced apartments there will be considerable light spill and impact on our property and those surrounding. We understand we cannot control the lighting of people inside their apartments but recommend that lighting in the private area be restricted to 10 pm such as in the case of tennis clubs and croquet clubs so as not to impact on the residents in the residential area. In addition we need the contact of a concierge or site manager so as to notify them if this restriction is not adhered to so as to protect our privacy and others in the area.

We would also assume that there would be security night lighting for the safety of occupants which would be on throughout the night also impacting on neighbouring properties.

The installation of a higher boundary wall, at the developer's expense will also reduce the impact of light spill from this first floor open space.

We also wish to note that with the car park being on the ground floor there will be the impact of noise of cars moving in and out of the complex along with the issue that in the DPA it details that garages should be lit at night, another impact on the residents affected by this development and the car park being at ground level.

Stairwells off Mansfield Street and Wellington Square

On the existing plan there are 2 stairwells with entrances from Wellington Square and Mansfield Street respectively – both appear to be access points to the outdoor private area on the First Floor. Can the developer please ensure all security measures are in place to ensure that these are only accessible by hotel guests – a low gate will not eliminate the general public or an opportunist looking and surveying the site – security is fundamental to our families safety as well as the neighbouring properties. No mention of these entrances and security of these entrances are made in the Crime Prevention Report and the drawings do not provide adequate information.

Car parking and Impact on Increased Traffic in Area

There are obvious concerns about the car parking impact to the surrounding residents and existing services such as the library, health services and kindergarten. In addition the increase of traffic in and out of Mansfield Street and the management of this especially with a Kindergarten at the opposite corner – this brings vulnerability to a number of families with young children coming to and leaving the kindergarten and elderly people and young families accessing the health services on Tynte Street. This kind of high density development will put significant pressure on surrounding streets (infrastructure), in particular Gover Street, Mansfield Street, Tynte Street and Wellington

Square. The size and nature of Mansfield Street would suggest to us that the infrastructure cannot take the impact of the increase in traffic as a result of this development. The impact to neighbouring residents and the community that use Mansfield Street as a safe walking route with only one adequate footpath on the development side is also compromised with the increased traffic accessing the serviced apartment complex. SCAP and the developer need to consider this as the safety of the elderly population, young children and pedestrians are at risk with the increased traffic. In addition Mansfield Street is unique in design with part of it being one way- from Gover Street and the remainder – from Tynte Street being a 2 way street. A large notification from the serviced apartment block will need to highlight to occupants that they can turn right only when cars are exiting the complex. We always see vehicles going the wrong way and that is without 84 serviced apartments in the area!

Safety During Construction

As owner occupiers we also require further detailed information from the developer regarding the protection and guaranteed safety of our yard for our children and pet dog during construction as the Channel 9 wall is our boundary rear wall – currently a better brick wall of approximately 4-5 metres high – we wonder what measures the developer has in mind to maintain our privacy and safety during the building process.

Protection of Heritage Properties

Another concern that we have, especially given the Heritage nature of our property and surrounding properties is the impact that the demolition and construction, especially the digging of trenches for deep foundations and the compacting of soil for the ground level will have on the neighbouring properties.

Matthew & Cathy Haddad

Owner Occupiers of 209 Gover Street, North Adelaide SA 5006

ABC NEWS

Adelaide CBD residents facing abuse, threats and vandalism from short-term renters, council hears

By Sowaibah Hanifie

Posted Thu 10 Aug 2017, 10:15am

Some Adelaide CBD residents have found themselves living amid abuse, threats of violence and vandalism, a City Council meeting has heard.

City resident Phillip De Bondi said several townhouses near him were being leased out by an accommodation business to short-term guests, who should be using hotels or function venues.

Mr De Bondi told the latest council meeting, permanent residents felt unsafe living with drug use, wild parties, trespassing and antisocial behaviour in their immediate neighbourhood.

"We've had people break into our garage space, urinate on the walls, bang on our walls. One person jumped up on our balcony," he said.

"There's lots of swearing, drug use. We find that a lot of underage drinking goes on, so parents will dump their kids here to have their parties."

Mr De Bondi cried during the council meeting as he detailed distressing incidents, including abuse and threats made to his wife.

Mr De Bondi presented the council with complaint letters and emails from seven residents and a former employee of the business that leases out the accommodation for short stays.

The ex-employee reported there had been a "number of questionable and sinister events".

"Management knowingly allow their rooms to be used as pop-up brothels," they wrote.

