

St Dominic's Priory College

Staged alterations and additions to existing Educational Establishment

127-131 Molesworth Street, North Adelaide

020/V066/19

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OVERVIEW

Application No	020/V066/19
Unique ID/KNET ID	2019/18235/01
Applicant	St Dominic's Priory College (crown sponsored for the purposes of public infrastructure by DPTI)
Proposal	Staged alterations and additions to an existing Educational Establishment including: Stage 1 – demolition works and building additions over three levels to an existing school building (west of the existing administration building and central courtyard); Stage 2 – the upgrade of an existing two storey building and associated courtyard fronting Hills Street; and Stage 3 – removal of redundant offices and structures east of the Chapel.
Subject Land	127-131 Molesworth Street, North Adelaide
Zone/Policy Area	North Adelaide Historic (Conservation) Zone Hill Street Policy Area 1
Relevant Authority	Minister for Planning
Lodgement Date	11 December 2019
Council	Adelaide City Council
Development Plan	Adelaide (City) Development Plan Consolidated 17 October 2019
Type of Development	State Agency Development - Merit
Public Notification	Development Cost exceeds \$4m
Representations	1 representation received - (Desires to be heard by the Panel)
Referral Agencies	State Heritage Unit (Department of Environment & Water) Government Architect (ODASA)
Report Author	Ben Green, Consultant Planner

EXECUTIVE SUMMARY

The alterations and additions proposed to the historic St Dominic's Priory College, located in North Adelaide seeks to remove and renovate a number of outdated buildings/open space areas and replace/enhance the College with improved teacher/student working environments in a master planned exercise to make the College more cohesive.

The proposal has been granted sponsorship as 'public infrastructure', pursuant to section 49 of the *Development Act 1993*.

No objections were raised by the Adelaide City Council or relevant Government agencies subject to implementation of certain conditions of approval.

There was one representation received during the public notification process who desires to be heard by the panel, with concerns limited to existing traffic impacts generated by the College predominantly related to car parking shortfalls in the locality.

The alterations and additions to the St Dominic's Priory College is a form of development anticipated within the subject North Adelaide Historic (Conservation) Zone including the relevant Concept Plan for the College. The proposed development has been designed to adhere with the relevant Council Wide provisions of the Development Plan and the proposal has had suitable regard to the heritage item (Church) on the site, Significant tree and adjoining residential neighbours along with the technical advice of referral bodies.

On balance, it is considered that the proposal demonstrates sufficient merit to be recommended for approval, subject to conditions.

ASSESSMENT REPORT

1. BACKGROUND

The following timeline is provided to demonstrate how the St Dominic's Priory College has developed over the years:

- *the St Dominic's Priory College was established in North Adelaide 122 years ago in 1884 with the College serving the City and the State continuously for this period.*
- *The College has served country boarders, junior boys and girls reception to 12 and currently the college is an all-girl's College.*
- *The Dominican Religious Sisters who founded the College were well educated women who purchased property in Molesworth Street, North Adelaide. The property purchased in Molesworth Street became the site for the building of the State Heritage Chapel and classrooms which were originally housed in former residential dwellings.*
- *Around 1900 property was purchased in Barnard Street and a College for children whose parents could not afford fees was opened.*
- *By the early 1940s that had merged with St Dominic's Priory to become one College.*
- *In the 1950s the Dominican Sisters purchased adjacent property in Barnard Street and the house purchased became a residence for Boarders. Today the site is one of the tennis court facilities.*
- *In the early 1960s the Council gave permission for the building of new secondary classrooms in Barnard Street.*
- *In the mid-1960s a vacant block in Hill Street, used by a neighbour to graze horses, was purchased and became the current Hill Street wing which is planned for future upgrading.*
- *In the 1970s two significant developments took place in Molesworth Street. The first was the building of additional classrooms and staff offices in the place of what had been the boarding College. The second was the building of a library made possible by Government grants. All developments to this point were necessary and ongoing improvement of property legitimately acquired and needed for educational purposes.*
- *St. Dominic's has always been on a restricted site and the purchase of houses in the 1970s and 80s in the Hill Street precinct, most of them dilapidated, was intended to accommodate a multi arts centre. An application to build a multi arts centre on the corner of Molesworth and Hill Street, while gaining initial support was ultimately rejected by Council. The College has been in the fortunate position of being able to re-arrange some activities on site, most particularly the Dominican Sisters made the generous decision to leave their convent home and enable its spaces to be converted for Music, Drama Staff and Year 12. Buildings otherwise on the existing campus vary in age from the significant, State Heritage listed Chapel (Church of the Perpetual Adoration and Chapter House), through to structures developed in the period 1920 through the 1960's, to some of the more recent buildings constructed in the 1970's. Many of these buildings have dilapidated building fabric that require replacement and/or significant refurbishment to meet College's future needs*
- *As part of a review of the College's infrastructure it engaged Swanbury Penglase Architects to assist in the preparation of a 5-10-year school masterplan. That review identified that the limitations imposed on the existing campus severely constrained the ability of the College to effectively deliver the required 21st Century educational outcomes, and to ensure the College meets the current guidelines for the changing curriculum set by the Federal Government.*

