

#11852916



## APPLICATION ON NOTIFICATION – CATEGORY 2

<b>Applicant:</b>	Aestus Pty Ltd
<b>Development Number:</b>	090/M004/16 V1
<b>Nature of Development:</b>	Variation to DA 090/M004/16 for construction of a mixed use development comprising dwellings, office and shop; adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping. Variation: increase in building height by 1.1m, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer and inclusion of pump room.
<b>Type of development:</b>	Merit
<b>Zone / Policy Area:</b>	Urban Corridor Zone, Policy Area 19
<b>Subject Land:</b>	179 Greenhill Road, Parkside
<b>Contact Officer:</b>	Elysse Kuhar
<b>Phone Number:</b>	7109 7072
<b>Start Date:</b>	23 March 2018
<b>Close Date:</b>	10 April 2018
<b>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).</b>	

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](mailto:scapadmin@sa.gov.au)

# DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

**COUNCIL:** The State Planning Commission

**APPLICANT:** Triton Corporation

Postal Address: Level 8, 25 Franklin Street, Adelaide

**Owner:** Aestus Pty Ltd

Postal Address: As Above

**BUILDER:** \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Licence No: \_\_\_\_\_

**CONTACT PERSON FOR FURTHER INFORMATION**

Name: Dennis Chung, IBS Planning & Projects

Telephone: 0450 533 998 [work] \_\_\_\_\_ [Ah]

Fax: \_\_\_\_\_ [work] \_\_\_\_\_ [Ah]

**EXISTING USE:** Former St Margaret House

**FOR OFFICE USE**

Development No: \_\_\_\_\_

Previous Development No: \_\_\_\_\_

Assessment No: \_\_\_\_\_

☐ **D** Complying

☐ **D** Non Complying

☐ **D** Notification Cat 2

☐ **D** Notification Cat 3

☐ **D** Referrals/Concurrences

☐ **D** DA Commission

Application forwarded to DA

Commission/Council on

/ /

Decision: \_\_\_\_\_

Type: \_\_\_\_\_

Date: / /

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Building:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
<b>Development Approval</b>				

**DESCRIPTION OF PROPOSED DEVELOPMENT:** Variations to DA: 090/M004/16

**LOCATION OF PROPOSED DEVELOPMENT:** 179 Greenhill Road & 1 George Street, Parkside

House No: \_\_\_\_\_ Lot No: \_\_\_\_\_ Street: \_\_\_\_\_ Town/Suburb: Parkside

Section No [full/part] \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: 6151 Folio: 789

Section No [full/part] \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

**LAND DIVISION:**

Site Area [m<sup>2</sup>] \_\_\_\_\_ Reserve Area [m<sup>2</sup>] \_\_\_\_\_ No of existing allotments \_\_\_\_\_

Number of additional allotments [excluding road and reserve]: \_\_\_\_\_ Lease: **YES** **NO**

**BUILDING RULES CLASSIFICATION SOUGHT:** \_\_\_\_\_ Present classification: \_\_\_\_\_

If Class 5,6,7,8 or 9 classification is sought, state the proposed number of employees: Male: \_\_\_\_\_ Female: \_\_\_\_\_

If Class 9a classification is sought, state the number of persons for whom accommodation is provided: \_\_\_\_\_

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

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

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

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

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

19 February 2018

The Secretary  
Development Assessment Commission  
GPO Box: 1815  
ADELAIDE SA 5001

**Attention:** Mr Brett Miller, Team Leader –Inner Metro Development Assessment  
Ms Elysse Kuhar, Assessment Planner – Inner Metro Development Assessment

Dear Mr Miller & Ms Kuhar

**PROPOSED VARIATIONS TO DEVELOPMENT APPLICATION NO: 090/M004/16  
179 GREENHILL ROAD & 1 GEORGE STREET, PARKSIDE**

We act for the owner, Aestus Pty Ltd who are seeking Development Plan consent to vary the above Development Application No: 090/M004/16 as summarised in Figure: 1 below:

**Figure: 1 - Proposed Variations**

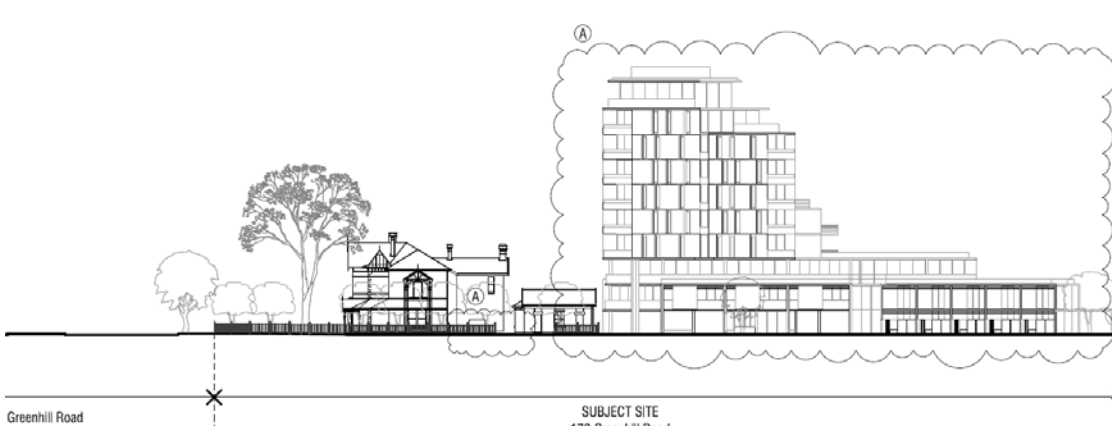
ITEM	SUMMARY OF PROPOSED VARIATIONS
1	<p><b>Building Height</b></p> <p>The architect is finalising the 'building and construction drawings' for building rules consent and tender. As part of the technical design review of the recent high-rise apartment project at 262 South Terrace, Adelaide by the same developer, it has come to the attention of the engineers and builders that there is a need to increase the floor-to-floor heights to maintain acceptable ceiling heights which can easily accommodate the required services and infrastructure and the expectations of the market.</p> <p>In summary, it proposed to increase the overall height of the building at the front by 1.1m (from 30.0m to 31.1m) over 10 storeys (i.e. ground level plus nine levels) with the town houses at the rear being increased by 160mm (from 7.1m to 7.26m) as detailed in the proposed amended plans (refer Appendix: 1 – JPE Revised Planning Drawings Site Plan &amp; Relevant Floor Plans &amp; Elevations)</p> 
2	<p><b>Level 1 (Apartments &amp; Gymnasium)</b></p> <p>The eight (8), single bedroom apartments on level 1 have been marketed through the Affordable Housing Unit over a three (3) month period as required by the Affordable Housing program. The developer has been advised that there has been no demand for the single bedroom apartments and the Land Management Agreement by the Minister for Housing and Urban Development was rescinded on 22 May 2017 (refer Appendix: 3 – Rescission of Land Management Agreement Documents).</p>

Figure: 1 - Proposed Variations

ITEM	SUMMARY OF PROPOSED VARIATIONS
2	<p>In light of the above, it is proposed to reconfigure Level 1 with six (6) of the single bedroom apartments being converted back to three (3), two bedroom apartments and the gymnasium / spa room reconfigured to provide a better functional amenity for the residents as detailed in the proposed amended plans (refer Appendix: 1 – JPE Revised Planning Drawings (Site Plan &amp; Relevant Floor Plans &amp; Elevations)).</p>
3	<p><b>Transformer</b></p> <p>The transformer required to service the new development cannot be accommodated in the originally proposed location within the new building due to the operational and safety accessibility requirements dictated by the power provider. From SA Power Networks perspective, all electricity cable routes supplying the transformer must be identified on the property title by an easement to enable future access and maintenance of cables feeding into and out of the transformer. As such, an easement under a building is not acceptable and the power network provider has a preference for the transformer to be close to a street.</p> <p>The project heritage consultant (Catalyst Architects) in conjunction with JPE Architects and TMK Services Engineers have explored a range of alternative locations for the transformer over the whole site, with the management of heritage values being the focus for decision making, whilst being cognisant of meeting SAPN technical requirements as highlighted above. From a heritage management perspective, the proposed location as shown in Figure: 2 below has been chosen for the reasons detailed in the letter from Catalyst Architects dated 14 February 2018 (refer Appendix: 2 – Heritage Assessment of the Proposed Transformer by Catalyst Architects).</p> <p>The transformer is therefore proposed to be relocated to one of the car parking spaces setback approximately 1.5m south of the existing heritage building.</p> <p><b>Figure: 2 – Proposed Location of the Transformer</b> (refer Appendix: 2 – Heritage Assessment of the Proposed Transformer by Catalyst Architects)</p> <p><b>Transformer details</b></p> <ul style="list-style-type: none"> <li>Capacity: 750kVa Pad mounted transformer</li> <li>Dimensions: 1950mm (W) x 2042mm(D) x 1677mm(H)</li> <li>Finish: Powdercoat Gloss</li> <li>Colour: Deep Indian Red</li> <li>Location: Approx. 1550mm south of Heritage wall</li> </ul>
4	<p><b>Fire Services</b></p> <p>An additional area has to be created in the basement to accommodate a 'pump-room' for fire services (refer Appendix: 1 – JPE Revised Planning Drawings (Site Plan &amp; Relevant Floor Plans &amp; Elevations)).</p>



## ASSESSMENT OF PROPOSED VARIATIONS

The proposed variations to Development Application No: 090/M004/16 as summarised in Figure: 1 above and on Pages: 1 – 2 are considered to be minor, acceptable and appropriate due to the insignificant nature of the proposed variations.

### 1. Building Height

The proposed change in overall height from 30.0m to 31.1m over a 10-storey building is considered to be minor as it is proposed to add just an additional 0.11m (110mm) per level (on average) to accommodate the technical needs for mechanical, electrical and ventilation services and infrastructure to each of the apartments. The increase in overall height of the two-storey town houses from 7.1m to 7.26m at the rear by 0.16m (160mm) is also considered to be minor.

### 2. Level 1 (Apartments & Gymnasium)

The proposed amendments on Level 1 to reduce the eight (8), single bedroom apartments to five (5) apartments comprising three (3), two bedrooms apartments and two (2) single bedroom apartments, and the reconfiguration of the gymnasium / spa room to provide a better functional amenity for the residents is considered reasonable and acceptable. The proposal will also reduce the overall demand for car parking within the site.

### 3. Transformer

The proposed relocation of the transformer is required to accommodate the technical requirements of SA Power Networks. The new location for the transformer was carefully considered and was assessed against the “Heritage Management Strategy” for the subject land dated 18 March 2016” as prepared by Catalyst Architects. It should be noted that the “Heritage Management Strategy” has been endorsed by the State Heritage Unit as part of the development approval granted for the redevelopment and heritage management of the subject land.