"This happened regularly during my time. Cash payments from these guests are usually taken."

The former employee said staff were urged to coerce short-term renters into posting favourable online reviews in exchange for free wine and offers they could win a night of free accommodation.

Some residents spoke of issues dating back to 2008 and said concerns had been reported to police.

Mr De Bondi said the worst offenders were young men who stayed at weekends and used the rentals instead of booking hotel or function rooms.

Council checking on short-term accommodation

The short-term accommodation provider has leased apartments from their owners, and then provided them for short stays.



PHOTO: Some residents spoke of issues dating back to 2008 and said concerns had been reported to police. (ABC News: Tom Fedorowytsch)

MAP: Adelaide 5000



PHOTO: Phillip De Bondi presented the council with complaints from other residents. (Supplied)

A city council official said the business did not have development approval for short-stay accommodation and the council was in the process of changing that.

The director of the business said guests were expected to behave.

"Our operations and night manager have meetings to discuss our process and we feel it meets guidelines of a serviced apartment accommodation business," he said in a statement.

"If guests fall out of what is satisfactory behaviour they are reprimanded with a fine and evicted if [they] do not stop."

The council is planning a detailed examination of the impact of short-term CBD accommodation.

Councillor Priscilla Corbell said it was possible there might soon be greater regulation.

"It's largely unregulated at the moment. What that means for local residents is, when they encounter those issues, there's not necessarily ways for addressing [them]," she said.

Ms Corbell said the council did not want to overregulate the accommodation-share economy, but a basic level of governance was needed.

Chris Boundy from the Legal Services Commission said a rise in short-term letting posed a number of issues.

"Short-term rentals are becoming increasingly popular and leading to rising numbers of disputes," he said.

"Home sharing can potentially affect a householder's insurance and mortgage contracts and there are by-laws covering community title and strata title properties.

"Ignorance can lead to significant legal headaches."

Topics: urban-development-and-planning, community-and-society, local-government, adelaide-5000, sa

**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION - CATEGORY 2**

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
Nature of Development:	The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping
Type of development:	Merit
Zone / Policy Area:	North Adelaide Historic (Conservation) Zone: Tynte Street Policy Area 4 in the Adelaide (City) Development Plan (consolidated 20 June 2017)
Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: IRAN DANU
 My phone number: 0402 417159
 PRIMARY METHOD(S) OF CONTACT: Email address: Erstindang1601@gmail.com
 Postal address: 12 MANSFIELD STREET, NORTH ADELAIDE Postcode 5006

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

- My interests are:
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is 12 MANSFIELD STREET Postcode 5006

The specific aspects of the application to which I make comment on are:

Carpark entrance at Mansfield Street will increase traffic volume through this small street dramatically and it is also not safe for people walking around on this small street
Building height will interfere with residents' ^{privacy} on Mansfield Street ~~privacy~~ as residents in the new building can overlook to our ~~land~~ property.
There is possibility that occupants from the apartment through the balcony.

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:
 wish to be heard in support of my submission
 do not wish to be heard in support of my submission
 (Please tick one)

By appearing personally
 being represented by the following person: Fredrick Chia (partner)
 (Please tick one) (Fredrick.Chia@gmail.com)

Date 15/01/2018 Signature [Signature]

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scpadmin@sa.gov.au.



**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2**

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
Nature of Development:	The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping
Type of development:	Merit
Zone / Policy Area:	North Adelaide Historic (Conservation) Zone: Tynte Street Policy Area 4 in the Adelaide (City) Development Plan (consolidated 20 June 2017)
Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: PAUL MCFARLANE
 My phone number: 0439 444 282
 PRIMARY METHOD(S) OF CONTACT: Email address: paul.mcfarlane@gsmc.com.au
 Postal address: 86 Wellington Square
North Adelaide SA Postcode 5006.

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

- My interests are:
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is 86 Wellington Square Nth Adelaide. Postcode 5006.

The specific aspects of the application to which I make comment on are:

** Please spend some time and money fixing up the steps, doors, broken slate, and cracks around the base of the methodist church to put the finishing touches on a great development. This old girl deserves it!!*

** Maintain our current residential street permit parking for our family.*

** Build It - It will be great. We (our family) does not*

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:

- I wish to be heard in support of my submission
 do not wish to be heard in support of my submission
 (Please tick one)

want a becomu next door!!

- By appearing personally
 being represented by the following person:
 (Please tick one)

Date 15/1/18 Signature [Signature]

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scapadmin@sa.gov.au.

