

Landscape Character and Probable Visual Effect Assessment

Helping Hand Aged Care Childers Street, North Adelaide

Prepared for Helping Hand Aged Care
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17 April 2025

Revision

Revision	Date	Author/s	Reviewer
A	17/04/25	WK	CS

Reference Files

Architectural Plans	Woods Bagot 153 & 157 Childers Street Helping Hand – Childers Street Apartments Planning Issue 11/04/2025
Landscape Plans	ASPECT Studios Helping Hand North Adelaide Stage 1A – Childers Street Landscape Concept 15/04/2025

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1.0 Introduction

This report has been prepared by WAX Design for Helping Hand to assess the landscape and urban character of 153 and 157 Childers Street and allotment number CT5845/885 to the south of 153 Childers Street (i.e. a total of 3 allotments), the subject land, and the potential impact of the proposed development of the site. The report considers the existing landscape character of the subject land and the wider locality. Consideration is also given to the extent to which the proposed development responds to, or complements the urban and landscape character of the locality.

The report includes a description of the locality and an assessment of its key features with a reference to the Desired Outcomes of the City Living Zone and the North Adelaide Low Intensity Subzone.

The report describes the architectural and landscape design of the proposed development and how these design responses relate to the existing urban context. The report also includes a review of the Planning and Design Code. It provides an opinion on the extent to which the proposed development achieves the various Desired Outcomes and Desired Performance Outcomes of the relevant zone, subzone and overlays.



Figure 1: 153 and 157 Childers Street, the subject land

2.0 Existing Landscape Character and Locality

For the purposes of the landscape and visual assessment of the subject land, a locality has been defined as Childers Street and Buxton Street, extending north to Barton Terrace West and south to Molesworth Street, with the east and west extents contained by Jeffcott Street and Mills Terrace/Hill Street.

The subject land and associated allotments are located centrally within the locality. The locality then extends to the main roads that surround the subject land and the associated residential land use. The use of road corridors to the north, south, east and west to define the extent of the locality was considered appropriate as these boundaries are publicly accessible and are locations where the general public would experience the urban area. It was considered contextually appropriate for the locality to include the entirety of the Helping Hand site. The extent of the locality is also reflective of the residential grid and settlement pattern of North Adelaide more broadly.

The locality also includes several key urban design features, built forms and land uses. These are discussed as part of the overall description and include the Helping Hand North Adelaide residential aged care home, several old and historic properties and the residential character of Barton Terrace West.

This locality is located in the City Living Zone, North Adelaide Low Intensity Subzone and the Historic Area Overlay.

2.1 Subject Land

The subject land consists of the residential allotments commonly known as 153 and 157 Childers Street and allotment number CT5845/885 to the south of 153 Childers Street (i.e. a total of 3 allotments).

The existing development on the subject land is 3 single-storey residential buildings comprising 10, 2 and 3 bedroom assisted living units with associated garages and carports (owned and managed by Helping Hand). The built form character of the allotments provides little street frontage activation or amenity.

The property at 153 Childers Street is a brick dwelling with a low fence and vegetation that reflects the street's landscape character and general amenity, particularly to the eastern end of Childers Street. The development of a large carport to the road frontage of 157 provides little streetscape activation.

2.2 Childers Street

Childers Street is typical of many streets in North Adelaide, with an urban and landscape character that reflects its historical evolution and contemporary character. The underlying settlement pattern of the street consists of 14 to 15-metre frontages with 60-metre block depths. Progressive subdivision along the street since the 1890s has resulted in a diverse range of architectural styles indicative of various construction eras. The northern side of the street contains numerous detached dwellings with a uniform front setback marked by well-established gardens, low walls and fences. The southern side and north western end of Childers Street is more diverse, with more row and semi-detached dwellings and residential flat buildings ranging from single-storey to three-storey developments.

The intensity of development in terms of height, building mass and scale increases to the western end of the street, reflecting the infill development that has occurred. This intensity of development is also reflected in the front boundary setbacks and treatments with the gardens and areas of private open space enclosed by high walls against the footpaths.

The setbacks, both front and side, vary considerably along Childers Street. Along the northern side of Childers Street, there are multiple examples of older historic buildings with front setbacks, up to 8 meters, that allow for more extensive front gardens. There are also multiple examples of visually permeable front boundary treatments, including low walls, rails, fences and/or hedges. The combination of boundary treatments and front setbacks provides amenity to the street and a visual connection to landscaped front gardens.

Along the southern side of Childers Street, there are multiple examples of enclosed boundary treatments, including walls approximately 1.8m high. Many of the properties with narrower street frontages, such as townhouses, have smaller front setbacks. The boundary treatments and smaller front setbacks provide less amenity to the street.

The side setbacks are also varied, ranging from 6 metres for larger properties, such as 206 Childers Street (northern side), to narrow side setbacks of less than a metre for recent developments, such as the dwellings associated with Tormore Place (southern side).

Within the street are a number of unique properties and allotments that reflect the urban diversity as well as the development history of the area. The property at 206 is a large allotment with a historic 2-storey dwelling. The property can be described as low-rise and is located on a 30-metre frontage (refer to Figure 2). Similarly, the property at 168 (northern side) is described as a low-rise house on a large allotment with several extensions increasing the urban form of the property (refer to Figure 3). By contrast, the developments at 150 and 187-193 Childers Street (187-193 Childers Street are on the southern side) represent large built forms comprising of medium-rise developments up to 3-storey (refer to Figure 4 and Figure 5).