Catalyst Architects have detailed in their letter dated 14 February 2018 (*refer Appendix: 2 – Heritage Assessment of the Proposed Transformer*) that the proposed location of the transformer was subjected to the following assessment and factors:

- (a) Transformer is set well back from George Street, so that views and vistas to the former St Margaret’s house will not be obstructed from the street;
- (b) The proposed transformer is centred with the southern elevation of former St Margaret’s dining room (labelled “Main Office” on JPE drawings), with a minimum 3.0m SAPN required clearance between the transformer and the building;
- (c) The transformer location is at the rear elevation of the building and presents as the lowest importance façade for the building;
- (d) Transformer enclosure is nominated as custom powdercoat finish to complement heritage building brick colour and consistent with the historical colours used from the original c.1897 building construction period – AS2700 “R64 – Deep Indian Red” which will assist the installation to be unobtrusive;
- (e) A key objective of the Heritage Management Strategy is to “*Reconstruct an appropriate landscaped setting for the former St Margaret’s house, primarily in front of the northern elevation (space between the former house and Greenhill Road for entire site length) and preferably returning in front of the western elevation (space between the former house and George Street, level with the rear of the former house). The landscaped setting is intended to support an understanding of the sites former grand home function. Ideally reinforce a suitable landscaped character appropriate to a c.1897 house*”. Accordingly, Catalyst Architects as the Project Heritage Consultant has determined as follows:
  - Proposed transformer is located as part of a rear courtyard / car parking area and will be viewed in the context of parked cars and a busy visual space;

- Former St Margaret's house will remain viewed as a former home set in a landscaped setting to its most architecturally prominent facades (Greenhill Road and George Street) and the proposal will not diminish or impact on the heritage significant of former St Margaret House;

It is considered that the proposed location of the transformer is consistent with achieving optimum heritage management principles and objectives as detailed in the Heritage Management Strategy. Furthermore, the use of a car parking space to accommodate the transformer will have minimal impact on the car parking provision on site due to the corresponding reduction in the overall number of apartments from 62 to 59.

#### 4. Pump-Room

The proposed 'pump-room' at the basement will have no impact on the overall configuration and design of the basement car park area. Furthermore, the 'pump-room' will ensure that appropriate infrastructure is provided to service all of the essential fire service requirements for the subject land.

## CONCLUSION

It is considered that the proposed variations as detailed above are considered to be of a minor nature, with minimal or no impact on the overall planning, design and configuration of the approved mixed use development. Furthermore, the proposal will continue to contribute positively to the character and amenity of the locality, and is a good example of a mixed use development that enables the preservation, conservation and reuse of a State Heritage Place as well as re-establishing the residence's original garden setting to Greenhill Road and George Street, and is therefore worthy of Provisional Development Plan Consent.

Yours sincerely,



Dennis Chung

**Development Consultant**

BA Planning / Grad. Dip. Urban & Regional Planning / Grad. Dip. Business Management

# APPENDIX: 1

REVISED PLANS

BY

JPE DESIGN STUDIO

## **APPENDIX: 2**

HERITAGE ASSESSMENT OF THE PROPOSED TRANSFORMER

BY

CATALYST ARCHITECTS

## **APPENDIX: 3**

### Rescission of Land Management Agreement Documents

21 March 2018

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

**Attention:** Mr Brett Miller, Team Leader –Inner Metro Development Assessment  
Ms Elysse Kuhar, Assessment Planner – Inner Metro Development Assessment

Dear Mr Miller & Ms Kuhar

**PROPOSED VARIATIONS TO DEVELOPMENT APPLICATION NO: 090/M004/16 V1  
179 GREENHILL ROAD & 1 GEORGE STREET, PARKSIDE (REVISED PLANS)**

We act for the owner, Aestus Pty Ltd who are seeking Development Plan consent to vary the above Development Application No: 090/M004/16.

As discussed at our meeting, due to the query raised by Ms Kuhar regarding the accuracy of the overall height of the building, the client and the architects have comprehensively reviewed the proposed changes to each of the floor-to-floor heights of the approved multi-level mixed use building.

We can confirm that the actual increase in the overall height of the building at the front is **0.64m** not 1.1m (i.e. from 30.0m to **30.64m** not 31.0m) over 10 storeys (i.e. ground level plus nine levels) as summarised below:

**Figure: 1 – Floor Level Height Adjustment Summary**

Level	Previous Height (mm)	Proposed Height (mm)
Ground	3000	3030
Level 1	3000	3130
Level 2	3000	3130
Level 3	3000	3030
Level 4	3000	3030
Level 5	3000	3030
Level 6	3000	3030
Level 7	3000	3050
Level 8	3000	3030
Level 9	3000	3150
<b>Total:</b>	<b>30000</b>	<b>30640</b>
<b>Total Increase:</b>		<b>640</b>

The proposed increase in overall height of 640mm to the multi-level building will enable the building to be designed to accommodate the technical needs for structural beams, hydraulic, mechanical, electrical and ventilation services and infrastructure to each of the floor levels and apartments. The changes will also enable compliance with the Building Code of Australia as well as satisfying all of the other relevant engineering and construction standards.

The balance of the proposed variations will remain unchanged as detailed in our submission dated 19 February 2018.

Please find attached the latest amended plans to reflect the changes and details as highlighted in Figure: 1 on Page: 1 and summarised below:

- Drawing No: SK 18-D – North & West Elevations
- Drawing No: SK 19-B – South & East Elevations
- Drawing No: SK 20-B – Section A

The above plans are included in Appendix: 1 (as attached) and the previous drawings (i.e. SK 18-C, SK 19-A and SK 20-A) shall be removed and replaced with the latest revised plans.

## CONCLUSION

It is considered that the proposed variations as detailed above (reduction in overall increase in height of 0.64m instead of 1.1m) will further reduce any potential impact. Accordingly, our proposed variations are considered to be of a minor nature, with minimal or no impact on the overall planning, design and configuration of the approved mixed use development.

Furthermore, the proposal will continue to contribute positively to the character and amenity of the locality, and is a good example of a mixed use development that enables the preservation, conservation and reuse of a State Heritage Place as well as re-establishing the residence's original garden setting to Greenhill Road and George Street, and is therefore worthy of Provisional Development Plan Consent.

Yours sincerely,



Dennis Chung

**Development Consultant**

BA Planning / Grad. Dip. Urban & Regional Planning / Grad. Dip. Business Management



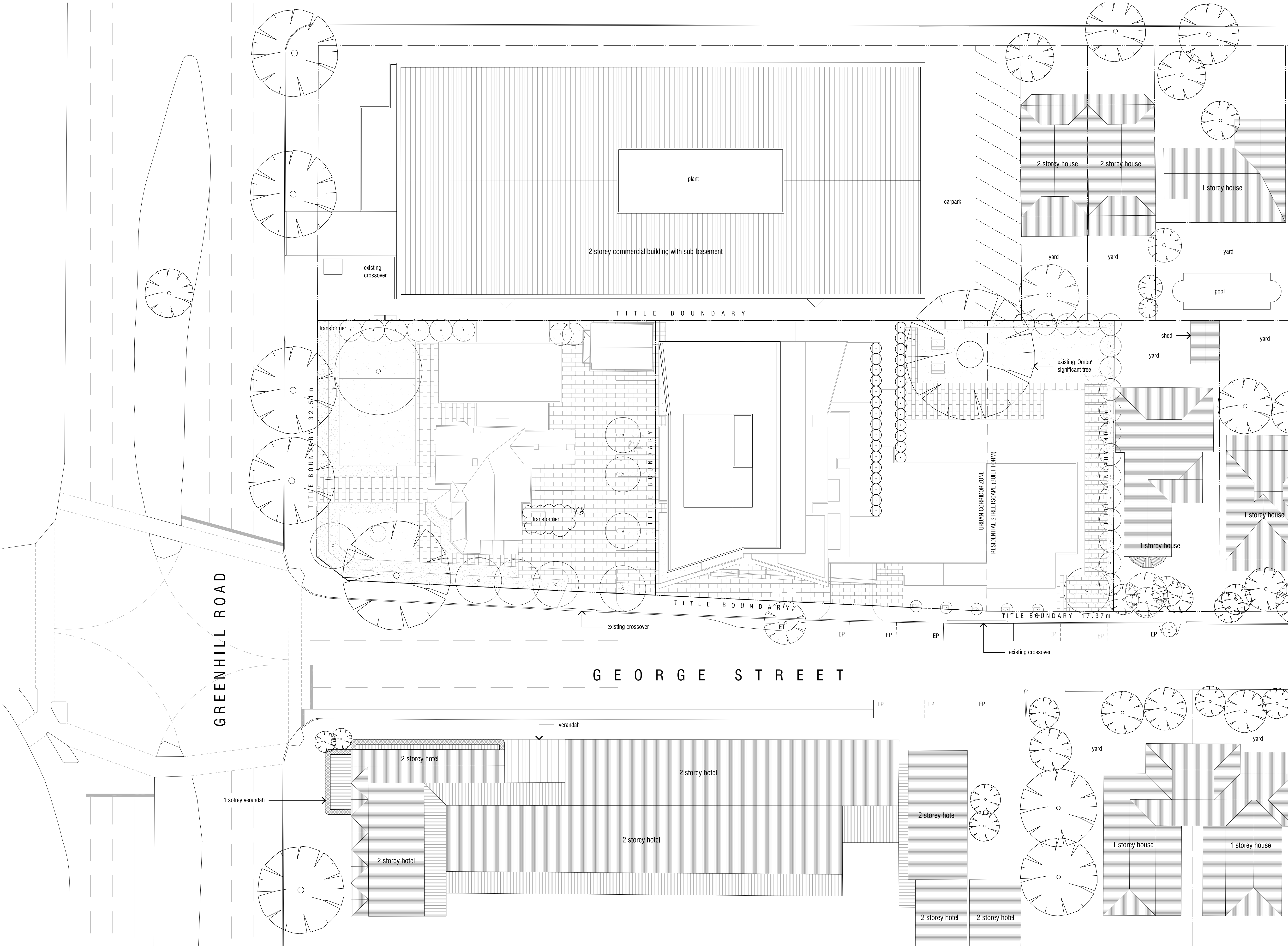
## **APPENDIX: 1**

### **REVISED PLANS**

Drawing No: SK 18-D – North & West Elevations

Drawing No: SK 19-B – South & East Elevations

Drawing No: SK 20-B – Section A



Amendments:					Initial
Rev.	Date	Amendments			TV
-	24.06.16	Planning Issue			NQ
A	09.02.18	Planning Amendment 1			



JPE Design Studio  
ABN 97 007 776 249  
Level 4,  
19 Gilles Street  
Adelaide 5000  
PO Box 6401  
Halifax Street  
SA 5000  
Tel 08 8406 4000  
Fax 08 8406 4007  
www.jpe.com.au  
design@jpe.com.au

Project: 179 Greenhill Road, Parkside

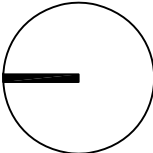
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Scale: 1:250 @ A1 1:500 @ A3  
Date: Nov 15

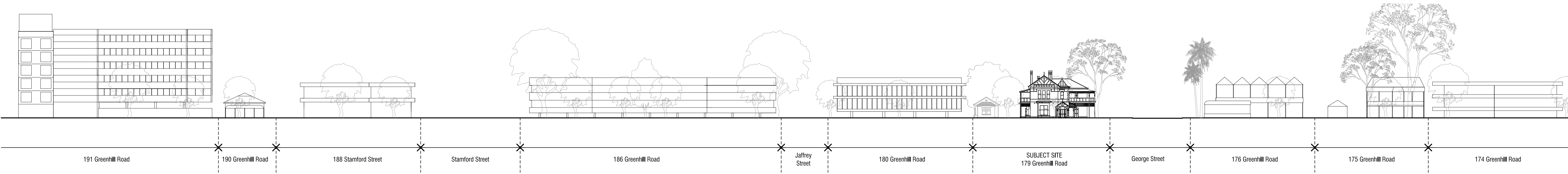
Project No: 10015

Drawing No: SK 01<sup>A</sup>

Status: PLANNING

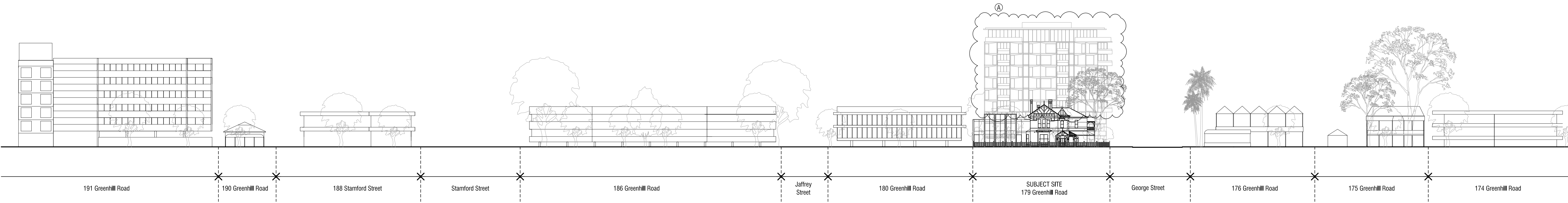


Amendments:				Initial
Rev.	Date	Amendments		
-	24.06.16	Planning Issue		TV
A	09.02.18	Planning Amendment 1		NQ