**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2**

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
Nature of Development:	The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping
Type of development:	Merit
Zone / Policy Area:	North Adelaide Historic (Conservation) Zone: Tynte Street Policy Area 4 in the Adelaide (City) Development Plan (consolidated 20 June 2017)
Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: Bronnyn Smith (Director Barker Kindergarten)

My phone number: 8267 1388

PRIMARY METHOD(S) OF CONTACT: Email address: bronnyn.smith457@schools.sa.edu.au

Postal address: 197 Tynte St North Adelaide SA

Postcode 5006

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.


- My interests are:
- owner of local property
 - occupier of local property Barker Kindergarten
 - a representative of a company/other organisation affected by the proposal Barker Kindergarten
 - a private citizen

The address of the property affected is 197 Tynte Street North Adelaide SA Postcode 5006

The specific aspects of the application to which I make comment on are:

1. **Concerns during the development and construction process (20 months commencing July 2018):**
 - a. The noise level for the staff, parents and most importantly the children both inside and outside during preschool hours. We are directly across the road, approximately 20 metres away.
 - b. The construction dust / dirt that will constantly cover the preschool yard and play resources. The safety of this for the children and the ongoing additional cleaning costs associated with this during the time of construction.
 - c. Parking for the families for pick up and drop off of their children at preschool and parking for our playgroup families. If our on street parking is affected by parking being removed during the construction process (due to 100s of construction worker driving to work and parking in the area as well as parking being blocked off for the construction and deliveries during construction) this will affect our attendance and enrolments now and in the future at both preschool and playgroup.
 - d. Maintenance of safe footpaths and road crossings for preschool families.
2. **Concerns once hotel in operation:**
 - a. Ongoing access to short term street parking in front of the Barker Kindergarten on both sides of the street for our preschool and playgroup families. Being a hotel there will be a significant influx of cars parking in the area from staff and guests.
 - b. Windows of the hotel overlooking the outside play space of Barker Kindergarten.
 - c. How the shade caused by the 6 storey building will affect the sunlight at the preschool.

By appearing personally could be either myself or a representative from the
 being represented by the following person: Department of Education 3i Flinders Street Adelaide.
 (Please tick one)

Date 12th January 2018 Signature  Bronnyn Smith

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scapadmin@sa.gov.au.

The Secretary, State Commission Assessment Panel,
scapadmin@sa.gov.au (copy to Gabrielle.McMahon@sa.gov.au).

COMMENT ON DA 020/A076/17 - Tynte Street - AMENDED DEVELOPMENT PROPOSAL

Introduction

We are pleased that the amended development plans have responded to most of our concerns expressed in the previous written representation. Thank you to the developer and architect for the actions taken in relation to underground parking, landscape and the underground location of the Waste Storage. There are however questions re ventilation relating to Waste Storage raised below. We also acknowledge the developer's commitment to heritage and his action to conserve unlisted heritage buildings on the Channel 9 site. We are aware that the developer would share with the visiting US heritage economist, Donovan Rypkema, (during the History Festival), that heritage conservation is an immense productive form of economic development.

We would like to draw your attention to the following concerns and seek appropriate action:

1. Gover Street Apartments

The proposed units in Gover St still do not appear to comply with the Development Plan in appearance. The developer's consideration for heritage buildings / surroundings also needs to extend to those around it as well as its own. These apartments will be a part of a setting (see attachment-Location Viewer) and their look should benefit the whole and not stand out like parasite buildings undermining the economic value of the whole heritage area. Refer to comments in Introduction.

Further we refer you to Council-wide principles in the Development Plan-June 2017 and draw your attention to the following excerpts (p.17) which are relevant to the case we make:

-) *should be of a scale and appearance that reinforces and achieves the desired character of the locality, as expressed in the relevant Zone and Policy Area. 7*
-) *The historic value of the residential parts is such that they are identified as the North Adelaide Historic (Conservation) Zone within which development should complement and protect the historic character*

Another issue that needs addressing relates to the plot ratio- has it been exceeded? Please clarify.

2. Height of the Serviced Apartment Tower & Overlooking

We are advised that the actual height of the serviced apartment tower maybe more like 7 storeys and more than 20 metres high, due to its high floor to floor height of 3.3m.' Our understanding is that this should be 6 storeys =18m. There are no other properties outside the CBD 6 storeys tall. We would like to keep it that way.

