



PLANNING REPORT

260 FRANKLIN STREET, ADELAIDE

Proponent:
Beausight Investment Pty Ltd

Date:
08.01.2026

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CONTENTS

1. EXECUTIVE SUMMARY 1

2. INTRODUCTION 2

3. PRE-LODGEMENT..... 3

4. THE SITE..... 3

5. THE LOCALITY 3

6. PROPOSED DEVELOPMENT 4

6.1 Land Use 4

6.2 Built Form 4

6.2.1 Siting 4

6.2.2 Building configuration..... 5

6.2.3 Dwelling typologies 5

6.2.4 Building Height..... 6

6.2.5 External Materials 6

6.3 Stormwater..... 6

6.4 Access and Parking..... 6

6.5 Waste..... 6

7. PROCEDURAL MATTERS 7

7.1 Planning and Design Code Version 7

7.2 Zone and Overlays 7

7.3 Relevant Authority..... 7

7.4 Referrals..... 7

7.4.1 Council 7

7.4.2 Overlay Referrals 8

7.5 Notification..... 9

8. ASSESSMENT AGAINST PLANNING AND DESIGN CODE..... 10

8.1 Overlay Assessment 10

8.1.1 Affordable Housing 10

8.1.2 Airport Building Heights (Regulated)..... 10

8.1.3 Building Near Airfields 11

8.1.4 Design 11

8.1.5 Hazards (Flooding – Evidence Required) 11

8.1.6 Noise and Air Emissions 11

8.1.7 Prescribed Wells Area 11

8.1.8 Regulated and Significant Tree 12

8.2 Land Use 12

8.3 Site Contamination 12

8.4	Activation	12
8.5	Built Form and Character	12
8.6	Building Height	13
8.7	Residential Amenity	13
8.7.1	Dwelling Design	13
8.7.2	Private Open Space	13
8.7.3	Communal Space	14
8.8	Access, Traffic and Parking	14
8.8.1	Access	14
8.8.2	Traffic Generation	14
8.8.3	Car Parking	14
8.8.4	Bicycle Parking	15
8.9	Amenity	15
8.9.1	Overlooking	15
8.9.2	Overshadowing	15
8.10	Waste	15
8.11	Wind Management	16
8.12	Sustainability	16
9.	CONCLUSION	17

APPENDICES

<i>APPENDIX 1.</i>	<i>CERTIFICATES OF TITLE</i>
<i>APPENDIX 2.</i>	<i>ARCHITECTURAL DRAWINGS</i>
<i>APPENDIX 3.</i>	<i>DRAINAGE PLAN</i>
<i>APPENDIX 4.</i>	<i>TRAFFIC AND PARKING REPORT</i>
<i>APPENDIX 5.</i>	<i>WASTE MANAGEMENT STATEMENT</i>
<i>APPENDIX 6.</i>	<i>DESKTOP WIND IMPACT STUDY</i>
<i>APPENDIX 7.</i>	<i>ENVIRONMENTALLY SUSTAINABLE DESIGN REPORT</i>

1. EXECUTIVE SUMMARY

Location	254 – 260 Franklin Street and 143 – 151 Gray Street, Adelaide
Current Land Use	Former residential dwellings and a ticketed carpark
Zone	Capital City Zone
Subzone	Nil
Overlays	Affordable Housing Airport Building Heights (Regulated) – All structures over 60 metres AHD Building Near Airfields Design Hazards (Flooding – Evidence Required) Noise and Air Emissions Prescribed Wells Area Regulated and Significant Tree
Technical Numeric Variations (TNVs)	Maximum Building Height (53 metres)
Development	Construction of a mixed-use building comprising a shop tenancy at ground level and 95 above-ground dwellings
Elements	Dwelling Shop
Assessment Pathway	Code Assessment – Performance Assessed
Notification	Notification is not required
Referrals	Adelaide Airport Limited City of Adelaide Government Architect South Australian Housing Trust
Planning and Design Code Version and Date	December 18, 2025 (Version 2025.22)
Relevant Authority	State Planning Commission

2. INTRODUCTION

This planning report relates to a proposed development by Beausight Investment Pty Ltd (**Applicant**) for planning consent to construct a mixed-use building comprising of a shop tenancy at ground level and 95 above-ground dwellings at 254 – 260 Franklin Street and 143 – 151 Gray Street, Adelaide (**Site**).

In preparing this report, we have:

- inspected the Site and its immediate surroundings;
- identified and subsequently reviewed what we consider to be the most pertinent provisions of the Planning and Design Code (**Code**);
- had regard to the *Planning, Development and Infrastructure Act 2016* (**PDI Act**) and to the *Planning, Development and Infrastructure (General) Regulations 2017* (**PDI Regulations**);
- participated in the Pre-lodgement Panel and Design Review Panel process;
- had regard to the Certificates of Title in **Appendix 1**;
- examined the Architectural Drawings prepared by PACT Architects in **Appendix 2**; and
- reviewed the supporting documents, including:
 - » Drainage Plan prepared by Edge Consulting Engineers in **Appendix 3**;
 - » Traffic and Parking Report prepared by CIRQA in **Appendix 4**;
 - » Waste Management Statement prepared by PACT Architects in **Appendix 5**;
 - » Desktop Wind Impact Study prepared by Vipac Engineers and Scientists Limited (**Vipac**) in **Appendix 6**; and
 - » Environmentally Sustainable Design Report prepared by Living Building Solutions Pty Ltd in **Appendix 7**.

3. PRE-LODGEMENT

The Applicant elected to participate in the pre-lodgement case management process offered by the Department for Housing and Urban Development, Planning and Land Use Services Department (**PLUS**). This involved:

- Pre-lodgement Panel (**PLP**) meeting; and
- Design Review Panel (**DRP**) meeting held on Thursday, October 2, 2025.

4. THE SITE

The Site comprises three contiguous allotments that are legally described as:

- Allotment 369 on Filed Plan 181212 held within Certificate of Title Volume 5848 Folio 938;
- Allotment 370 on Filed Plan 181212 held within Certificate of Title Volume 5848 Folio 939; and
- Allotment 371 on Filed Plan 181212 held within Certificate of Title Volume 5848 Folio 940.

The Site:

- measures approximately 1,328 square metres in area;
- has a primary frontage of approximately 24 metres to Franklin Street;
- has a secondary frontage of approximately 54 metres to Gray Street; and
- comprises at-grade car parking to the northern portion, with the southern portion previously containing three attached single dwellings which have been demolished.

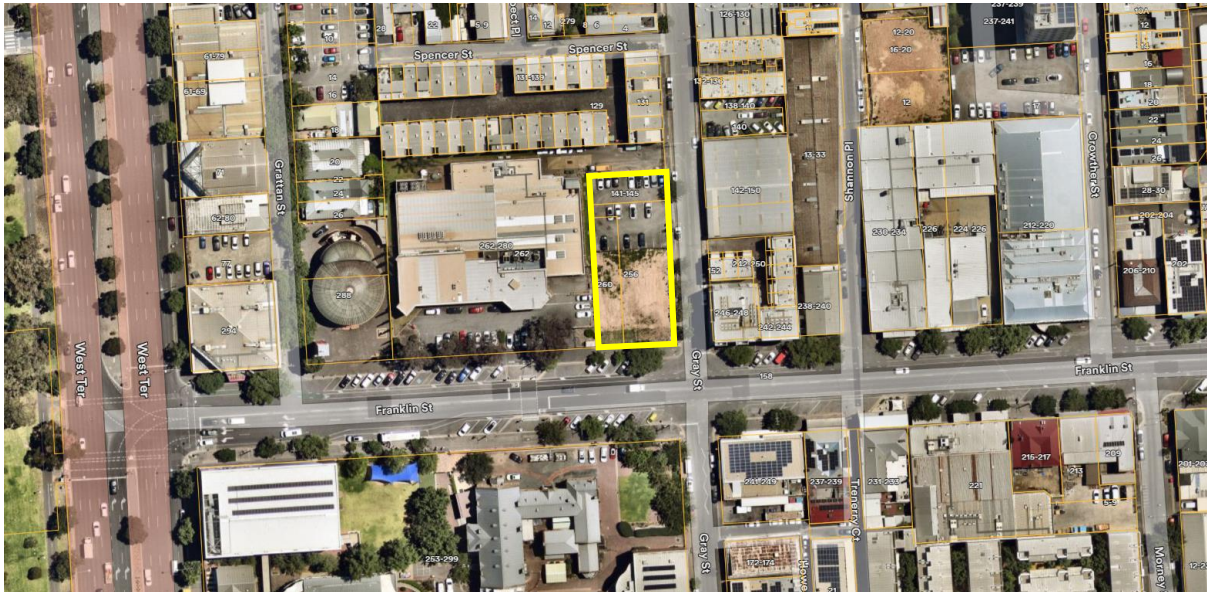
5. THE LOCALITY

Upon undertaking an inspection of the Site and its surroundings, the following was observed:

- Adjacent the Site to the west is a two-storey commercial building owned by the Greek Orthodox Community of South Australia, and has a driveway that extends along the north boundary of the Site;
- To the north of the Site, adjacent the driveway, is a collection of three-storey townhouses in four clusters with an internalised laneway network accessed from Spencer Street;
- To the east of Gray Street is a five-storey mixed use residential building;
- Notable heritage places in the locality include:
 - » the State Heritage listed Greek Orthodox Church & Bell Tower (282 – 288 Franklin Street) further west of the Site; and
 - » St Mary's Dominican Convent (273 Franklin Street) to the south of the Site across Franklin Street;
- The existing built form context of the locality is diverse, comprising low to mid-scale forms with a mix of commercial, residential, educational and civic uses ranging between one and five storeys;
- Larger developments of up to 17 storeys are also located within the wider locality on Franklin, Gray and Waymouth Streets.

The Site and the locality are captured in **Figure 5.1** overleaf.

Figure 5.1 *The Site and the locality*



6. PROPOSED DEVELOPMENT

The Applicant seeks planning consent to construct a mixed-use building comprising of a shop tenancy at ground level and 95 above-ground dwellings at the Site.

The proposed development is depicted in the Architectural Drawings in **Appendix 2**, and is further summarised below.

6.1 Land Use

The proposed development is for a mixed-use building which will comprise a shop tenancy at ground level and dwellings on the above-ground levels.

Shop is defined in the Code as “...premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or a personal or domestic services establishment”.

Further, dwelling is defined in the Code as “...a building or part of a building used as a self-contained residence”.

Whilst the tenant of the shop is currently unknown, the Waste Management Statement in **Appendix 5** has accounted for potential organic waste, should this tenancy be operated as a café.

6.2 Built Form

6.2.1 Siting

The building will be sited so as to abut all four boundaries of the Site, for the ground level and levels 1 – 3, forming a strong and defined podium for the building.

Levels 4 and above have more varied setbacks, with protruding balconies, and a notable setback of the building line from the western boundary of approximately 2.7 metres.

6.2.2 Building configuration

The configuration of the building is outlined in **Table 6.1** below.