## 1 | Greenhill Road Existing Streetscape

scale: 1:500 XE-GL-02-10015



## 2 | Greenhill Road Proposed Streetscape

scale: 1:500 XE-GL-02-10015



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Project: 179 Greenhill Road, Parkside

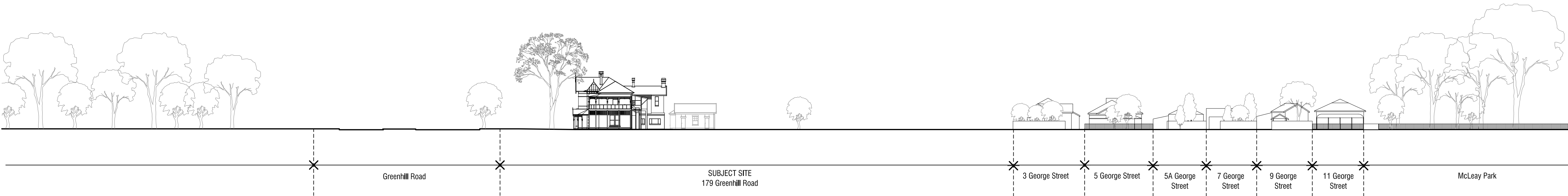
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Streetscape Elevations

Scale: 1:5000 @ A1 1:1000 @ A3  
Date: Nov 15

Project No: 10015  
Drawing No: SK 02<sup>A</sup>

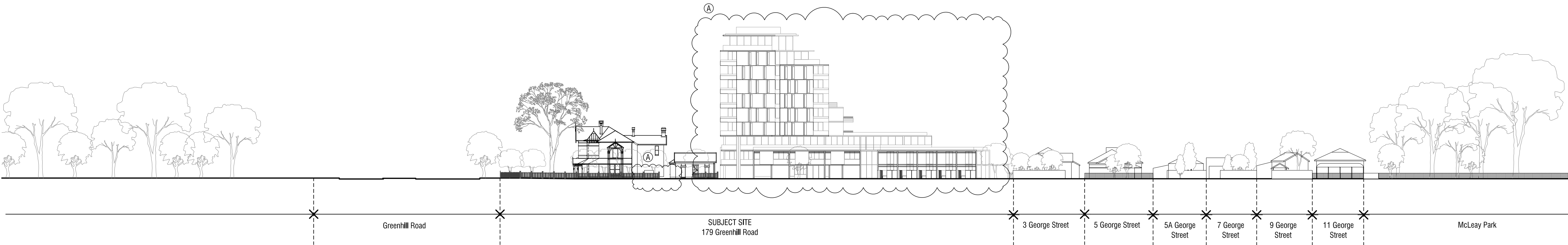
Status: PLANNING

Amendments:				
Rev.	Date	Amendments	Initial	
-	24.06.16	Planning Issue	TV	
A	09.02.18	Planning Amendment 1	NQ	



1 | George Street Existing Streetscape

scale: 1:500 XE-GL-02-10015



2 | George Street Proposed Streetscape

scale: 1:500 XE-GL-02-10015



JPE Design Studio ABN 97 007 776 249	Level 4, 19 Gilles Street Adelaide 5000 PO Box 6401 Halifax Street SA 5000	Tel 08 8406 4000 Fax 08 8406 4007 www.jpe.com.au design@jpe.com.au
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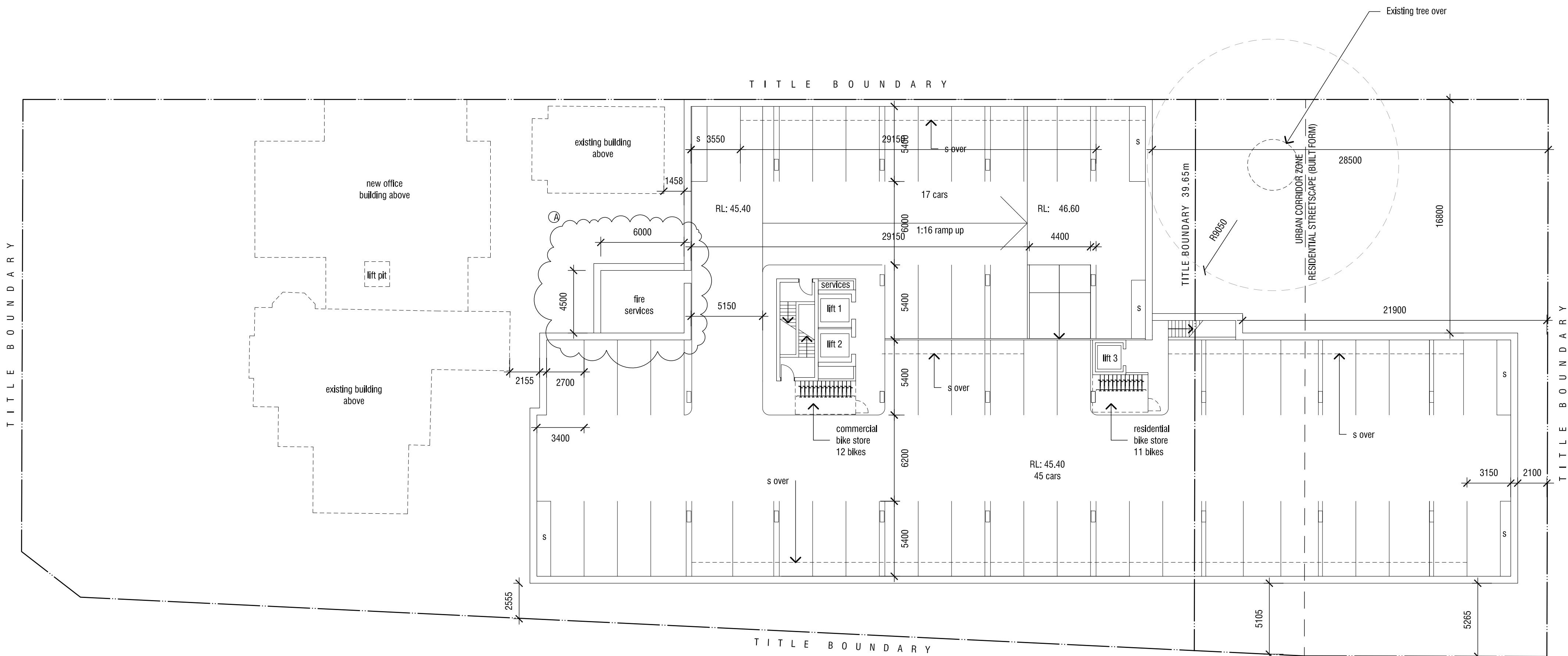
Project: 179 Greenhill Road, Parkside

Title: George Street Streetscape Elevations

Scale: 1:500 @ A1 1:1000 @ A3  
Date: Nov 15

Project No: 10015  
Drawing No: SK 03<sup>A</sup>  
Status: PLANNING

Amendments:				
Rev.	Date	Amendments	Initial	
-	24.06.16	Planning Issue	TV	
A	09.02.18	Planning Amendment 1	NQ	



- EBS Existing Bus Stop
- ELP Existing Light Pole
- ET Existing Tree (to be retained)
- ETR Existing Tree (to be removed)
- F1 1.8m Bagged Brick Fence
- F2 1.8m Powdercoated Steel Gate/Fence Vertical Bars, Colour Black
- F3 1.2m HT Wire Fence w/ Posts at 2.4m
- F4 New 1.8m high red brick fence (bagged finish one side) with 1m timber batten extension
- F5 New 1.8m high red brick fence (bagged finish one side)
- F6 New 1.5m high fence with black powdercoated steel vertical blades with painted double timber posts @ nom 2.4m centres
- RL Relative Level
- S Apartment Storage Lockers
- S1 1.7m ht translucent glass screen
- S2 1.7m ht translucent glass screen with masonry base
- S3 Louvred plant screen

- T# Office Tenancy
- TR New Tree (refer landscape plan)
- V Void
- VB Visitor Bike Parking Rails
- CD Carpark entry door
- ESP Existing street car park
- W/D Bin washdown area
- C1 Canopy/arbour structure with climbing plants over
- C2 Cantilevering canopy with climbing plants over
- SP Solar Panels
- B Bollard
- RWT 5000L Rainwater storage tank

- B# Bedroom
- D Dining
- L Living
- BT Bathroom
- K Kitchen
- ST Study
- ENS Ensuite



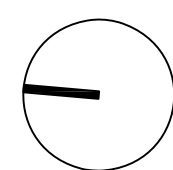
JPE Design Studio  
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Project: 179 Greenhill Road, Parkside