The amended proposal discusses overlooking but does not say whether the back gardens of the Gover St properties adjoining the Channel 9 site will be overlooked and to what extent. Further, the taller the building the less direct sunlight there is on the habitable space in the gardens of the Gover Street properties. Our back gardens are very important to our well-being and should not be denied sunlight due to the height of the building.

3. Serviced Apartments

The use of the site for serviced apartments in a residential area remains a deep and abiding concern. The developer's other properties are in commercial areas. The transient nature of the residents using serviced apartments do not contribute to the community and certainly do not help to develop community in which we live.

In our earlier representation we raised as a compromise the possibility of including some apartments for permanent residents in the mix. We do this again.

4. Ventilation of Waste Storage

Further clarification is required re the ventilation of Waste Storage Areas. The amended development plan has the waste storage areas located in the underground car park in enclosed spaces which will be ventilated via an extraction riser to the main roof. Is there only one extraction riser? Where in the main roof will it be located? We assume that the extraction system will include fans. Will the fans produce noise which will disturb residents? What action will be taken to ensure air is not contaminated?

We would like these matters clarified.

5. Process

it is essential that construction activities address such issues as possible asbestos removal, demolition plans etc., and the provision of dilapidation reports for adjoining properties, given the major excavation required for the proposed underground development. As this development will have a long construction period we request a site contact be made available to residents to resolve any concerns that may arise during the construction period.

Conclusion

The amended proposal goes considerably toward an improved and workable application because of previous written representations. Attention to the above-mentioned concerns will result in an acceptable development for adjoining residents, the North Adelaide community and for the developer.

Léonie Ebert
Naomi Ebert Smith
213 Gover Street
North Adelaide 5006

SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2

16 JAN 2018

Development Assessment Commission

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
Nature of Development:	The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping
Type of development:	Merit
Zone / Policy Area:	North Adelaide Historic (Conservation) Zone: Tynte Street Policy Area 4 in the Adelaide (City) Development Plan (consolidated 20 June 2017)
Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: I W + J E MAGAREY

My phone number: 82673419

PRIMARY METHOD(S) OF CONTACT: Email address: _____

Postal address: 82 WELLINGTON Sq
NORTH ADEL Postcode 5006

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

- My interests are:
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is 82 WELLINGTON Sq Postcode 5006
N. ADEL

The specific aspects of the application to which I make comment on are:

1. More consultation re ~~ADJ~~ ADJOINING Wall.
2. ? Rubbish removal
3. Parking for Hotel Staff + Visitors, All street parking already allocated.

Please keep in touch with us re above matters

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:

- I wish to be heard in support of my submission
 do not wish to be heard in support of my submission
(Please tick one)

- By appearing personally
 being represented by the following person:
(Please tick one)

Date 16.1.2018 Signature I W Magarey Gabrielle Magarey

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 or scapadmin@sa.gov.au.

**SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2**

RECEIVED
19 JAN 2018
State Commission
Assessment Panel

Applicant:	Tynte Street Developments Pty Ltd
Development Number:	020/A076/17
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Subject Land:	202-208 Tynte Street, North Adelaide
Contact Officer:	Gabrielle McMahon
Phone Number:	(08) 71097056
Close Date:	19 January 2018

My name: Leonie M. Ebert
 My phone number: 0417 988 550
 PRIMARY METHOD(S) OF CONTACT: Email address: ebertsmith@bigpond.com
 Postal address: 213 Gova Street
North Adelaide Postcode 5006

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard in support of your submission.

- My interests are:
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is 213 Gova Street NA Postcode 5006

The specific aspects of the application to which I make comment on are:
See attachment

Should the State Commission Assessment Panel conduct a public hearing for this Development Application:
 I wish to be heard in support of my submission
 do not wish to be heard in support of my submission
 (Please tick one)

By appearing personally
 being represented by the following person:
 (Please tick one)

Date 19-01-2018 Signature Leonie M. Ebert

Tynte Street Developments PTY Ltd.

Firstly, I must say this was an inappropriate time to seek views on this considerable development given this occurs during the holiday period when many interested persons have been or are away during the time allowed for comment. May be this timing angle should be looked at by SCAP for future assessments.