Figure 2: 206 Childers Street



Figure 3: 168 Childers Street

Childers Street is defined by a wide road corridor of 20 metres or one chain using the historic surveying measurement with 5 metre wide verges. The presence of maturing Ash trees (*Fraxinus* species) provides a defined vegetated canopy cover to the street. The street trees have undergone progressive replacement as individual trees become senescent. The established street trees and the width of Childers Street create a defined view corridor that provides long distant views along the street, particularly to the east, where there are glimpsed views of the Adelaide foothills.

Due to the building setbacks along Childers Street, there is limited provision for large trees or extensive vegetation within front gardens. The combination of established street trees and moderate setbacks results in most of the front gardens' amenity consisting of small shrubs and the occasional tree, rather than a well-vegetated landscapes.

The prevailing character of Childers Street and the locality is predominantly but not exclusively low-rise. The number of single and 2-storey dwellings along Childers Street appears similar, with neither being the prevailing built form character.



Figure 4: 150 Childers Street



Figure 5: 187-193 Childers Street

2.2 Buxton Street

The urban and landscape character of Buxton Street has a more defined single-storey built form character with a degree of uniformity in the allotment sizes, frontages, side setbacks and boundary treatment, particularly to the eastern and western ends of the street. Many of the allotment frontages measure 14 to 15 metres, with well-landscaped 8 metre front setbacks.

The built form is representative of the late 19th to early 20th centuries, with various architectural styles that create a visual unity to the street.

Within the existing urban character, several unique developments reflect the history of the street and the impacts of progressive redevelopment over the last hundred years.

Centrally, the existing character of Buxton Street is defined by several larger-scale residential land used that create a more urban character.

The Helping Hand aged care development and associated housing complex at 58-64 Buxton Street (refer Figure 6) represents a medium-rise and medium-density development, consisting of larger 3 to 4-storey development with intensive land uses that support the function of the buildings, including at-grade car parking, storage areas and garden beds. The urban character of these buildings creates visually prominent forms of development that are visible throughout the locality.



Figure 6: 58-64 Buxton Street, Helping Hands aged care development

By contrast, the property at 75 Buxton Street (refer to Figure 7), Buxton Manor, represents a low-rise, low-density dwelling set on a large allotment with an open landscape character, with generous landscaped front and side setbacks.

Buxton Manor has a 30-metre frontage. Views extend to either side of the house, and the associated side setback of about 8 metres provides oblique views into the garden and other adjoining landscape areas associated with the property. The visual character of the property provides a high degree of amenity within the immediate locality.



Figure 7: 75 Buxton Street, Buxton Manor

The setback and front boundary treatments associated with the eastern and western ends of Buxton Street provide a more visually open streetscape character with views across front boundaries. The boundary treatments are typically low scale with well-landscaped front gardens. Towards the western end of Buxton Street, including properties 80 to 118 and properties west of Figtree Close, the setbacks increase from 6 metres to 8 metres, and the vegetated character of the front gardens provides significant amenity. This is reinforced by the low height boundary treatments, which typically consist of railings or low height walls and hedges.

The street is defined by a street tree canopy of mature Hackberries (*Celtis australis*). The cross section of the road is 12 metres and is significantly narrower than Childers Street. The building-to-building width of 30 metres and existing street trees increase the visual enclosure of the street, and a defined visual envelope is formed.

2.3 Barton Terrace West

The built form of Barton Terrace West varies significantly with historic buildings dating to the 1870s through to modern infill development, reflecting contemporary design styles and vernaculars. The street reflects the progressive urban change that has occurred in the area, particularly in response to the amenity provided by the Park Lands to the north.

Barton Terrace West is defined by two and three-storey dwellings that appear to capitalise on the visual aspect and locality of the adjacent Park Lands, particularly, 154 (refer to Figure 8), 169-172, 192A, 193 and 194-198 (refer to Figure 9) Barton Terrace West.

A combination of various land uses, architectural forms and progressive development of allotments over time creates a varied streetscape character that is typical of the locality and North Adelaide more broadly.



Figure 8: 154 Barton Terrace West



Figure 9: 194-198 Barton Terrace West

2.4 Molesworth Street, Jeffcott Terrace and Hill Street

Properties along Molesworth Street, Jeffcott Terrace and Hill Street are typical of the locality, dating from the late 19th to early 20th centuries. These properties reflect the locality's historical development.

The built form varies, with the occasional larger, prominent dwelling alongside more typical low-rise dwellings, contributing to a diverse streetscape. Properties feature front gardens with low boundary treatments, providing a clear demarcation between public and private realms while maintaining visual connectivity. Setbacks are generally consistent, with houses positioned to allow for generous front gardens, enhancing the open and well-vegetated character of the locality.

Mature street trees line Molesworth Street, Jeffcott Terrace and Hill Street, creating vegetated canopies that provide shade and contribute to the amenity of the streets.

In summary, the locality is defined by a low-rise urban character that consists predominantly of single and 2-storey buildings. There is significant variety in architectural styles, ages and built forms, creating a diversity in the character of the streets within the locality.

3.0 Landscape and Urban Character Assessment

A landscape and urban character assessment has been undertaken across the locality to examine the attributes that reflect the existing character of the area. The assessment considers the landscape and urban design character of the locality to provide an understanding of the context of the area, the existing built form, the visual character and how the project and development of the subject land and proposed development complement the existing character.

The assessment also aims to provide a comparative analysis of whether the landscape character descriptions expressed by the Desired Outcomes and Performance Outcomes of the North Adelaide Low Intensity Subzone appear within the locality.