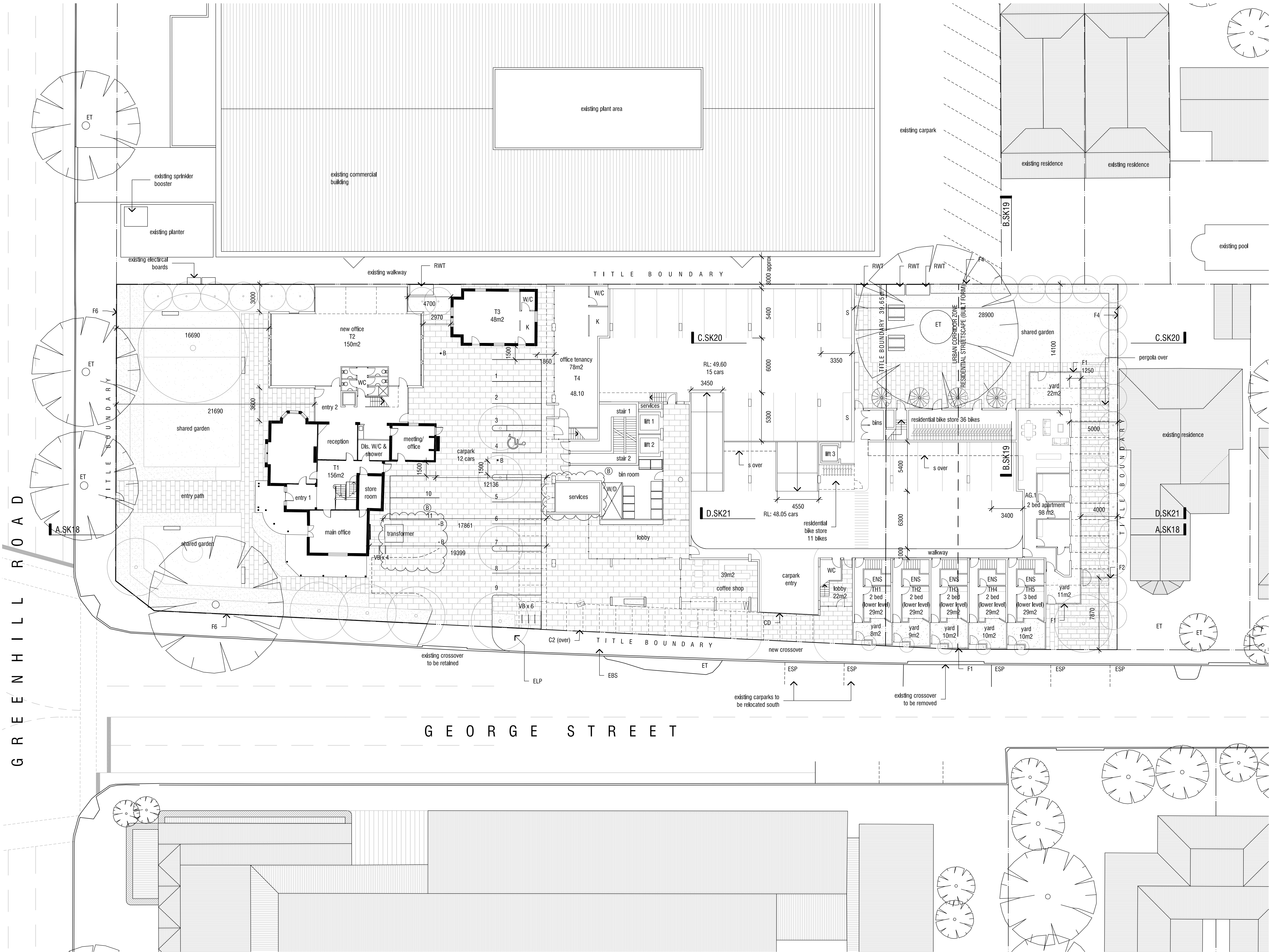
Title: Basement Floor Plan

Scale: 1:200 @ A1  
Date: Jun 16

Project No: 10015  
Drawing No: SK 04<sup>A</sup>  
Status: PLANNING







Amendments:				
Rev.	Date	Amendments	Initial	
-	24.06.16	Planning Issue	TV	
A	28.09.16	Revisions as clouded	TV	
B	09.02.18	Planning Amendment 1	NQ	

LEGEND	
EBS	Existing Bus Stop
ELP	Existing Light Pole
ET	Existing Tree (to be retained)
ETR	Existing Tree (to be removed)
F1	1.8m Bagged Brick Fence
F2	1.8m Powdercoated Steel Gate/Fence Vertical Bars, Colour Black
F3	1.2m HT Wire Fence w/ Posts at 2.4m
F4	New 1.8m high red brick fence (bagged finish one side) with 1m timber batten extension
F5	New 1.8m high red brick fence (bagged finish one side)
F6	New 1.5m high fence with black powdercoated steel vertical blades with painted double timber posts @ nom 2.4m centres
RL	Relative Level
S	Apartment Storage Lockers
S1	1.7m ht translucent glass screen
S2	1.7m ht translucent glass screen with masonry base
S3	Louvered plant screen

T#	Office Tenancy
TR	New Tree (refer landscape plan)
V	Void
VB	Visitor Bike Parking Rails
CD	Carpark entry door
ESP	Existing street car park
W/D	Bin washdown area
C1	Canopy/arbour structure with climbing plants over
C2	Canilervering canopy with climbing plants over
SP	Solar Panels
B	Bollard
RWT	5000L Rainwater storage tank

B#	Bedroom
D	Dining
L	Living
BT	Bathroom
K	Kitchen
ST	Study
ENS	Ensuite



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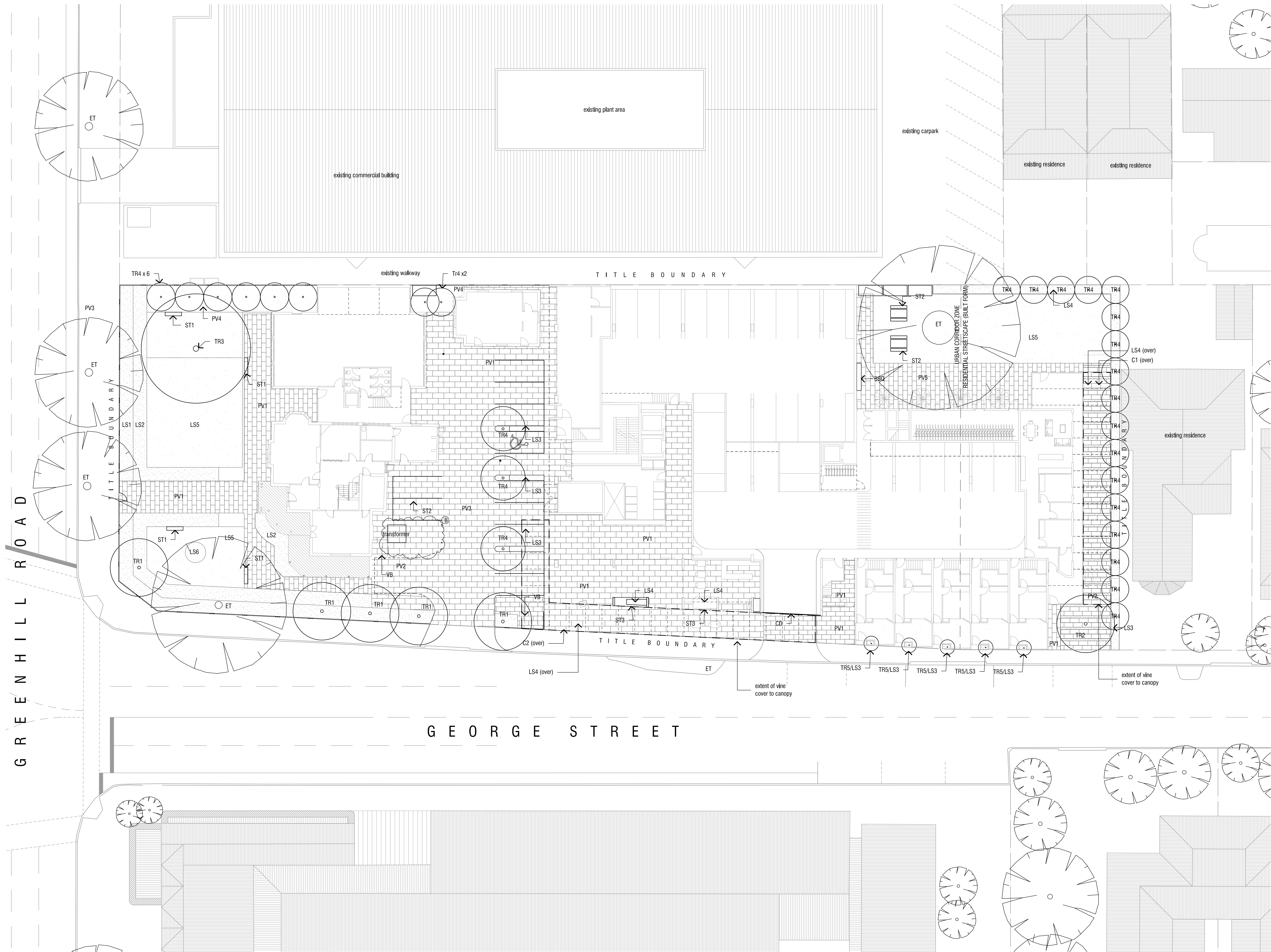
Project: 179 Greenhill Road, Parkside

Title: Ground Level Floor Plan

Scale: 1:200 @ A1 1:400 @ A3  
Date: Jun 16

Project No: 10015  
Drawing No: SK 05<sup>B</sup>

Status: PLANNING



Amendments:				Initial
Rev.	Date	Amendments		
-	24.06.16	Planning Issue		TV
A	29.09.16	Revised paving		TV
B	09.02.18	Planning Amendment 1		NQ

LANDSCAPE LEGEND	
ET	Existing tree to be retained
TR1	New tree - crepe myrtle (4-5m)
TR2	New tree - chanticleer pear with white blossom (5-6m)
TR3	New tree - oak (6+m)
TR4	New tree - ornamental pear - 'capit' (2-3m)
TR5	New tree - ginkgo biloba (2-3m)
LS1	Hedge planting - murraya with white flower (1.2m)
LS2	Ornamental planting - tbc (1.2m)
LS3	Ornamental grass - liriope (.6m)
LS4	Ornamental grape trained to arbour/canopy
LS5	Lawn
LS6	Bowl sculpture - corten tbc
PV1	Bluestone paving - 600X300mm stretcher bond pattern
PV2	Bluestone paving (trafficable)
PV3	Permeable Bluestone paving strips with inset ground cover planting
PV4	Aggregate / gravel ground cover
PV5	Permeable Bluestone paving
ST1	Public seating - concrete plinth
ST2	Public seating - proprietary timber table and seats
ST3	Public seating - combined planter and concrete plinth
C1	Canopy/arbour structure with climbing plants over
C2	Cantilevering canopy with climbing plants over

LEGEND	
EBS	Existing Bus Stop
ELP	Existing Light Pole
ET	Existing Tree (to be retained)
ETR	Existing Tree (to be removed)
F1	1.8m Bagged Brick Fence
F2	1.8m Powdercoated Steel Gate/Fence Vertical Bars, Colour Black
F3	1.2m HT Wire Fence w/ Posts at 2.4m
F4	New 1.8m high red brick fence (bagged finish one side) with 1m timber batten extension
F5	New 1.8m high red brick fence (bagged finish one side)
F6	New 1.5m high fence with black powdercoated steel vertical blades with painted double timber posts @ nom 2.4m centres
RL	Relative Level
S	Apartment Storage Lockers
S1	1.7m ht translucent glass screen
S2	1.7m ht translucent glass screen with masonry base
S3	Louvre plant screen

T#	Office Tenancy
TR	New Tree (refer landscape plan)
V	Void
VB	Visitor Bike Parking Rails
CD	Carpark entry door
ESP	Existing street car park
W/D	Bin washdown area
C1	Canopy/arbour structure with climbing plants over
C2	Cantilevering canopy with climbing plants over
SP	Solar Panels
B	Bollard
RWT	5000L Rainwater storage tank

B#	Bedroom
D	Dining
L	Living
BT	Bathroom
K	Kitchen
ST	Study
ENS	Ensuite



JPE Design Studio ABN 97 007 776 249	Level 4, 19 Gilles Street Adelaide 5000 PO Box 6401 Halifax Street SA 5000	Tel 08 8406 4000 Fax 08 8406 4007 www.jpe.com.au design@jpe.com.au
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Project: 179 Greenhill Road, Parkside