Table 6.1 *Building composition*

Building Level	Floor Plan Composition
Ground Floor	<ul style="list-style-type: none"> • Shop tenancy and bathroom amenities; • Residential lobby with lifts; • Car parking spaces and loading area; • Bicycle storage room; • Two waste rooms; and • Building services.
Levels 1 and 2	<ul style="list-style-type: none"> • Car parking spaces; and • Two storage rooms for residents, on each level.
Level 3	<ul style="list-style-type: none"> • 11 dwellings, each with a balcony; and • One common room with balcony.
Levels 4 and 5	<ul style="list-style-type: none"> • 12 dwellings, each with a balcony, on each level.
Level 6	<ul style="list-style-type: none"> • 9 dwellings, each with a balcony.
Levels 7 – 11	<ul style="list-style-type: none"> • 9 dwellings, each with a balcony, on each level.
Level 12	<ul style="list-style-type: none"> • 6 dwellings, each with a balcony.
Level 13 / Roof	<ul style="list-style-type: none"> • Plant and equipment.

6.2.3 Dwelling typologies

The proposed development comprises a total of 95 dwellings across Levels 3 to 12, and will consist of:

- Three, studio dwellings, each with an internal floor area of approximately 41 square metres, with private balconies of between approximately 6.0 square metres and 23 square metres;
- 33 one-bedroom dwellings, each with an internal floor area of between approximately 54 square metres and 61 square metres, with private balconies of between approximately 14 square metres and 33 square metres;
- 55 two-bedroom dwellings, each with an internal floor area of between approximately 63 square metres and 90 square metres, with private balconies of between approximately 14 square metres and 33 square metres;
- Three, three-bedroom dwellings, each with an internal floor area of between approximately 105 square metres and 148 square metres, with private balconies of between approximately 14 square metres and 56 square metres; and
- One, four-bedroom dwelling, with an internal floor area of approximately 171 square metres, with a private balcony of approximately 40 square metres.

All dwellings are designed to achieve high levels of amenity, including long-range outlooks, natural light and ventilation, and generous living spaces.

All of the studio dwellings and possibly all of the one-bedroom dwellings will be for affordable housing, as defined. This equates to up to 36 of the 95 dwellings, or 38 percent of the dwellings, being designated specifically for affordable housing.

6.2.4 Building Height

The proposed building will have a maximum building height of 45.6 metres and 13 levels.

6.2.5 External Materials

The proposed building is of a contemporary design and will incorporate a range of high-quality materials including:

- Masonry façade, include feature-brick screens;
- Patterned pre-cast concrete panels;
- Aluminium cladding; and
- Louvre screens.

6.3 Stormwater

A Drainage Plan has been prepared by Edge Consulting Engineers and is included in **Appendix 3**.

This details that the stormwater generated by the development will be collected and discharged to the Council's underground stormwater drainage network.

6.4 Access and Parking

A comprehensive assessment of the access, traffic generation and parking for the proposed development has been undertaken by CIRQA, which is included in **Appendix 4**.

The proposed development includes 66 car parking spaces (of which two are reserved exclusively for use by people with disabilities), located within at-grade and podium parking areas, and accessed via a two-way crossover on Gray Street. A further 35 bicycle parking spaces are also proposed.

6.5 Waste

A Waste Management Statement has been prepared by PACT Architects and is included in **Appendix 5**, which outlines the way in which waste generated by the proposed development will be managed.

7. PROCEDURAL MATTERS

7.1 Planning and Design Code Version

At the time of preparing this report, the relevant version of the Code was gazetted and subsequently consolidated on 18 December 2025 (Version 2025.22). Due to amendments, the version of the Code used to prepare this report may not be the relevant version at the time of lodgement of the application. To the extent of any inconsistency, the version of the Code at the time of lodgement will be relevant for the processing and assessment of the application.

7.2 Zone and Overlays

The Site is located entirely within the confines of the Capital City Zone (**CC Zone**).

The following Overlays apply to the Site:

- Affordable Housing;
- Airport Building Heights (Regulated) – All structures over 60 metres AHD;
- Building Near Airfields;
- Design;
- Hazards (Flooding – Evidence Required);
- Noise and Air Emissions;
- Prescribed Wells Area; and
- Regulated and Significant Tree.

The Site is also subjected to the following Technical Numeric Variation (**TNV**):

- Maximum Building Height (53 metres).

7.3 Relevant Authority

The State Planning Commission (**Commission**) is the relevant authority for assessment and determination of the development application pursuant to Section 94(1)(a)(ii) of the PDI Act, Regulation 23(1) of the PDI Regulations and Clause 3(1) in Schedule 6 of the PDI Regulations.

7.4 Referrals

7.4.1 Council

Pursuant to Regulation 23(1)(b) of the PDI Regulations, the application requires referral to the City of Adelaide (**Council**) for comments on technical matters as prescribed in Regulation 23(3), which includes:

(a) *the impact of the proposed development on the following at the local level:*

- essential infrastructure;*
- traffic;*
- waste management;*
- stormwater;*
- public open space;*
- other public assets and infrastructure;*

(b) *the impact of the proposed development on any local heritage place;*

(c) any other matter determined by the Commission and specified by the Commission for the purposes of subregulation (2)(b).

In the absence of a Practice Direction being issued by the Commission, we submit that no other matters are prescribed for the purposes of sub-regulation (2)(b) and, as such, any commentary provided by the Council on matters not prescribed should be disregarded.

7.4.2 Overlay Referrals

The Site is subjected to the following Overlays that may require a referral, pursuant to Section 122(1) of the PDI Act, in accordance with Regulation 41(1), to a body prescribed in Schedule 9 of the PDI Regulations.