3.1 Dwelling Storeys

Within the locality, there are a large number of single-storey dwellings. There are also a significant number of 2-storey dwellings, particularly along Childers Street, with the proportion of single and 2-storey buildings almost equal. The combination of both single and 2-storey dwellings creates a prevailing low-rise character. It is also noted that there are several 3-storey dwellings on Childers Street.

While the locality can be described as low-rise, other forms of development exist, including 3-level dwellings with room-in-the-roof (refer to Figure 10), as well as three and 4-storey buildings.

The various building heights and dwelling storeys create a diverse urban character in which the project is proposed.



Figure 10: Three level dwelling with room in roof, Barton Terrace West

3.2 Visual Character

The visual character of the locality is defined by the road widths, building setbacks, the cadastral layout, urban form and landscape character of the public and private realms.

The road corridors throughout the locality provide open, long-range views. The 20-metre width of Childers Street refer to Figure 11, in particular, increases the openness of the visual character. Narrower streets and a greater number of street trees in other streets, such as Buxton Street, increase the visual enclosure, focusing views to the east and west.



Figure 11: View looking east along Childers Street

The urban fabric, setbacks and ongoing redevelopment in the locality create various view corridors, view lines and spatial contexts that contribute to the visual character. Typically, views extend across the residential allotments and along driveways and terminate with views to garages and other buildings. These mid-block views are contained by the adjacent built form.

The Performance Outcomes for the North Adelaide Low Intensity Subzone speak to development proposals in locations *“where an open landscape setting is the prevailing character”*. An open landscape setting is considered as a landscape that is visually open with views extending into the block, where the views and visual character are not bounded/contained by built form or constructed boundary treatments and consists of a vegetated character that includes features such as lawn, garden beds, trees and pathways.

Reviewing the Planning and Design Code, and in conjunction with the assessment of the visual and landscape character of the locality, an open landscaped setting can be defined as having the following attributes:

- Street frontage that is wider than the minimum identified in the Planning and Design Code
- Large front setback with established landscape areas
- Visually permeable front boundary treatment consisting of low wall, railing fence and hedging

- Wide side setbacks that separate the built form from the adjacent property and allow for oblique views to the rear of the property
- Views into and around the property are defined by the vegetated qualities rather than built form/constructed elements

While there are many examples of properties in the locality where some of the above attributes are achieved, there are few examples where all of these are achieved in a single property. That is, the subject land is not in a location where *an open landscaping setting is the prevailing character*.



Figure 12: View looking south along the property boundary of 165 Childers Street with midblock view to built form

3.3 Allotment Size

The settlement pattern of the locality is defined by 14 to 15-metre frontages with a 60-metre block depth. Large allotments with frontages greater than 20 metres are uncommon. While these properties represent examples of the desired outcomes as described by DO.1 and DO.2 of the North Adelaide Low Intensity Subzone, they are isolated examples and do not represent the prevailing character of Childers Street or the locality more broadly.

3.4 Summary

In summary, the landscape and urban character assessment illustrates that the locality and the subject land have a predominantly, but not exclusively, low-rise built form, consisting of single and 2-storey dwellings with several room-in-the-roof responses, as well as medium-rise development (3-6 storeys as defined by the P&D Code). The varying building heights, in combination with various architectural styles and different development periods, create a diverse urban character.

While the urban form of the locality is predominantly low-rise, the prevailing character contains many 2-storey buildings and 3 and 4-storey (i.e medium-rise). In addition, the existing landscape character and cadastral boundaries do not result in large allotments with open landscaped settings. The subject land is not in a location where an open landscape setting is the prevailing character. Consequently, the intent of the North Adelaide Low Intensity Subzone is evident in the locality and, specifically, the subject land.

4.0 Urban Design and Architectural Response

The redevelopment of the subject land represents an architectural design that responds directly to the existing urban and landscape context, as well as achieving the intent of the City Living Zone Desired Character and Performance Outcomes.

The residential response is expressed in the detailing of the project, the material selections, and the associated landscape architectural design. The design presents a residential scale that is reflective of the low-rise context of Childers Street in regard to a mixture of single and 2-storey buildings.

The proposed development uses several design tactics to respond to the existing urban context. Presenting as a contemporary development, the design solutions consider building mass, cadastral rhythm, building setback, and responsive roof planes to reflect the existing streetscape context.

The amalgamation of three allotments to form the subject land enables the proposed development to achieve side setbacks that reflect the historic setbacks of larger properties in the street, namely 168 and 206 Childers Street. The setbacks provide a visual and physical separation from the adjoining properties and provide opportunities to create generously landscaped settings around the building.

The setback is also expressed in the roofline, refer to Figure 13. The architectural design creates a third floor in the roof with mansard rooflines. While the functional design is 3-storey, the architectural intent and streetscape elevation present as a large 2-storey house on a large block, similar to 206 Childers Street and reflective of the desired outcomes of the North Adelaide Low Intensity Subzone.



Figure 13: Proposed Helping Hand Elevation (Woods-Bagot)

The building mass of the proposed development is broken into smaller built form units to reduce the impact on the existing urban character of the street. The resulting private open space around the proposed development provides opportunities for landscape treatments and glimpsed views through the site, increasing the visual permeability of the site and its openness.

The creation of a large site area and the fragmentation of the built form mean that the plot ratio is about 50% when comparing the development footprint with private open space. The resulting open space and building setbacks provide significant borrowed views into the site from the streetscape of Childers Street.

