157-163 CHILDERS STREET NORTH ADELAIDE PLANNING STATEMENT

6 DEC 2024

REF#1757-001

ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work and we pay our respects to Elders past and present.

PROPRIETARY INFORMATION STATEMENT

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Revision	Description	Author	Date
Version 1	Planning Statement (Draft)	JB	27 November 2024
Version 2	Planning Statement (Review)	CO	4 December 2024
Version 3	Planning Statement (Final)	CO	6 December 2024

CONTENTS

APPENDICES

1. EXECUTIVE SUMMARY

Category	Details
PROJECT	Helping Hand North Adelaide – Childers Street Apartments
ADDRESS OF SITE	157-163 Childers Street, North Adelaide
FIRST NATIONS COUNTRY	Kaurna
CERTIFICATES OF TITLE	• Certificate of Title Volume 5801 Folio 554 (Allotment 100 in Filed Plan 183360) • Certificate of Title Volume 5804 Folio 224 (Allotment 899 in Filed Plan 183361) • Certificate of Title Volume 5845 Folio 885 (Allotment 101 in Filed Plan 183373)
ALLOTMENT AREA	Approximately 2,270m²
ALLOTMENT FRONTAGE/S	Approximately 32m to Childers Street
LOCAL GOVERNMENT	City of Adelaide
RELEVANT AUTHORITY	**State Commission Assessment Panel (SCAP)** as delegate of the State Planning Commission, pursuant to section 94 clause 1(a)(ii) of the *Planning, Development and Infrastructure Act 2016* and Schedule 6 section 3 clause 1 of the *Planning, Development and Infrastructure (General) Regulations 2017*
PLANNING AND DESIGN CODE	Version 2024.21 (Published on 21 November 2024)
ZONE	City Living
SUBZONE	North Adelaide Low Intensity
OVERLAYS	• Aircraft Noise Exposure *(ANEF20)* • Airport Building Height (Regulated) *(All structures over 110 metres AHD)* • Building Near Airfields • Design • Historic Area *(Adel1)* • Hazards (Flooding – Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
TECHNICAL & NUMERIC VARIATIONS (TNVs)	• Minimum Frontage *(residential flat building - 18m)* • Minimum Site Area *(residential flat building - 500sqm)* • Concept Plan *(Concept Plan 33 – Helping Hand Aged Care)* • Maximum Building Heights (Levels) *(2 levels)*
EXISTING USE	Retirement accommodation (Helping Hand)

PROPOSAL DESCRIPTION	Demolition of existing residential buildings and construction of a retirement facility in the form of two (2), three (3) storey residential flat buildings comprising twelve (12) units, ground floor carparking, fencing, solar panels, landscaping and communal facilities including a community garden.	
CLASSIFICATION OF DEVELOPMENT	Demolition of existing residential buildings	Code Assessed- Performance Assessed
	Retirement facility Residential flat building comprising 12 units	
	Fence	
	Roof mounted solar panels	
PUBLIC NOTIFICATION	**Subject to public notification** pursuant to clause 2(g) Column B 1. and 2 of the City Living Zone: Table 5 - Procedural Matters (PM) - Notification	
REFERRALS	• Government Architect (via **ODASA**) under the Design Overlay; • **City of Adelaide**	
APPLICANT	Helping Hand Aged Care	
CONTACT PERSON	Catherine Orford (CO) – Senior Associate	
OUR REFERENCE	01757-001	

2. INTRODUCTION

This Planning Statement has been prepared in support of a development application by 'Helping Hand Aged Care' ('the applicant') to construct a retirement facility in the form of two (2) residential flat buildings at 157-163 Childers Street, North Adelaide (the 'subject site').,

This Planning Statement provides information about the subject site and proposed development and assesses the merits of the development application against the relevant provisions of the Planning and Design Code (Version 2024.21 – dated 21 November 2024).

For the purposes of this statement, the *Planning, Development and Infrastructure Act, 2016* will be referred to as the 'PDI Act', the *Planning, Development and Infrastructure (General) Regulations, 2017* will be referred to as the 'PDI Regulations' and the Planning and Design Code will be referred to as the 'Code'.

Importantly, this Planning Statement has been informed by an inspection of the site and its immediate locality and prepared on the basis of the attached plans, elevations and supporting documentation as listed below:

Appendix 1: Certificates of Title;

Appendix 2: Architectural Plans by Woods Bagot;

Appendix 3: Design Report by Woods Bagot;

Appendix 4: Landscape Plan by ASPECT;

Appendix 5: Stormwater Management and Civil Plans by Innovis;

Appendix 6: Traffic and Parking Assessment by Cirqa;

Appendix 7: Waste Management Plan by Cirqa;

Appendix 8: Heritage Impact Assessment by DASH Architects; and

Appendix 9: Sustainability Report by DSquared.

Based on our assessment of the proposed development, in conjunction with information provided within the supporting technical reports listed above, we are of the opinion that the proposed development displays considerable merit, satisfies the relevant provisions under the Planning and Design Code, and therefore warrants Planning Consent.

3. BACKGROUND

3.1.Helping Hand Aged Care

Helping Hand has provided an overview of its history in establishing their presence within North Adelaide, providing important information and context for the proposed Childers Street development and Master Plan further described in Section 3.2 below.

Over 70 years the North Adelaide site has expanded, through both gifting and strategic acquisition, and Helping Hand now owns 21 unique allotments across 24,000sqm. This consists of a complex blend of heritage listed buildings, two aged care residential homes, retirement living units, rental properties and corporate offices. The footprint stretches from Molesworth Street, through Buxton Street, onto Childers Street.

Helping Hand is fortunate to exist in a true growth sector. The population of Australians aged over 85 years is projected to increase significantly over the next 20 years to 1.28 million by 2041 – an increase of 140%. The demand for aged care services continuing to outstrip supply. With an impending surge in older South Australians on the horizon we recognise a gap in market that can be supported through retirement living and care support services.

A place to truly belong.

In 1953 Reverend Arthur Strange had the vision to raise enough money to buy a home in North Adelaide, a place that provided an opportunity for 18 women to come into the care of Helping Hand. He took a risk, he showed flexibility, he was innovative, and he was bold.

Helping Hand continues our tradition of renewal, innovation, community, safety, care, wellbeing and support through the delivery of an ambitious strategic capital plan that will see us deliver three key precincts in North Adelaide, Whyalla and Clare. North Adelaide Precinct will be our founding site for this new model, as it was 70+ years ago.

It is our vision that our precincts set a new standard of care in South Australia and bring to life continuum of care communities. The precincts will be highly sought as they will respond to the community character in which they are placed.

Within the precincts we will offer a comprehensive range of services and support, spanning from community and in home care, preventative care and independent living through to assisted living and end of life care. This holistic approach to meet diverse needs of individuals, within a single precinct, will serve both current and future generations, and will be supported by our skilled workforce. This is the principle behind our approach of continuum of care.

This approach ensures that as an individual's needs evolve—whether due to health changes or increased assistance requirements - Helping Hand can support them to transition smoothly between different levels of care within the same community. This continuity fosters a sense of stability, security, and well-being as residents age in place.

The North Adelaide precinct has long established Residential Aged Care and Housing portfolios with a strong growth plan on homecare services. Helping Hand's intention is to grow its community services presence through the well-being focus and develop integrated home care service models to help leverage the further investment in the North Adelaide Precinct. There are many similar innovative mixed-use developments across Australia however the integration within an existing neighbourhood, as is the opportunity with the North Adelaide precinct appears a unique offering within South Australia.

The re-development of the precinct is a highly complex project that involves construction of new buildings, refurbishment of existing buildings all whilst continuing with existing aged care and retirement living operations. A critical success factor to the project is the staging and timing of works and the stakeholder engagement strategy.

It is important to also emphasize that this project represents a significant long-term investment for Helping Hand. Its aim is to generate new diverse revenue streams which can be channelled back into Helping Hands purpose, and traditional aged care services, for decades to come.

The North Adelaide wellbeing precinct will be called Westering. Sharing its name with the first home Helping Hand opened in North Adelaide in 1954, connecting our past with our future.

Westering was officially opened in May 1954 offering care and sanctuary to sixteen women.

We are committed to transparency through this process and the co-design of the precinct. To succeed, the precinct must serve the needs of the local community. For this reason, over the past six months Helping Hand has extensively consulted on early concepts, of both design and services, with the local community, State and Local Government. We will continue to work with our community as we develop our bold vision.

Community workshops – October 2024

In line with our mission, Helping Hand will continue to create communities that enable older people to live their best lives.

3.2.Helping Hand North Adelaide Master Plan

The proposed development site is part of the broader Helping Hand North Adelaide Precinct, which as described above, covers approximately 24,000m^2, and extends over 21 allotments between Childers Street to the north and Molesworth Street to the south.

The existing facilities on the land include two aged care residential homes (156-bed residential bed licenses), ground level retirement living units and multi-storey blocks of retirement units, rental tenancies and corporate offices as follows:

- Residential Aged Care buildings:
  - Doreen Bond; and
  - Rotary House;
- Independent Living buildings:
  - The Mews;
  - Roy Carter East;
  - Roy Carter West;
  - Harrison Court;
  - Buxton Mews;
  - Howland Court;
  - Childers Court (heritage);
  - Childers Court (new); and
  - Chiltern Court.

Helping Hand's vision is to undertake a comprehensive redevelopment of its North Adelaide land holding, and in conjunction with Woods Bagot and an expert design team, has developed an evolving Master Plan that aims to redevelop the precinct into a world

leading aging and wellbeing community that integrates new models of housing, care and service with this strategically important location. The precinct provides a rare opportunity to collocate aged care, retirement living and wellness within an inner-city location, providing critical social infrastructure for an ageing population. The master plan also aims to deliver substantial common amenity spaces distributed throughout the precinct and connections between precinct elements, significantly improving access to facilities and recreation opportunities for both Helping Hand residents and the broader community.

The Childers Street Apartments proposed in this application represents Stage 1 of the staged master planned development.

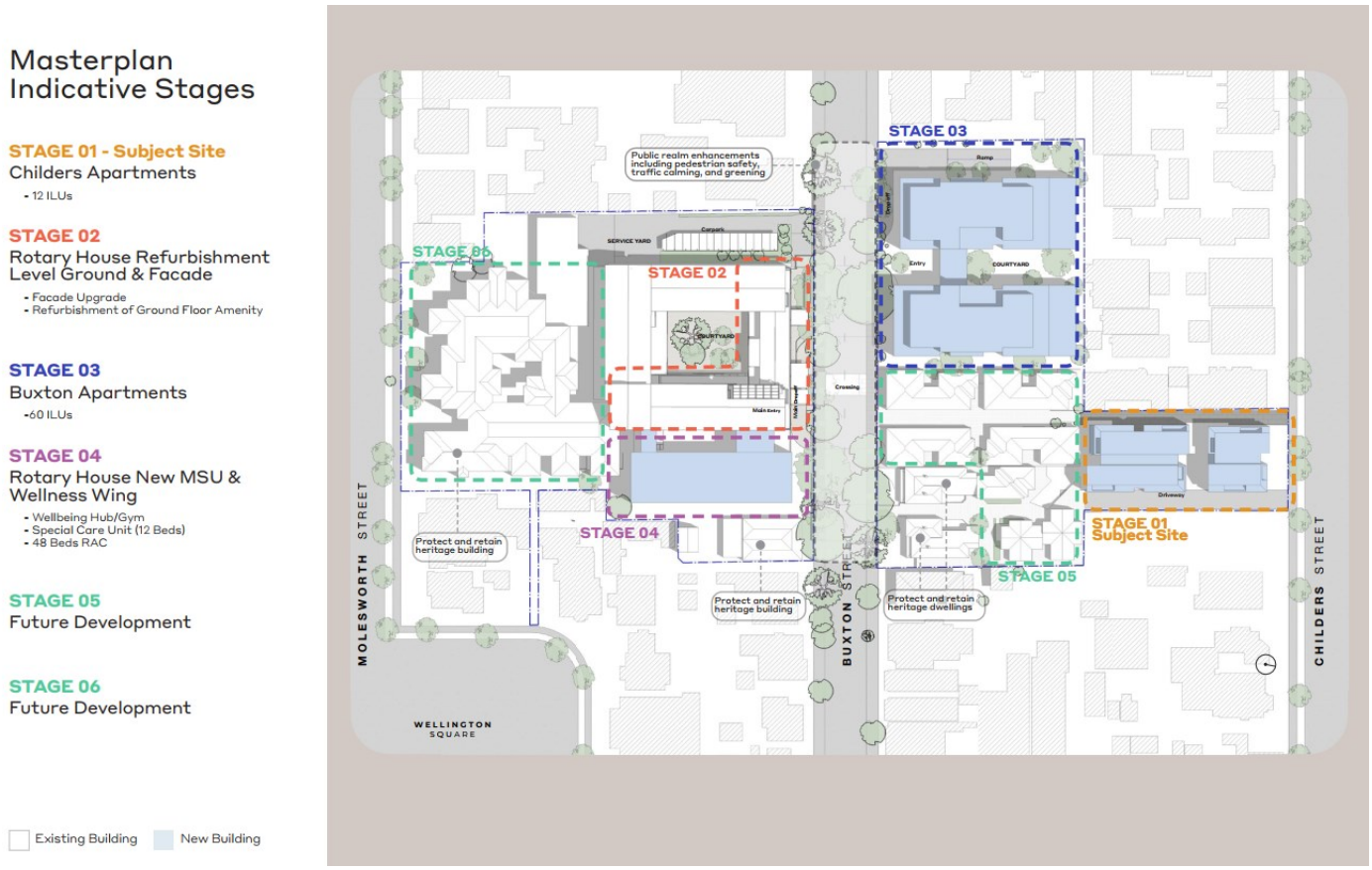

Figure 3-1 Helping Hand Master Plan (Woods Bagot)

The Design Report by Woods Bagot in **Appendix 3** provides additional information about the proposed Master Plan and broader context of the Stage 1 Childers Street site.

3.3. Pre-Lodgement Process

As part of the design process, the applicant participated in the voluntary pre-lodgement process offered by the Department for Housing and Urban Development, Planning and Land Use Services (DHUD-PLUS). Early engagement with DHUD-PLUS staff and the Office of Design and Architect SA (ODASA) was undertaken to understand key planning and design considerations and challenges, to enable further design refinement and architectural response to the site, locality and relevant planning controls.

A pre-lodgement panel (PLP) meeting was held on the 23 August 2024, followed by Design Review on 23 October 2024. Minutes and feedback from both meetings were issued to the design team.

Feedback received during the PLP and the Design Review sessions has informed the final design of the development. The below tables provide a summary of the feedback received during the pre-lodgement process, and how the development proposal responds. Further detail is provided within the reports submitted with the application, particularly the Architectural Plans and Design Report by Woods Bagot, Heritage Assessment by DASH Architects and Sustainability Report by DSquared.

