

28 February 2025

Steven Burke

Senior Planner, Development Assessment

City of Adelaide

By email: S.Burke@cityofadelaide.com.au

Dear Steven,

**RE: DA REF 24040803 – LOT 893 BUXTON STREET & 157 CHILDERS STREET, NORTH ADELAIDE – RETIREMENT FACILITY FOR HELPING HAND AGED CARE**

We write in response to Council's referral letter to the State Commission Assessment Panel (dated 10 January 2025), relating to the application by Helping Hand Aged Care to develop retirement accommodation at 157 Childers Street and Lot 893 Buxton Street, North Adelaide.

Although Council's letter provided comments to the State Commission Assessment Panel and was not a request for information, the applicant's consultant team has sought to resolve the matters raised by Council wherever possible prior to SCAP's decision. Our response to each of the items raised is addressed below and in the detailed information prepared by Cirqa and Innovis that accompanies this letter (Council comments paraphrased in *italics*).

## 1. PUBLIC REALM & INFRASTRUCTURE

***Spot levels provided within the civil and stormwater report, detailed civil and survey plan to verify levels at the street frontage and interface with the public realm, noting finished floor levels at the boundary to match back of footpath level.***

Civil plans have been updated by Innovis to include levels at the street frontage. Further detail will be provided at detailed design stage to ensure an appropriate interface between the development site and the public realm.

***Heritage stone kerbing to be used to replace driveway crossovers.***

Noted – heritage stone kerbing will be used where driveway crossovers are proposed to be reinstated.

***Existing street infrastructure proposed to be modified to be shown on plans.***

Any required changes to existing street infrastructure will be shown on the final architectural plans, noting that minimal changes are necessary. Existing on street parking will be modified as two existing central driveway crossovers will be made redundant, returning five (5) on-street visitor parking spaces to Childers Street along the frontage of the development. An existing light pole will be shifted slightly west to allow for a widened crossover. The applicant will liaise with Council to seek appropriate approvals as required prior to undertaking works within the public realm.

## 2. TRAFFIC & ACCESS

***Demonstrate off-street parking facilities comply with AS2890, including sightlines at vehicle egress and parking space/driveway widths. Add detail on plans to demonstrate compliance.***

***Traffic report incorrectly calculates the number of parking spaces required by the Code (Table 1: Retirement Facilities vs Table 2: Residential Flat Building).***

The accompanying letter by Cirqa dated 27 February 2025 provides a detailed response to the matters raised by Council in relation to traffic and access, summarised below:

- The traffic and parking report provided includes details of the proposal's compliance with AS2890, along with scaled plans. Further dimensions are provided in the plans attached to the Cirqa letter, noting that the plans reflect a proposed reduction in the building footprints, resulting in more generous driveway widths.
- Cirqa acknowledges proposed landscaping is located within the pedestrian sightline triangle on the western side of the driveway, but notes the low volumes of traffic, gated arrangement and likely vehicle position would mean the relevant sightline 'triangle' would be met (in accordance with AS/NZS 2890.1:2004). Nonetheless, the access point has been adjusted to ensure walls and landscaping are clear of the pedestrian sight line if measured from the 'worst case' position. We would anticipate that a Condition of Consent will be added requiring conformity with AS2890.1-2004.
- Cirqa does not agree that parking rates have been incorrectly calculated for the reasons detailed within its letter. Nonetheless, Cirqa is of the opinion that the level of parking proposed is sufficient to meet the needs of the land use proposed and that the relevant Performance Outcome of the Code is met. The proposal provides a sufficient level of on-site parking and contributes to an increase in on-street provision (above any theoretical shortfall).

## 3. STORMWATER MANAGEMENT

***Provision of electronic modelling desirable. Clarify how existing stormwater locations and levels have been verified (including at rear of site).***

***Council does not support pipes longitudinally under the footpath.***

Innovis has been actively working with Council's engineers to reach agreement on a revised Civil and Stormwater Management approach. The accompanying amended SMP and civil plans by Innovis reflect these discussions and align with Council's requirements, confirmed by Council's Development Engineer in email correspondence dated 25 February 2025. Following further discussions with Council, 2 x 3000L rainwater tanks have also been added within the community garden to capture roof water, with harvested rainwater to be used for irrigation. These will be shown on updated architectural and landscape plans.

## 4. WASTE MANAGEMENT

***Council would allow the use of 240L general waste bins on the basis that the bins are shared amongst residents.***

The Cirqa Waste Management Plan submitted with the application describes the proposed waste management strategy and confirms that the 240L bins will be shared by residents.

## 5. LOCAL HERITAGE

We note Council's supportive comments in relation to the proposed architectural detailing and materiality, building form, setbacks and fencing within the heritage context of the site and locality.

We appreciate Council's input and thank you for the opportunity to provide the additional commentary and information that accompanies this letter.

Please do not hesitate to contact the undersigned on (08) 7231 0286 if you would like to discuss any aspect of the above advice further.

Kind regards,



**Catherine Orford**

Senior Associate