

Enquiries: Steven Burke 8203 7020
DA reference: 24040803

10 January 2025

State Commission Assessment Panel
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Dear Sir/Madam

Application: 24040803
Applicant: Helping Hand Aged Care
Addresses: Lot 893 Buxton Street and 157 Childers Street, North Adelaide
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, landscaping, roof mounted solar photovoltaic panels and communal facilities including a community garden

I write in reference to the abovementioned Development Application and the referral undertaken to Council pursuant to Regulation 23(2)(b) of the *Planning, Development & Infrastructure (General) Regulations 2017*.

In accordance with Regulation 23(3), Council can provide comments with respect to the following matters:

- Essential infrastructure
- Traffic
- Waste management
- Stormwater
- Public open space
- Other public assets and infrastructure
- The impact on any local heritage place.

Matters relevant to this application are addressed below.

PUBLIC REALM & INFRASTRUCTURE

- Noting spot levels are provided within the civil and stormwater report, a detailed civil and survey plan is required to allow Council's engineer to verify if levels will suitably interface with the public realm. Please note the finished floor level at the boundary of the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.
- The site is within an area of Childers Street which has heritage stone kerbing. All works related to driveway crossovers will require works to be in stone, including closing redundant crossovers.
- Existing street infrastructure (light poles etc.) and on-street parking within Childers Street to be altered should be shown on the plans for clarity given alterations/impact to Council assets requires consideration. Alternatively, any on-street changes proposed should be removed from the plans.

The City of Adelaide acknowledges the Kaurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.



TRAFFIC & ACCESS

- The applicant should demonstrate that off-street parking facilities comply with AS2890, including sightlines at vehicle egress (appears obstructed by a tree in this case) and parking space/driveway widths. Additional details such as dimensions, levels and sections are required on the plans to demonstrate compliance.
- It appears the traffic report has incorrectly calculated the number of car parking spaces required by the Code. The calculation should use the requirement/demand anticipated for 'Retirement Facilities' as outlined in *Transport, Access and Parking Table 1*. The minimum prescribed is 19 spaces, plus 2 visitor spaces (total of 21 off-street parking spaces). Please note the use of on-street parking for resident and visitor purposes is not encouraged and cannot be guaranteed.

STORMWATER MANAGEMENT

- The provision of electronic modelling is desirable. In particular, clarification on how existing stormwater locations and levels have been verified, including at the rear of the site should be provided for Council's review.
- Please note Council does not support private pipes longitudinally under the footpath within Council land. The stormwater outlet should connect directly to the existing catch pit adjacent the site. If additional pipework is needed within Council land to facilitate a connection, a new catch pit should be constructed with new pipe connecting to the existing Council catch pit. Care should be taken to ensure no impact to Council street trees.

WASTE MANAGEMENT

- Council would allow for the provision of 240 litre general waste bins to be utilised on the basis that the bins are shared amongst residents and the applicant should confirm accordingly.
- Collection would be a weekly general waste and fortnightly organic waste and recycling service.

LOCAL HERITAGE

- The existing buildings on the site to be demolished are not of heritage merit or representative of the historic characteristics of the area.
- The chosen materiality is considered fine grained masonry, fenestrated by a range of contextually proportioned openings.
- The overall form is comparable to that of a larger Georgian residence, including elements as a contemporary expression of a mansard roof. The interwar and earlier Georgian style residences are typical of the area (whilst not necessarily well represented in Childers Street).
- The setbacks are considered appropriate and respect those of the context.
- Fencing to the front boundary includes masonry plinth and 'piers' with infill vertical steel palings which are considered complementary to historic styles of the area.
- The long-standing role of institutions and their continued relationship to North Adelaide is identified in the North Adelaide Hill Street Historic Area Statement. The proposed design and height therefore warrant support from a heritage/historic area perspective.



RECOMMENDED CONDITIONS/RESERVED MATTERS

- Prior to Development Approval, a final detailed stormwater drainage design plan incorporating on-site detention and on-site retention shall be prepared in accordance with the planning consent documentation, National Construction Code, AS3500.3 and Council Standards and Guidelines. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.
- The design of the vehicular access and off-street parking facilities must comply with Australian Standards AS/NZS 2890.1-2004 Parking Facilities - Off-street car parking, AS/NZS 2890.6-2022 Off-street parking for people with disabilities and AS 2890.3-2015 Parking Facilities - Bicycle parking facilities. The off-street parking facilities must be constructed in accordance with the approved design and relevant Australian Standards prior to the occupation of the building and an Operation and Management Plan for the facilities be maintained on site at all times.

Please contact Steven Burke if you require any clarification.

Yours faithfully



Michael Sedgman
Chief Executive Officer