Although the proposed development represents a large dwelling on a large block, the building elevation reflects the street's rhythm. Rather than presenting a single building elevation, the proposed development is split along the cadastral boundary of the old blocks. A glazed interstitial space in the residential built form provides an elegant reference to the urban character and built form frequency of the street. Accepting that the proposed development is a single building, the pause in the facade provided by the glazing reflects the underlying frontages of the existing streetscape character.

The detailing of the proposed development also reflects the site's context. The use of brick and brick detailing responds to the vernacular of the locality, and the articulation of the elevation and design of the verandahs create architectural responses that acknowledge the built form amenity of the locality.

The architectural design of the proposed development results in a large residential dwelling that reflects the context of Childers Street, creating an urban response that appears as a low-rise dwelling on a large allotment with a well-landscaped setting.



Figure 14: Proposed Helping Hand development boundary treatment (Woods-Bagot)

5.0 Landscape Architectural Response

The amalgamation of three allotments to form the subject land creates a large allotment with a 32-metre frontage. The footprint and set out on the subject land of the proposed development creates asymmetrical side setbacks of 6 metres to the east that increase to 6.5 metres at the rear of the allotment and 3.7 metres to the west.

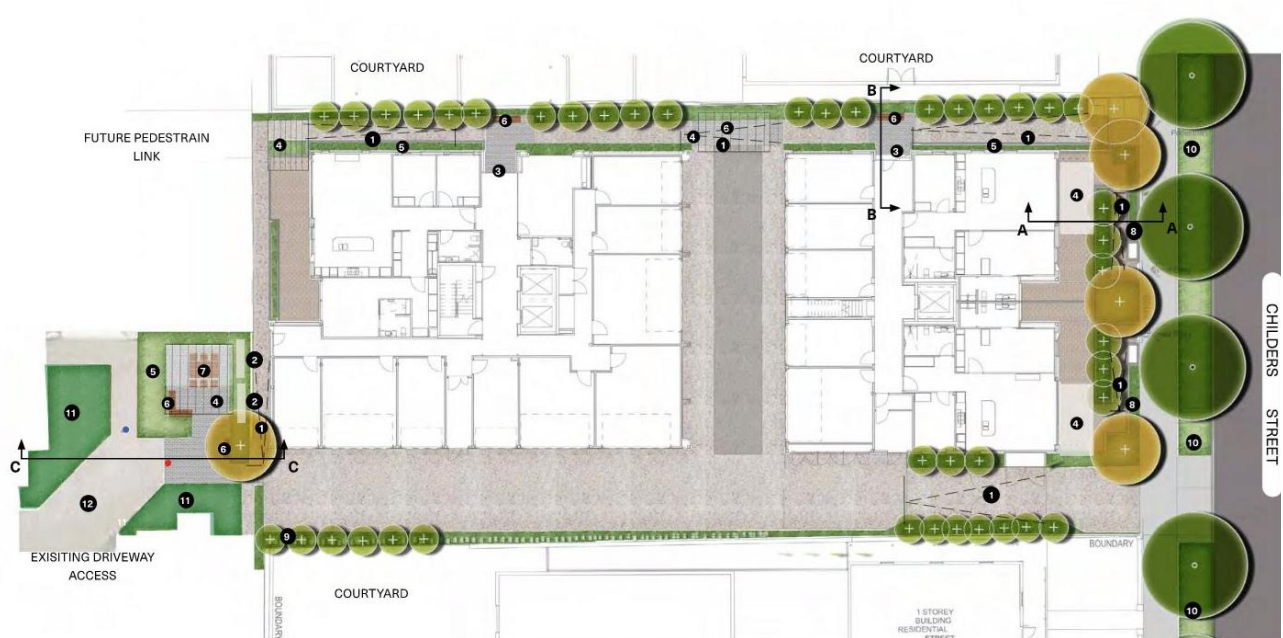


Figure 15: Proposed Helping Hand development (ASPECT)

These side setbacks provide opportunities for landscape treatments and paving that add to the amenity of the development and allow for glimpsed views from the street to the rear of the property and the associated landscaped communal spaces. .

The inclusion of screen planting and a communal garden area with tree planting creates a landscaped visual stop within the development. Views into the site are focused along the landscape shared use laneway to the garden beds and groups of trees.

The front setback to the proposed development is consistent with the streetscape context of Childers Street. The nearly 6-metre front setback consists of layered public and private property boundaries.

Front garden treatments provide a setback of 4 metres. Shrubs, hedging and trees create a layered landscape that blurs the public/private threshold, providing more landscape amenity to the street. The use of stone walling reflects the vernacular of the street, while raised patios provide a defined private space without the need for high walls. This reflects the visually permeable front boundary treatments that is present along Childers Street, particularly along the northern side.

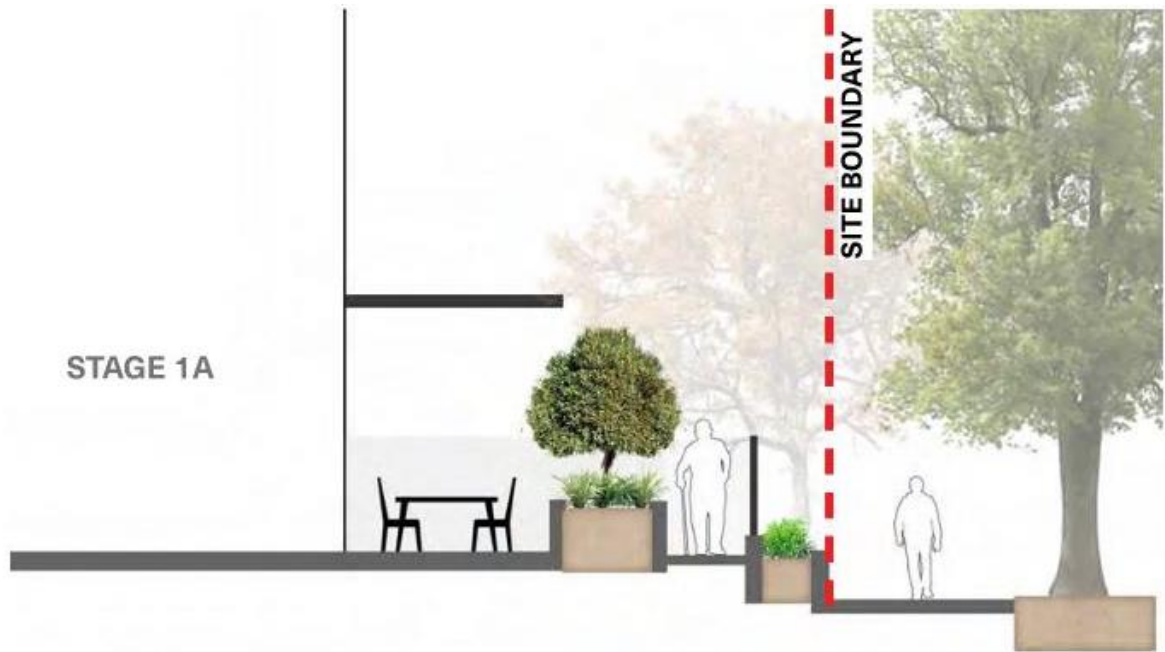


Figure 16: Proposed Helping Hand front boundary treatment (ASPECT)

The articulation of the building elevation and the indent of the glazed façade separation increased the setback to almost 9 metres. This responsive gesture to the streetscape provides opportunities for tree planting, increasing the amenity that the landscape design provides to the subject land and the streetscape of Childers Street.

The inclusion of vegetated arbours and raised planters adds to the landscape architecture of the proposed development, creating a well-landscaped front garden.

The layered planting and use of evergreen and deciduous tree species mitigates the visual effect of the proposed development, further breaking up the visual mass as the street trees mature.

6.0 Planning Code Review

The Planning and Design Code (the Code) has been used to assess the suitability of the proposed development on the subject land and how the architectural and landscape design responds to the relevant Zones, Subzones and Overlays.

The proposed development is located within the City Living Zone of the Planning and Design Code. While the North Adelaide Low Intensity Subzone has been considered and the prevailing built form is considered low-rise, its relevance in relation to the subject land is limited, as the existing prevailing context and broad characteristics of the locality is not that of large allotments with open landscaped settings.

Consideration has also been given to a number of Overlays, including

- Design Overlay
- Historic Area Overlay
- Urban Tree Canopy Overlay

Property:	<ul style="list-style-type: none">• 153 Childers Street• 157 Childers Street
Zone:	City Living Zone
Sub Zone:	North Adelaide Low Intensity Subzone
Overlays:	<ul style="list-style-type: none">• Aircraft Noise Exposure Overlay (not applicable for this assessment)• Airport Building Heights (Regulated) Overlay (not applicable for this assessment)• Building Near Airfields Overlay (not applicable for this assessment)• Design Overlay• Hazards (Flooding – Evidence Required) Overlay (not applicable for this assessment)• Historic Area Overlay (this overlay is discussed in detail in the heritage assessment)• Stormwater Management Overlay (not applicable for this assessment)• Urban Tree Canopy Overlay

Zone – City Living Zone

Desired Outcome (DO)	
DO 1	Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small-scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcome (PO)	Discussion
<p>Development contributes to a predominantly low-rise residential character, except when located in the Medium – High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.</p> <p>PO 2.2</p>	<p>The proposed development is medium-rise under the definition in the P&D Code. However, the architectural responses deliberately present a built form that appears as a 2-storey dwelling that reflects the urban context of Childers Street.</p> <p>The development of a mansard roofline reduces the visual mass of the buildings, producing an elevation that reads as 2-storey with the third floor concealed in the roof line of the building.</p> <p>This design approach reflects the intent of the Concept Plan 33 (Helping Hand Aged Care), which envisions two building levels with taller built forms (up to 4 building levels) to the south</p> <p>In combination with the architectural detailing, materiality and associated landscape treatments, the proposed development contributes to the predominately low-rise residential character of Childers Street and the broader locality, providing architectural and landscape design responses that add to the amenity of the street while reflecting the built form and landscape character of large properties in the locality such as that at 206 Childers Street.</p>
<p>New buildings and structures visible from the public realm consistent with:</p> <ul style="list-style-type: none"> a) the valued streetscape characteristics of the area b) prevailing built form characteristics, such as floor to ceiling heights, of the area. <p>PO 2.3</p>	<p>The architectural and landscape design responses are consistent with the valued streetscape characteristics.</p> <p>The architectural design presents to the street as a large dwelling. The amalgamation of 153 and 157 Childers Street creates a large allotment with generous front and side setbacks that provide opportunities for extensive landscape treatments.</p> <p>The architectural and landscape designs respond to the existing characters of the street.</p>