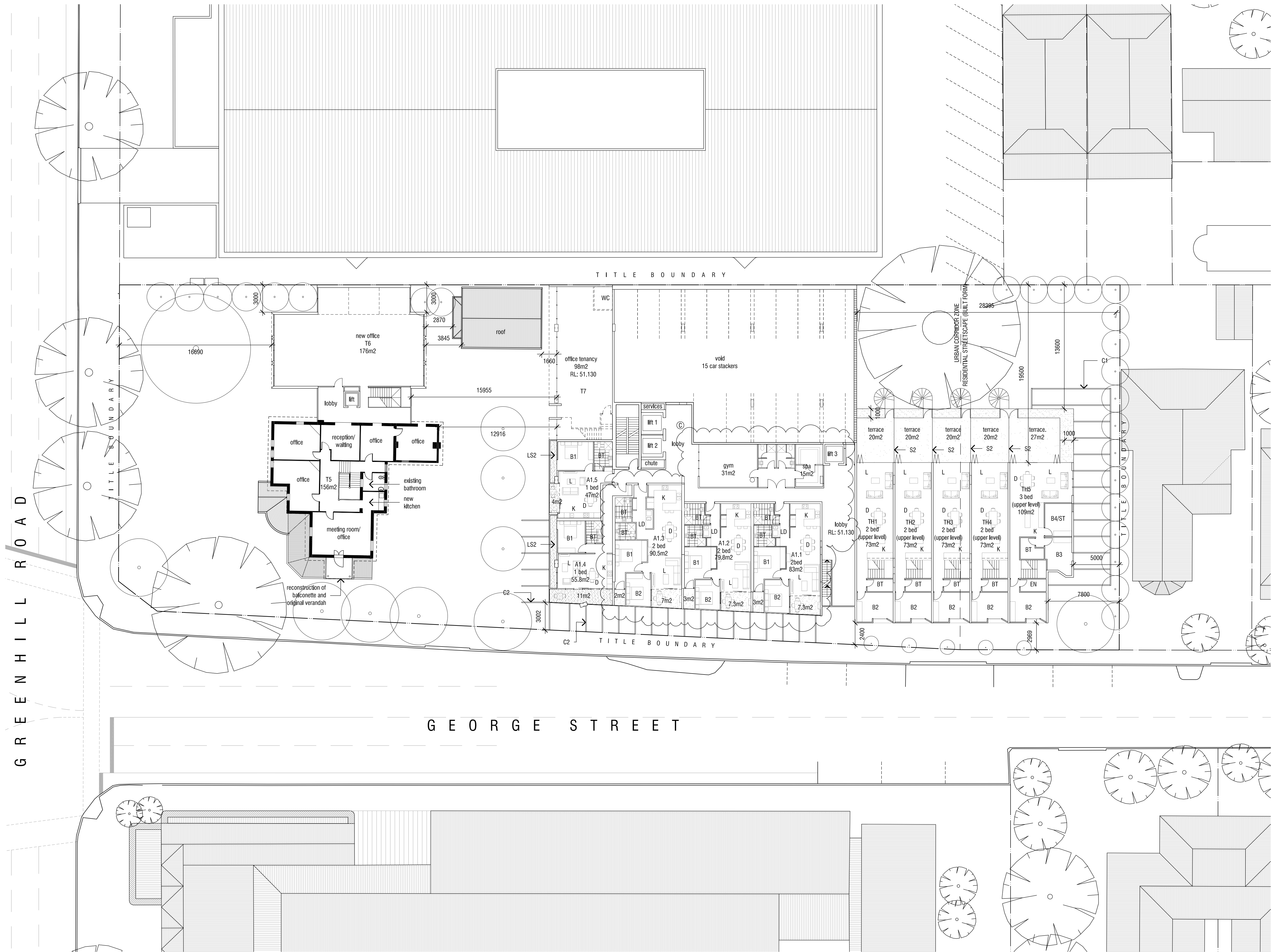
Title: Landscape Plan

Scale: 1:200 @ A1 1:400 @ A3  
Date: Jun 16

Project No: 10015  
Drawing No: SK 06<sup>B</sup>

Status: PLANNING





Amendments:			
Rev.	Date	Amendments	Initial
-	24.06.16	Planning Issue	TV
A	23.08.16	Reconfigured Affordable Apartment Layouts	MM
B	31.08.16	Reconfigured Affordable Apartment Layouts	MM
C	09.02.18	Planning Amendment 1	NO

EBS	Existing Bus Stop
ELP	Existing Light Pole
ET	Existing Tree (to be retained)
ETR	Existing Tree (to be removed)
F1	1.8m Bagged Brick Fence
F2	1.8m Powdercoated Steel Gate/Fence Vertical Bars, Colour Black
F3	1.2m HT Wire Fence w/ Posts at 2.4m
F4	New 1.8m high red brick fence (bagged finish one side) with 1m timber batten extension
F5	New 1.8m high red brick fence (bagged finish one side)
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Project: 179 Greenhill Road, Parkside