We submit the following comments in relation to the relevant referral triggers of each overlay:

Table 7.1 Referral triggers

Overlay	Referral	Comment
Affordable Housing	Yes	The proposed development intends to provide affordable housing, as defined. Accordingly, referral is required to the South Australian Housing Trust.
Airport Building Heights (Regulated)	Yes	The proposed development will be greater than 60 metres AHD in height. Accordingly, referral is required to Adelaide Airport Limited.
Design	Yes	The proposed development relates to development within the City of Adelaide with a development cost exceeding \$10,000,000. Accordingly, referral is required to the Government Architect. We note that an earlier version of the proposed development has been considered by the Government Architect via a Design Review Panel meeting, however a pre-lodgement agreement has not been obtained for the proposed development that has been submitted.
Prescribed Wells Area	No	The proposed development does not comprise a class of development listed in the Procedural Matters (PM) – Referrals table of the Overlay. Accordingly, referral is not required to Landscape SA.

7.5 Notification

Pursuant to Section 107(6) of the PDI Act, the Code may exclude specified classes of development from the requirement to undergo public consultation. Accordingly, *Table 5 – Procedural Matters (PM) – Notification (Table 5)* of the CC Zone prescribes the following relevant matters:

Table 7.2 *Table 5 of the CC Zone (excerpt)*

Class of Development (Column A)	Exceptions (Column B)
2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone	Except any of the following: <ol style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

The proposed development is not required to undergo notification, noting that:

- the Site is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone;
- demolition of a State or Local Heritage Place is not proposed, noting that the Site does not contain a State or Local Heritage Place; and
- the Site is not located within a Historic Area Overlay.

8. ASSESSMENT AGAINST PLANNING AND DESIGN CODE

Part 1 – Rules of Interpretation, Policies – Desired Outcomes and Performance Outcomes of the Code establishes that Desired Outcomes (DOs) and Performance Outcomes (POs) are the applicable policies to performance assessed development.

It is also worth noting that some POs have a standard outcome that is considered to satisfy the corresponding PO, referred to as Designated Performance Features (DPFs). The Rules of Interpretation within Part 1 of the Code state the following in relation to DPFs (underlining our emphasis):

“A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.”

It is noted the ERD Court has recently provided guidance with respect to the interpretation of the Code, more particularly the manner in which DPFs are to be viewed in the context of a planning assessment. In *Garden College v City of Salisbury [2022] SAERDC 10*, the full Court held;

“That said, it must not be overlooked that the way in which the DTS/DPF criteria serve a procedural function is through the intermediary of a procedural table specifying classes of development excluded from public notification and exceptions to such exclusions that incorporate such criteria by reference. It does not follow where the satisfaction of DTS/DPF criteria excludes performance assessed development from public notification, a relevant authority would be prevented from deciding not to grant planning consent on the elements of a development requiring a merits assessment against the Code. Indeed, s107(8) and the Code Rules of Interpretation make it plain that satisfaction of DTS or DPF criteria does not derogate from the relevant authority’s discretion to determine the outcome on a merits assessment against all relevant provisions of the Code, including any relevant corresponding POs and DOs.”

As a result of the above, the assessment below focusses on the applicable DOs and POs and may only refer to the DPF in instances where it assists in the exercise of discretion.

8.1 Overlay Assessment

8.1.1 Affordable Housing

The Site is located within the Affordable Housing Overlay and the proposed development intends to provide a degree of affordable housing, as defined.

At this stage, all of the studio dwellings and the one-bedroom dwellings will be for affordable housing, as defined. This equates to 36 of the 95 dwellings, or 38 percent of the dwellings, being designated specifically for affordable housing. The proposed development therefore satisfies POs 1.1 and 1.2 of the Overlay.

Further, the affordable housing will be appropriately distributed throughout the building, as sought by PO 1.3 of the Overlay.

8.1.2 Airport Building Heights (Regulated)

The Site is subject to an Obstacle Limitation Surface (OLS) level of 60 metres AHD. The tallest portion of the proposed building will measure approximately:

- 85.5 metres AHD (to the top of the parapet); and
- 87.2 metres AHD (to the top of the roof structures).

Despite the building penetrating the OLS, it is at a height lower than, other existing or approved buildings within the locality, so it is not expected to pose a hazard to the operation of a certified or registered aerodrome.

8.1.3 Building Near Airfields

The proposed building will be adequately separated from the nearest runway (approximately 4.4 kilometres south-west of the Site), which is not less than 35 times the proposed building height, thereby satisfying PO and DPF 1.3 of this Overlay.

8.1.4 Design

The proposed building will, as sought by DO 1 of this Overlay, contribute to the liveability, durability and sustainability of its locality through a high-quality design, noting that:

- the ground floor addresses both street frontages with a glazed corner return and a clearly defined residential lobby, contributing to street-level activation;
- a mix of robust and environmentally sustainable materials have been selected by the Applicant to ensure the proposed building's longevity and resilience; and
- the dwellings feature considered layouts that maximise ventilation and natural daylight, delivering a high standard of liveability within a prime CBD location.

8.1.5 Hazards (Flooding – Evidence Required)

Noting that there is no flood mapping data available for the Site, the proposed finished floor level has been set at approximately 150 – 200 millimetres above the adjacent top of kerb level, providing a degree of mitigation against potential floodwaters, as sought by PO 1.1 of this Overlay.

8.1.6 Noise and Air Emissions

The intent of this Overlay is to protect sensitive receivers from adverse noise and air quality impacts.

The proposed development includes the following targets:

- Apartment external walls to achieve $R_w + C_{tr} 50$;
- Walls between apartments to achieve $R_w + C_{tr} 50$;
- Floors between apartments to achieve $R_w + C_{tr} 50$ and $L_{nw} + C_{impact} < 62$;
- Apartment entry doors to achieve $R_w 30$;
- Double glazed windows to apartment bedrooms to enhance acoustics and thermal load/loss;
- Performance glass to living areas and other habitable rooms to enhance acoustics and thermal load/loss.