3.3.1. Pre-Lodgement Panel Feedback

Design Element	Comment	Response
Height and built form	Request additional information and visualisation to demonstrate the proposal within the historic and low scale streetscape (existing single storey and envisaged two storey area)	Refer to *Appendix 3: Design Report by Woods Bagot* and Section 6 of this Planning Statement.
	Recommend provision of a detailed section to demonstrate floor to ceiling heights, noting intent for apartment retrofit of ceiling hoist to support ageing in place and discrete clinical care at home (note 3.75m floor to floor heights and contribution to the overall building height)	Refer to *Appendix 2: Architectural Plans by Woods Bagot.*
Ground floor plane	Front central recessed area and potential CPTED issues	Security of the site will be achieved through passive surveillance of the shared areas around the buildings by the residents as well as Helping Hand staff or other visitors, via the many windows, balconies and a community garden at the rear. In addition, access to the site will be restricted to residents and staff after hours.
	Materiality of driveway, noting extent of internal roadways (e.g. permeable paving, shared zone treatment, textural and high-quality materiality)	Driveway includes different materials such as two (2) types of exposed aggregate, stone paving as well as ground cover and trees, as per *Appendix 4: Landscape Plan by ASPECT*. Each material has been carefully selected to provide a smooth, even surface while minimizing the risk of future movement and reducing potential trip hazards.
	Landscape concept, noting intent for a ‘green spine’ connection to Stage 5	Concept for the ‘green spine’ has been further developed during the design phase. *Appendix 3: Design Report by Woods Bagot* as well as *Appendix 4: Landscape Plan by ASPECT* further illustrates the design intent for this primary pedestrian

Design Element	Comment	Response
		connection between Childers Street and the broader Helping Hand site.
	Vehicle swept paths for the north building 2 bed garage and safe/convenient movement	Vehicular manoeuvring has been assessed as compliant to AS/NZS 2890.1:2014 standard, with turn paths provided within *Appendix 6: Traffic and Parking Assessment by Cirqa*.
	Provision of access from rear building stair to the northern garages if both lifts under maintenance	Access from ground level stairs to all garages is provided via a lobby, as per *Appendix 2: Architectural Plans by Woods Bagot.*
	Visitor car and bicycle parking	Visitor car parking rate has been assessed as satisfactory by CIRQA, as per *Appendix 6: Traffic and Parking Assessment.* Bicycle parking can be accommodated in the spacious enclosed garages provided.
	Connectivity to Stage 5	Refer to Master Plan in *Appendix 3: Design Report by Woods Bagot* – connectivity opportunities to Stage 5 are provided in Stage 1 and will be further refined as the project evolves.
	Any required services infrastructure (or precinct-wide strategy)	Service infrastructure (with advice and input from Bestec) has been carefully considered as part of the proposed design, taking into consideration potential future development of the broader Helping Hand precinct.
First and second floor plans	Apartment layouts to be provided for all levels (to confirm no inboard bedrooms and review of any overlooking between ILUs to neighbouring properties)	Internal layout for all levels provided in *Appendix 2: Architectural Plans by Woods Bagot,* overlooking managed through appropriate design measures and no inboard bedrooms are proposed.
	Review any opportunities to introduce natural light to the corridors (e.g. skylights to the rear/south building, or opportunities to provide natural light/open up the stairs to the front/north building to encourage use)	The common lobby areas will receive some natural light through the glazed entrance doors. The stair of the front building will have access to natural light via glazing to the southern elevation.
General	Approach to ESD including integrated solar shading elements	Solar shading features integrated within articulation of the building façades, as per *Appendix 2: Architectural Plans by Woods Bagot*.
	Solar study in relation to west full height glazing to entrance and roof/skylight	Timber screening has been incorporated on first floor and a small tree will be planted on the roof terrace, providing shade

Design Element	Comment	Response
		from the setting sun. Refer elevations in *Appendix 2: Architectural Plans by Woods Bagot.*
	Location for air conditioning condensers	Located centrally on each roof top and screened from view, as per *Appendix 2: Architectural Plans by Woods Bagot.*
	Rear boundary/relationship to Stage 5 building	Interface with Stage 5 building has been revisited to include an additional pedestrian connection directly from the rear building to Buxton Mews (to the south), as well as a community garden located between the two stages to provide a visually attractive and social interface. This interface will be reviewed as the design of Stage 5 progresses in the future.
	Study of interface of rear building to the west property (163A Childers Street courtyard) in relation to potential overlooking	The southern façade of the rear building interfaces with existing Helping Hand ILUs ('Buxton Court') with future redevelopment of that site planned as Stage 5 of the Helping Hand North Adelaide Master Plan. Notwithstanding, the rear south facing windows and balconies of the proposed rear building overlooks public areas and rooftops to the south, rather than private courtyards. The two sites will be integrated through the construction of a community garden, as per *Appendix 4: Landscape Plan by ASPECT.*
	External materiality, including ground surface treatments, noting intent for high quality and durable finishes including full brick materiality	External materiality has evolved throughout the design phase in consultation with the heritage architect to include colours, materials and finishes sympathetic to the heritage character of the area while retaining high quality and durability as well as an aesthetically pleasing appearance. More details are provided in *Appendix 2: Architectural Plans by Woods Bagot* as well as *Appendix 4: Landscape Plan by ASPECT.*
	Impact of height on streetscape is an important consideration given planning policy context (historic overlay)	Design of the façade has been heavily influenced by feedback received throughout the design phase to better align with the existing scale and heritage character of the streetscape, and minimise visual impact of the buildings when viewed from the public realm. Details on these changes are provided in Section 4.3 of this report and in *Appendix 3: Design Report by Woods Bagot*, with heritage assessment in *Appendix 8: Heritage Impact Assessment by DASH Architects.*
	Seeking to understand stormwater management and waste management plan	Please refer to Sections 4.7 and 4.8 of this report, as well as *Appendix 5: Stormwater Management and Civil Plans by Innovis* and *Appendix 7: Waste Management Plan by Cirqa.*

3.3.2. Design Review Feedback

The overall feedback from ODASA's Design Review was generally positive, and strongly supported Helping Hand's vision for delivering communities and experiences for older people, within an integrated, high-quality development that will integrate with the broader Helping Hand master plan and future development aspirations. The table below provides a summary of points raised in ODASA's Recommendations Letter dated 23 October 2024, along with the design team's response. Further detail is included in Section 5 of this report, as well as in *Appendix 3: Design Report by Woods Bagot*.

Design Element	Comment	Response
Master plan	Pedestrian linkages critical within and between stages	Key pedestrian linkages for the overall Helping Hand Master Plan are illustrated in the *Design Report by Woods Bagot,* and have been revised and refined as a result of the ODASA review. A key north/south pedestrian spine along the western side of the proposed Childers Street apartments will provide a southern connection through to Buxton Street and the Helping Hand aged care and administration facility (Rotary House). The eastern driveway will provide a shared access for residents of the development to the community garden to the south. Within the proposed Childers Street Apartments development, primary vehicle and pedestrian access is provided via Childers Street, with the ground floor dwellings with street frontage having individual access. Each building lobby, providing access to lifts, stairs, apartments and individual garages is accessed via the north-south pedestrian spine, with the rear building having a secondary access to the south. Broader connections throughout the Master Planned site are also shown, that will be further refined in future stages.
	Location of communal amenity and shared open space	The proposal includes a community garden to the south of the rear building, as well as an indoor meeting room on the ground floor of the same building to facilitate gatherings for all residents of the development.
	Relationships between new and existing built form including interface conditions between stages and to neighbouring sites	Articulation and materiality of the buildings have been revisited to better assimilate with the surrounding urban context (refer Design Report, Heritage Assessment and assessment within this report).
	Integration with the public realm	The proposed front setback aligns with the rhythm of setbacks on the street, revised design of the façade provides better articulation and integrates a significant amount of soft landscaping. Treatment of the front yard includes high quality materials and finishes and extensive landscaping to integrate with the public realm.
	Precinct wide access and servicing strategies	Precinct wide access and servicing has been considered for the proposed development in the context of the broader Helping Hand master planned site, with connectivity and links provided throughout the precinct.

Design Element	Comment	Response
	Massing studies for future stages to interrogate potential interface issues and opportunities	Further development of the Master Plan will carefully consider the interfaces between future development and the proposed buildings in this Stage.
Built form	In relation to additional floor level, demonstrate successful management of interface issues to protect the amenity of neighbouring properties	Redesign of the façades of the buildings now includes improved articulation by variations in the built form and demarcation of each floor through changes in materials, colours and patterns, minimising the appearance of tall walls. Adequate screening of balconies facing neighbouring allotments mitigates direct overlooking to the east and west (refer overlooking studies in Architectural Plans).
	Include articulation to all elevations of the buildings, in particular inner facing ones (in reference to vertical recesses)	Vertical recesses have been added to internal elevations and articulation included to better visually separate each floor of the building.
	Recommend careful consideration of the proposed material composition and fine grain detailing to ensure delivery of an authentic outcome that positively contributes to the streetscape and surrounding context	Choice of materials, colours and finishes has been heavily influenced by existing materiality within the locality, and further refined to use materials and textures in a harmonious way to provide façades that reference the local heritage character. Detailing around key areas, such as windows and entry doors creates façades that are visually interesting and pleasing to look at, while minimising the height impact of the proposal.
Explore opportunities to further strengthen the ground plane pedestrian experience and the aspiration for the development to be located within a garden context.	Hierarchy of pedestrian and vehicle movement including the potential for shared use spaces to create efficiencies in the limited ground plane area (without compromise to pedestrian safety)	Pedestrian and vehicular movements within the site have been separated into two (2) key paths, to maximise safety and create a pleasant walking environment. The western side of the site is dedicated to pedestrian movement accessing the building lobbies and broader Helping Hand site, while the eastern driveway provides vehicular access to garages, but is designed to facilitate pedestrian movement via dedicated paths alongside the buildings. This allows for a high degree of site permeability and connectivity to the broader Helping Hand precinct.
	Extension of the soft landscape treatment into the driveway areas to unify the ground plane experience and improve visual outlook/amenity from apartment private open spaces with eastern aspect	Soft landscaping has been added to the driveway, particularly at the entrance to Childers Street, achieving a balance between softening the visual appearance of the hard surfaces while retaining a safe and convenient vehicular access and minimising tripping hazards for residents (particularly considering the older demographic of residents). This will create a cohesive urban space, tying the front of the site to the north, pedestrian link to the west and driveway to the east with similar materials, finishes and planting themes.

Design Element	Comment	Response
	Opportunities to provide more direct and generous connections and a clearer sense of wayfinding to the communal courtyard	Access to the community garden has been improved, and can be obtained via the driveway, pedestrian link to the west, entry door from the rear building and pedestrian links to Buxton Court and Childers Court to the south.
	Reinforcement of the pedestrian green link through the site and integration with the wider Helping Hand precinct	Pedestrian green link has been designed to include quality materials and finishes and incorporates greenery to soften its visual appearance. The intent remains to make this link the main pedestrian route throughout the Helping Hand precinct in a north-south direction while smaller, secondary links provide east-west connections.
	Management of visual and acoustic interfaces between the pedestrian green link and ground floor apartments to ensure residential amenity and privacy	The pedestrian link is intended to principally facilitate movement throughout the site and more broadly the Helping Hand precinct. While public access will be possible during the day, only residents will be able to use this link after daylight hours, minimising potential noise disturbances during the evening and night. In addition, this pedestrian link primarily connects Helping Hand facilities in a relatively quiet area of North Adelaide and is not expected to see significant foot traffic.
Internal planning	Maximisation of natural light and ventilation to communal circulation spaces	Natural light and ventilation to internal communal circulation spaces is provided at the entrance points where possible.
	Review of the internal community amenity space to support more purposeful uses	Internal planning has been further developed as the design has evolved, and now includes a generous indoor communal room that provides a multi-purpose gathering space for residents of both buildings. This area could be booked by individuals for larger gatherings, or used as a meeting or socialising place for all of the residents.
	Review of car parking arrangements, including consideration of communal and/or below ground car parking that will support ease of movement into and around vehicles and reduce impact on the ground plane	Car parking and communal circulation spaces have been reviewed, with a secondary exit added on the southern side of the rear building providing access to the rear and community garden. The impact of the driveway on the ground plane has been minimised through assessment of manoeuvrability and allocation of pedestrian paths and soft landscaping to minimise the vehicular dominance of the space. Basement parking is not feasible for the scale of the proposed development, and individual lock up garages provide security and storage for residents.
	Confirmation provisions for escape are compliant	The design team has closely consulted with building services engineers and a building surveyor to ensure escape routes are compliant.
Environmental Sustainable Design (ESD)	Recommend early engagement of a sustainability consultant to establish measurable targets for	DSquared has been engaged to provide sustainability options and advice, providing measurable targets and to ensure that ESD initiatives are included in

Design Element	Comment	Response
	the project and ensure ESD initiatives are embedded and integrated within all areas of the development	the proposal. Section 5.4 of this report and the accompanying Sustainability Report provides a more detailed description of those initiatives.

Figure 3.2 below compares the initial concept presented at PLP and Design Review to the final design now proposed.

Figure 3-2 Original (left) and Proposed (right) (Woods Bagot)

4. THE SITE & LOCALITY

4.1. The Site

The subject site is located at 157-163 Childers Street, North Adelaide and comprises three (3) allotments formally described as:

- Certificate of Title Volume 5801 Folio 554 (Allotment 100 in Filed Plan 183360);
- Certificate of Title Volume 5804 Folio 224 (Allotment 899 in Filed Plan 183361); and
- Certificate of Title Volume 5845 Folio 885 (Allotment 101 in Filed Plan 183373) (refer to **Figure 4.1**).

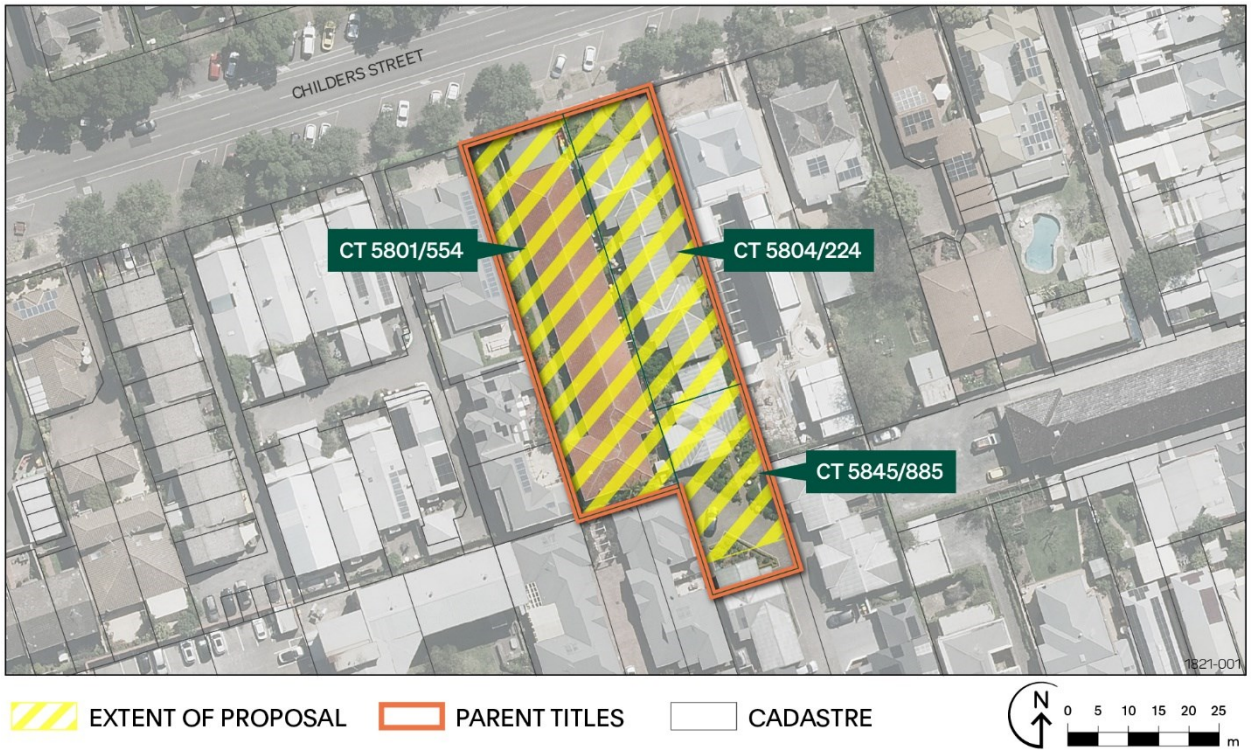

Figure 4-1 Subject Site

The site is of irregular shape and has a frontage to Childers Street of approximately 32m, a varying depth of between 66.7m and 73.8m, with a total site area of approximately 2,270m^2.