Given the ephemeral period I have had to peruse this extensive application I wish to comment briefly on the following aspects:

1. Development of 84 service apartments.

This will increase the high transient population in North Adelaide and associated behavioural problems that short-term transients can bring. Such groups are not community builders. Many of us believed that this development of 6 storeys, was to be an opportunity to bring more permanent residents to North Adelaide. Most North Adelaide residents feel very let down by the DPA process given this proposal for short-term accommodation. I would love to have **no** serviced apartments in the development but in the spirit of compromise may I suggest that we learn from New York. I understand that in New York the 'mixed use' approach to development would consider mixing whole floors of apartment living with whole floors of short term accommodation. This mix of short term apartment living with quality apartment living would contribute to self-regulation of all uses within the development and on the impact on surrounding residential amenity

2. Heritage Implications

I am very thankful that four private apartments, fronting Gover Street, will replace a building that should never have been built. I have been hoping for over 40 years that the building should be replaced. These apartments are set within a group of seven heritage listed residences. I would appreciate consideration be given to ensure the apartments are in harmony with the residences. This does not mean that I expect a heritage copy; once a heritage building is destroyed it cannot be brought back. However new buildings set in a heritage row such as this should be in accord with near-by buildings.

It is dispiriting that the former Primitive Methodist Church is not a part of the development. The possibility of having the corner heritage building conserved, adapted and re purposed was an attractive incentive during the DPA process. Now it may well languish if it is sold off separately with no work guaranteed for the near future

3. Refuse situation adjacent to back wall to 213 Gover needs clarification re its effects on residents at 213.

4. I would like to say that that I am delighted that the heritage cottages fronting Wellington Square are being conserved as part of the development plan. I am also happy with the intent of the Sustainable Design Report.

Finally, this development site is in a very prominent location and I hope the SCAP will work with the developer through its assessment process to achieve an iconic outcome. Such an opportunity is unlikely to come our way again.



Fri 19/01/2018 10:50 AM

ania sobieraj <ania_helena@yahoo.com>

Tynte Street Development

To: DPTI:State Commission Assessment Panel

Cc: McMahon, Gabrielle (DPTI)

Viewed this email on 19/01/2018 4:51 PM

Dear Sir/Madame,

Re: 202-208 Tynte Street North Adelaide

Development Number: 020/A076/17

I own number 27 Mansfield Street. I have not received notification regarding the proposed development plans as I am overseas, returning on the 21st of January. I have been unable to submit the form as I have no access to scanner etc. I would like to have an opportunity to speak about my concerns if there is a hearing scheduled. My concerns are about traffic increase along Mansfield Street if it is the main access point to the new build. The design of the ground level facing Mansfield Street is not complimentary to the heritage nature of the neighbouring houses. The main central building was not meant to be a solid, bulky block of 6 storeys but was to be broken up into smaller, individual parts. A massive block like that will cause issues to my property with overlooking and privacy. Thank you for accepting this email in lieu of the standard form.

Yours faithfully

Ania Sobieraj



CITY OF
ADELAIDE

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GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
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W cityofadelaide.com.au

ABN 20 903 762 572

Enquiries: Helen Dand (8203 7380)

Reference: ACC2018/15791

25 January 2018

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

Dear Sir/Madam

Re: The demolition of non-heritage buildings, removal of one significant tree, adaptive reuse of heritage buildings and mixed use development for serviced apartments, residential apartments, row dwellings, cafe, retail and shop-top residence, associated off street parking and landscaping

I write in relation to the above development application, where Council has been formally notified as part of the Category 2 notification.

The comments below are provided in relation to the notification only and do not include Council's technical comments which will be provided under separate cover.

Land use

Council is disappointed that the proposed land use is for short term residential accommodation. Residents in the locality have expressed concern to the Elected Members regarding impacts of this form of development on the local amenity. Whilst not explicitly discouraged, the desired character stipulates that *"The Tynte Policy Area should continue as an area for low and medium density residential development characterised by a range of dwelling types as well as providing community facilities for North Adelaide."* Furthermore, for the actual subject site it states *"The site identified in Concept Plan Fig T/1, formerly occupied by Channel 9, provides the opportunity for an integrated redevelopment with low to medium scale residential development which may be complemented by small restaurants and cafes that activate Tynte Street."*

It is Council's view that the desired character is seeking residential development complemented by non-residential uses such as cafes and restaurants to Tynte Street only.