The proposed acoustic treatments and construction specifications, which can be transposed into a condition, will ensure that the proposed development will adequately mitigate the impacts to the occupants of the dwellings, as sought by the Overlay.

Further, the proposed development's compliance with Ministerial Building Standard MBS 010 will be appropriately demonstrated through the Building Consent.

8.1.7 Prescribed Wells Area

The intent of this Overlay is to ensure sustainable water use in prescribed wells areas. To this end, we note that the proposed development does not involve any activities that will result in the taking of water.

8.1.8 Regulated and Significant Tree

The intent of this Overlay is to control impact of development to regulated trees. The Site is devoid of any regulated or significant trees, and therefore, the policies of this Overlay are not applicable.

8.2 Land Use

The proposed land use mix is considered appropriate for the Site, noting that:

- the proposed configuration, comprising a ground-floor shop tenancy with dwellings above, is consistent with the expectations that have been set for the CC Zone. This is supported by DO 1 for, and PO/DPF 1.1 of, the CC Zone; and
- the combination of land uses will positively contribute to the vibrancy and street-level activation sought for this part of the City, as envisaged by DOs 1 and 2 for the CC Zone.

8.3 Site Contamination

DO 1 of the Site Contamination Section of the Code aims to ensure that land is suitable for its intended use where it is, or may have been, subject to contamination.

The most sensitive use of the Site is residential, being the three attached single dwellings which were recently demolished in mid-late 2025. The proposed development therefore does not constitute a change of use to a more sensitive use, and accordingly is suitable for the proposed use.

8.4 Activation

The proposed building will deliver a strong sense of activation along both Franklin Street and Gray Street, noting that the:

- ground-level commercial tenancy is strategically positioned to maximise pedestrian activity throughout the day, evening and night, thereby satisfying POs 2.1 and 2.3 of the CC Zone;
- design enhances the public realm by presenting an attractive, human-scaled, and pedestrian-oriented frontage, consistent with PO 2.2 of the CC Zone; and
- permeability of the ground-floor tenancy will allow light to spill onto the street, complementing the building's frontage, thereby satisfying PO 2.4 of the CC Zone.

8.5 Built Form and Character

The proposed built form, character and overall architectural expression represents a high-quality, contextually responsive design outcome and, in particular, the proposed building:

- includes a canopy above ground level to provide a strong sense of human scale, which satisfies PO 3.1 of the CC Zone;
- façades are articulated with a strong vertical composition and incorporates architectural detailing to address both street frontages, consistent with PO 3.3 of the CC Zone;
- will extend to the site boundaries in a way that reinforces the City's established grid pattern and frames the boulevard, consistent with PO 3.5 of the CC Zone;
- is designed for adaptability, with appropriate floor-to-ceiling heights and the ability to repurpose the upper podium floors which contain the car park for an alternative use, should there ever be a desire for lesser car parking and more commercial floor space in the future, in line with PO 3.13 of the CC Zone;

- will provide clear, safe, and easily perceptible frontages that are identifiable from the public realm and conveniently located, thereby satisfying PO 2.3 of the Design in Urban Areas Section of the Code;
- mass will be visually broken into distinct elements, incorporating three podium levels with recessed walls above. This design approach reduces perceived bulk and enhances articulation, in line with PO 12.3 of the Design in Urban Areas Section of the Code;
- will incorporate a selection of external materials that are economical, highly durable and require minimal ongoing maintenance, consistent with PO 12.5 of the Design in Urban Areas Section of the Code; and
- has been designed to facilitate a safe, attractive, welcoming and functional entrance point to both the lobby and the commercial tenancy, thereby satisfying PO 12.7 of the Design in Urban Areas Section of the Code.

8.6 Building Height

PO 4.1 of the CC Zone states:

PO 4.1 Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context and achieves the desired outcomes of the Zone.

Furthermore, DPF 4.1 prescribes a maximum building height of 53 metres. The proposed development has a building height of 45.6 metres which therefore satisfies PO 4.1 of the CC Zone.

8.7 Residential Amenity

8.7.1 Dwelling Design

Dwellings should be designed to provide a high level of amenity for occupants and offer a variety of layouts that vary in shape and size to contribute to diversity. The proposed development achieves this by:

- incorporating design measures that maintain reciprocal privacy through the separation of balconies, whilst enabling natural ventilation and daylight penetration by positioning main living areas and bedrooms adjacent to openable windows and doors, consistent with PO 28.1 of the Design in Urban Areas Section of the Code;
- delivering storage provisions within each dwelling, as well as additional storage provisions on Levels 1 and 2, that are expected to provide the minimum recommended capacities to meet the likely needs of occupants, as per DPF 28.4 of the Design in Urban Areas Section of the Code; and
- providing a mix of studios, as well as one, two, three and four-bedroom dwellings, delivering a range of housing options, as sought by PO 29.1 of the Design in Urban Areas Section of the Code.

8.7.2 Private Open Space

The Design in Urban Areas Section of the Code acknowledges balconies as the primary form of private open space for dwellings in multi-level buildings.

Table 1 – Private Open Space specifies minimum areas and dimensions for different dwelling typologies, as follows:

- Studio dwelling – 4.0 square metres and a minimum dimension of 1.8 metres
- One-bedroom dwelling – 8.0 square metres and a minimum dimension of 2.1 metres;

- Two-bedroom dwelling – 11 square metres and a minimum dimension of 2.4 metres; and
- Three + bedroom dwelling – 15 square metres and a minimum dimension of 2.6 metres.