The site is currently used for residential purposes and contains three (3) single storey residential buildings comprising independent retirement living units under the ownership and management of Helping Hand, ancillary garages, driveways and landscaping. All the existing improvements are proposed to be demolished.

There are no regulated or significant trees on the site, although a mature street tree is located at the front of the site on Council land and is proposed to be retained. Any street infrastructure in conflict with the proposed development will be relocated.

The site is relatively flat, with gentle fall from the northeast towards the southwest. Angled on-street parking and three (3) driveway crossovers exist along the site's street frontage.

No easements or encumbrances apply to the site, as demonstrated in **Appendix 1** containing the Certificates of Title.

Photographs of the subject site are provided below.

Figure 4-2 Site Frontage to Childers Street

Figure 4-3 Site Frontage to Childers Street (eastern side)

Figure 4-4 View south along western side of existing building

Figure 4-5 View south along eastern side of existing building

Figure 4-6 View north from driveway of Chilton Court units (location of proposed community garden)

4.2.Site Context & Locality

4.2.1. North Adelaide Context

The subject site is located in the northwest corner of the main section of North Adelaide, with frontage to Childers Street which is notable for its well-preserved residential architecture, displaying beautiful examples of Victorian and Edwardian dwellings set amongst more modern, medium density development. A short distance away from Jeffcott Street, the site is within convenient access from the CBD and the northern suburbs, as well as the commercial heart of North Adelaide, O'Connell Street. Childers Street is approximately 30m wide and features a single traffic lane, numerous on-street car parking spaces, a bike lane and wide footpaths with tree canopy and soft landscaping on either side.

The City of Adelaide has recently released City Plan 2036, the key strategic and spatial plan outlining how the City of Adelaide will grow and develop. This plan indicates that successful cities around the world have a strong residential population living locally. State-wide population projections for 2051 estimate an additional 730,000 residents, requiring 300,000 new dwellings, while Adelaide City Council is committed to doubling its residential population from 26,000 residents to a population of 50,000 residents by 2036. The plan identifies that sustainable growth will require: … *"diversity in housing options, encouraging mixed use developments and supporting good neighbourhood design to cater to a range of needs and demographics*".

The City Plan outlines that opportunities for new populations will be created through vertical growth, as well as focusing on the 'missing middle' to deliver a broader range of housing options catering to all ages, cultures and socio-economic cohorts.

The Plan sets out that "*medium density housing typologies, such as walk-up apartments, strike a balance between density and liveability, offering a transition between low-rise and high-rise buildings, and integrating seamlessly into established neighbourhood".* The proposed development is clearly aligned with the intent of City Plan 2036, providing additional housing options for an older cohort, with nearby support services provided by Helping Hand to enable residents to age in place. There are few existing retirement accommodation options available within North Adelaide and the City of Adelaide more broadly, with Helping Hand being one of the primary organisations providing both aged care and retirement living in North Adelaide.

The majority of North Adelaide residential area is within the City Living Zone, North Adelaide Low Intensity Subzone. **Figure 4.7** below illustrates the location of the site in the broader context of North Adelaide, and existing zoning of the site and surrounds.

4.2.2. Locality

The immediate locality comprising Childers Street to the north, east and west of the subject site consists primarily of one and two storey residential buildings, including historic villas on significantly large allotments and smaller historic cottages, interspersed with more recent, higher density units, townhouses, and residential flat buildings (including examples of three (3) storey buildings). There are a number of dwellings nearby that are listed Local Heritage Places, including directly across Childers Street from the subject site and two (2) located immediately to the east. **Figure 4.7** below illustrates the location of Local Heritage Places in relation to the subject site.

Figure 4-7 Local Heritage Places (blue dots) in the vicinity of the site

Adjoining to the east, at 147 Childers Street, is a Local Heritage listed stone fronted villa, currently undergoing renovation, with an extensive rear addition, covered outdoor area and swimming pool under construction (**Figures 4.8** below and **4.5** above). The Code lists the extent of the heritage place as "*House; Frontage and side wall returns visible from the street*". Similarly, the dwelling further east at 143 Childers Street is also a Local Heritage Place, and is a single storey painted stone villa.

Figure 4-8 – 147 Childers Street with visible rear addition

Directly adjoining the site to the west is a single storey, painted brick dwelling at 161 Childers Street (**Figure 4.9**), with a private laneway along its western boundary providing access to more recently constructed one and two storey dwellings and townhouses behind (**Figure 4.10**). Further west along Childers Street is a series of small-attached cottages, two storey residential flat building and two and three storey townhouses (**Figure 4.11**).

Figure 4-9 – 161 Childers Street, directly adjoining to the west

Figure 4-10 Rear of 161 Childers Street, looking south towards Helping Hand (3 storey building)

Figure 4-11 – Two and three storey development to the west of the subject site

Directly opposite the site on the northern side of Childers Street is a large two storey red brick dwelling at 156 Childers Street, along with a number of larger, detached dwellings set within expansive landscaped grounds towards the west along Childers Street, the majority of which are listed Local Heritage Places.

Figure 4-12 Two storey dwelling directly opposite the site

To the west of 156 Childers Street is a c. 1970s three storey residential flat building containing approximately 25 units, and at grade parking to the side. Further east is a single storey residential flat building of a similar era (**Figure 4.13**) containing 11 units, followed by a series of single storey, Local Heritage dwellings to Jeffcott Street (**Figure 4.14**).

Figure 4-13 – Residential flat buildings at 150 and 144 Childers Street

Figure 4-14 Local Heritage Places along Childers Street, to the north-east of the subject site

In our opinion, the locality is best described as 'mixed', incorporating low density, one and two storey character dwellings set on large, landscaped allotments, interspersed with much higher density residential flat buildings and townhouses of up to three storeys in height, including existing Helping Hand retirement accommodation to the north of the subject site. Higher density housing within the locality tends to be concentrated in the area to the west of the site on the southern side of Childers Street, and immediately opposite the site on the northern side of Childers Street.

The wide road pavement, angled parking and mature street trees creates a screening effect, such that individual buildings within the streetscape, including buildings of up to three storey, sit back within the street vista without being visually dominant. The on-street parking appears to be well used as a number of smaller dwellings do not have on-site parking.

The pattern of front setbacks is somewhat consistent within the vicinity of the site, with an average of approximately 6m, as illustrated below in **Figure 4.15**. Exceptions to this are the two (2) dwellings to the east which are set back approximately 8m. A more detailed setback analysis is provided in **Section 7** of this report.

Figure 4-15 Setback patterns near the subject site (SAPPA)

While Childers Street does not feature any form of public transport, several bus stops are located on Jeffcott Street, less than 300m from the subject site, or a short 4min walk. In addition, two bus stops on Buxton Street will be within convenient walking distance from the subject site (approximately 100m) via the north-south pedestrian link, as illustrated in **Figure 4.16** below.

Figure 4-16 Nearby bus stop locations

5. PROPOSED DEVELOPMENT

A full suite of architectural plans, including site plans, floor plans, elevations and sections have been prepared by Woods Bagot and are included in **Appendix 2**. In addition, a Design Report prepared by Woods Bagot (**Appendix 3***)* provides a comprehensive suite of contextual and supporting information, including high-quality renders and design response.

5.1. Proposal Overview

The application seeks Planning Consent to construct a retirement facility in the form of two (2) residential flat buildings (refer to **Figure 5.1** on the following page), comprising:

- Ground Floor:
  - Two (2) x 2 bedroom/2 bathroom apartments with private terraces ('front building' or 'building 1');
  - One (1) x 3 bedroom/2 bathroom apartments with enclosed terraces ('rear building' or 'building 2');
  - 13 garages comprising a mix of single and double private garages, accessed via a common driveway;
  - Communal amenities including a meeting room, wine racks, waste room and community garden; and
  - Hard and soft landscaping including a pedestrian walkway along the western side of the site.
- Level 1:
  - Three (3) x 3 bedroom/2 bathroom apartments with balconies; and
  - Three (3) x 2 bedroom/2 bathroom + study apartments with balconies.
- Level 2
  - Three (3) x 3 bedroom/3 bathroom penthouses with balconies and roof top terraces.
- Total of twelve (12) dwelling units

The dwellings will be independent living retirement units (ILUs) operated by Helping Hand as a 'retirement facility', ie. a facility operating under the regulatory framework of the *Retirement Villages Act 2016*.

The proposal also includes demolition of the existing structures on site, and a masonry fence along the front boundary.

5.2. Development Configuration

The proposal seeks to construct a total of 12 apartments for the purpose of retirement accommodation as outlined in Section 4.1 above, comprising a mix of two- and three-bedroom dwellings with private terraces and balconies, within two, three-storey buildings.

Vehicle access to the development is provided via a single crossover and common driveway along the eastern boundary of the site, providing access to individual lockup garages. Apartments will be allocated either a single or double garage, which also provides additional storage for each apartment. The driveway on the northern side of the site is to be shared with pedestrians and provides access to a communal garden located to the south of the rear building. The garden can also be accessed via the rear

building lobby or the pedestrian link, along the southern side of the site. **Figure 5.1** below illustrates the overall ground level layout of the proposal and circulation strategy.

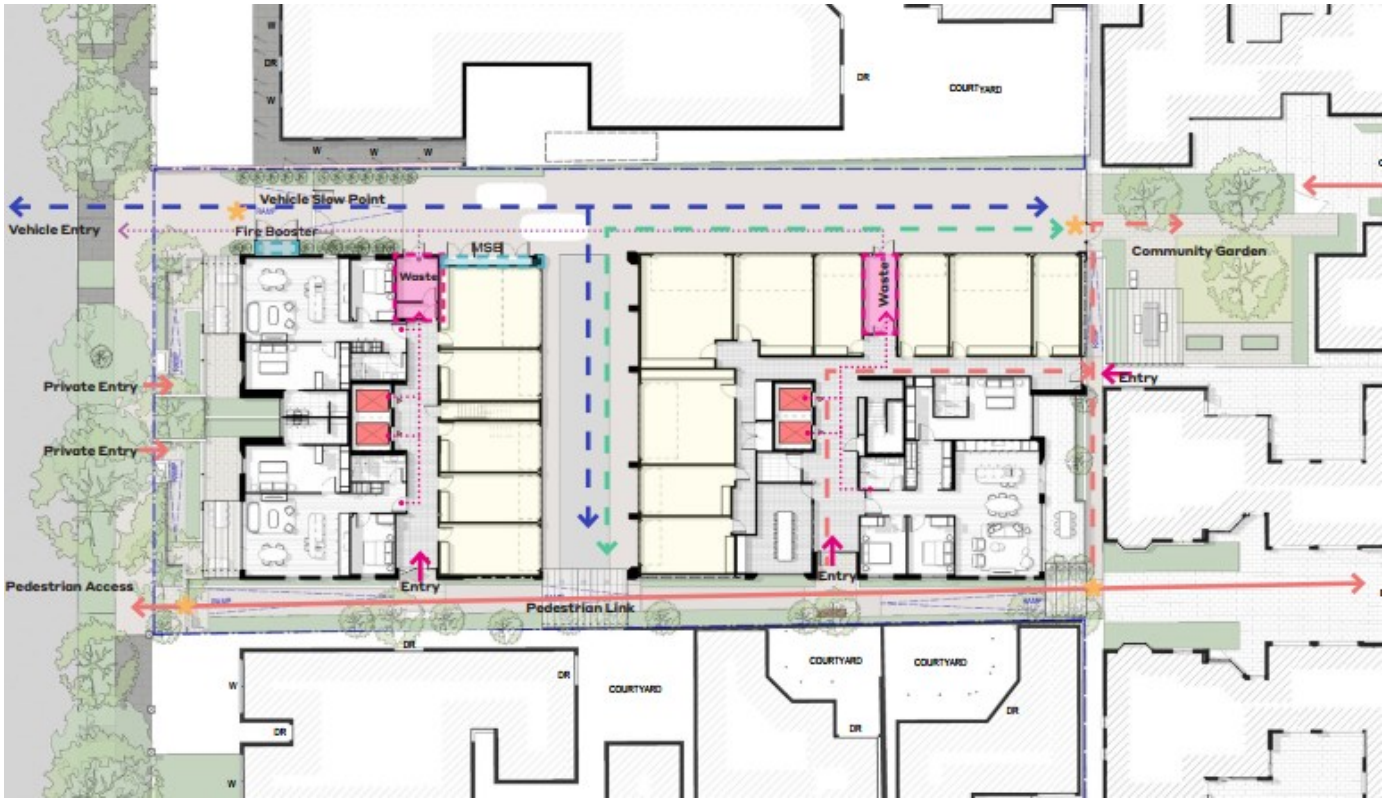

Figure 5-1 Ground level arrangement (Woods Bagot)

The two ground level apartments in the front building facing Childers Street are provided with individual street access. Pedestrian access to all apartments is otherwise provided via a lobby in each building, with entrance from the north-south pedestrian link for other apartments residents and visitors. Access to each individual garage is also provided via the lobbies and internal circulation space.

The apartments have been designed to provide ground and upper-level activation to the streetscape, with balconies and windows orientated on all sides including towards Childers Street and over the pedestrian link connecting Childers Street to Buxton Street. Parklands and wider city views are likely to be available from the top floor windows and terraces.

All apartments have been designed to maximise occupant amenity, provide high quality private open space that is directly accessible from living areas, have sufficient storage both within the apartment itself and within secure designated storage located within the garages.

Table 5.1 below provides a summary of apartment type, size and private open space provision for each dwelling:

Table 5-1 Apartment Configuration and Areas (Source: Woods Bagot)

Dwelling type	Bedrooms	Internal floor area	Private open space
Ground floor apartments			
Building 1 (2 apartments)	2 bed (2 bath)	111m²	27.1m²
Building 2 (1 apartment)	3 bed (2 bath)	156m²	31.4m²
First floor apartments			
Building 1 (northeast side apartment)	3 bed (2 bath)	168m²	20m²
Building 1 (northwest side apartment)	3 bed (2 bath)	169m²	21m²
Building 2 (northeast side apartment)	2 bed (2 bath + study)	124m²	14m²
Building 2 (northwest side apartment)	2 bed (2 bath + study)	124m²	17m²
Building 2 (southwest side apartment)	2 bed (2 bath + study)	125m²	15m²
Building 2 (southeast side apartment)	3 bed (2 bath)	135m²	27m²
Second floor apartments			
Building 1 (penthouse)	3 bed (3 bath)	230m²	81m² (+7m² terrace)
Building 2 (east penthouse)	3 bed (3 bath)	221m²	32m² (+12m² terrace)
Building 2 (west penthouse)	3 bed (3 bath)	197m²	32m² (+13m² terrace)

The proposal includes a number of communal facilities all located on the ground floor, including a meeting room, wine racks and toilet situated by the main entrance into building 2, a shared refuse room in each building, as well as a community garden behind the southern façade of building 2, accessible from the shared driveway and pedestrian link.

Letter boxes are to be located on the northwestern corner of the site, incorporated into the masonry wall at the entrance to the pedestrian link.

The dwellings have been designed to facilitate ageing in place, with wider door widths, generous and open layouts, flush thresholds, and the ability to retrofit additional equipment (such as grab rails and ceiling hoists) as required. Floorplans are arranged so that private spaces are located away from shared and active spaces, with corner living taking advantage of natural light and vistas (**Figure 5.2**). The broader development, including driveways, pedestrian paths, landscaping treatments and indoor shared areas are purposefully designed for an older demographic by minimising trip and collision hazards, incorporating compliant ramps and gradients and with careful selection of materials and plants to provide smooth accessible surfaces.

Figure 5-2 Design for Aging in Place (Woods Bagot)

5.3. Built Form

5.3.1. Building Heights and Siting

The proposed built form comprises two (2) separate three (3) level buildings, with a maximum height of 11.3m measured from ground level, or 58.1m AHD for building 1 and 58.35m AHD for building 2 due to a slight variation in the topography of the site.

The proposal situates the front building line of building 1 ground floor and upper floors at 5.9m from the primary street boundary, with a verandah projecting a further 2.5m to define the ground floor in reference to single storey dwellings in the locality. The proposed eastern side boundary is 6m to provide sufficient space for pedestrian and vehicular movements. On the western side, setbacks vary from 3.7m on the north boundary to 2.8m on the south boundary due to a slightly skewed boundary line. Building 2 is set back 2.8m from the rear boundary shared with one of the dwellings on Buxton Court, with the exception of a garage located

on the rear boundary, adjacent to the proposed community garden. Upper levels feature the same boundary setbacks as the ground level below.

For both buildings, the floor to ceiling heights for each level is 3m (3.7m slab to slab) to enable the dwellings to be retrofitted with mobility aids (including ceiling mounted hoists) if required. A proposed masonry and steel fence is proposed along the front boundary, with solid elements up to 1.75m in height.

Figure 5-3 Proposed building heights relative to the locality (Woods Bagot)

An assessment of the proposed building heights and siting against the relevant Code provisions is provided within Section 6.3 of this report.

5.3.2. Architectural Expression

The design of the proposed retirement facility has developed and evolved through a series of reviews and feedback sessions conducted both internally and externally, including a PLP, Design Review by ODASA and heritage input by DASH Architects (Section 2.3 outlines the response to the pre-lodgement process in further detail). Particular consideration has been given to ensuring the proposal is appropriately scaled and designed in the context of the heritage character of the locality, and in particular the Childers Street streetscape.

Woods Bagot's Design Report (**Appendix 3**) details and illustrates the research that informed the design of the project, based on careful analysis of the local urban fabric, including built form, streetscape rhythm and features and heritage characteristics, in particular noting the strong uniformity of heritage character, as identified in the North Adelaide Hill Street Historic Area (Adel 1).

To this end, inspiration has been taken from the nearby built form and incorporated into the massing, siting, materiality and design detail of the development. Careful consideration has been given to the generous street and side boundary setbacks proposed to align with adjoining development and preserve the settings and views to Local Heritage Places, and provide opportunities for substantial on-site landscaping and deep soil planting. The building massing has been vertically split to blend with the existing Childers Street streetscape rhythm and break down the overall building scale and visual impact. This can also be observed horizontally in the design detailing and articulation picking up datums from adjoining development, and in the choice of materiality and colour palette in the façade of Building 1. Differing materials and colours demarcate each level, with veranda at ground level providing a solid base and single storey anchor, open terraces for the first floor and living space within an angled roof form at the top floor, referencing heritage mansard roofs in the locality and minimising the visual impact of the third storey when viewed from the public realm. **Figures 5.4** illustrates the evolution of the façade design response by Woods Bagot (refer also **Appendix 3**), with detailed renders in **Figures 5.5 - 5.7**.

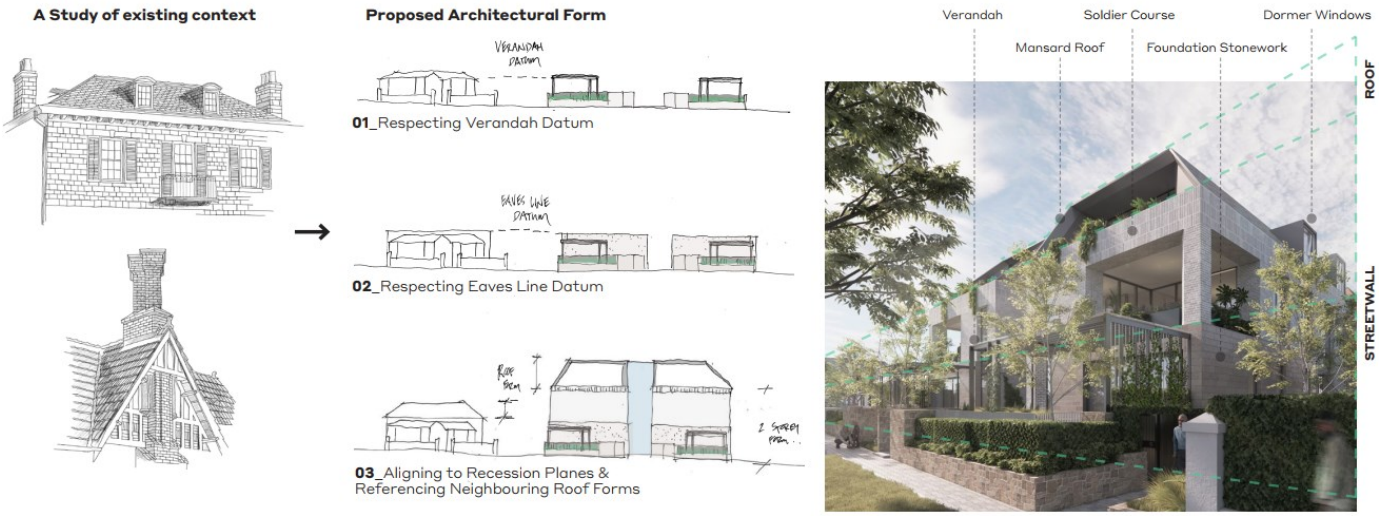

Figure 5-4 Façade Design Response (Woods Bagot)

Figure 5-5 Childers Street façade (Woods Bagot)

Figure 5-6 Childers Street façade (Woods Bagot)

Figure 5-7 – Public Realm Elements (Woods Bagot)

5.3.3. Materials and Finishes

A materials and finishes schedule has been prepared by Woods Bagot and is contained within **Appendix 2** and illustrated in **Figures 5.8** and **5.9**. The colour palette and materials of the building echoes the various stone and brick residences found throughout North Adelaide, resulting in tones ranging from greys and beiges to terracotta and reds. Building 1, facing Childers Street, features light stone cladding at ground floor, while the first and second floor/roof incorporates shades of grey and terracotta roof tiles. Building 2 features terracotta masonry on the façade of the first and second floor and red terracotta tiles on the second floor/roof, providing visual interest and diversity in the appearance of both buildings.

Figure 5-8 Façade Materials (Woods Bagot)

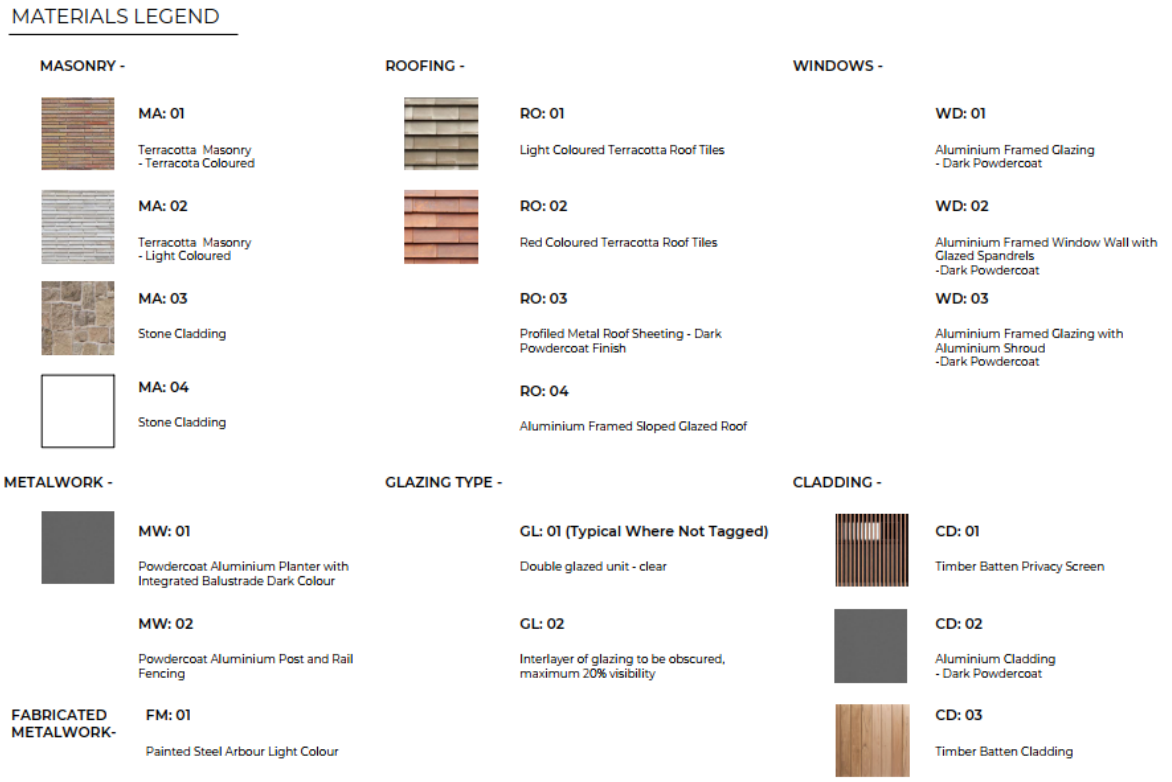

Figure 5-9 Materials and Finishes References and Schedule (Woods Bagot)

5.4. Sustainability

The project has been designed incorporating key sustainability strategies to reduce the building's impact on the environment in terms of both construction and operation, and deliver spaces that prioritise the health and wellbeing of building occupants.

The Sustainability Report by Dsquared (**Appendix 9**) provides detail of the key sustainability principes and initiatives that will be adopted for the project, principles summarised below:

- Energy efficient and comfortable living spaces, all-electric and fossil fuel free;
- Powered by renewable energy through a combination of onsite and offsite solar PV;
- Water efficient through low water use fixtures, drought tolerant planting, and recycled water connection for precinct irrigation;
- Built form that reduces ongoing energy consumption and embodied carbon emissions;
- Prioritise health and wellbeing in design, including daylight access, natural ventilation and materials (i.e., timber), and reduced urban heat island through light colours and plantings;
- Support sustainable transport via strategies that encourage walking, public transport and transition to electric vehicles.

5.5. Landscaping

The landscape plan prepared by ASPECT Studios (**Appendix 4**) provides a detailed landscape design for the development site, as well as an overall concept encompassing the entire Helping Hand master plan, ensuring a consistent and coherent approach to designing the green spaces of the redevelopment and providing connectivity from Childers Street through to Molesworth Street. This conceptual approach is based on design principles tailored for retirement living spaces, such as:

- Independence
- Social Interaction
- Connection with Nature
- Participatory Landscape
- Environmental Comfort
- Contextual Integration

The landscape design for the Childers Street Apartments divides the site in three distinct sections: the street frontage, the shared spaces to the side of the buildings and the communal garden at the rear. The selection of plant species has been carefully curated for each of these areas based on the location, growing habits and allocated space, as well as expected results. The intent being to seamlessly blend hard surfaces and soft landscaping to not only soften the visual appearance of the development but create a well-balanced space that is pleasant and attractive to walk in, while also remaining functional and appropriate for the aged demographic of residents.

The proposal includes approximately 490.3m^2 of soft landscaping, or 22% of the site's total area (all deep soil), extensive landscaping at the front of building 1 and along the pedestrian link, as well as in the entrance of the driveway with reduced landscaping further down to accommodate safe vehicle movements by older drivers, as illustrated in the Landscape Concept in **Figure 5.10** below.

Figure 5-10 Landscape Concept Plan (ASPECT)

The street presentation of building 1 aims to incorporate vegetation within the built form to add further articulation to the façade, enhance and soften its appearance and facilitate a smooth transition from the streetscape. It includes low hedge planting and a mix of evergreen and deciduous trees, providing shade and shelter in summer while allowing access to natural light in winter. Selection of planting for terrace gardens include species with cascading habits which, once mature, will add further colour and texture to the facades of both buildings. The proposed planting schedule for this section is illustrated in **Figure 5.11** below.

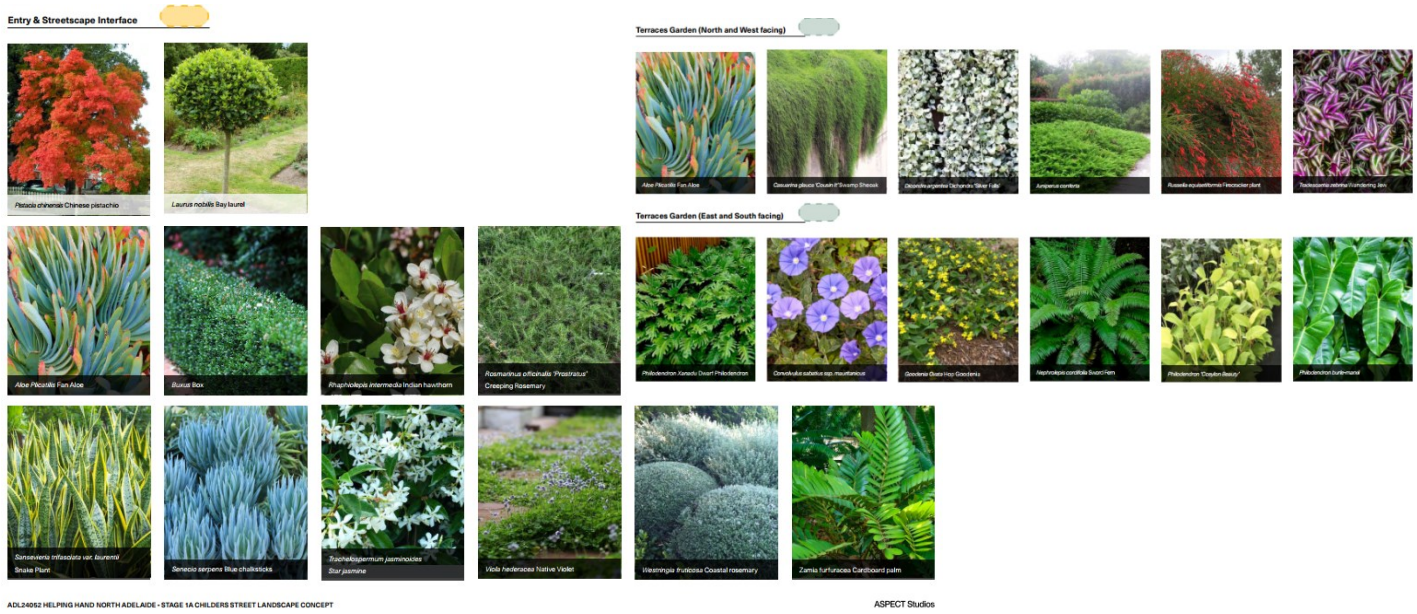

Figure 5-11 Proposed Planting Schedule - Streetscape Interface and Terrace Gardens (ASPECT)

Landscaping of shared areas includes small trees and shrubs among low rise ground covers along the common driveway and pedestrian link, to soften the appearance of the spaces, provide privacy to adjoining residences where required and encourage walking and exploring of the community garden, to the rear of building 2. The addition of climber species on cables or arbours provides vegetation in a different form and shape adding to the diversity of the landscape and providing shelter. The proposed planting schedule for these areas is illustrated in **Figure 5.12** below.

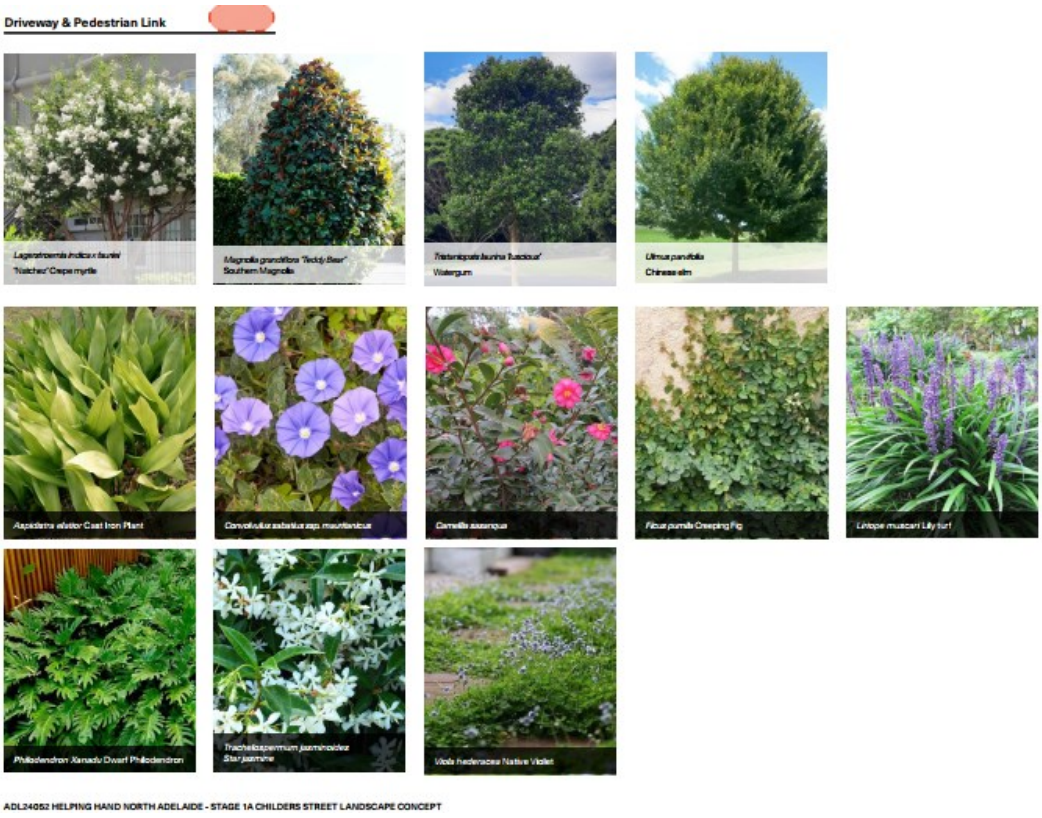

Figure 5-12 Proposed Planting Schedule – Shared Areas (ASPECT)

Design of the community garden includes a mixture of garden beds and communal amenities such as picnic areas and a bbq, resulting in a versatile space that can be used for both gardening or social activities. Planting selection for this area includes Mediterranean species of low shrubs that can also be used for cooking, such as rosemary, thyme or sage, as well as a central feature tree, likely to be a citrus variety, adapting to light requirements based on the season while also producing fruit. The planting schedule for this area is in **Figure 5.13** below.

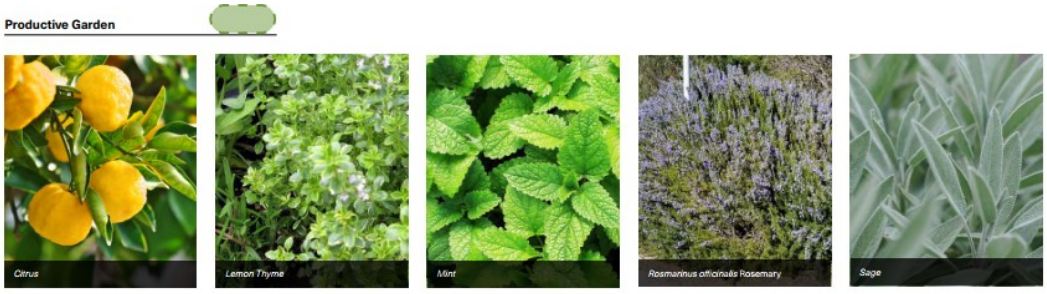

Figure 5-13 Proposed Planting Schedule – Community Garden (ASPECT)

5.6. Transport, Parking & Access

To inform the proposal, a comprehensive Traffic and Parking Report has been prepared by Cirqa and is attached in **Appendix 6**.

The proposal includes individual lockable garages that will be allocated to each apartment, to ensure a dedicated and secure car parking arrangement for the residents as well as secure storage. The proposal does not currently link a particular garage to a particular apartment, as this will be determined by future resident demands and preferences.

A total of nineteen (19) on-site parking spaces are provided, more than meeting the on-site parking requirements of the Code (discussed further in **Section 7.8**).

The existing site features three (3) driveways, of which two (2) are proposed to be demolished while the eastern crossover is to be retained and modified to accommodate two-way traffic access to the proposed development. The driveway has been designed as a shared space that can be used by pedestrians to circulate through the site. No conflict with street infrastructure will result of these modifications, and removal of the existing driveways will result in additional on-street car parking in front of the site that can be used by visitors. Cirqa has reviewed the layout of the driveway, vehicular access and manoeuvring as well as parking spaces, which have been designed in accordance with the relevant Australian Standards.

Turn paths have been provided by Cirqa for the garage access points and are illustrated in **Figure 5.14**.

Figure 5-14 Turn Paths for the Proposed Access (CIRQA)

Alternative parking arrangements (including a basement option and shared at grade parking) were explored by the project team, noting this was raised by ODASA in the Design Review. The proposed at grade individual garages are the optimal and preferred approach because:

- The required infrastructure and structural requirements of a basement solution is impractical and cost prohibitive for the scale and location of the development;
- The lock up garages provide significant resident amenity and security, as well as the flexibility of in-garage secure storage. Garages can be accessed internally via the internal lobbies and lifts, providing secure, at grade and sheltered access to parking for the residents;
- The proposed garages enables the development to include more resident focused spaces and active edges to the Ground Floor plane, compared to a traditional undercroft or at-grade communal parking solution which would require much of the ground floor to be carpark focused.

5.7.Waste Management

Waste management arrangements are outlined within the Waste Management Plan prepared by Cirqa, attached as **Appendix 7.** The waste strategy adopts a shared and consolidated waste solution with individual waste storage rooms provided within each building, rather than individual bins and storage areas for each apartment. Waste will be managed by Helping Hand, with a caretaker or building manager taking bins out to the kerb for Council collection and returning them to the waste storage rooms.

Cirqa have estimated that the proposed development will generate about 2,015L of waste per week. A breakdown of that rate is available in **Table 5.2** below.

Table 5-2 Weekly Waste Generation (Cirqa)

Land Use	Qty	Gen. Waste	Recycling	Organics*
Independent Living Units	31 bedrooms	930 L	775 L	310 L

** including food waste*
*** assumes 7 day per week operation*

Table 5.3 below outlines the recommended number of bins and services for each waste stream. Shared bins will optimise efficiency of the bin stores and minimise the number of bins placed out on the street for Council collection.

Table 5-3 Bins and Service Rate Recommendations (Cirqa)

Residential Waste	Bin Size	# of bins	Service Rate
General Waste	240 L	4	once per week
Co-Mingled Recycling	240 L	7	once per fortnight
Green Organics	240 L	3	once per fortnight

Figure 5.15 below indicates the bin storage arrangement and transfer paths.

Figure 5-15 Bin storage arrangements and transfer paths

Figure 5.16 below illustrates the location of the bin storage rooms.

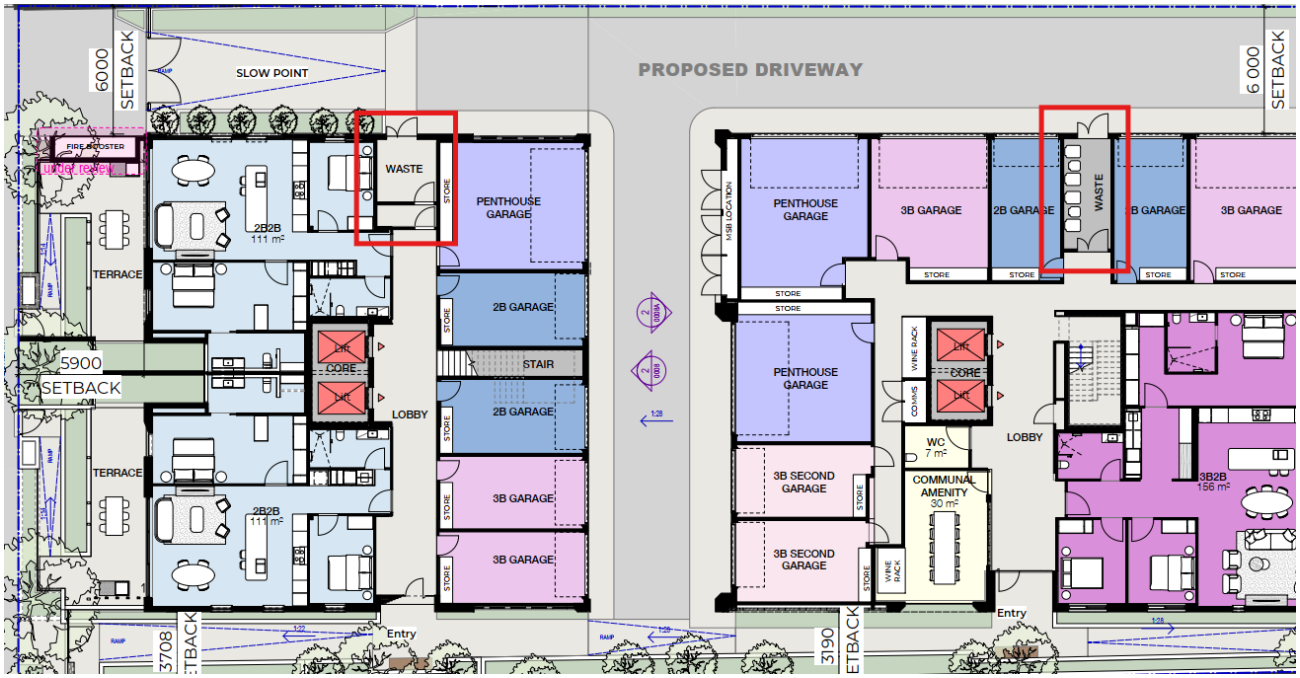

Figure 5-16 – Location of bin storage rooms

5.8. Stormwater Management

A Stormwater Management Plan (SMP) and associated stormwater calculations have been prepared by Innovis (**Appendix 5**). Estimated stormwater management requirements for the site have been based on the 5% AEP design events for all minor drainage systems and the 1% AEP design events for the major drainage systems.

The on-site stormwater management will generally comprise the following:

- Three (3) Legal Points of Discharge (LPDs) have been identified by Innovis, all connecting to council drainage systems in Childers Street and Buxton Street:
  - LPD 1 is a kerb outlet for roof run-off;
  - LPD 2 is at the existing Side Entry Pit;
  - LPD 3 is at the existing Grated Inlet Pit (GIP);
- An underground detention tank is proposed to manage and reuse stormwater run-offs, with outflow pumped to the kerb outlet (LPD 1);
- Roof run-off will be collected by downpipes and discharge into the underground detention tank;
- GIPs are proposed along the new driveway and footpath to collect run-off from the rest of the site and discharge into LPD 2;
- Run-off generated from the community garden is proposed to discharge freely to LPD 3; and
- A Gross Pollutant Trap (GPT) is provided to treat run-off from driveway paved areas before LPD 2 to meet stormwater runoff performance targets.

DRAINS modelling demonstrates that, with the installation of a detention tank, 1% AEP post development flow rates will match the 5% AEP predevelopment flow rates, meeting Adelaide City Council requirements.

5.9. Demolition

In preparation of the site for redevelopment, the existing single storey buildings at 153 and 157 Childers Street will be demolished, in addition to the existing garden beds and paving which forms part of the rear of Chilton Court (**Figure 5.17**). No heritage listed items or representative buildings are proposed to be demolished.

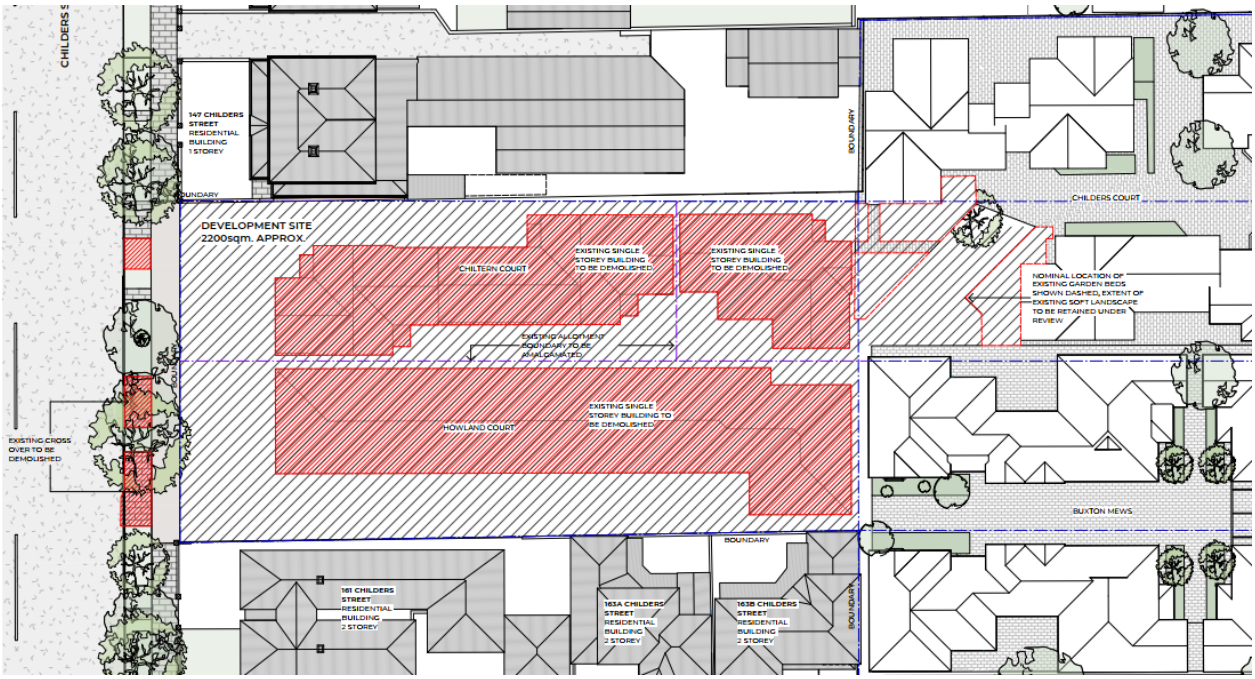

Figure 5-17 Demolition Plan (Woods Bagot)

6. PROCEDURAL CONSIDERATIONS

6.1.Zoning

The Planning and Design Code (Version 2024.21 – dated 21 November 2024), in conjunction with the SA Property and Planning Atlas (SAPPA), identifies that the site is situated within the **North Adelaide Low Intensity Subzone** of the **City Living Zone**.

The zoning for the site and other land within the locality is illustrated in **Figure 6.1** below:

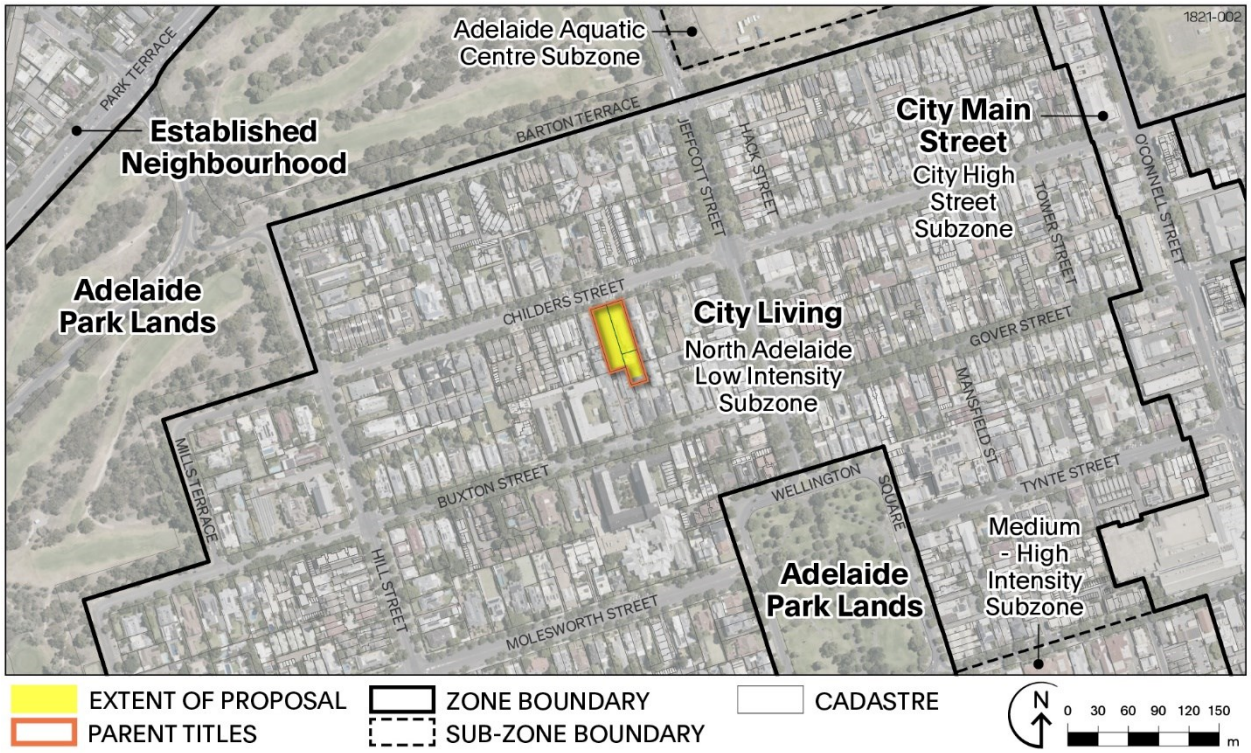

Figure 6-1 Zoning Map

6.2.Overlays and Local Variations (TNVs)

6.2.1. Overlays

The following **Overlays** apply to the site:

- Aircraft Noise Exposure *(ANEF 20)*;
- Airport Building Heights (Regulated) *(All structures over 110 metres AHD);*
- Building Near Airfields;
- Design;
- Historic Area *(Adel 1)*;
- Hazards (Flooding – Evidence Required);
- Prescribed Wells Area;

- Regulated and Significant Tree;
- Stormwater Management;
- Urban Tree Canopy

From the above list of Overlays, the following are not considered relevant to the assessment of the application:

- Airport Building Heights (Regulated) – All structures over 110 metres AHD Overlay (as the proposed building is located well below 110m AHD); and
- Prescribed Wells Overlay (as the proposed development does not involve the extraction of ground water).

6.2.2. Local Variations (TNVs)

The site is subject to the following Local Variations:

- Minimum Frontage (*Minimum frontage for a residential flat building is 18m*);
- Minimum Site Area (*Minimum site area for a residential flat building is 500m^2*);
- Concept Plan (*Concept Plan 33 – Helping Hand Aged Care*); and
- Maximum Building Height (Levels) (*Maximum building height is 2 levels*).

6.3. Nature of Development

The proposal is best described as:

> *Demolition of existing single storey residential buildings and construction of a retirement facility in the form of two (2) three (3) storey residential flat buildings comprising 12 dwellings, ground floor individual car parking, communal amenities, fencing, landscaping and a community garden.*

Accordingly, the proposed development comprises the following elements:

- Residential Flat Building (dwellings);
- Retirement Facility;
- Roof Mounted Solar Photovoltaic Panels;
- Fence; and
- Demolition.

6.4. Classification of Development

Within the City Living Zone, the combined elements of development are '**Code Assessed – Performance Assessed**' and should undergo an assessment against the relevant policies of the Planning and Design Code (noting that roof mounted solar photovoltaic panels are an accepted form of development in the City Living Zone).

6.5. Relevant Authority

The relevant authority to determine the development application will be the **State Commission Assessment Panel (SCAP)** as Delegate of the State Planning Commission, as the development is within the City of Adelaide and the development cost exceeds $10 million, pursuant to schedule 6, clause 3 (1) of the PDI Regulations.

6.6. Public Notification

Public notification is anticipated pursuant to Table 5 of the City Living Zone (column b) 2(1) & 2(2) as the proposal includes a Residential Flat Building that exceeds the maximum building height of 2 levels prescribed in DTS/DPF 2.2 that applies to development not on a Catalyst Site.

6.7. Agency Referrals

We anticipate the following Statutory Referrals will be required for the proposed development:

- Government Architect (via ODASA) - as the subject land is located within the 'Design Overlay' under the Code and involves the construction of a building within the City of Adelaide with a construction cost that exceeds $10 million.
- City of Adelaide - In accordance with Regulation 23(2)(b) and 23(3) of the PDI Regulations, the State Planning Commission (SPC) is also required to consult with The Corporation of the City of Adelaide on the proposed application.

7. CODE ASSESSMENT

7.1.Overview

The following section of this Planning Statement addresses the relevant planning related matters, having regard to the relevant zone, overlay and general development policy, Desired Outcomes (DOs), Performance Outcomes (POs) and Designated Performance Features (DPF's) referenced within the Code. This assessment is grouped under a series of headings which address specific aspects of the proposed development.

Desired Outcomes (DOs) are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module.

Performance Outcomes (POs) are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

A Designated Performance Feature (DPF) provides guidance to a relevant authority on one way to satisfy a corresponding performance outcome. However, a DPF does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion of the relevant authority to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

7.2.Land Use and Density

The following provisions are relevant to the assessment of the land uses to be established:

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
DO 1, DO 2, PO 1.1, PO 1.2	DO 1, PO 1.1/DPF 1.1, PO/DPF 2.1		**Interface between Land Uses** – DO 1, PO 1.1, PO 1.2

The proposed land use, being a retirement facility in the form of two (2) residential flat buildings, aligns with DPF 1.1 of the City Living Zone (which lists both a retirement facility and residential flat building as desirable land uses) and, in our opinion, also satisfies the associated PO by contributing to the diversity of housing and accommodation in the area, and contributing to an active and convenient neighbourhood by creating pedestrian access between Childers Street and Buxton Street.

In terms of land use intensity, DO 1 of the City Living Zone envisages '*Predominantly low-rise, low to medium density housing, with medium rise in identified area that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities….*" while DO 1 of the Subzone clarifies this by seeking '*predominantly low-rise low-density housing'*. In addition, PO 2.1 of the Zone encourages '*the number of dwellings is increased in the zone while maintaining residential amenity'* with the associated DPF further clarifying that the '*redevelopment of poor quality or underutilised buildings or sites that are in discord with the desired outcomes of the zone and relevant subzone'*.

The proposal is the first stage of a longer-term master plan for the redevelopment of a significantly large site owned by Helping Hand, located between Childers Street and Molesworth Street. Helping Hand provides the only aged care accommodation within North Adelaide, as well as independent living units that provide retirement accommodation for an older demographic that are able to use the Helping Hand support and services provided, enabling people to 'age in place' and remain living in North Adelaide. The Childers Street proposal will provide additional independent retirement living apartments that will improve the diversity of housing and accommodation, supporting the needs and lifestyles of older people in the area. In addition, the vision for the broader Helping Hand site includes enhanced pedestrian connections between the various Helping Hand buildings and sites, improving access to its much-needed services and facilities for its residents and the North Adelaide community and activating the public realm.

This Stage 1 of the master plan seeks to establish a total 12 dwelling units over the site, which equates to approximately 50dw/ha and is classified as '*medium net residential density'*, as per the definitions in Part 8 of the Code.

Part 8 of the Code classify net residential density as follows:

- **Low** net residential density: 'means less than 35 dwelling units per hectare';
- **Medium** net residential density: 'means 35 to 70 dwelling units per hectare'; and
- **High** net residential density: 'means greater than 70 dwelling units per hectare'.

The existing site, comprising two allotments and a portion of a third to the south, has a net residential density of approximately 45dw/ha, in the form of 10 dwellings over 2,200m^2. The proposal, therefore, only represents a minor increase in dwelling density, and remains 'medium density'.

Further to this, in examining the development pattern within this section of Childers Street, it is noted that although DO 1 of the Subzone envisages predominantly low-density development, a significant number of allotments display medium to high net residential densities, with examples illustrated in the **Table 7.1** and **Figure 7.1** below:

Table 7-1 Existing Medium and High Density Sites Within the Locality (red = high density, orange = medium density)

Address	Number of dwellings	Site area	Residential net density
142 Childers Street	8 dwellings	1,100sqm	72dw/ha
150 Childers Street	25 dwellings	1,680	148dw/ha
157 Childers Street	7 dwellings	1,000sqm	70dw/ha
165-171 Childers	8 dwellings	2,157sqm	37dw/ha
177 Childers Street	10 dwellings	1,133sqm	88dw/ha
187-193 Childers Street	11 dwellings	2,074sqm	53dw/ha

Address	Number of dwellings	Site area	Residential net density
224-240 Childers Street	10 dwellings	2,079sqm	48dw/ha

Figure 7-1 Map of medium/high density sites

The examples shown and listed above are not exhaustive, and similar developments can be found in the surrounding streets, notably on Barton Terrace West, Buxton Street and east of Jeffcott Street. While there are also numerous examples of low-density development within the locality (notably including Local Heritage listed dwellings on large allotments), it could not be reasonably concluded that medium density residential development is not currently a significant feature in the locality.

Further to the reasons outlined above, we are of the opinion that the proposed land uses and density of development is aligned with the desired outcomes for the zone. The proposal replaces an existing outdated medium density retirement facility that will provide much needed, modern retirement accommodation, enhancing the diversity of accommodation in the area and Helping Hand's facilities to respond to modern needs in a way that complements the character and streetscape of Childers Street. Elements of built form and character are discussed in further detail in Section 6.3.

7.3. Built Form

The Zone seeks buildings of a scale and design that complements the surrounding built form, streetscape and local character, and provides for landscaping and open space.

The following Code policies apply:

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies	Concept Plan
DO 2, PO/DPF 2.1	PO/DPF 2.2, PO 2.3, PO 2.4, PO/DPF 3.1, PO/DPF 3.3, PO/DPF 3.4, PO/DPF 4.1, PO/DPF 7.1	**Airport Building Heights (Regulated) - No Building over 110m AHD Overlay** DO 1, PO 1.1	**Design in Urban Areas** DO1, PO 4.1, PO 4.2, PO 4.3. PO 12.1, PO 12.3, PO/DPF 31.2 & 31.3, PO 37.1 & 37.2	**Concept Plan 33 – Helping Hand Aged Care** Low scale built form (up to 2 building levels) on Childers Street
		Design Overlay DO 1, PO 1.1	**Interface between Land Uses** DO 1, PO 1.1, PO 1.2, POs 3.1 – 3.3	
		Hazards (Flooding – Evidence Required) Overlay DO 1, PO 1.1		
		Historic Area Overlay DO 1, PO 1.1, PO 2.1, PO 2.2, PO 2.4, PO 6.1,		

7.3.1. Siting

PO 3.1 of the Zone requires buildings to be *'set back from the primary street boundaries to complement the existing streetscape character'*, equivalent to the average setback of existing adjoining buildings (DPF 3.1). The buildings west of the subject site at 161 to 177 Childers Street, are all set back between 5m to 5.5m, with that distance shortening past No. 177 to 3m and below. The two dwellings located immediately east at 143 and 147 Childers Street, have an approximate 8m primary street setback and appear to be an exception in this portion of the streetscape, as illustrated in **Figure 7.2** below. On the northern side of Childers Street, primary street setback is consistently set at approximately 7m for most dwellings, at the exception of two of them being setback further.

The proposal locating the building line 5.9m from the boundary with Childers Street, being slightly behind the average of most of the dwellings in the immediate vicinity, will complement the streetscape on the southern side of Childers Street, as per PO 3.1 of the Zone. The 5.9m setback also provides sufficient space to provide an access ramp to each ground floor street facing dwelling, and deep soil areas facilitates landscaping to enhance the appearance of the proposed development.

Figure 7-2 Childers Street front setbacks

Although the development pattern of the locality displays a variety of build forms, side boundary setbacks are generally between 1.5m and 3m from the building wall to the side boundary. Proposed side boundary setbacks for the development are 6.1m from the eastern side of the site to accommodate a two-way access driveway, and between 3.8m to 3.2m on the western side to provide for a pedestrian link. Setback distances vary due to the existing skewed boundary lines, with existing fences not necessarily constructed on boundaries. The same setbacks apply for all levels of the proposed buildings, at the exception of the third level mansard roof which tilts away from the side boundaries. The proposed side setbacks provide sufficient space to allow for car manoeuvring, landscaping and access to natural light and ventilation, while being consistent with the established streetscape of the locality, as per PO 3.3 of the Zone.

Approximately half of building 2 is positioned 4m from the rear boundary, providing space to be used for a terrace on the ground floor and a walkway, facilitating movement around the development. The remaining portion is situated 1.35m from the rear boundary, however, this portion of the building is located adjacent to the proposed community garden, therefore not resulting in any visual or amenity impact on a nearby dwelling. Sufficient space is retained between the proposed buildings and the dwelling to the south of the site to allow access to natural light and ventilation, as per PO 3.4 of the Zone. It should also be noted that the rear boundary is shared with the adjoining Helping Hand site, planned to be redeveloped in the future.

7.3.2. Scale

PO 2.2 of the Zone seeks a predominantly low-rise (one to two storey) residential character, while the TNV sets a maximum building height at two levels and Concept Plan 33 contemplates up to two storey development in this portion of the broader Helping Hand site. The local context of Childers Street incorporates low-rise built form, particularly with one and two storey

character homes. As described in **Section 4.2.2**, there are examples of three storey buildings within the locality, including three storey apartment buildings to the north and west on Childers Street, and the existing Helping Hand development to the south on Buxton Street.

In considering the scale of the proposed development, it should be noted that the proposal has been carefully designed to minimise the visual impact of the third level. The chosen mansard roof form enables the third level to be integrated within the shape of the roof, presenting more as a double storey building than three storey, and echoing the character of other mansards found throughout North Adelaide. The proposal has also been designed to manage amenity impacts on adjoining residential development that could arise from the additional level (refer assessment in **Section 7.6**).

The impact of the third level on the locality and streetscape in the context of the heritage overlays (Historic Area and Heritage Adjacency) has also been carefully considered and assessed by DASH in their Heritage Impact Assessment (**Appendix 8**). The Heritage Assessment acknowledges building height as a key challenge for the proposal due to the Code policies that apply, however considers that the heritage implications of the additional height have been effectively mitigated through the careful design of the façade of the front building, particularly its horizontal articulation and detailing of the front fence, front verandah and lower and upper floors.

The total height of the building is located well below the Airport Building Height (Regulated) Overlay of 110m AHD and will not have an impact on the operational and safety requirements of Adelaide Airport.

Therefore, on balance, we are of the opinion that the proposed building height is appropriate in the context of the locality and manages to minimise its visual impact through adequate setbacks and careful, high-quality design of its façades.

Figure 7-3 Streetscape Studies (Woods Bagot)

7.3.3. Architectural Expression & Design

The Design Overlay seeks that medium to high rise buildings demonstrate high quality design. As outlined in **Section 3.3**, the applicant chose to participate in the Design Review process which provided the opportunity to further refine and enhance the design and appearance of the built form.

The primary pedestrian access points to the ground floor apartment are clearly identified via a gate opening directly onto the footpath, a ramp to allow wheelchair access, and the front door of the dwellings being visible on the façade of the building. The main entrances to the lobbies of the building are located along the pedestrian pathway on the western side of the site and visually identified by architectural details emphasising the points of entry. The design clearly conveys purpose, identifies the main access points into the building while complementing the streetscape, in accordance with PO 1.3 of Design in Urban Areas.

In order to minimise visual impact on the streetscape and provide privacy, security and accessibility for future residents, ground level car parking was selected as the most appropriate option (rather than a basement car park). Single or double garages will be allocated to each apartment according to resident demand. The garages are accessed via the driveway on the eastern side of the site and between the two buildings, with garage doors concealed from Childers Street behind the building line, having minimal visual impact on the streetscape.

As mentioned previously and in supporting documents, the overall development has been designed to blend within its surroundings and the character of North Adelaide, with the mansard roof form and carefully selected materials and colours inspired by the various heritage buildings the suburb is known for. Further detail of the heritage considerations that were incorporated in the design are discussed in **Section 7.7**. The siting of the buildings combined with the vertical recess lines in the façades are all elements that were carefully added to reflect the typical massing of a dwelling, match the rhythm of the existing streetscape and positively contribute to the local context, as per PO 12.1 of Design in Urban Areas. **Figure 7.4** below illustrates the concept for the design of the built form within the surrounding context.

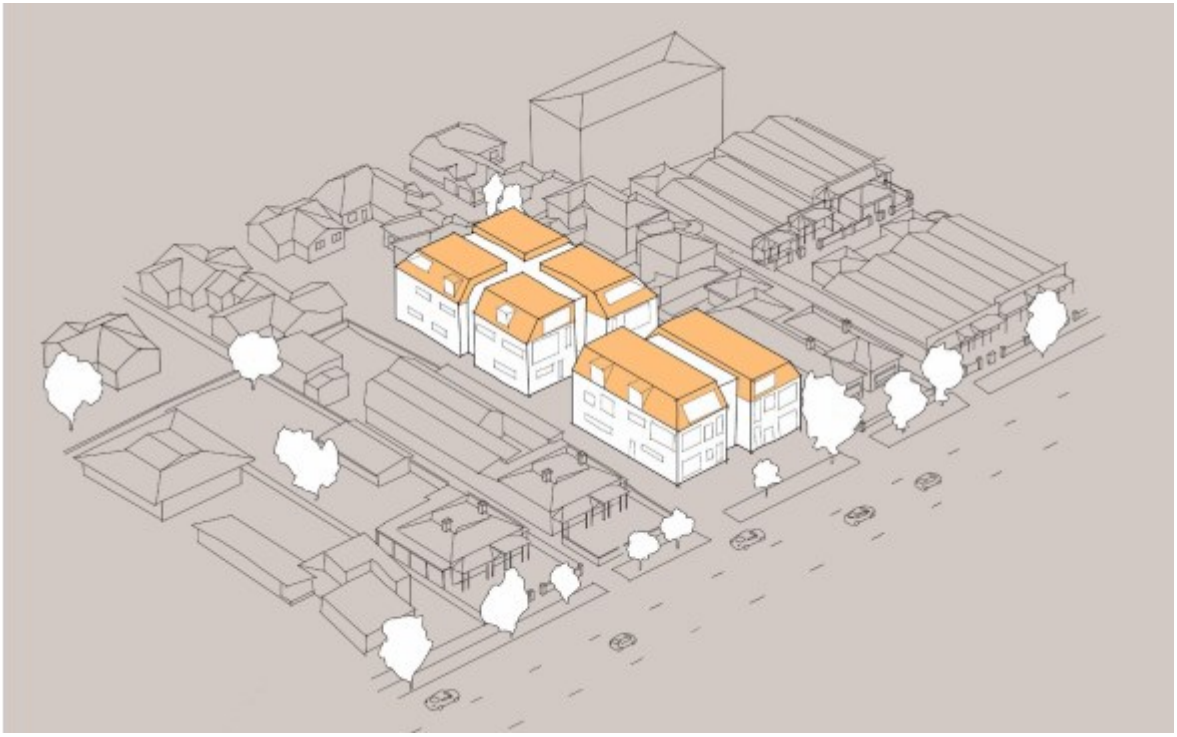

Figure 7-4 Conceptual drawing of built form (Woods Bagot)

The high-quality materials and finishes proposed include pre-finished materials, terracotta masonry in shades of red and grey, stone cladding and timber elements selected to complement the locality, and for their long-lasting durability, minimising ongoing maintenance, as per Design in Urban Areas PO 12.5. Architectural detailing of the building façades visually defines each level through the use of different materials and colours as well as projections and recesses within the built form, breaking down the visual mass of the proposal and reinforcing a human scale, as per POs 12.2 and 12.3 of Design in Urban Areas. Principles of biophilic design are applied to the proposed development through the incorporation of vegetation within the landscaped areas on the ground floor, as well as the façades of the buildings, including balcony and terraces planters. This will allow residents to not only enjoy direct views of urban greenery but also to interact with it, should they wish to.

Plant, equipment and services have been designed and located to be as unobtrusive as possible and not readily visible from the streetscape, blending within the built edge along the driveway or centrally located on the roof, satisfying Design in Urban Areas PO 1.4.

For the reasons outlined above, the proposal is, in our opinion, an exemplar of ‘design excellence’ carefully crafted to revitalise the subject site in a contemporary manner, while drawing inspiration from the rich built heritage of North Adelaide and respecting and complementing the development pattern of Childers Street.

7.3.4. Residential Amenity

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
			Design in Urban Areas PO 1.3, 1.5, 7.2, PO/DPF 18.1, PO 18.2, PO 26.1, PO 26.2, PO 27.1, PO/DPF 28.1 – 28.4, PO/DPF 31.1, PO/DPF 32.2 – 32.5, PO 35.1 – 35.6, PO 38.1, 39.1 – 39.6

The proposal has been carefully designed with the older retirement demographic in mind, with careful selection of amenity features to maximise resident comfort and convenience, facilitate social interaction and enable ageing in place, with support services available in the wider Helping Hand precinct as required. In addition to the many features specific to this type of accommodation, amenity provision aligns with the relevant Code policies, and includes the following design elements:

- All habitable rooms will have an external outlook;
- Balconies have been positioned and designed to maximise views of Childers Street and the shared areas, in particular the community garden at the rear, whilst minimising cross-views between balconies and overlooking onto adjacent sites;
- Each apartment is provided with a generous balcony or courtyard which exceeds the minimum size and dimension sought by the Code and is able to accommodate clothes drying areas and provide for outdoor living opportunities;
- Communal indoor and outdoor open space has been provided on the ground level in addition to private open space areas of each apartment;
- Living areas of respective apartments have been separated from adjoining apartments to maximise acoustic amenity;
- Ground floor dwellings have habitable room windows that front into their private courtyards;
- The development provides a range of 2 and 3 bedroom dwelling options;
- Generous apartment storage area is provided (both within the apartment and secure garages) which exceeds Code requirements; and
- Mailbox facilities are conveniently located adjacent the main pedestrian entrance (satisfying PO 40.2).

7.3.5. Sustainability

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
			Design in Urban Areas DO1, PO 4.1, PO 4.2, PO 4.3, PO 5.1, PO 14.1, PO 14.2, PO 36.1 & 36.2

The Design in Urban Areas module of the Code seeks sustainable development outcomes to be achieved 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*" (DO 1(d)).

Key sustainability initiatives proposed for the development include (but are not limited to) the following:

- Development of landscaped common outdoor areas, a community garden and an indoor community space to foster community interactions, physical fitness and social wellbeing;
- The apartments will be all-electric, with all energy systems to be supplied through on-site and off-site renewables, through the incorporation of solar PV on the roof (for example). No fossil fuels (natural gas) will be used for building heating, cooling, hot water, or cooking;
- Passive design and a high-performance façade with appropriate colours and low-carbon materials, double glazing as well as external shading devices through a combination of hoods and fins to reflect heat, reduce solar gain and minimise the heat island effect;
- Design of balconies make use of the building shape to provide comfortable shaded areas while still allowing access to natural light and ventilation;
- An average 7.5 Star NatHERS rating will be targetted for all apartments, with smart metering to be installed for energy management;
- Location of windows and balconies will maximise cross-ventilation through apartments and allow daylight access, reducing reliance on artificial lighting;
- Water conservation initiatives such as showers, taps and toilets with smart consumption features, as well as Water Sensitive Urban Design principles applied within the Stormwater Management Plan; and

- Construction waste will be minimised through efficient design techniques including standardisation and wherever practicable off-site pre-fabrication.

In consideration of the above, it is evident the development demonstrates sustainability principles and will seek to provide a new benchmark for sustainable design in retirement accommodation.

Further to the above discussion, the proposed sustainability initiatives are highly aligned with the relevant provisions of the Code which seek to ensure development is designed to optimise environmental performance.

7.3.6. Crime Prevention Through Environmental Design

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
			Design in Urban Areas PO 2.1, PO 2.3, PO 2.4, PO 2.5, PO/DPF 17.1, PO/DPF 17.2

The design of the building and surrounds has been carefully considered and includes the following Crime Prevention Though Environmental Design (CPTED) design techniques:

- The building has been oriented towards Childers Street with clear lines of site and passive surveillance over the streetscape;
- The numerous windows, balconies and terraces on all façades of the development enable clear lines of sight onto shared spaces such as the driveway, pedestrian link and community garden, resulting in passive surveillance and enhanced safety of these spaces;
- The front dwellings, driveway and pedestrian link feature secure fencing and gates, clearly demarcating boundaries of the site and providing security to the residents of the buildings. The individual garages provide a secure parking arrangement, benefiting from passive surveillance of the multiple dwellings, minimise the potential for crime;
- Pedestrian movement paths are designed to allow clear sight lines and minimise concealment spots, ensuring ample space and safety for pedestrians. Pathways and building entrances will be suitably lit and visible at all times;

The above design techniques are considered to maximise resident safety and passive surveillance and satisfy the relevant Design in Urban Areas provisions of the Code (PO 2.1-PO 2.5).

7.4. Landscaping and Trees

The following Code provisions are considered most relevant when assessing landscaping aspects of the proposal:

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
		Regulated and Significant Tree Overlay DO1, PO 1.1, PO 1.2, PO 1.4, PO 2.1	**Design in Urban Areas** DO1, PO 3.1, PO 13.1 - PO 13.4, PO 32.1

7.4.1. Landscaping

The landscaping provisions of the Code relating to medium and high-rise development emphasise the establishment of deep soil zones, capable of supporting medium and large trees for shading, and to soften the appearance of multi-storey buildings.

Consistent with above-mentioned performance outcomes, the landscape plan prepared by ASPECT Studios (refer to **Appendix 4**) increases soft landscaping within the Childers Street verge by removing two existing driveways and replacing them with soft landscaping. Deep soil planting areas are provided that satisfy Design in Urban Areas DPF 13.1 (requiring a 4m x 4m area) and extensive planting is provided along the front of the site, within private ground floor terraces, along the driveway. along the pedestrian link and within the community garden to the rear.

The landscaping provides for a range of tree species including 'Chinese Pistachio', 'Bay Laurel', 'Crepe Myrtle', 'Southern Magnolia' and a 'Citrus Tree' as well as understorey plantings and potted plants. These tree species have an anticipated mature height between 5m-7m and will provide shade and assist in softening the appearance of the building as viewed from Childers Street and adjoining sites.

The landscaping throughout the site, amounting to approximately 22% of the total site area, will positively contribute to the streetscape appeal, appearance of buildings and amenity of the development.

7.4.2. Regulated and Significant Trees

The only regulated tree related to the development is a street tree located on Council land on Childers Street. The tree is not proposed to be removed or damaged. The tree is well established and provides shade and shelter as well as enhancing the visual amenity of the public realm of Childers Street.

7.5.Stormwater and Earthworks

The following Code policies apply to the management of stormwater and any earthworks associated with the development of the site:

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
		Hazards (Flooding – Evidence Required) Overlay DO1, PO/DPF 1.1	**Design in Urban Areas** PO 5.1, PO 8.1

The subject site is located within the Hazards (Flooding- Evidence Required) Overlay. The Desired Outcome of this Overlay seeks that:

DO1 *Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development*."

Innovis have prepared a stormwater management plan for the proposal (contained in **Appendix 5**). The site will drain to three (3) legal points of discharge (LPD) due to the existing land fall and drainage infrastructure, which will ultimately connect to a Side Entry Pit and join the council drainage network in Childers Street and Buxton Street.

In order to meet Council requirements, an underground tank is proposed to detain stormwater runoff generated from the roof structures. Outflow will be pumped to the LPD. The rest of the site runoff will be collected by pit/pipe system and discharge to the LPD freely. The stormwater management design is modelled using DRAINS for the 5% AEP minor design events and the 1% AEP major design events. DRAINS model results show the 1% AEP post development flowrate is restricted to the 5% AEP predevelopment flowrate, with the inclusion of a detention tank.

Water quality estimation for the site is based on MUSICX model with a GPT water treatment device, ensuring the development achieves water quality targets.

Minimal earthworks are required as the land is relatively flat. The finished floor level of both buildings is set at RL.46.8, allowing for a minimum 300mm freeboard.

7.6.Interface between Land Uses

The following Code provisions are applicable to the consideration of interface between land uses.

North Adelaide Low Intensity Subzone	City Living Zone	Overlays	General Development Policies
			Design in Urban Areas DO1, PO 10.1, PO 10.2, PO 16.1, PO 31.2
			Interface between Land Uses DO1, PO 1.1, PO 1.2, PO 2.1, PO 3.1- PO 3.3, PO 4.2, PO 4.3, DPF 4.3, PO 4.4, PO 5.2, PO 6.1- PO 6.2, PO 7.1

7.6.1. Visual Privacy

The site sits within the 'City Living Zone' which is identified as a 'Neighbourhood-type Zone' within Part 8 of the Code. Design in Urban Areas PO 16.1 seeks:

PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:

(a) appropriate site layout and building orientation

(b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight

(c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms

(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.(

(Our emphasis)

Interfaces with the nearby residential land uses have been managed through appropriate mitigation of direct overlooking from upper-level windows, balconies and terraces, including obscured glass on the second level windows, wide planter boxes to restrict downward views, and timber batten and louvre screening on the balconies facing private open space on nearby allotments, as well as appropriate side and rear boundaries setbacks. Due to the shape of the roof, second storey dormer windows are designed with deeper reveals to angle views upwards, minimising the possibility for direct overlooking on surrounding sites. With the exception of the east facing balcony (which includes screening), the remaining balconies are not facing private open space on adjacent residential sites. The Architectural Plans in **Appendix 2** include detail of the overlooking mitigation strategy, incorporating the design techniques described above.

7.6.2. Overshadowing

In accordance with PO 3.1 and 3.2 of the Interface between Land Uses provisions of the Code, the proposal will have a negligible impact on the access to direct winter sunlight for nearby residential uses located within the adjoining City Living Zone compared with the existing situation. Woods Bagot have prepared shadow diagrams that are contained within **Appendix 2** and illustrated in **Figure 7.5** below.

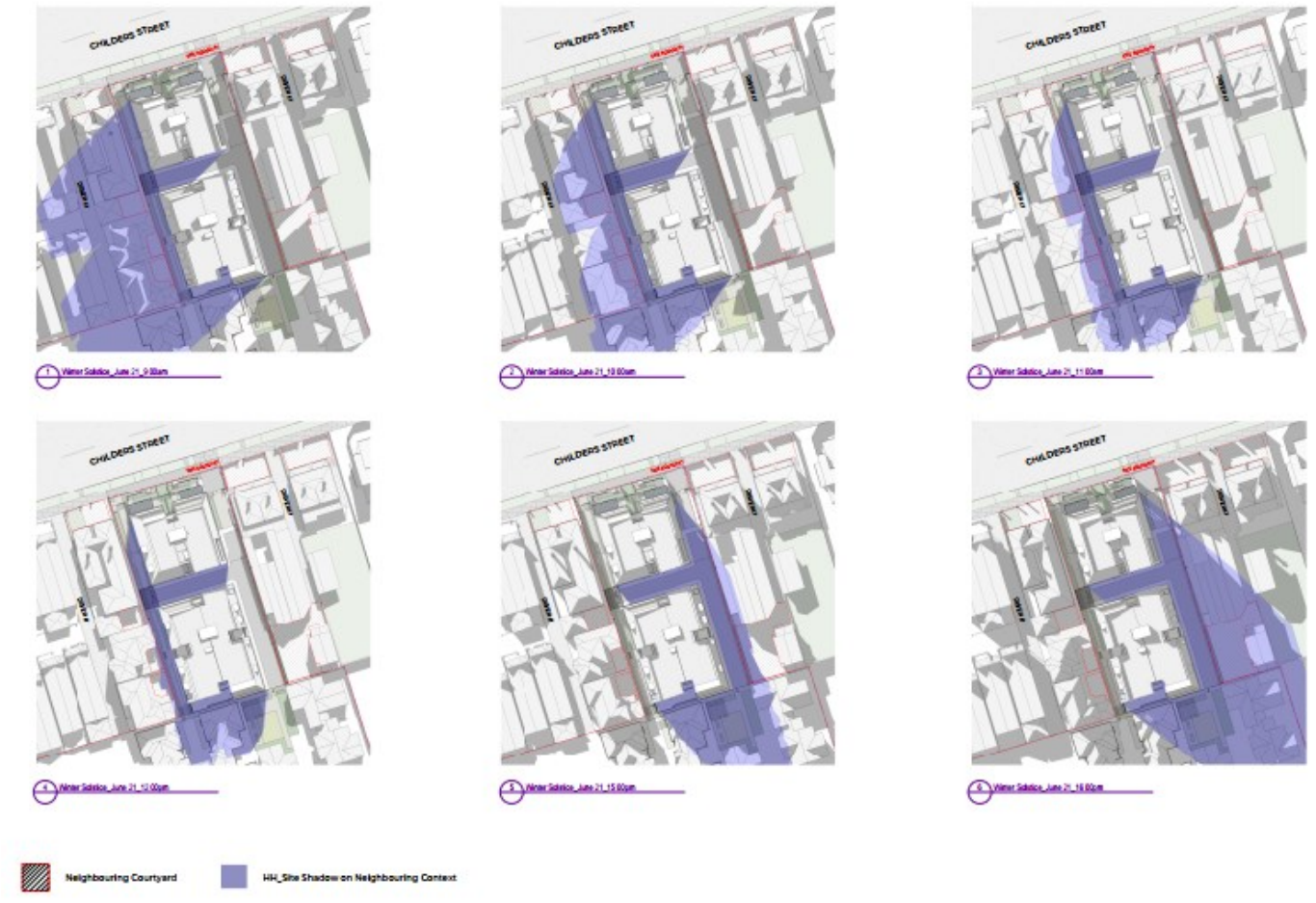

Figure 7-5 Shadow Diagrams - Winter Solstice (Woods Bagot)

The above shadow diagrams illustrate that private open spaces and windows of all adjoining properties within the City Living Zone will still receive at least 2 hours of continuous sunlight between 9.00am and 3.00pm on the winter solstice (21 June). The dwelling directly adjacent to the south of the rear of building two, also owned by Helping Hand, will have some overshadowing impacts on potential north facing windows, although the current situation on site most likely already results in overshadowing due to the proximity of fencing, trees and nearby residential buildings. The private open space of the dwelling still retains access to at least two hours of direct sunlight during the winter solstice (21 June).

No disruptive noise emissions are expected as a result of the proposed development. The proposal is therefore considered to satisfy the relevant Code provisions relating to interfaces between land uses, preserving the amenity of adjoining development.

7.7.Heritage

It should be noted that while the subject site does not feature heritage listed items, nearby local heritage items are present within the vicinity, including two items located directly east of the subject site.

Accordingly, the following provisions of the Code are considered to be of most relevance in assessing the heritage impacts of the proposal.

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
		Historic Area Overlay DO 1, PO 1.1, PO 2.1 – 2.5, POs 6.1 & 6.2, POs 7.1 to 7.3	
		Heritage Adjacency Overlay DO 1, PO 1.1, PO 2.1	

Based on the initial heritage review prepared by DASH Architects, the following changes were made to the original design considered in the pre-lodgement process, to better align with the heritage character of the locality, as well as the Historic Area Statement:

- Further horizontal and vertical articulation was added to the façades of the buildings through materiality and form, as well as with the addition of two ground floor verandahs. The design of the roof line facing Childers Street has significantly evolved from the early concept, and now features an open and recessed shape, minimising the visual impact of the third storey. The heritage assessment does note that local character homes, although predominantly single storey in their built form, display large prominent roofs;
- Sitting of the proposed buildings as well as their shape and design results in a site layout and massing rhythm that is consistent with the surrounding development pattern; and
- Design and architectural detailing of the buildings, including colours and materials, is based on heritage features found in buildings in North Adelaide, enabling the development to better integrate within the local historic area.

DASH Architects have provided a Heritage Impact Assessment (**Appendix 8**), highlighting the following considerations:

- Demolition of the existing buildings and structures satisfies the relevant POs of the Code as these structures are not considered to express the historic characteristics of the locality or conform to the values expressed and described in the Historic Area Statement;

- *Issues relating to the height of the proposed buildings and its overall visual dominance on the streetscape have been successfully mitigated through appropriate design, including:*
  - *Careful sitting and articulation of the buildings resulted in vertical recesses on the façades of the buildings creating a two visually distinct visual masses, reminiscent of the size and shape of character homes found along Childers Street. Further to this, the location of a driveway on one side of the site and a pedestrian footpath on the other side is consistent with the layout of heritage allotments which typically feature a larger setback on one side to accommodate a driveway and car parking, and a narrower setback on the other side to facilitate pedestrian access around the dwelling;*
  - *The design of the façades separates each building level in an effort to minimise the visual impact of the three storey buildings, providing articulation between floors, visually interesting shifts in the choice of materials, colours and patterns of the walls, as well as detailing of key areas of the façades, enhancing its legibility. The primary street setback allows for the establishment of a front garden which is reflected in the layout of historical allotments along the street;*
- *The chosen materiality for the design of the buildings and the ground plane has been informed by extensive research of the North Adelaide historical built form and, while not trying to replicate the historical attributes of a local character home, is complementary to them; and*
- *Design of the proposal has also been carefully considered to avoid dominating or encroaching on the adjacent heritage place, 147 Childers Street, and resulted in a similar front setback, as well as a 6m side setback accommodating the driveway, preserving clear views of the dwelling. Heights of the verandah, eaves and roof of the character home have influenced the design of the proposal in an effort to be consistent with the built form of the street.*

The proposal is therefore considered to satisfy the relevant heritage provisions of the Code for development adjacent to State and Local Heritage Places and within a Historic Area Overlay, providing a contemporary development that respects it's historic context.

7.8.Traffic, Access and Parking

The Code contains a number of provisions in relation to traffic, access and parking. The following provisions are considered most relevant to the assessment of the proposal:

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
			Design in Urban Areas PO 7.3, PO 33.1, PO 33.2 & DPF 33.2,
			Transport, Access and Parking DO1, PO 1.1- PO 1.4, PO 2.1-2.2, PO 3.1-3.5, PO 3.8, PO 4.1, PO 5.1, PO 6.1-6.2, PO 6.4-PO 6.6, PO 7.1, PO 9.1-9.3. Table 2 & Table 3

Cirqa have undertaken a comprehensive parking and transport assessment of the proposal which is contained within **Appendix 6** and is summarised under the relevant headings below.

7.8.1. Parking Demand and Supply

The subject site is located within a 'Designated Area' as outlined in Table 2 of the General Transport, Access and Parking module of the Code (being in the 'City Living Zone'.

There are no specified parking requirements for a 'retirement facility', and the requirements for a 'residential flat building' have therefore been applied. Accordingly, the Code only requires a minimum carparking rate for the site of 13.75 (14) spaces plus 3 visitor spaces, more than satisfied by the proposal providing 19 carparking spaces, as per PO 5.1 of Transport, Access and Parking. While there is no dedicated visitor car parking provided, the surplus of resident car parks can comfortably accommodate visitors, supplemented by the numerous on-street parking spaces located in front of the site. Due to the removal of existing driveways on the eastern side of the site, the number of on-street parking spaces will be increased in comparison to the existing arrangement.

Cirqa have advised that all car parking spaces have been designed in accordance with Australian Standard 2890.1 Off-Street Car Parking.

7.8.2. Bicycle Parking

While the proposal does not include dedicated bicycle parking, the spacious garages are of generous dimensions sufficient to accommodate both cars and bicycles.

7.8.3. Access and Manoeuvring

The proposal includes a modified access to Childers Street by removing two existing crossovers and extending a third located in the northeast corner of the site, minimising the number of driveway to provide additional on-street parking and soft landscaping, as per PO 3.6 of Transport, Access and Parking. Cirqa have assessed the proposed access and advised it will facilitate vehicles entering and exiting the site in a safe and convenient way, while also providing suitable sight distances in each direction given the straight nature of Childers Street and the 50km/h speed environment. The proposal aligns with POs 2.1, 3.1 and 3.4 of Transport, Access and Parking.

Manoeuvrability on site has been assessed as compliant, as illustrated in the turning paths provided by Cirqa, and is therefore anticipated to provide safe and convenient access minimising impact on the local traffic flow and neighbouring properties. Any street infrastructure in conflict with the wider driveway crossover will be relocated.

7.8.4. Traffic Volumes and Distribution

Traffic generation for the site is expected to be low, and movements for this type of development typically occur out of peak hours. Traffic generated by the development will not adversely affect the local road network, in accordance with PO 1.1 of Transport, Access and Parking.

7.8.5. Vehicle Parking Areas

The proposed driveway has been designed to minimise visual impact on the public realm, through appropriate positioning of the gate (set back from the road frontage), choice of materials and landscaping concentrated within the area that is most visible from Childers Street. In addition, sufficient turning space is provided on site, in accordance with POs 6.1 and 6.2 of Transport, Access and Parking.

The proposed driveway is designed as a shared space and provides an additional link for pedestrian to safely navigate the space, as per PO 6.4 of Transport, Access and Parking.

Further to the above discussions, the development is aligned with the provisions of the Transport, Access and Parking module of the Code.

7.9.Waste Management

The following Code provisions are relevant to the storage and disposal of waste:

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
			Design in Urban Areas PO 1.5, PO 11.1 to PO 11.5, PO 35.3 to PO 35.5

The proposal includes two dedicated shared storage areas for residential waste located internally within the ground floor of the buildings, not visible from the public realm consistent with Design in Urban Areas PO 1.5.

As highlighted in the Waste Management Plan prepared by Cirqa (**Appendix 7**), the proposed development features appropriate waste storage and disposal features and satisfies the relevant policies of the Code.

7.10. Site Contamination

The following Code Provisions are relevant to site contamination:

North Adelaide Low Intensity Subzone	City Living Zone	Overlay	General Development Policies
			Site Contamination DO1, PO 1.1, DPF 1.1

Site Contamination PO 1.1 seeks to ensure "*land is suitable for use when land use changes to a more sensitive use*". DPF 1.1(c) suggests that one way to satisfy the requirements of PO 1.1 is to conduct preliminary investigations which demonstrate that site contamination is unlikely to exist.

Recognising that the subject site has historically been used for residential purposes, and noting that the proposal does not involve a change in land use, no site contamination is known or expected to be present on the site and the land is considered suitable for residential development.

8. CONCLUSION

This development application seeks Planning Consent to establish a retirement facility in the form of two, three-storey residential flat buildings comprising 12 residential apartments, communal facilities, fencing, landscaping and carparking, within the North Adelaide Low Intensity Subzone of City Living Zone at 153-157 Childers Street, North Adelaide. The proposal is undertaken as Stage 1 of a master plan for the upgrade and redevelopment of the broader Helping Hand precinct.

Following an inspection of the subject site and locality, a review of the proposed plans and associated specialist reports accompanying the application, and a detailed assessment of the proposed development against the relevant provisions of the Planning and Design Code, we have formed the opinion that the proposed development represents appropriate and orderly development which accords with the relevant provisions of the Code for the reasons summarised below:

- The proposed development, comprising a retirement facility in the form of two residential flat buildings, replaces an existing retirement facility, and aligns with the desired land use provisions of the City Living Zone;
- The proposal replaces existing buildings that do not reflect the historic character or quality of the area, providing a significant improvement in the Childers Street streetscape by providing a high-quality architectural response and carefully designed façade treatment and materiality, that is complementary to the heritage values and character of the locality;
- The scale of the building has been appropriately mitigated through design techniques to minimise its visual impact, resulting in a high quality development displaying design excellence;
- The siting of the front façade of the development aligns with the established pattern of the Childers Street streetscape and blends within its urban context;
- The siting and design of side and rear elevations ensures adequate levels of natural light and ventilation are maintained for existing residential development situated on adjoining land, and any potential overlooking impacts are mitigated through careful design;
- The development demonstrates a substantial improvement in sustainability, and will seek to provide a new benchmark for sustainable design in retirement accommodation within North Adelaide;
- To maximise occupant amenity, the apartments have been designed to exceed the minimum requirements in relation to apartment size, private open space and storage provision;
- The development incorporates high quality communal facilities, including indoor and outdoor spaces for social interaction and recreation and shared waste facilities, in accordance with the relevant provisions of the Code;
- The Stormwater Management Plan, demonstrates that the development is capable of safely and efficiently disposing of stormwater and will deliver WSUD initiatives;
- The development incorporates CPTED strategies, designed to maximise passive surveillance opportunities. These strategies are supported by clear visibility to the street and shared areas from ground and upper levels, with the aim of creating a safe and welcoming environment for all; and

- The proposal exceeds the parking requirements of the Code, and provides generous secure garages and shared driveway space that meets the relevant Australian Standards.

The proposal will provide much needed, high-quality purpose-built retirement accommodation that will enable existing North Adelaide residents to age in place, supported by the existing services and facilities provided by Helping Hand. These facilities and connections throughout the master planned site will continue to improve and evolve as the broader Helping Hand master plan is implemented.

On this basis, the proposed development is highly aligned with the relevant provisions of the Planning and Design Code and warrants Planning Consent, subject to reasonable and relevant conditions.

APPENDIX 1

Certificates of Title

APPENDIX 2
Architectural Plans

APPENDIX 3
Design Report

APPENDIX 4
Landscape Plan

APPENDIX 5

Stormwater Management Plan

APPENDIX 6

Traffic & Parking Assessment

APPENDIX 7

Waste Management Plan

APPENDIX 8

Heritage Impact Assessment

APPENDIX 9

Sustainability Report