- *Expansion of the College beyond the current campus site was deemed a necessity to provide the required usable and effective educational spaces, including speciality support spaces, and enough quality green space for adequate external learning & play environments for its student's well-being. To this end the College was fortunate in being able to purchase adjoining land at 74 Hill Street and 112 Barnard Terrace, the former which has been developed as year 12 study centre and the latter which is to be developed as an early learning centre. The development of the year 12 study centre has provided, in part, the ability to progress the next phase of the masterplan which is encompassed in this application.*

1.1 Strategic Context

There is no Development Plan Amendment (DPA) relevant to this application, the subject land or North Adelaide generally.

The application has been lodged for assessment as a Section 49 application for public infrastructure purposes (School for students in South Australia) against the relevant provisions of the Adelaide (City) Development Plan (Consolidated 17 October 2019) and more specifically the North Adelaide Historic (Conservation) Zone and Policy Area 1 – Hill Street Policy Area.

1.2 Pre-Lodgement Process

The development application was lodged on the 12 December 2019, by the Applicant, St Dominic's Priory College, without pre-lodgement assessment or advice undertaken between DPTI, the Adelaide City Council or Government Agencies.

2. DESCRIPTION OF PROPOSAL

Application details are contained in the ATTACHMENTS.

The proposal involves the staged alterations and additions to an existing Educational Establishment, St Dominic's Priory College.

The proposed development is to be undertaken in three stages over a 10-year timeframe with Stage 1 to commence within 2 years and finalised in 5 years, and Stages 2 and 3 to commence within 5 years and completed within the 10-year timeframe.

The proposal also includes changes to site access arrangements, installation of roof top plant, replacement of verandah, associated improvements and various infrastructure and site works in support of the redevelopment.

Stage 1 involves demolition works and building additions over three levels to an existing school building to the west of the existing administration building and central courtyard.

The demolition relates to portions of the existing 2 storey building fabric, including external stairway and decks to the existing 2-storey building located to the east of the school oval with the proposed addition of a new three-storey storey wing that will link this building with the adjoining 3-storey music and drama building to the east. The building alterations will accommodate improved Middle School classrooms, with supporting specialist spaces, breakout (common) learning spaces, upgraded ablution facilities and school offices with the maintenance facilities at the lower ground level (undercroft).

A roof top terrace with lift access will provide a link to the upper floor of the adjoining music and drama building to the east.

Disabled access throughout the College and in particular covered and disabled access between buildings is a defining feature of the proposed upgrades.

Stage 2 includes the upgrade of an existing two storey building and associated courtyard fronting Hill Street. This stage primarily involves the demolition and replacement of existing verandahs and upper corridor along the northern elevation of this building for new breakout learning spaces and the general upgrading of the building.

Stage 3 involves the removal of redundant offices and structures east of the Chapel. