



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 38th Meeting of the
State Commission Assessment Panel
held on Thursday 1 November 2018 commencing at 9.30am
Kardi Munaintya Meeting Room, Ground Floor, 50 Flinders St, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member Simone Fogarty

Members Sue Crafter
Peter Dungey
Dennis Mutton

Secretary Alison Gill

DPTI Staff Matthew Fielke
Zoe Delmenico

1.2. APOLOGIES

Helen Dyer
Chris Branford
David O'Loughlin (conflict declared for agenda item 2.2.1)

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 Etnor Pty Ltd C/- Intro Design Pty Ltd

DA 050/E004/18

13-14 Fitzroy Terrace, Fitzroy

City of Prospect

Proposal: Partial demolition of existing aged care facility, change in the use of land from Residential to aged care, alterations to two (2) existing local heritage items and construction of a two-storey aged care facility with basement car park and landscaping.

David O'Loughlin declared a conflict of interest (due to prior contact with representors and the applicant) and left the meeting.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Andrew Kirkbride, Kirkbride Architects - presented
- Anthony Gatti, Intro Design - presented
- James Hilditch, Hilditch Lawyers - presented
- Terry Snell
- Matthew Snell
- Saeed Shahi
- Luci Ward, Intro Design
- Jason Turner, Sonus
- Bruce Harry, Bruce Harry & Associates - presented
- Phil Weaver, Phil Weaver & Associates
- Hamish Bills, Meinhardt - presented

Representors

- Elizabeth Crisp, Prospect Resident's Association - presented
- George Manos, Botten Levinson – representing: - presented
 - Fab and Christina Cicconi
 - Zis and Connie Ginos
 - Anna Russo
 - Carmine Russo
- Fred Morris - presented

Council

- Scott McLuskey, Prospect - presented

The State Commission Assessment Panel discussed the application.

RESOLVED

1. Notwithstanding the appropriateness of the land use, the contemporary and two-storey nature of the design, the carparking arrangement and the need to upgrade the existing facility, the proposed development is considered to be at variance with key policies in the Development Plan.
2. To REFUSE Development Plan Consent to Development Application 050/E004/18 by Etnor Pty Ltd C/- Intro Design Pty Ltd for the change of land use to aged care, demolition of existing (non-heritage listed) buildings and construction of a two-storey aged care facility comprising 76 ensuite bedrooms, associated basement car park and landscaping at 13 & 14 Fitzroy Terrace, Fitzroy, for the reasons listed below:
 - a. The site coverage of the rear extension is considered to be at odds with the existing and desired character of the Fitzroy Terrace Policy Area 1 within the Historic Conservation Zone, which places value on existing spacious allotments and established pattern of buildings, including maintenance of regular spacing from all allotment boundaries.
 - b. The proposed scale of the development with respect to site coverage and insufficient side and rear boundary set-backs and outdoor space, results in limited ability to mitigate amenity impacts on adjoining land owners and facilitate adequate amenity for future occupants.
 - c. The proposed landscaping does not sufficiently:
 - i. Mitigate the visual impacts of the built form to adjoining properties.
 - ii. Utilise existing mature vegetation on the site to complement the existing character of the streetscape.
 - iii. Provide adequate amenity for future occupants.

The proposal is considered to be at odds with the following provisions within the Prospect (City) Development Plan Consolidated 13 February 2018:

Fitzroy Terrace Policy Area 1:
Desired Character Statement –

This Policy Area is characterised by the consistent pattern of prestigious detached dwellings on very large, spacious allotments. The dwellings have sizeable setbacks from all boundaries and are typically set in impressive landscaped grounds with the front boundaries defined by fencing of various styles.

The spacious streetscape character of Fitzroy Terrace is created by the large allotments on which have been built a range of equally large residences from the late nineteenth and early twentieth century. The character is created by existing housing stock on sizeable allotments with wide frontages and substantial gardens. The houses are of one or two storeys, and display a range of design sources and a mix of construction materials. However, there is a homogeneity which derives from the size, scale and location of these places. Houses remain substantially intact and extensive, and have distinctive stylistic character. The existing historic fabric should be maintained and it is envisaged that any new development will be complementary to this character.

