



Heritage South Australia

Environment, Heritage and
Sustainability Division

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Ref: SH/13450D
Date: 5 May 2025

State Planning Commission
GPO Box 1815
ADELAIDE 5000

Attention: Tegan Lewis

Dear Mrs Lewis,

DESCRIPTION: DEVELOPMENT AFFECTING - SALVATION ARMY HOSTEL (FORMER BUSHMEN'S CLUB) - RESIDENTIAL FLAT BUILDING CONTAINING 36 DWELLINGS, ALL OF WHICH ARE TO BE OFFERED AS AFFORDABLE HOUSING (SOCIAL HOUSING) THROUGH AN ELIGIBLE RENTAL PROVIDER

Application number:	24042402
Referral received:	20/03/2025
Adjacent State Heritage Place:	Salvation Army Hostel (former Bushmen's Club) - 70 Whitmore Square ADELAIDE
Documentation:	As referred to date of response
<input checked="" type="checkbox"/>	Support the application

In accordance with Section 122(1) of the Planning, Development and infrastructure Act 2016 and Regulation 41(1) of the Planning, Development and Infrastructure (General) Regulations 2017, the above application has been referred to the Minister for Climate, Environment and Water as the prescribed body listed in Schedule 9 Clause 3 Item 17 of the Regulations.

The subject land is affected by the Heritage Adjacency Overlay of the Planning and Design Code, because of the adjacent location of a State Heritage Place.

The proposed development is considered to be acceptable in relation to the above State Heritage Place for the following reason/s.

- The building is proposed to be located opposite the subject State Heritage Place, 'Salvation Army Hostel, former Bushmen's Club', on the other side of Hocking Place. Therefore, there is no direct impact on the State Heritage Place.
- The proposed apartment building is considerably taller than the adjacent State Heritage Place. Adverse visual impact is not of major heritage concern though, as there is sufficient open space between the buildings to maintain views of the heritage place within the streetscape. Further, the blue/grey brick podium visually reduces the scale of the proposed development within the streetscape, as the brick podium matches the height of the heritage place and other abutting buildings within the locale, providing visual continuity of development within the streetscape of the Square.

General Information

1. Any changes to the proposal for which Planning Consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Climate, Environment and Water. Such changes would include for example (a) an application to vary the Planning Consent, or

(b) Building Rules documentation that incorporates differences from the proposal as documented in the development application.

2. Please note the following requirements of the *Heritage Places Act 1993*.

(a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.

(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department for Environment and Water.

3. Please note the following requirements of the *Aboriginal Heritage Act 1988*.

(a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to telephone (08) 8372 7521

Option 1 or e-mail DEW.StateHeritageDA@sa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Queale', followed by a period.

Michael Queale

Principal Heritage Architect

Department for Environment and Water

as delegate of the

MINISTER FOR CLIMATE, ENVIRONMENT AND WATER