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For the attention of the State Commission Assessment Panel

Helping Hand Stage One 157 Childers Street North Adelaide

The following advice is in relation to the referral for application 24040803. In my capacity as a referral body for advice, I would like to offer the following comments for your consideration. The proposal was presented to the Design Review panel on one occasion. The following advice has been informed by the panel's recommendations.

I support the aspiration to provide retirement accommodation in the form of contemporary Independent Living Units (ILUs) with access to high quality amenity. I also support the vision for delivering communities and experiences that enable older people to 'live their best lives'. This proposal presents an opportunity to set a precedent for future developments within the broader Helping Hand precinct. As such, my support is contingent on the development being executed to the intended exemplary quality that responds sensitively to its heritage and neighbouring context and contributes to the streetscape character and public realm.

I acknowledge the response to recommendations from the Design Review panel and am pleased to offer my support to the planning application. In my view, a number of opportunities exist to achieve the best possible outcome for the site.

Masterplan and Site Context

The project forms stage one of a six stage masterplan intending to deliver 12 ILUs comprising two, three storey apartment buildings. The masterplan indicative stages include:

- stage one - 12 ILUs in two, three storey buildings fronting Childers Street
- stage two - amenity and facade upgrades to the existing Rotary House building fronting Buxton Street
- stage three - approximately 60 ILUs in two multistorey buildings fronting Buxton Street
- stage four - new memory support unit and wellness wing addition to the existing Rotary House building
- stages five and six - future development yet to be determined.

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The Helping Hand North Adelaide precinct comprises approximately 2.4 hectares and is located to the northwest of Wellington Square/Kudnartu. The precinct extends from Molesworth Street (south) to Childers Street (north) and is located within walkable distance to inner suburban amenity and public transport. The proposed (stage one) development site is in the north portion of the Helping Hand precinct. The irregular shaped site is an amalgamation of three parcels of land approximately 2,270 square metres in area with an

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overall frontage of approximately 32 metres to Childers Street (north) and a varying depth of approximately 65 metres (west) and 74 metres (east). Existing built form on the site comprises single storey (retirement living) units proposed to be demolished.

The site is located within the City Living Zone where a maximum building height of two storeys is envisaged. A Concept Plan applies to the Helping Hand precinct enabling built form stepping from two storeys up to four storeys noting the subject site is located within the two storey portion of Concept Plan 33. The Helping Hand precinct is located within the North Adelaide Hill Street Historic Area (Adel 1) which is noted as having unified, consistent characteristics of an identifiable historic, economic and/or social theme of recognised importance. The following themes and architectural typologies are identified within the historic area including:

- nineteenth and early twentieth century finely detailed mansions
- low and medium density cottages
- villas and terrace houses
- historically intact residential areas
- long established institutions (aged and health care, consulting rooms and educational).

The predominant character proximate the site comprises one and two storey residential dwellings with some exceptions, including a three storey apartment building directly opposite the site (north) and Helping Hand's three to four storey Rotary House and Harrison Court located to the south fronting Buxton Street. Several Local Heritage Places (LHPs) are located proximate the site, including 147-149 Childers Street directly east of the subject site.

I acknowledge the scope of this advice is primarily related to the stage one proposal. However, in my opinion holistic consideration of the masterplan will be critical in ensuring an integrated design outcome. I support refinements to the masterplan strategy in response to the Design Review panel recommendations including:

- intent to reinforce the key north-south pedestrian link between the site and Rotary House via the proposed 'town square' element
- improved access to the community garden
- development of the relationships between new and existing built form through architectural expression, materiality and interrogation of interface conditions
- improved integration with the public realm via amendments to the street facing facade, relocation of ground mounted services and development of the landscape design.

Acknowledging further refinements are anticipated as future stages are developed, I encourage ongoing exploration and testing of the masterplan informed by the established character of the precinct, access, servicing and communal amenity requirements to ensure a strong foundation for future stages.

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Built Form and Architectural Expression

The proposal is an integrated development of two, three storey tall, detached apartment buildings with ground floor carparking. The buildings are separated by approximately six metres and differentiated in mass with the larger of the two situated to the rear (south) of the site. The built form footprints seek to align with other larger properties in the locality with side setbacks of approximately six metres (east) and 2.8 to 3.7 metres (west) to provide curtilage and reduce overall frontage. A front setback of 5.9 metres is approximately aligned with the neighbouring dwellings. Rear setbacks at the ground level are generally consistent with existing built form (to be demolished) noting the sites to the rear (south) are owned by Helping Hand.



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The overall height of both buildings is 11.4 metres tall (measured from a consistent ground floor level) noting an approximately 0.7 metre crossfall from east to west at the Childers Street frontage. The building fronting Childers Street is divided into two forms (via a landscaped recess) with the intent to achieve a consistent streetscape rhythm with neighbouring dwellings. Built form mass is articulated by vertical recessed elements and inset balconies that typically seek to prioritise corner facing living areas. Additionally, the top (penthouse) level incorporates mansard roof forms as a strategy to mitigate built form scale and overlooking into neighbouring dwellings.

I support the proposed side setbacks and built form composition which consider the streetscape rhythm and established residential character of the locality. I also support the intent for the recessive mansard roof forms seeking to lessen the height impact and mitigate overlooking into neighbouring sites. In principle, I support the building scale, however, my support for the built form that exceeds the envisaged maximum height for the site is contingent on successful management of interface issues to protect the amenity of neighbouring properties and integration in the streetscape context.

The architectural expression can be characterised conceptually as referencing form, detail and materiality from the surrounding built context within a contemporary framework. This is represented in steep pitched roofs, facade detailing and the composition of materials such as stone, face brickwork and terracotta tiling. Both buildings display a consistency in architectural expression however, each building is proposed with a distinct material palette comprising light neutral tones for the Childers Street frontage and reds for the rear building. I support the ambition for a crafted and refined architectural expression seeking to respond to the existing residential character in a contemporary manner and the intended high quality and contextual material palette.

I also support improvements to the proposed built form and architectural expression in response to recommendations from the Design Review panel including:

- refined built form composition and articulation to further alleviate three storey tall sheer wall conditions including consideration of less prominent elevations with the view to achieving buildings in the round
- demonstrated strategies to mitigate overlooking into neighbouring properties
- further 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, as intended by the conceptual perspective images.

Ground Plane and Landscaping

The proposal aims to create a landscaped ground plane that reinforces established linkages, predominantly the north-south link to the remainder of the Helping Hand precinct fronting Buxton Street. Universal access principles are to be implemented in all primary linkages through the site.

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On site pedestrian and vehicle movement and access points are separated, with vehicles proposed to access the site from an existing crossover via a driveway along the eastern boundary into secure garaging for each apartment. A pedestrian 'green spine' link is proposed along the western boundary to provide access to each apartment lobby. The ground floor Childers Street apartments are also provided with direct private access from the street. After hours secure lines are located at each of the pedestrian and vehicle access points and at the south boundary interface. I acknowledge the strategy to primarily separate vehicular and pedestrian movement for pedestrian safety.



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The landscape concept incorporates the following zones:

- entry and streetscape interface
- shared driveway
- pedestrian link (green spine)
- apartment terraces
- communal courtyard (external to the stage one site, within the Helping Hand precinct).

The new courtyard space to the south of the site proposes opportunities for social connections for residents in the wider Helping Hand precinct. Key features of the landscape concept include:

- productive garden
- barbeque area
- fixed seating
- lawn area
- covered canopies.

I support the following improvements to the ground plane in response to recommendations from the Design Review panel:

- intent to create efficiencies in the limited ground plane area (without compromise to pedestrian safety) via the incorporation of a shared use space
- extension of the soft landscape treatment into the driveway entry
- consideration of the pedestrian green link integration with the wider Helping Hand precinct for future stages
- improved privacy between the pedestrian green link and ground floor apartments.

I encourage opportunities to further strengthen the ground plane pedestrian experience and the aspiration for the development to be located within a garden context. To this end, I continue to recommend consideration of:

- opportunities for additional soft landscape treatment in the shared use space to unify the ground plane experience and improve visual outlook/amenity from apartment private open spaces with eastern aspect
- viability of soft landscaping strip that appears to be outside the site boundary (southeast fence line adjacent driveway)
- provision of more direct and generous connections and a clearer sense of wayfinding to the communal courtyard
- further development of the extent and fine grain qualities of soft landscaping, material treatments and lighting particularly along the shared driveway to improve amenity and wayfinding and reflect the high-quality offering envisaged for the development as a whole.

I acknowledge the provision of a traffic report as part of the planning application. I am concerned with vehicle maneuverability, particularly where a three point turn is required to access some garages, noting vehicle swept paths are based on a B85 vehicle. I also note it appears that exiting the single garage located in the southeast corner of the rear building may be severely compromised. I strongly recommend further review of vehicle movement and car parking arrangements that will support safety and ease of movement into all garages and around vehicles.

Internal Planning

The ILUs range in area from 111 square metres for the two bedroom apartments up to 231 square metres for the penthouses. Internal layouts have considered ageing in place, informed by Livable Housing Guidelines.

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The proposed apartment building composition comprises:

north building (fronting Childers Street)

- ground floor
 - o two, two bedroom apartments
 - o six car parking spaces (single and double garage)
- level one
 - o two, three bedroom apartments
- level two
 - o one penthouse apartment.

south building

- ground floor
 - o one, three bedroom apartment
 - o 13 car parking spaces (single and double garage)
- level one
 - o three, two bedroom apartments
 - o one, three bedroom apartment
- level two
 - o two penthouse apartments.

I acknowledge the proposed accommodation mix and sizes have been informed by:

- prospective residents' needs
- accessibility and ageing in place
- flexibility for adaptation
- potential integration of assistive technologies.

I support the orientation of living areas and the location of balconies that provide multiple aspects and create visual and acoustic separation between apartments. I also support the inclusion of a secondary ground floor entry to the rear building resulting in improved access to the community garden, and additional daylighting and the potential for natural ventilation into the communal circulation space. I continue to recommend maximisation of natural light and ventilation to communal circulation spaces including to the upper levels.

Environmentally Sustainable Design (ESD)

I support the engagement of a sustainability consultant, and the proposed initiatives outlined in the 'sustainability summary' provided as part of the planning application. I recognise the opportunity for this project to set an exemplar sustainability precedent and recommend demonstration and protection of the proposed initiatives through all stages of project delivery.

Summary

To support delivery of the project ambition and to ensure the most successful design outcome is achieved, the State Commission Assessment Panel may like consider conditions or reserve matters to protect the following elements of the proposal:

- final external material selections, with consideration given to high-quality integral finishes supported by the provision of physical samples.

I trust the above comments assist with making your assessment.

Yours sincerely



Mariano De Duonni
State Design Review Chair

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