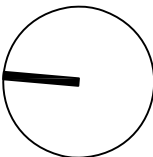
Title: Level 1 Floor Plan

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Date: Jun 16

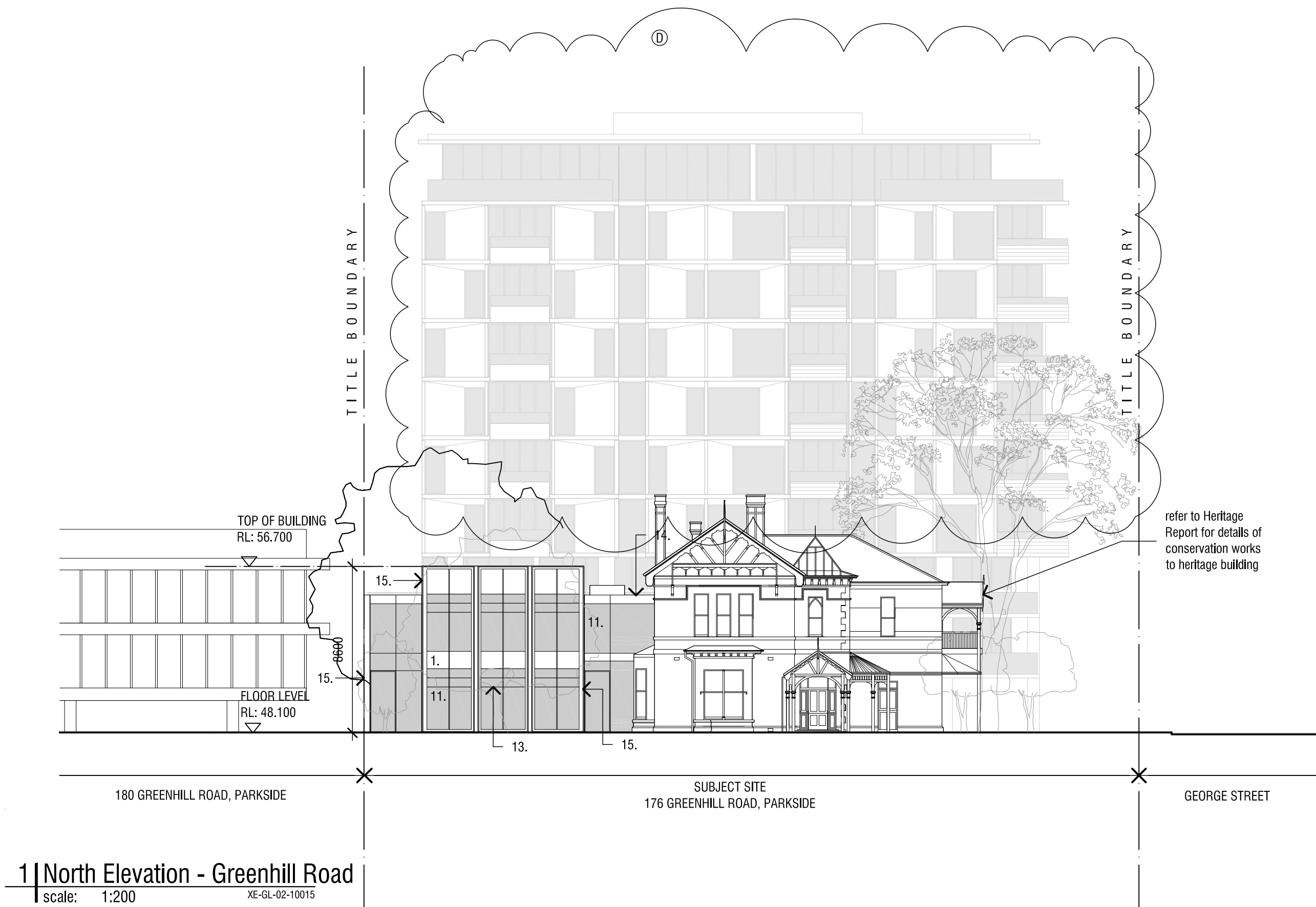
Project No: 10015

Drawing No: SK 07<sup>C</sup>

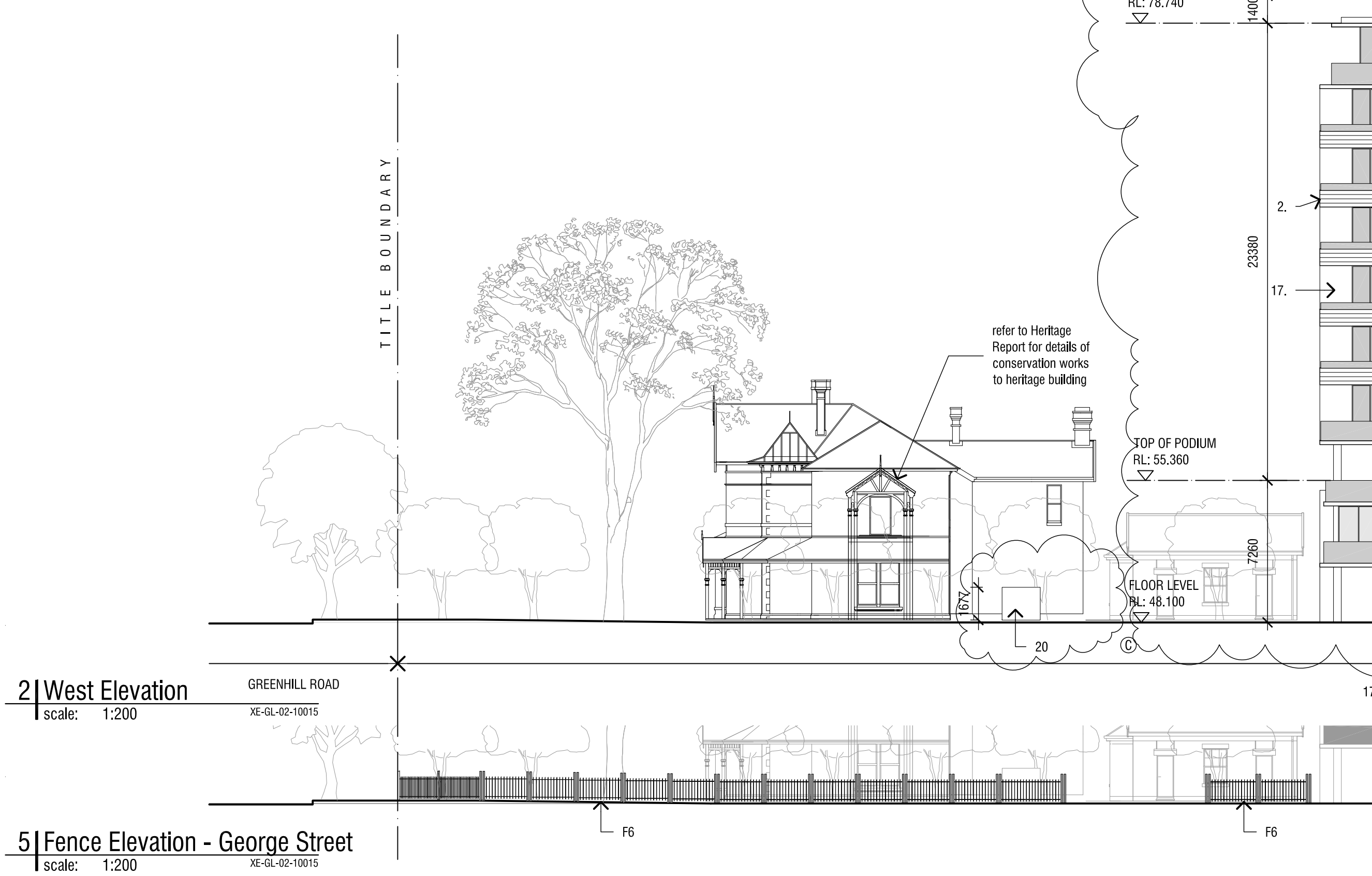
Status: PLANNING



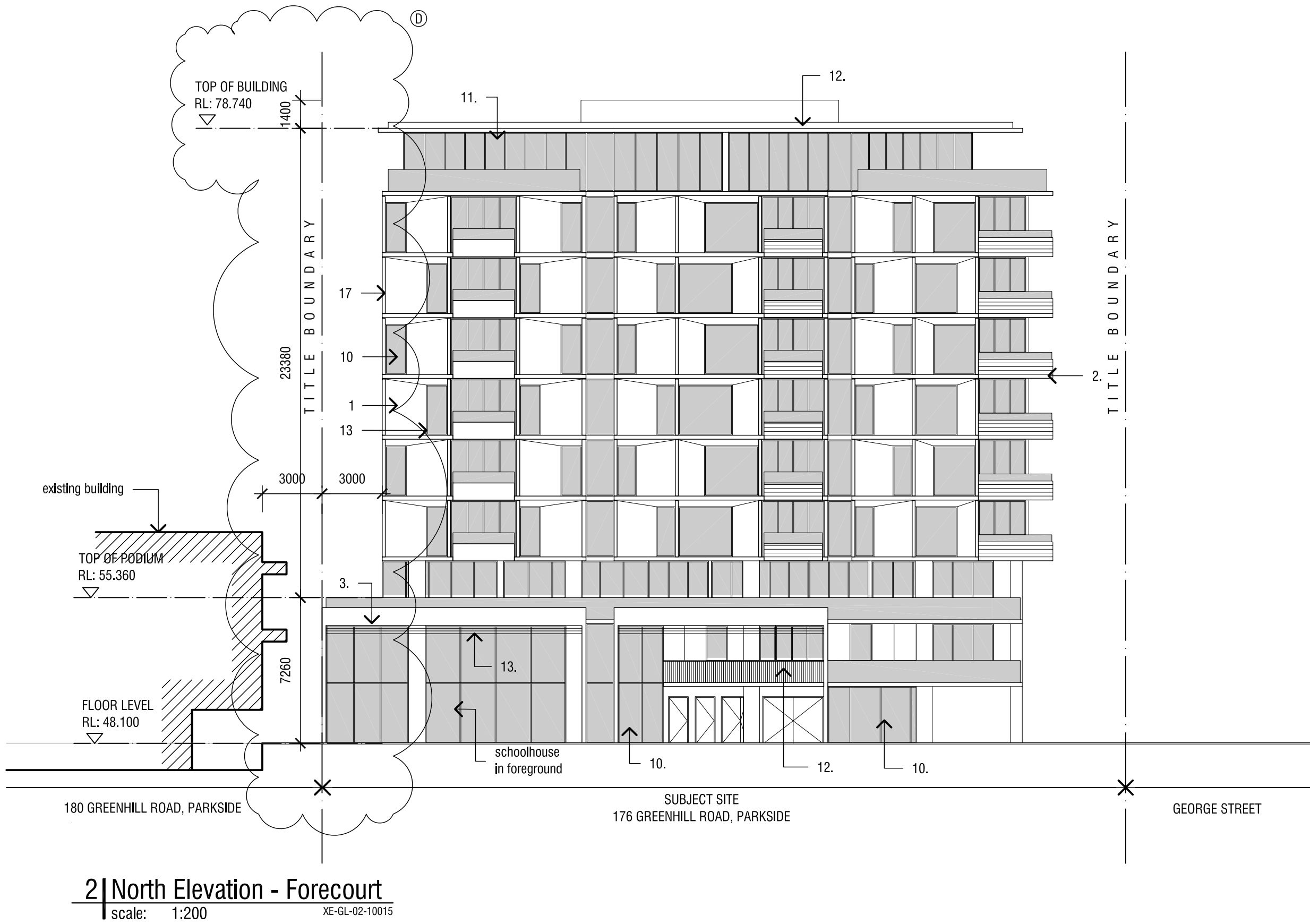
Amendments:				
Rev.	Date	Amendments	Initial	
-	24.06.16	Planning Issue	TV	
A	25.08.16	Reconfigured Affordable Apartment Layouts	MM	
B	01.09.16	Reconfigured Affordable Apartment Layouts	MM	
C	09.02.18	Planning Amendment 1	NQ	
D	20.03.18	Planning Amendment	KJ	



4 | Fence Elevation - Greenhill Road  
scale: 1:200  
XE-GL-02-10015



5 | Fence Elevation - George Street  
scale: 1:200  
XE-GL-02-10015



- MATERIALS LEGEND**
- 1 Prefinished composite metal panel cladding  
Colour: White
  - 2 Expressed jointed metal panel cladding  
Colour: Warm Grey
  - 3 Painted precast concrete with flitzgerald or similar sandblast formliner texture  
Colour: Dull white
  - 4 Greyed timber veneer panel cladding
  - 5 Timber veneer panel cladding to lobby
  - 6 Dark prefinished window frames set in white metal grid frames
  - 7 Permeable bluestone paving with turf strips
  - 8 Bluestone paving
  - 9 Bagged recycled brick with white paint finish
  - 10 Tinted performance glass  
Colour: Grey
  - 11 Dark tinted performance glass  
Colour: Dark Grey
  - 12 Black metal blade balustrades with inset glass
  - 13 Powdercoated metalwork  
Colour: Charcoal
  - 14 Spandrel glass  
Colour: To match 11
  - 15 Ribbed precast concrete  
Finish: To match 3
  - 16 Render finish  
Colour: Charcoal
  - 17 White paint finish
  - 18 Bronze anodised aluminium louvers
  - 19 Obscured glass to match adjacent glazing colour
  - 20 Powdercoat: Deep Indian red



JPE Design Studio  
ABN 97 007 776 249

Level 4,  
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Adelaide 5000  
PO Box 6401  
Hailfax Street  
SA 5000