Performance Outcome (PO)	Discussion
<p>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area</p> <p>PO 2.4</p>	<p>In the locality, detached dwellings typically have a single land driveway (3m wide). Where there are multiple dwellings that utilise a shared driveway, the driveway is typically two-way (6m wide). However, the driveway provides limited amenity.</p> <p>The 6m wide shared use zone associated with the proposed development includes landscape treatments and climbers and provides views to landscaped communal spaces that provide significant amenity.</p>
<p>Buildings are set back from primary street boundaries to complement the existing streetscape character.</p> <p>PO 3.1</p>	<p>The front setback reflects the typical property setback that exists along Childers Street.</p> <p>The combination of boundary treatments and garden beds reinforces the amenity of the street and avoids the use of high walls that enclose the visual character of the street.</p>
<p>Buildings setback from side boundaries to provide:</p> <ul style="list-style-type: none"> a) separation between buildings in a way that is consistent with the established streetscape of the locality. b) access to natural light and ventilation to neighbours. <p>PO 3.3</p>	<p>The amalgamation of the blocks enables the proposed development to have large setbacks.</p> <p>An assessment of the existing urban character illustrates that setbacks within Childers Street vary from generous 6-metre side setbacks to narrow offsets of less than a metre.</p> <p>The proposed development has asymmetrical setbacks of 6m and 3.7m, which provide separation from the adjoining property and provide opportunities for landscaping.</p>
<p>Buildings are setback from rear boundaries to provide:</p> <ul style="list-style-type: none"> a) access to natural light and ventilation for neighbours b) open space recreational opportunities space for landscaping and vegetation. <p>PO 3.4</p>	<p>The rear section of the title that is deeper than the other is proposed to be a community garden, providing open space and recreation opportunities and space for landscaping.</p>
<p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p> <p>PO 3.5</p>	<p>The boundary treatment and walls associated with the subject land are in keeping with the residential context of the locality.</p> <p>The design intent aims to manage impacts on adjoining properties.</p>

Performance Outcome (PO)	Discussion
<p>PO 4.1</p> <p>Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.</p>	<p>The proposed development is an amalgamation of three titles. Two of these allotments front Childers Street, each with a 16-metre street frontage.</p> <p>The amalgamated block will result in a frontage of 32 metres and reflects the large historic properties in the street at 168 and 206 Childers Street.</p> <p>The architectural response reflects the large historic properties of North Adelaide. The mansard roof and facade detailing create a high-quality 2-storey elevation that provides significant activation and amenity to the street.</p> <p>Uniquely, the architectural design of the facade reflects the allotment pattern of Childers Street, creating a glazed separation in the building elevation that reflects the cadastral pattern of the locality.</p>
<p>PO 5.1</p> <p>Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development, through measures such as:</p> <ul style="list-style-type: none"> a) providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity b) siting any new car parking away from street frontages. 	<p>The proposed development includes car parking at the rear of the allotment.</p> <p>The existing allotment at 153 Childers Street has a single driveway (3m) with the car parking at the rear of the allotment.</p> <p>The existing allotment at 157 Childers Street has the car parking at the front of the allotment in a wide garage with roller doors. This includes a double and single garage with the associated crossover from Childers Street.</p> <p>This results in the street address for 157 Childers Street being entirely garage roller doors, approximately 11m wide. The driveway crossover wraps around the existing street tree, compromising the growing zone for the street tree.</p> <p>The proposed development closes all three driveway crossovers. This will provide a safer pedestrian environment and more space for the existing street tree.</p>
SubZone – North Adelaide Low Intensity Subzone	
Desired Outcome (DO)	
<p>DO 1</p>	<p>Predominantly low rise low density housing on large allotments in an open landscaped setting.</p>

Desired Outcome (DO)

DO 2	An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds.
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Performance Outcome (PO)

Discussion

Buildings sited and designed to complement the low-density or very- low density character of the neighbourhood, in locations where an open landscape setting is the prevailing character.

PO 1.1

An assessment of the landscape and urban character illustrates that the prevailing context of the locality is not formed by low-rise housing on large allotments in an open landscaped setting. Furthermore, the locality contains only isolated examples of large, grand dwellings on landscaped grounds.

While the assessment report concludes that the desired outcomes of the North Adelaide Low Intensity Subzone do not apply to the subject land, in the opinion of the report's author, the proposal is a contextually responsive development that reflects the historic themes of the area and the intent of PO1.1 through its architectural and landscape design responses.

In particular, the proposal amalgamates three blocks into a large allotment and presents the built form as a large low-rise (2-storey with the third floor in the roof) dwelling with a well-landscaped setting created by the front and side setbacks.

Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood, in locations where an open landscaped setting is the prevailing character.

PO 2.1

The building footprint reflects the intent of DO 2 concerning the development of large grand dwellings on landscaped grounds.

Overall, the elevation is seen as a single large (grand) building. However, the glazed separation of the facade, balconies and detailing responds directly to the scale and character of the surrounding properties. In particular, the cadastral rhythm of the 14 to 15-metre frontages of Childers Street.

In this respect, the proposed development intelligently resolves the conflicting requirements of the existing urban context and the intent of the subzone.