Heritage Impact

An assessment of the proposal against relevant Principles of Development Control in relation to the North Adelaide Historic (Conservation) Zone adjacent heritage places as well as Council Wide Principles of Development Control more broadly in relation to Heritage and Conservation has been undertaken by Council's Heritage Architect. Following is an assessment of the heritage impact of each portion of the proposed development:

Multi storey serviced apartments

Overall the massing, scale and appearance of the development in relation to the Zone is considered to support the objectives for the North Adelaide Historic (Conservation) Zone. Design refinement is required to some elevations to achieve compatibility with the heritage values of the Zone:

- The three-level glazed curtain wall on the south elevation introduces a hard-edged commercial character to the streetscape; it is not considered to achieve a compatible visual relationship with the adjacent the state heritage place: the former Primitive Methodist Church and the local heritage place at 198-200 Tynte Street.
- The extent of blank walling on the North elevation, which will form a backdrop to dwellings in Gover Street is not considered to achieve the principles for new development within the Zone; new development should *reinforce the desired character by compatible: ... form and visual level of interest as determined by length and size of unbroken walling, articulated and modulated frontages...*
- The Mansfield Street edge of the serviced apartments with angled precast concrete blade walls and a wide garage opening is out of character with the low scale heritage character of Mansfield Street. The northern portion of Mansfield Street retains high heritage integrity with 10 modest single storey local heritage places. The ground level frontage does not meet the Desired Character of *development to the Mansfield Street frontage will be low scale, and create a cohesive streetscape that enhances the historic pattern of development* and development which should reflect: *the more intimate scale and siting of historic and established form*. It is recommended that the form, height and finishes of the angled wall and the design of the garage door are revised to maintain the historic character of the Mansfield Street locality.

Bakery and Apartment - corner of Mansfield Street

The scale of the proposed new two storey building on the corner of Mansfield Street is considered appropriate for the Policy Area. The built form and frontages require further refinement to achieve a compatible visual relationship with the local heritage places at 198-200 and 188-190 Tynte Street.

Local Heritage Place -Tynte Street

The local heritage place at 198-200 Tynte Street is situated between the proposed multi-storey serviced apartments and the two storey Bakery and apartment on the corner of Mansfield Street. The siting of the adjacent new buildings is considered to retain the heritage significance of the local heritage place. Conservation and adaptive re-use of the local heritage place is supported. The Tynte Street elevation (drawing no. 15.225.DA.12) shows a new pergola in front of the local heritage place which will obscure the front facade from the street and have a negative impact on the heritage value of the place. This element should be omitted and a low open front fence compatible with the style of the dwelling provided.

Gover Street Apartments

The proposed apartments are within a finger of the Tynte Street Policy Area 4 which extends into the Childers Street East Policy Area 2. The apartments replace a 1960's store building formerly associated with Channel Nine. The Desired Character for the Policy Area is that the building will be: *replaced with low scale dwellings. The built form of dwellings on this portion of the site will reinforce the character of the historic development pattern of detached dwellings and complement the more generous scale and siting patterns of Heritage Places within Gover Street.*

The historic character of the immediate locality is high. The four local heritage places west of the development site are all Victorian era villas with similar front setbacks, traditional palisade front fences and side setbacks. The two local heritage places east of the development are turn of the century

dwellings also with side setbacks and low front fences. The built form, massing, finishes and visual interest of the proposed apartments fail to reference or acknowledge the adjacent local heritage places and prevailing character of the locality. The proposed four apartments are an overdevelopment of the site which clearly conflicts with the desired character for the adjacent Policy Area and will have a negative impact on the historic streetscape of Gover Street. The proposed private open space at the front of the ground floor dwellings will necessitate a high fence along Gover Street which conflicts with the Development Plan principles of *low fencing or fencing with an open character* for the zone. It is recommended that the design is revised to:

- accommodate a maximum of two dwellings on this site;
- pay regard to Principle of Development Control 3 for the Zone and
- be compatible with the prevailing character of the locality

Wellington Square cottages

The Wellington Street cottages are a row of modest former worker's cottages in the north-eastern corner of Wellington Square, situated behind a later unattractive brick and palisade fence. Front fencing would have originally been simple timber pickets. The cottages are an important visual element in Wellington Square, providing a stark contrast with the grandeur of the adjacent former Primitive Church and grand dwellings on the western side of the Square.

Refurbishment of the Wellington Street cottages is supported, however the floor plan of the two northern cottages with living spaces at the front and an additional bedroom creates very poor quality open space at the rear. The plans indicate private open space at the front of the cottages, which will result in high fencing along the frontage and loss of the public view with a resultant negative impact on the Wellington Square streetscape. It is recommended that the western boundary of the cottages is extended and that the floor plan is reconsidered to achieve private open space at the rear.