Tel 08 8406 4000  
Fax 08 8406 4007  
www.jpe.com.au  
design@jpe.com.au

Project: 179 Greenhill Road, Parkside

Title: North & West Elevations

Scale: 1:200 @ A1 1:400 @ A3

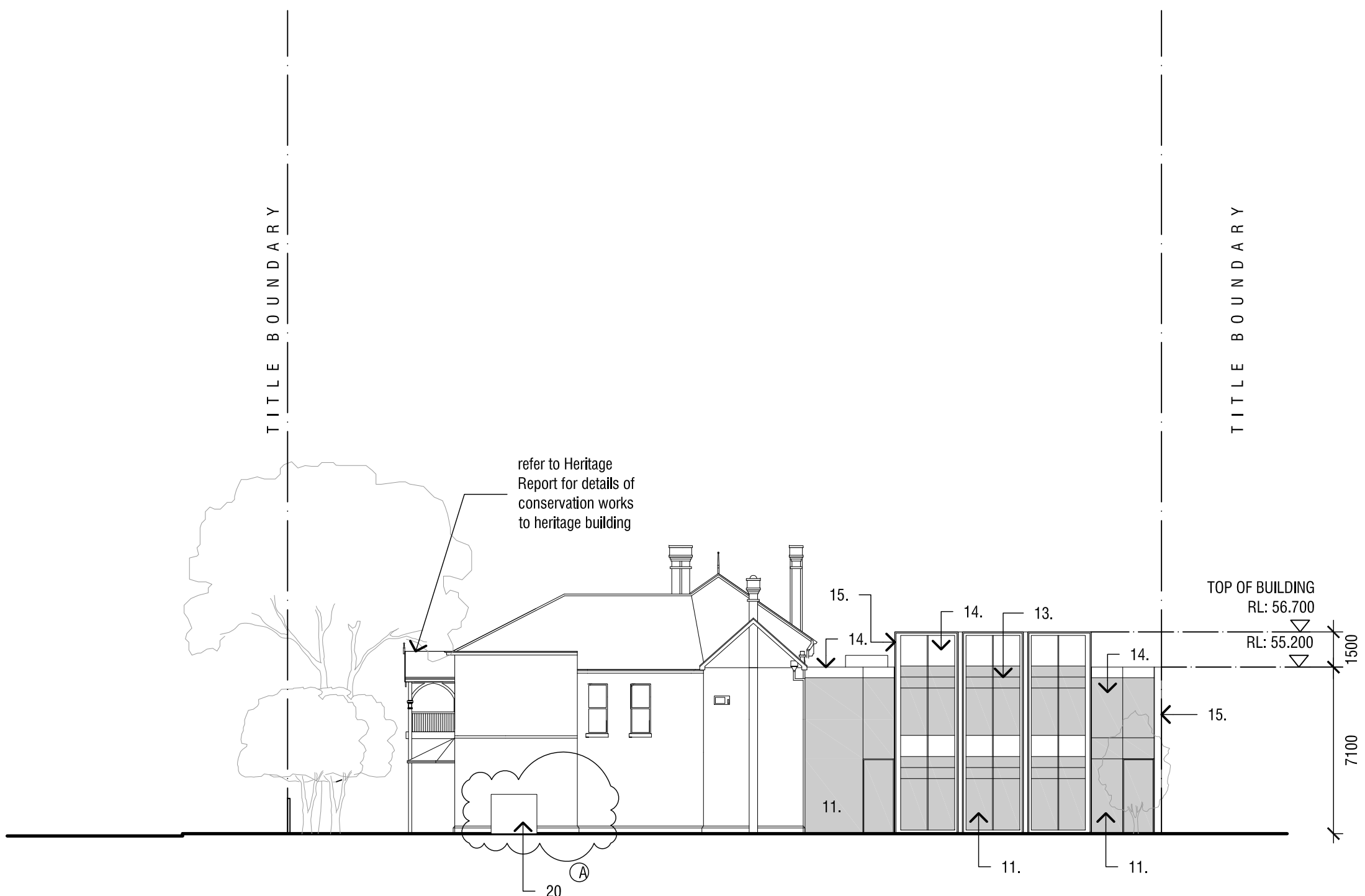
Date: Nov 15

Project No: 10015<sup>D</sup>

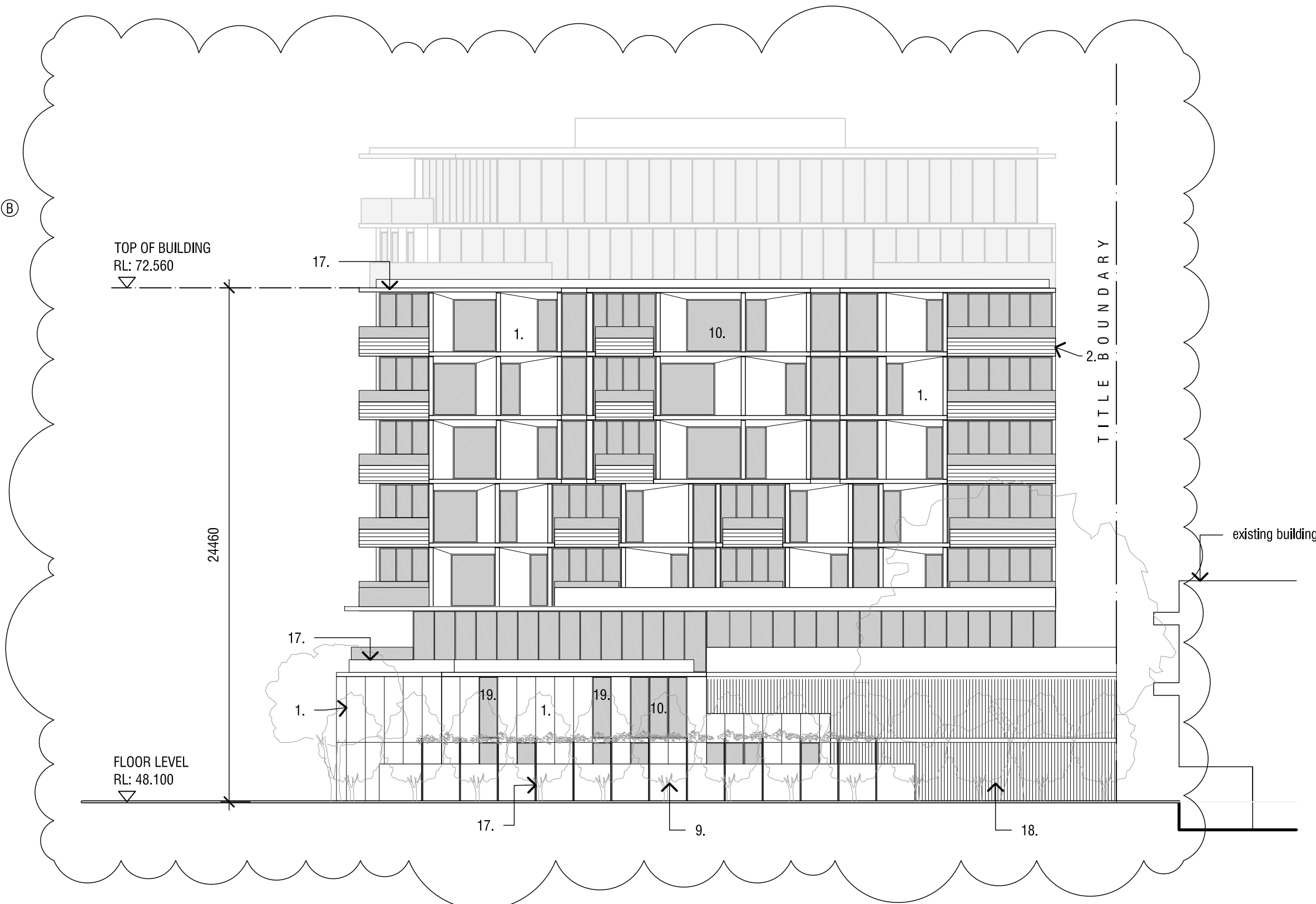
Drawing No: SK 18

Status: PLANNING

Amendments:				
Rev.	Date	Amendments	Initial	
-	24.06.16	Planning Issue	TV	
A	09.02.18	Planning Amendment 1	NQ	
B	20.03.18	Planning Amendment	KJ	

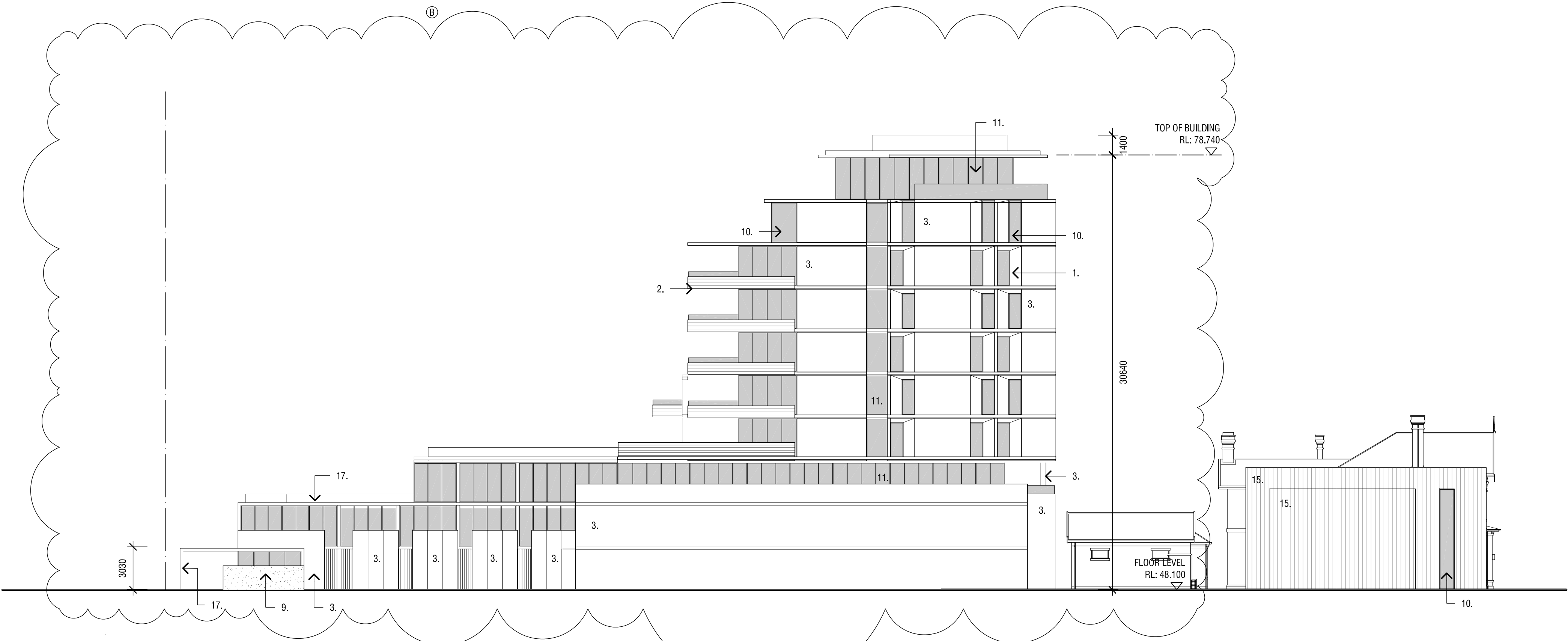


1 | South Elevation - Forecourt  
scale: 1:200  
XE-GL-01-10015



2 | South Elevation  
scale: 1:200  
XE-GL-01-10015

- MATERIALS LEGEND**
- 1 Prefinished composite metal panel cladding  
Colour: White
  - 2 Expressed jointed metal panel cladding  
Colour: Warm Grey
  - 3 Painted precast concrete with fitzgerald or similar sandblast formliner texture  
Colour: Dull white
  - 4 Greyed timber veneer panel cladding
  - 5 Timber veneer panel cladding to lobby
  - 6 Dark prefinished window frames set in white metal grid frames
  - 7 Permeable bluestone paving with turf strips
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  - 10 Tinted performance glass  
Colour: Grey
  - 11 Dark tinted performance glass  
Colour: Dark Grey
  - 12 Black metal blade balustrades with inset glass
  - 13 Powdercoated metalwork  
Colour: Charcoal
  - 14 Spandrel glass  
Colour: To match 11
  - 15 Ribbed precast concrete  
Finish: To match 3
  - 16 Render finish  
Colour: Charcoal
  - 17 White paint finish
  - 18 Bronze anodised aluminium louvers
  - 19 Obscured glass to match adjacent glazing colour
  - 20 Powdercoat: Deep Indian red



3 | East Elevation  
scale: 1:200  
XE-GL-02-10015



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www.jpe.com.au  
design@jpe.com.au

Project: 179 Greenhill Road, Parkside

Title: South & East Elevations

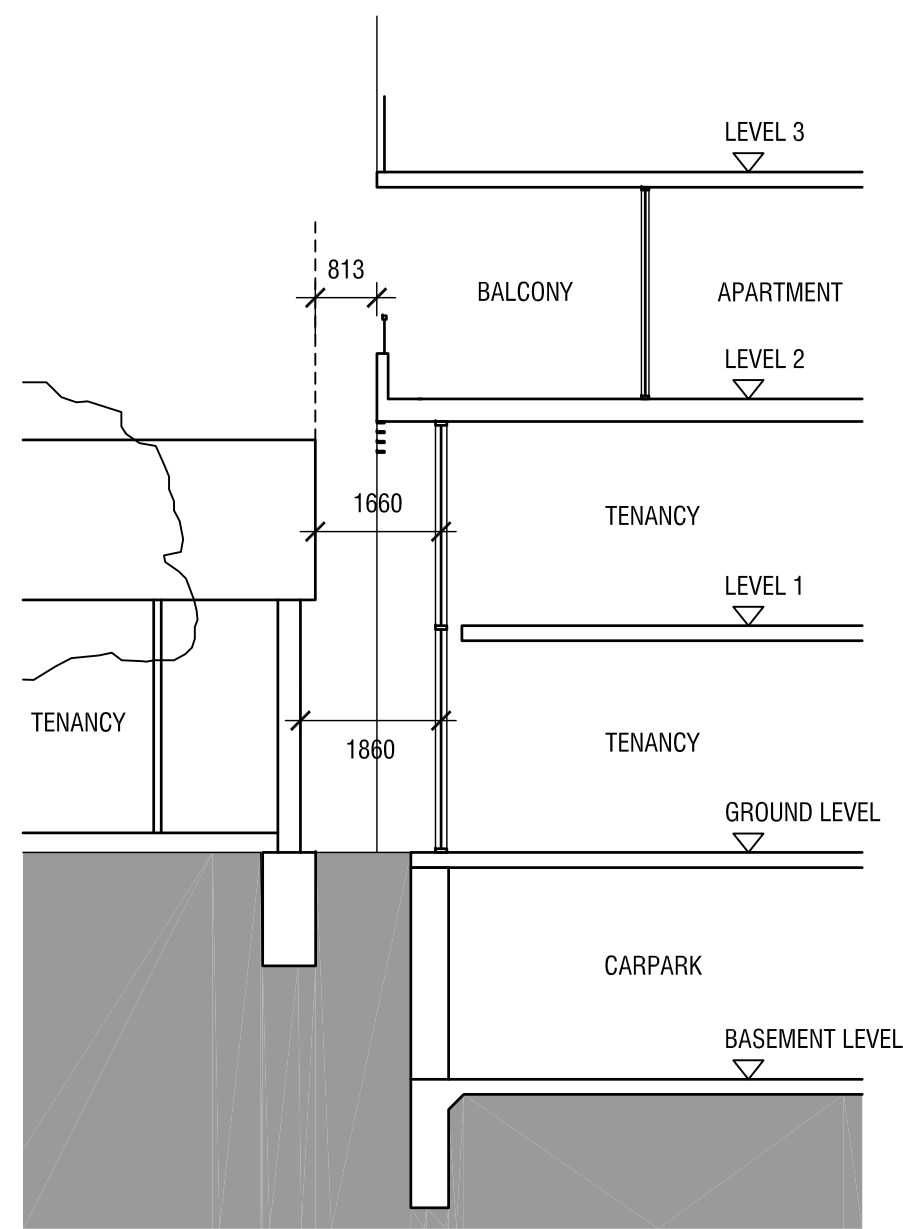
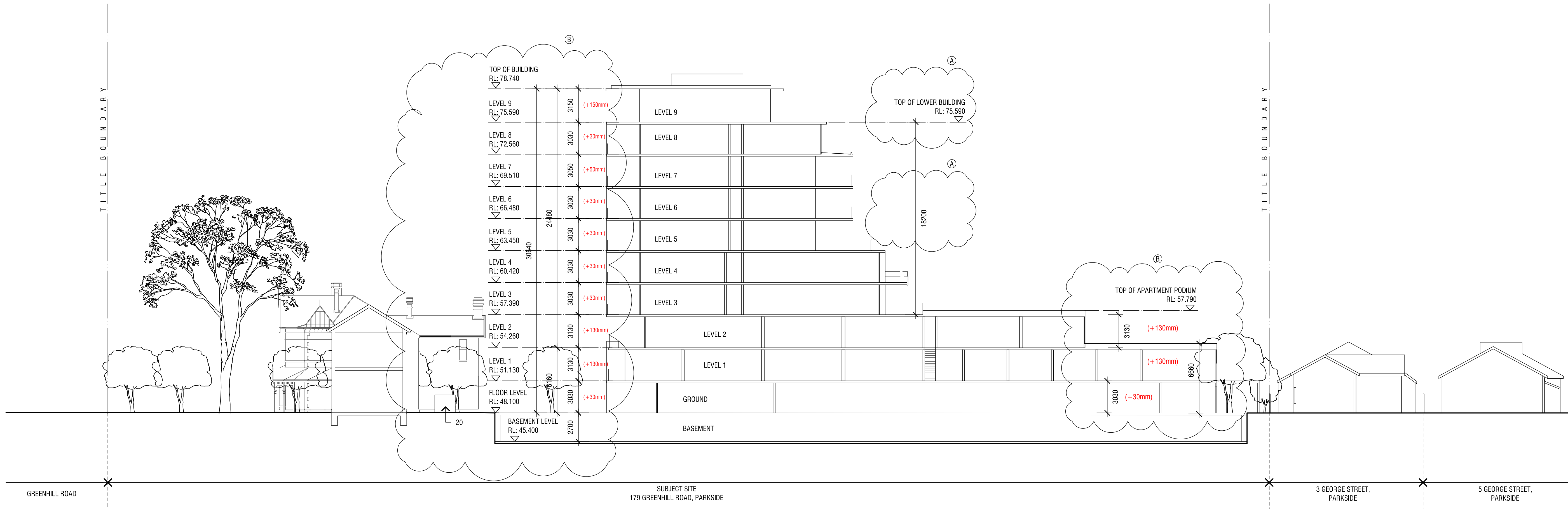
Scale: 1:200 @ A1 1:400 @ A3  
Date: Nov 15