All proposed dwellings include balconies that generally meet or exceed these minimum areas and dimensions. Notwithstanding, the private open space for each dwelling will also be supplemented by the common facilities and balcony on Level 3, as well as the Site being located less than 200 metres from the Adelaide Park Lands on West Terrace.

8.7.3 Communal Space

To complement the individual balconies and foster a strong sense of community within the building, the proposed development incorporates a common room and terrace on Level 3 for residents.

The inclusion of these amenities satisfies the intent of the Communal Open Space policies within the Design in Urban Areas Section of the Code.

8.8 Access, Traffic and Parking

A comprehensive assessment of the access, traffic generation and parking for the proposed development has been undertaken by CIRQA, which is included in **Appendix 4**.

8.8.1 Access

The proposed development responds positively to the policies of the Transport, Access and Parking Section of the Code, as follows:

- Vehicle access to the Site will be provided via a new access point on Gray Street, which will be safe and convenient, as sought by PO 3.1 of the Transport, Access and Parking Section of the Code;
- The access point will accommodate two-way movements with entering vehicles able to be driven past another vehicle stored waiting to exit the Site, which satisfies PO 3.3 of the Transport, Access and Parking Section of the Code; and
- The proposed development has been designed to accommodate forward-in and forward-out access for a 10 metre long rigid vehicle for on-site refuse collection.

8.8.2 Traffic Generation

The proposed development is forecast to generate in the order of 23 trips in the am peak hour and 25 trips in the pm peak hour. As advised by CIRQA, these traffic volumes are well within the capacity of the Site's access points. Further, this number of additional movements is very low and will be readily accommodated on the adjacent road network and surrounding intersections with minimal impact upon their operation.

8.8.3 Car Parking

Table 2 of the Transport, Access and Parking Section of the Code designates no minimum car parking requirements for all development types for sites within the CC Zone. Notwithstanding, a total of 66 car parking spaces will be provided which will assist in minimising parking impacts on-street within the vicinity of the Site, as well as will provide designated and secure parking for residents, their guests and staff of the commercial tenancy.

As confirmed by CIRQA, the parking areas, including parking space dimensions, aisle widths, and provision of parking for people with disabilities, have all been designed to comply with the requirements of the Australian and New Zealand Standards.

8.8.4 Bicycle Parking

Based on Table 3 of the Transport, Access and Parking Section of the Code, the proposed development will have a theoretical requirement for 110 bicycle parking spaces.

The proposed development will provide 35 spaces, which is a theoretical shortfall of 16 bicycle spaces, however CIRQA advise that this is appropriate given that:

- it is common for residents to store bicycles within their own dwelling (particularly for high-end bicycles), as is experienced within similar style developments. Such an arrangement would further increase bicycle parking availability within the Site's common bicycle parking area;
- due to the Site's location within the CBD of Adelaide, there is a very high walkability with employment, retail, recreational and other facilities available to residents/tenants within short walking distances. A large number of these trips would likely be undertaken on foot and hence, not require the use of a bicycle or other motorised form of transport; and
- the Site is within proximity to many bus services which cater for a very large catchment area and ensures that public transport is a viable mode of access to/from the Site for a high number of residents/tenants and associated visitors.

8.9 Amenity

8.9.1 Overlooking

The glazed façades and balcony balustrading do not incorporate privacy mitigation treatments. However, such measures are unnecessary in this instance because:

- PO 16.1 of the Design in Urban Areas Section of the Code does not apply, as the Site is not adjacent to a "neighbourhood-type" zone;
- the Code anticipates that occupants of high-rise buildings will enjoy a satisfactory short-range outlook; and
- the Site is located within the heart of the CC Zone, along a city boulevard, where tall buildings and reciprocal views are common and expected.

8.9.2 Overshadowing

POs 3.1 and 3.2 of the Interface between Land Uses section of the Code are not applicable to the proposed development either, as it will not unreasonably impact adjacent residential land uses. This is because the Site is neither located next to a "neighbourhood-type" zone nor adjoining land currently used for residential purposes within the CC Zone.

8.10 Waste

As outlined within the Waste Management Statement (**WMS**) in **Appendix 5**, the proposed development has been carefully designed to meet the waste management needs of all uses within it. At ground level, the waste storage area will:

- provide two bin rooms for residential and commercial waste, with dedicated space for general waste, recycling and organics. The WMS also specifies bin numbers, collection frequency, and space for bulk bins, ensuring compliance with POs 11.1 and 11.2 of the Design in Urban Areas Section of the Code;
- be fully enclosed, screened from public view, well-ventilated and positioned away from habitable rooms, thereby satisfying PO 11.3 of the Design in Urban Areas Section of the Code; and
- enable safe and efficient collection on-site by a 10 metre long rigid vehicle, as supported by CIRQA, in line with PO 11.4 of the Design in Urban Areas Section of the Code.

8.11 Wind Management

As outlined in the Desktop Wind Impact Study prepared by Vipac in **Appendix 6**, the proposed development will appropriately minimise wind impacts for both the occupants and pedestrians within the public realm, as sought by PO 14.3 of the Design in Urban Areas Section of the Code.

8.12 Sustainability

POs 4.1, 4.2 and 4.3 of the Design in Urban Areas section of the Code recommend that developments are designed to maximise access to natural light and ventilation, as well as their passive environmental performance, and to incorporate climate responsive techniques and features.

The proposed development will include Environmentally Sustainable Development (**ESD**) initiatives in order to reduce the development's overall carbon footprint, and general environmental impact. These initiatives are detailed within the Environmentally Sustainable Design Report prepared by Living Building Solutions Pty Ltd in **Appendix 7**, which considers the following elements:

- Construction & Building Management;
- Integrated Water Management;
- Operational Energy;
- Indoor Environment Quality;
- Transport;
- Waste & Resource Recovery; and
- Urban Ecology.