Overlay – Design Overlay

Desired Outcome (DO)

DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.
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Performance Outcome (PO)

Discussion

Medium to high rise buildings and state significant development demonstrate high quality design.	The architectural responses, contextual design and detailing result in a high-quality development that complements the existing character of the street, as well as providing increased amenity in relation to the landscape treatments.
PO 1.1	<p>The proposed development is technically defined as medium rise (3 storey). However, the architectural design of the roof line and the development of a mansard roof reflect the 2-storey developments that are common along Childers Street.</p> <p>The proposed development is a contextually responsive piece of architecture that reflects the historic themes of the area through its urban design responses.</p>

Overlay –Historic Area Overlay

Desired Outcome (DO)

DO 1	Historic themes and characteristics are reinforced through conservation and, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
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Performance Outcome (PO)

Discussion

All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	The architectural responses, contextual design and detailing result in a high-quality development that complements the existing character of the street, as well as providing increased amenity in relation to the landscape treatments.
PO 1.1	<p>The proposed development is a contextually responsive piece of architecture that reflects the historic themes of the area through its urban design responses</p>

Performance Outcome (PO)	Discussion
<p>PO 2.1</p> <p>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.</p>	<p>(see PO 1.1)</p>
<p>PO 2.2</p> <p>Development is consistent with the prevailing building and wall heights in the historic area.</p>	<p>The proposed development represents a large building and reflects the character and intent of the grand buildings such as 206 Childers Street.</p> <p>This approach is reflected in the building and wall heights.</p> <p>The proposed development is a contextually responsive piece of architecture that reflects the historic themes of the area through its urban design responses</p>
<p>PO 2.3</p> <p>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.</p>	<p>(see PO 1.1)</p>
<p>PO 2.4</p> <p>Development is consistent with the prevailing front and side boundary setback pattern in the historic area.</p>	<p>The front setback reflects the typical property setbacks that exist along Childers Street.</p> <p>The combination of boundary treatments and garden beds reinforces the amenity of the street and avoids the use of high walls that enclose the visual character of the street.</p> <p>The amalgamated block will result in a frontage of 32 metres and reflects the large historic properties in the street at 168 and 206 Childers Street.</p> <p>This new block size allows for generous side boundaries of 6m to the east and 4.5m to the west.</p>
<p>PO 6.1</p> <p>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>	<p>The proposed development has a 6m wide shared use zone that includes landscape treatments and climbers.</p> <p>The proposed development closes all three driveway crossovers. This will provide a safer pedestrian environment and more space for the existing street tree.</p> <p>Typically, drives are either 3m or 6m and consist of paving treatments that limit the amount of amenity that is provided to the street.</p>

Performance Outcome (PO)	Discussion
<p>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.</p> <p>PO 6.2</p>	<p>The front garden treatments provide a setback of 4 metres. Shrubs, hedging and trees create a layered landscape that blurs the public/private threshold.</p> <p>The use of stone walling reflects the vernacular of the street, while raised patios provide a defined private space without the need for high walls, which detract from the open landscape character of the street.</p> <p>The inclusion of vegetated arbours and raised planters adds to the landscape architecture of the proposed development, creating a well-landscaped setting. The use of ornamental and native and exotic plant species provides a contextual response to the existing gardenesque character of Childers Street</p>

Overlay – Urban Tree Canopy Overlay

Desired Outcome (DO)	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and the retention of existing mature trees where practicable.
Performance Outcome (PO)	Discussion
<p>Trees are planted or retained to contribute to an urban tree canopy.</p> <p>PO 1.1</p>	<p>The proposed landscape plan includes 48 new trees of various sizes.</p> <p>In addition, the removal of existing crossovers will enable more street trees to be planted in the road verge.</p>

General Development Policies – Design in Urban Areas

Desired Outcome (DO)	
DO 1	Development is:
	a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality
	b) durable - fit for purpose, adaptable and long lasting
	c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors
	d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcome (PO)	Discussion
PO 1.1	Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).
	The architectural responses, contextual design and detailing result in a high-quality development that complements the existing character of the street, as well as providing increased amenity in relation to the landscape treatments.
	The proposed development is technically defined as medium rise (3 storey). However, the architectural design of the roof line and the development of a mansard roof reflect the 2-storey developments that are common along Childers Street.
PO 1.3	The proposed development is a contextually responsive piece of architecture that reflects the historic themes of the area through its urban design responses.
	Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.
	Overall, the elevation is seen as a single large (grand) building.
	The glazed separation of the facade, balconies and access paths and detailing responds directly to the scale and character of the surrounding properties.
	Architectural design and landscape treatments create a legible public realm with defined entrances and boundaries that express private and private thresholds.

Performance Outcome (PO)	Discussion
<p>PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>The negative visual impacts of outdoor storage, waste management, loading and service areas are mitigated through the architecture of the proposed development and landscape treatments, including built and vegetated screens.</p> <p>The front and side setbacks of the proposed development maximise opportunities for passive surveillance.</p>
<p>PO 2.1</p>	<p>The front garden setback of 4 metres and low shrubs, hedging and walling create a layered landscape that provides views between public and private areas.</p> <p>Side setbacks enable passive surveillance of communal areas, and the activation of the street-facing elevation through balconies and patios enable CPTED (crime prevention through environment design) principles to be applied.</p>
<p>PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> a) minimise heat absorption and reflection b) maximise shade and shelter c) maximise stormwater infiltration d) enhance the appearance of land and streetscapes. 	<p>(see PO 2.1)</p> <p>The proposed development includes a well-landscaped front garden with shrubs, hedging, and trees to assist in the reduction of urban heat island effects, provide shade and provide opportunities for stormwater infiltration.</p>
<p>PO 3.1</p>	<p>The inclusion of vegetated arbours and raised planters adds to the landscape architecture of the proposed development, creating a well-landscaped setting. The use of ornamental and native and exotic plant species provides a contextual response to the existing gardenesque character of Childers Street.</p>
<p>PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>(see PO 2.1)</p>