Project No: 10015  
Drawing No: SK 19<sup>B</sup>

Status: PLANNING



Amendments:				
Rev.	Date	Amendments	Initial	
-	24.06.16	Planning Issue	TV	
A	09.02.18	Planning Amendment 1	NQ	
B	20.03.18	Planning Amendment	KJ	



Detailed Section Through Former School House  
scale: 1:100 XS-GL-05-10015

FLOOR LEVEL HEIGHT ADJUSTMENT SUMMARY		
LEVEL	PREVIOUS HEIGHT (mm)	PROPOSAL (mm)
GROUND	3000	3030
LEVEL 1	3000	3130
LEVEL 2	3000	3130
LEVEL 3	3000	3030
LEVEL 4	3000	3030
LEVEL 5	3000	3030
LEVEL 6	3000	3030
LEVEL 7	3000	3050
LEVEL 8	3000	3030
LEVEL 9	3000	3150
TOTAL	30000	30640
TOTAL INCREASE		640



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Fax 08 8406 4007  
www.jpe.com.au  
design@jpe.com.au

Project: 179 Greenhill Road, Parkside

Title: Section A

Scale: 1:200 @ A1 1:400 @ A3  
Date: Nov 15

Project No: 10015  
Drawing No: SK 20<sup>B</sup>

Status: PLANNING

14 February 2018

Mr Dennis Chung, Director  
IBS Planning & Projects  
PO Box 111,  
BURNSIDE SA 5066

Dear Dennis

**179 GREENHILL ROAD, PARKSIDE – FORMER ST. MARGARET'S HOUSE (FORMER CARRAMAR CLINIC)**  
**Proposed SAPN Transformer Location – Heritage Assessment**

As requested, we have reviewed the proposed SAPN transformer location in respect to the above project. We have liaised with relevant parties to finalise a proposed location that will be most suitable to mitigate an adverse impact to heritage values associated with the former St. Margaret's house. We confirm our heritage assessment findings as follows:

1. Email request from Dennis Chung on 01/02/2018 for Catalyst Architects to review location options for SAPN transformer associated with the "One on the Park" development proposal (DA No. #090/M004/16). The existing Development Approval for the subject site indicates a space being reserved for a transformer to the ground floor of the north-west corner of the multi-storey apartment complex (refer SK05, by JPE Architects – copy attached).
2. We understand that SAPN have now completed their detailed design requirements for the subject site transformer. SAPN have subsequently advised that the proposed location will no longer provide adequate height and access for their requirements to install and service the transformer. SAPN require an alternative transformer location solution to meet their installation specifications.
3. Catalyst Heritage Architects have subsequently explored in consultation with JPE Architects and TMK Services Engineers, a range of alternative location options for a transformer across the entirety of the proposed development site, with management of heritage values being the focus for decision making, cognisant of meeting SAPN technical requirements on height, clearance and cable route requirements.
4. We understand that electricity cable routes supplying the transformer must be identified on the property title by an easement, to permit future access and maintenance of cables feeding into and out of the transformer. This limits transformer placement options on the site, noting an easement under a building is not a manageable solution and for this reason, a location close to a street face is understood to be the most standard approach.
5. We have reached a proposed location for the transformer, to meet SAPN technical requirements. This is indicated on the attached JPE site plan and George Street perspective view. Proposed location is selected on the basis of the following merits that we have identified and negotiated with relevant parties (JPE, TMK, SAPN) so as to mitigate adverse impacts to heritage values associated with the subject site:
  - a. Transformer enclosure is set well back from George street, so that views and vistas to the former St. Margaret's house will not be obstructed from the street;
  - b. The proposed transformer is centred with the southern elevation of former St. Margaret's Dining Room (labelled "Main Office" on JPE drawings), with a minimum 3.0m SAPN required clearance between the transformer and the building.
  - c. The transformer location is at the rear elevation of the building and presents as the lowest importance façade for the building.
  - d. Transformer enclosure is nominated as custom powdercoat finish to complement heritage building brick colour and consistent with the historical colours used from the original c.1897

building construction period – AS 2700 “R64 - Deep Indian Red”. This will assist the installation to be unobtrusive.

- e. A key objective of the *Heritage Management Strategy* for the site (18 March 2016, Catalyst Architects), is to “*Reconstruct an appropriate landscaped setting for the former St. Margaret’s house, primarily in front of the northern elevation (space between the former house and Greenhill Road for entire site length) and preferably returning in front of the western elevation (space between the former house and George Street, level with the rear of the former house). The landscaped setting is intended to support an understanding of the sites former grand home function. Ideally reinforce a suitable landscaped character appropriate to a c.1897 house*”. Proposed transformer is located as part of a rear courtyard/carparking space and will be viewed in the context of parked cars. This is a busy visual space. Former St. Margaret’s house will remain viewed as a former home set in a landscaped setting to its most architecturally prominent facades (Greenhill Road and George Street) in accordance with the *Heritage Management Strategy*.

It is recommended that the current proposal meets optimum heritage management principles and objectives as set-out within the *Heritage Management Strategy* (18 March 2016, Catalyst Architects). Should you require any further details, please do not hesitate to contact me.

Yours Sincerely  
CATALYST ARCHITECTS PTY LTD

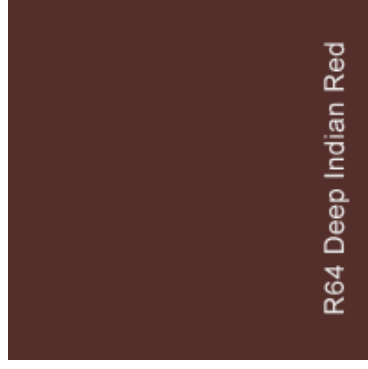


Jason Pruszinski, Director

Encl.







Capacity:	750kVa Pad mounted transformer
Dimensions:	1950mm (W) x 2042mm(D) x 1677mm(H)
Finish:	Powdercoat Gloss
Colour:	Deep Indian Red
Location:	Approx. 1550mm south of Heritage wall

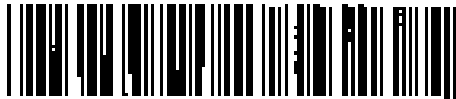
2

George Street perspective view showing proposed transformer location



Form 127/2016  
Guidance for the  
Registrar

RA 12723445



11:22 on 06-May-2017

1 of 1

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR GENERAL

PRIORITY NOTICE ID

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

SERIES NO

PARTIC

RA

AGENT CODE

LODGED BY:

South Australian Housing Trust

SAHT

CORRECTION TO:

South Australian Housing Trust

SAHT

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT  
(COPIES ONLY)

1

2

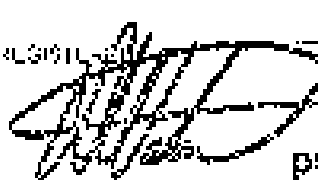

3

4

5

CLASSIFICATION (C/Classified)

NY

CORRECT CR.	PASSPORT
	
RECEIVED	22 MAY 2017
pro	REGISTRAR GENERAL

# APPLICATION TO NOTE RESCISSION OF LAND MANAGEMENT AGREEMENT

**PRIVACY COLLECTION STATEMENT:** The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

(Pursuant to s 57(8) of the *Development Act 1993*)

To the Registrar-General.

1. Land Management Agreement No 12067418 dated 19<sup>th</sup> day of December 2013 ( "the Agreement" ) is noted against the whole of the land comprised in Certificates of Title Volume 6151 Folios 798 and 799 ( "the land" ) pursuant to s 57(5) of the *Development Act 1993* ( "the Act" ).
2. The Agreement has been rescinded as regards the whole of the land above described.

**NOW THEREFORE** the MINISTER FOR PLANNING a body corporate constituted by a proclamation made pursuant to s 7(1) of the *Administrative Arrangements Act 1994* applies pursuant to s 57(8) of the Act to note the rescission against the Land

Dated 4<sup>th</sup> day of May 2017

SIGNED by Acting General Manager Strategy  
and Innovation, Urban Renewal Authority of  
authority of the **MINISTER FOR PLANNING**  
pursuant to Section 20 of the *Development*  
*Act 1993* in the presence of:

  
Warwick Sturt, Acting General Manager Strategy & Innovation

  
Signature of Witness

VICKI DAVY  
Full Name of Witness

Of Renewal SA  
Level 9, Riverside Centre  
North Terrace Adelaide SA 5000

Phone: 8397 0223

SIGNATURE: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'P. P.' with a flourish underneath, is placed on a light pink rectangular background.

Dated: \_\_\_\_\_

19/02/2018

## Certificate of Title

**Title Reference:** CT 6151/798  
**Status:** CURRENT  
**Parent Title(s):** CT 5990/922  
**Dealing(s) Creating Title:** RTU 12265348  
**Title Issued:** 02/02/2015  
**Edition:** 3

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/05/2017	22/05/2017	12723445	RESCIND AN AGREEMENT	Registered	12067418
27/11/2015	08/01/2016	12436565	TRANSFER	Registered	GREGORY STEVEN MOLFETAS
27/11/2015	08/01/2016	12436564	DISCHARGE OF MORTGAGE	Registered	12067420
27/11/2015	08/01/2016	12436563	DISCHARGE OF MORTGAGE	Registered	12067419
10/01/2014	13/02/2014	12067420	MORTGAGE	Registered	PICKARD CAPITAL PTY. LTD.
10/01/2014	13/02/2014	12067419	MORTGAGE	Registered	WESTPAC BANKING CORPORATION
10/01/2014	13/02/2014	12067418	AGREEMENT	Registered	MINISTER FOR HOUSING AND URBAN DEVELOPMENT