As a result of the above measures, the proposed development is considered to satisfy the environmental sustainability expectations sought by POs 4.1, 4.2 and 4.3 of the Design in Urban Areas section of the Code.

9. CONCLUSION

Following our comprehensive assessment, we conclude that the proposed development is worthy of consent. In support of this conclusion, we wish highlight that the proposed building:

- incorporates a mix of land uses envisaged within the CC Zone, contributing positively to the activity and vibrancy of this part of the City;
- delivers a contextual, durable and sustainable design outcome;
- will provide high-quality affordable housing;
- offers a range of dwelling types with generous floor areas and private open spaces, and access to communal open space, ensuring high levels of amenity for future occupants;
- will provide sufficient on-site bicycle and car parking;
- ensures convenient and secure movement for all vehicle types and pedestrians;
- will have appropriate stormwater and waste management systems; and
- will create a safe, comfortable and crime-resistant setting for residents and visitors.

Having regard to all relevant policies, it is clear that the proposed development has substantial merit, delivering a vibrant, mixed-use outcome of a scale anticipated within the CC Zone.

APPENDIX 1. CERTIFICATES OF TITLE

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5848 Folio 938

Parent Title(s) CT 5380/811, CT 5381/104, CT 5381/105
Creating Dealing(s) VE 9042586
Title Issued 13/06/2001 **Edition** 5 **Edition Issued** 17/01/2024

Estate Type

FEE SIMPLE

Registered Proprietor

BEAUSIGHT INVESTMENT PTY. LTD. (ACN: 673 819 666)
OF UNIT C1 64 SOUTH TERRACE ADELAIDE SA 5000

Description of Land

ALLOTMENT 369 FILED PLAN 181211
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 1428324)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 1428324)

Schedule of Dealings

Dealing Number	Description
12453880	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Certificate of Title

Title Reference: CT 5848/938
Status: CURRENT
Parent Title(s): CT 5380/811, CT 5381/104, CT 5381/105
Dealing(s) Creating Title: VE 9042586
Title Issued: 13/06/2001
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
12/01/2024	17/01/2024	14199837	TRANSFER	REGISTERED	BEAUSIGHT INVESTMENT PTY. LTD. (ACN: 673 819 666)
09/02/2018	23/02/2018	12874553	TRANSFER	REGISTERED	WJ SA HOLDINGS PTY. LTD. (ACN: 623 841 430)
09/02/2018	23/02/2018	12874552	DISCHARGE OF MORTGAGE	REGISTERED	12663007
10/01/2017	31/01/2017	12663007	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
10/01/2017	31/01/2017	12663006	TRANSFER	REGISTERED	HIGH VISION CITY PROPERTY PTY. LTD. (ACN: 614 964 162)
10/01/2017	31/01/2017	12663005	DISCHARGE OF MORTGAGE	REGISTERED	12142902
23/12/2015	29/01/2016	12453880	AGREEMENT	REGISTERED	MINISTER FOR PLANNING
05/06/2014	01/07/2014	12142902	MORTGAGE	REGISTERED	ANZ FIDUCIARY SERVICES PTY. LTD.
05/06/2014	01/07/2014	12142899	TRANSFER	REGISTERED	260 FRANKLIN STREET PTY. LTD.

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5848 Folio 939

Parent Title(s) CT 5380/811
Creating Dealing(s) VE 9042586
Title Issued 13/06/2001 **Edition** 7 **Edition Issued** 17/01/2024

Estate Type

FEE SIMPLE

Registered Proprietor

BEAUSIGHT INVESTMENT PTY. LTD. (ACN: 673 819 666)
OF UNIT C1 64 SOUTH TERRACE ADELAIDE SA 5000

Description of Land

ALLOTMENT 370 FILED PLAN 181212
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

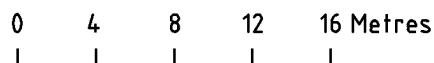
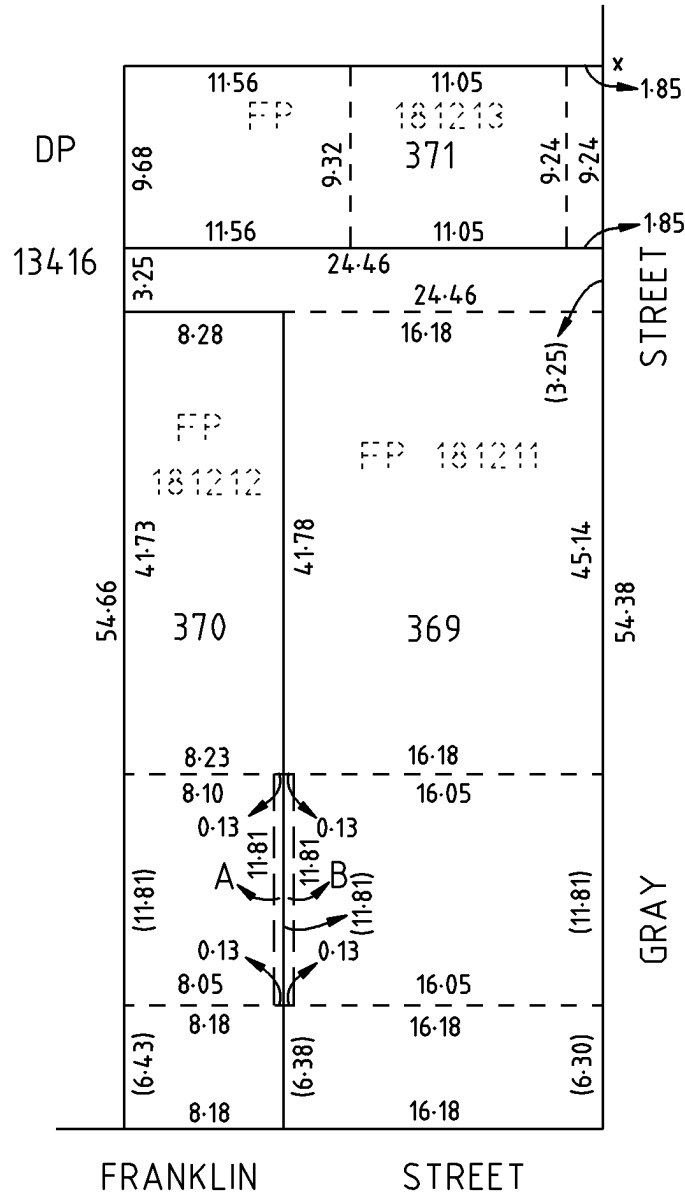
SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 1428324)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 1428324)