Former Primitive Methodist Church, Wellington Square

The proposal to excise this State Heritage Place from the site is of concern. Excluding the building from the development leaves it with an uncertain future and places it at risk of further deterioration.

This landmark building should be a centrepiece of the proposed mixed-use development which complements the overall Channel Nine site redevelopment. The building could be revitalised for many uses such as arts and performance spaces, which would allow continued public access to the building and achieve the Desired Character for the Policy Area of development which *reinforces the dignity and quality of public buildings in the street*.

Parking

Location of parking

Council holds grave concerns in regards to the creation of a ground level car park adjacent to heritage listed buildings instead of locating any car parking associated with the proposed development underground. Principle of Development Control 21 of the North Adelaide Historic (Conservation) Zone states "*Other than low scale residential development, car parking should be provided at basement level to optimise the use of land and to limit the visual impact on the amenity and historic street character of the Zone.*" This is particularly relevant in this instance, given the desired character for the Tynte Street Policy Area 4 seeks to conserve the formal and dignified historic character of Tynte Street.

Shortfall in parking

Council Wide Objective 71 seeks development to *"meet community expectation for parking supply while supporting a shift toward active and sustainable transport modes."* Council Wide Objective 72 seeks *"an adequate supply of short-stay and long-stay parking to support desired growth in City activities without detrimental effect on traffic and pedestrian flows."* Council Wide Principle of Development Control 253 states that:

"Within the City Living Zone, Adelaide Historic (Conservation) Zone, North Adelaide Historic (Conservation) Zone, Main Street, Mixed Use and Institutional Zones:

(a) adequate car parking should be provided within the site area of the development to meet the demand generated by the development

The proposal only provides parking for three quarters of guest apartments and relies on 19 nearby on-street parking spaces to cater for the balance of guests, guest's visitors, staff of the complex and for staff and patrons of the proposed café and bakery. Council Wide Principle of Development Control 242 also states that *"Facilities for the loading and unloading of courier, delivery and service vehicles and access for emergency vehicles should be provided on-site as appropriate to the size and nature of the development. Such facilities should be screened from public view and designed, where possible, so that vehicles may enter and leave in a forward direction."* It is unclear where loading and unloading will occur for goods and services associated with the both the short term residential accommodation and the café and bakery uses on Tynte Street. This appears to be reliant on on-street parking which is already being heavily relied upon.

The shortfall in the number of car parking spaces being provided is likely to impact on residential properties and other businesses in the locality given the demand the development will generate is not catered for on site.

Traffic

Council Wide Principle of Development Control 241 states that *"Development should be designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise traffic hazards and vehicle queuing on public roads. Access should be safe, convenient and suitable for the development on the site, and should be obtained from minor streets and lanes unless otherwise stated in the provisions for the relevant Zone or Policy Area and provided residential amenity is not unreasonably affected."*

The development proposes that the majority of traffic movement will occur via the double width crossover to Mansfield Street. This street is a narrow, high character street containing many Local Heritage places. There are concerns that the movement of traffic from Mansfield Street will result in a negative impact on adjacent residents as well as on the character of this street.

Adjacent Residential Amenity

Overlooking

Council has concerns regarding the potential for overlooking into neighbouring properties arising from the height of the development and the need for screening. Council is of the view that this issue has not been adequately addressed.

Waste

Council Wide Principle of Development Control 104 stipulates that *“Development should not result in emission of atmospheric, liquid or other pollutants, or cause unacceptable levels of smell and odour which would detrimentally affect the amenity of adjacent properties or its locality. Land uses such as restaurants, shops, cafés or other uses that generate smell and odour should:*

(a) ensure extraction flues, ventilation and plant equipment are located in appropriate locations that will not detrimentally affect the amenity of adjacent occupiers in terms of noise, odours and the appearance of the equipment....”

Council is concerned that the location of the waste collection/storage area will impact on the amenity of residents due to potential odours and noise. Council requests that the SCAP required the applicant to relocate the waste area off the boundary with the residential properties or ensure that the waste area is adequately insulated to contain both noise and odours.

Many of the above concerns or issues were raised via deputations made to Council at its meeting on 23 January 2018. Attached is a copy of the submissions by residents that formed part of their deputation for your information.

It is requested that Mrs Shanti Ditter, Associate Director – Planning and Development is provided with an opportunity to appear before the State Commission Assessment Panel, when it considers the matter, in support of Council’s submission.