Performance Outcome (PO)	Discussion
<p>Buildings positively contribute to the character of the local area by responding to local context.</p> <p>PO 12.1</p>	<p>The architectural responses, contextual design and detailing result in a high-quality development that complements the existing character of the street, as well as providing increased amenity in relation to the landscape treatments.</p> <p>The proposed development is a contextually responsive piece of architecture that reflects the historic themes of the area through its urban design responses</p>
<p>Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.</p> <p>PO 12.2</p>	<p>The front setback reflects the typical property setbacks that exist along Childers Street.</p> <p>The combination of boundary treatment heights and garden beds reinforces the human scale, and the activation of the street-facing elevation with patios and arbours reinforces opportunities for human interaction at the lower building levels.</p>
<p>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p> <p>PO 12.3</p>	<p>The elevation is seen as a single large (grand) building. However, the mansard roof, the glazed separation of the facade, balconies and detailing respond directly to the scale and character of the surrounding properties. In particular, the cadastral rhythm of the 14 to 15-metre frontages.</p> <p>In this respect, the proposed development intelligently resolves the conflicting requirements of the existing urban context and the intent of the Code.</p>
<p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p> <p>PO 12.4</p>	<p>The front setback reflects the typical property setbacks that exist along Childers Street.</p> <p>The combination of boundary treatments and garden beds reinforces the amenity of the street and avoids the use of high walls that enclose the visual character of the street.</p>
<p>Street-facing building elevations are designed to provide attractive, high-quality, pedestrian-friendly street frontages.</p> <p>PO 12.6</p>	<p>(see PO 1.3)</p>
<p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p> <p>PO 13.1</p>	<p>(see PO 3.1)</p>
<p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p> <p>PO 20.1</p>	<p>The garage is located within the development footprint and is not visible from public land.</p>

Performance Outcome (PO)		Discussion
PO 20.2	<p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>(see PO 1.3 and PO 3.1)</p> <p>The architectural design creates a third floor in the roof with mansard rooflines. The architectural intent and streetscape elevation present as a large 2-storey house on a large block, similar to 206 Childers Street and reflective of many historic buildings in the locality.</p> <p>The building mass of the proposed development is broken into smaller built form units to reduce the impact on the existing urban character of the street. The resulting private open space around the proposed development provides opportunities for landscape treatments and glimpsed views through the site, increasing the visual permeability of the site and its openness.</p> <p>The elevation is seen as a single building. However, the glazed separation of the facade, balconies and detailing responds directly to the scale and character of the surrounding properties. In particular, the cadastral rhythm of the 14 to 15-metre frontages.</p>
PO 20.3		
PO 23.3	<p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>The proposed development has a 6m wide shared use zone that includes landscape treatments and climbers.</p> <p>The proposed development closes all three driveway crossovers. This will provide a safer pedestrian environment and more space for the existing street tree.</p>
PO 23.4	<p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>Closure of additional driveway cross overs increases space for verge planting and provide additional space for the existing street tree.</p>
PO 33.2	<p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>The proposed development rationalises the existing four crossovers into a double crossover. This results in a reduction of the driveway crossover width by half.</p>

Performance Outcome (PO)	Discussion
<p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p> <p>PO 34.1</p>	<p>The inclusion of communal area, vegetated arbours and raised planters adds to the landscape architecture of the proposed development, creating a well-landscaped setting.</p> <p>The use of ornamental and native and exotic plant species provides a contextual response to the existing gardenesque character of Childers Street</p>

7.0 Conclusions

The landscape and urban character assessment demonstrates the built form diversity of the locality and that there are only a few instances of low-rise, low-density housing on large allotments in an open landscaped setting. Given that the prevailing character of the subject land and the locality does not meet the desired outcome requirements of the North Adelaide Low Intensity Subzone, the responding performance outcomes do not appear relevant, and greater weight has been placed on the performance outcomes of the City Living Zone.

Having said this, the architectural and landscape response of the proposed development acknowledges the intent of the North Adelaide Low Intensity Zone and the importance of reflecting the underlying context of the locality. In this regard, the proposed development has been designed to present as a large, low-rise dwelling on a large allotment with a well-landscaped setting.

The proposed development of the subject land represents a well-considered architectural and landscape response that complements the locality's existing urban and landscape character. By amalgamating three allotments, the development achieves a generous 32-metre frontage and appears as a large, well-landscaped development that reflects the local context of the street. The architectural design employs a mansard roof to contain the three-storey functional requirements of the building while visually presenting to the street as a two-storey form. This design response enables the building's built form to align with the low-rise character that typifies much of Childers Street.

From an architectural and landscape design perspective, the proposed development achieves the applicable performance outcomes outlined in the City Living Zone. The design responses also acknowledge the desired outcomes of the North Adelaide Low Intensity Subzone. While the existing context does not contain a prevailing residential character of low-rise houses on large allotments with open landscaped settings, the proposed development is responsive to these characteristics.

Key strengths of the proposal include its sensitive approach to massing, its articulation that breaks down the building's scale, and a landscape design that reinforces the gardenesque character of Childers Street. The inclusion of architectural detailing, contextual material selections, and layered tree and shrub planting supports the amenity of the street.

The project thoughtfully balances contemporary residential design with the historic and varied context of North Adelaide, resulting in a development that enhances and integrates into its established setting.