Schedule of Dealings

Dealing Number	Description
12453880	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5848 Folio 940

Parent Title(s) CT 5381/105
Creating Dealing(s) VE 9042586
Title Issued 13/06/2001 **Edition** 5 **Edition Issued** 17/01/2024

Estate Type

FEE SIMPLE

Registered Proprietor

BEAUSIGHT INVESTMENT PTY. LTD. (ACN: 673 819 666)
OF UNIT C1 64 SOUTH TERRACE ADELAIDE SA 5000

Description of Land

ALLOTMENT 371 FILED PLAN 181213
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

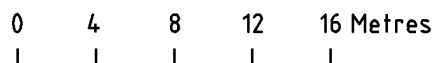
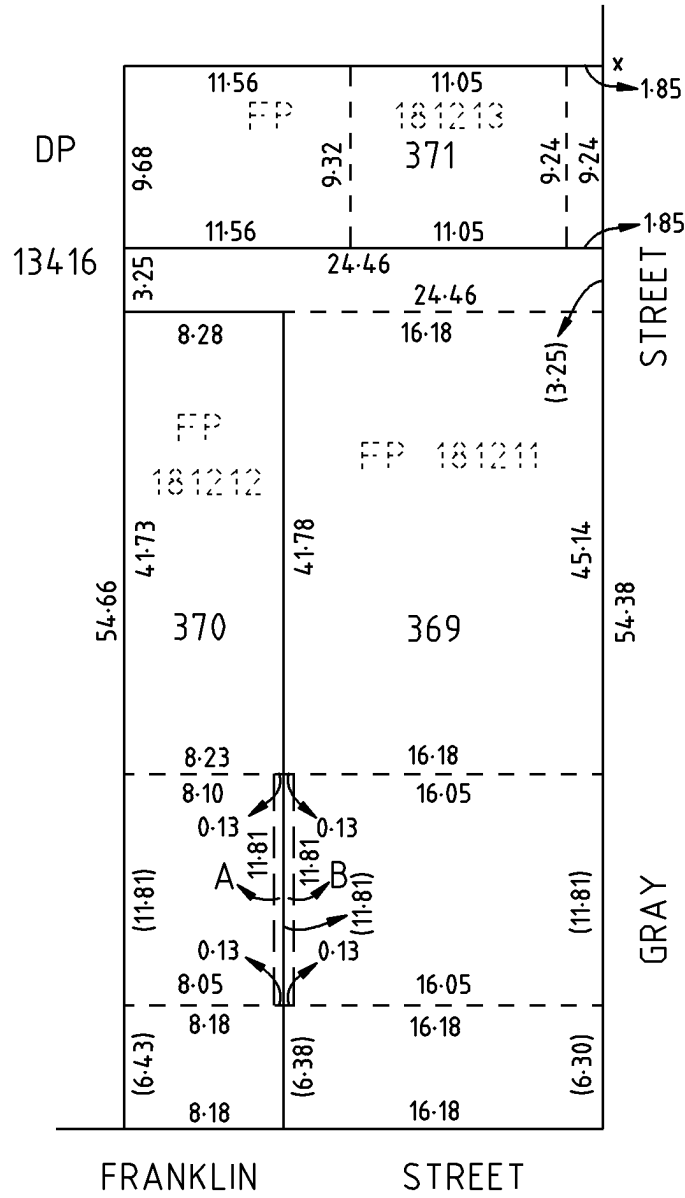
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 5848/940
Status: CURRENT
Parent Title(s): CT 5381/105
Dealing(s) Creating Title: VE 9042586
Title Issued: 13/06/2001
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
12/01/2024	17/01/2024	14199814	TRANSFER	REGISTERED	BEAUSIGHT INVESTMENT PTY. LTD. (ACN: 673 819 666)
09/02/2018	23/02/2018	12874555	TRANSFER	REGISTERED	FRANKLIN SA HOLDINGS PTY. LTD. (ACN: 623 841 789)
09/02/2018	23/02/2018	12874552	DISCHARGE OF MORTGAGE	REGISTERED	12663007
10/01/2017	31/01/2017	12663007	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
10/01/2017	31/01/2017	12663006	TRANSFER	REGISTERED	HIGH VISION CITY PROPERTY PTY. LTD. (ACN: 614 964 162)
10/01/2017	31/01/2017	12663005	DISCHARGE OF MORTGAGE	REGISTERED	12142902
05/06/2014	01/07/2014	12142902	MORTGAGE	REGISTERED	ANZ FIDUCIARY SERVICES PTY. LTD.
05/06/2014	01/07/2014	12142901	TRANSFER	REGISTERED	260 FRANKLIN STREET PTY. LTD.