Kind regards

Shanti Ditter
Associate Director – Planning and Development

25 January 2018



A city council official said the business did not have development approval for short-stay accommodation and the council was in the process of changing that.

The director of the business said guests were expected to behave.

"Our operations and night manager have meetings to discuss our process and we feel it meets guidelines of a serviced apartment accommodation business," he said in a statement.

"If guests fall out of what is satisfactory behaviour they are reprimanded with a fine and evicted if [they] do not stop."

The council is planning a detailed examination of the impact of short-term CBD accommodation.

Councillor Priscilla Corbell said it was possible there might soon be greater regulation.

"It's largely unregulated at the moment. What that means for local residents is, when they encounter those issues, there's not necessarily ways for addressing [them]," she said.

Ms Corbell said the council did not want to overregulate the accommodation-share economy, but a basic level of governance was needed.

Chris Boundy from the Legal Services Commission said a rise in short-term letting posed a number of issues.

"Short-term rentals are becoming increasingly popular and leading to rising numbers of disputes," he said.

"Home sharing can potentially affect a householder's insurance and mortgage contracts and there are by-laws covering community title and strata title properties.

"Ignorance can lead to significant legal headaches."

Topics: urban-development-and-planning, community-and-society, local-government, adelaide-5000, sa

Tynte Street Developments PTY Ltd.

Lord Mayor and Councillors

Thank you for hearing me on the Tynte Street Developments PTY Ltd.

We hope that the ACC report to SCAP will take our concerns into consideration. Given the Category 2 nature of this development you are on hearing from residents adjoining the development. Be assured that there are many more residents who share our concerns.

Let me also say that say that this was an inappropriate time to seek views on this considerable development given it has occurred during the holiday period when many interested persons have been or are away during the time allowed for comment. May be ACC should make representation to the government about the timing angle for future assessments.

Given the ephemeral period I have had to peruse this extensive application I wish to comment briefly on the following aspects:

1. Development of 84 serviced apartments.

This will increase the high transient population in North Adelaide and associated behavioural problems that short-term transients may bring. Such groups are not community builders.

Many of us believed that this development of 6 storeys, was to be an opportunity to bring more permanent residents to North Adelaide. Most North Adelaide residents feel very let down by the DPA process given the outcome of a proposal for short-term accommodation. I would love to have **no** serviced apartments in the development but in the spirit of compromise may I suggest that we learn from New York. I understand that in New York the 'mixed use' approach to development would consider mixing whole floors of apartment living with whole floors of short term accommodation. This mix of short term apartment living with quality apartment living would contribute to self-regulation of all uses within the development and on its impact on surrounding residential amenity

2. Heritage Implications

Many residents who have had time to look at the development plans say the development may be consistent with the DPA, but the proposal is out of character with the North Adelaide historic conservation zone and with the community values those who live in North Adelaide espouse and work for. They of course thank fully acknowledge the retention of the heritage elements including the cottages facing

Wellington Square but there maybe curtilage issues to be addressed in relation to these cottages. The future of the Primitive Methodist Church is also a concern.

It is dispiriting that the former Primitive Methodist Church is not a part of the development.

The possibility of having the corner heritage building conserved, adapted and re purposed was an attractive incentive during the DPA process. Now it may well languish if it is sold off separately with no work guaranteed for the near future

I am very thankful that four private apartments, fronting Gover Street (adjacent to my home) will replace a building that should never have been built. I have been hoping for over 40 years that the building should be replaced. These apartments are set within a group of seven heritage listed residences. I would appreciate consideration be given to ensure the apartments are in harmony with the residences. This does not mean that I expect a heritage copy; once a heritage building is destroyed it cannot be brought back. However new buildings set in a heritage row such as this should be in accord with near-by buildings.

3. Refuse situation adjacent to back wall to 213 Gover needs clarification re its effects on residents at 213 such as odour and breaches of collection hours,
4. I wish to say emphatically I support the submissions made by other speakers re this development.
5. I am delighted that the heritage cottages fronting Wellington Square are being conserved as part of the development plan although, as indicated previously, I have some concerns about the curtilage aspects of these cottages. I am happy with the intent of the Sustainable Design Report.

Finally, this development site as you all aware is in a very prominent location and it needs your careful consideration. I am sure there must be ways of working with the developer's ingenuity, generosity and commitment to heritage to provide an iconic outcome. This is not an opportunity that will come our way again. Your report to SCAP could be utmost importance. I will look forward to reading it.