The Fitzroy Terrace Policy Area will remain the lowest density residential area in the City of Prospect. Development in this Policy Area will preserve and enhance the historic streetscape character created by the subdivision patterns and the development that has formed around them. Old and new development will be combined in a way that shows an understanding of historic design patterns, avoids poor imitation and improves the overall visual amenity of streetscapes.

The established pattern of buildings sited away from allotment boundaries makes a significant contribution to the character of the policy area. New development will maintain the regular spacing between residential buildings.

Due to the well preserved housing stock, limited opportunity exists for redevelopment in the Fitzroy Terrace Policy Area. A large portion of new development will be in the form of alterations or additions to existing dwellings. Replacement dwellings should be of a generous scale while ensuring large setbacks from all allotment boundaries.

The main focus of development, in the Policy Area, will be in the form of minor alterations or additions to existing dwellings. Additions will only occur at the rear or side (where possible) of a heritage place or contributory item. No alterations or additions will occur at the front of a heritage place or contributory item unless it is for the purposes of restoration or maintenance, such as the reinstatement of a front verandah. The original openings in external walls, particularly along the front elevations will not be altered.

Carports, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

Landscaping around a dwelling, particularly in the front garden, is an important element in this Policy Area as it enhances the dwelling and adds to the appearance and quality of the streetscape. Both new and existing dwellings will incorporate an appropriate garden setting of a style that complements the dwelling to which it relates and consistent in size with surrounding dwellings.

Subdivision and amalgamation of allotments is appropriate where it reinforces the original subdivision pattern.

OBJ 1 – Development that contribute to the desired character of the policy area.

PDC 1 – Development should not be undertaken unless it is consistent with the desired character for the policy area.

PDC 6 – Buildings should be sited within a building envelope determined by the following method:

- (a) planes are to be projected at 45 degrees from a height of 3.5 metres above natural ground level at the side, rear and front boundaries

Council Wide Provisions:

PDC 46 - The floor space and bulk of a residential building, and the space around the building, should be appropriate to the locality in which the building is to be erected.

PDC 54: Large residential developments should incorporate architectural features which reduce their bulky appearance and add visual interest such as:

Variations in height, roof style and pitch, colours and building materials;

The provision of balconies and porches;

Variations in the set back of different portions of the buildings;

Inclusions of murals, architectural relief or sculptured forms on blank walls; and

Incorporation of architectural elements of adjoining buildings.

PDC 314: Within the Historic (Conservation) Zone new development should provide for building siting, scale, boundary set-backs, architectural style, form, fenestration, specific features, materials and external colours, to be consistent with, and to complement, the character of existing Local Heritage Places and Contributory Items and the desired historic character of the zone.

PDC 348 – Development should be landscaped in a manner that enhances the character and amenity of the development and its locality and:

- (a) Integrates the elements of streetscapes;
- (b) Screens undesirable views whilst complementing desirable views;
- (c) Enhances privacy;
- (d) Defines pedestrian networks;
- (e) Provides shade, and softens the effect of large areas of paved surface by separating them into smaller more visually appealing areas; and
- (f) Creates a buffer between incompatible development.

3. MAJOR DEVELOPMENTS - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

- 5.1. Thursday 8 November 2018 at 50 Flinders Street, Adelaide SA 5000

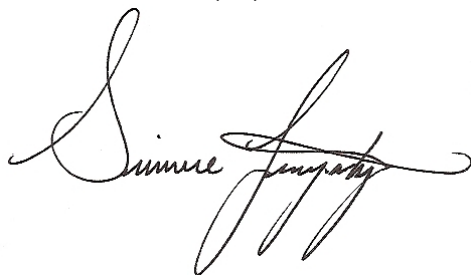
6. CONFIRMATION OF THE MINUTES OF THE MEETING

- 6.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

7. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 1.26pm.

Confirmed 01/11/2018



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Simone Fogarty
PRESIDING MEMBER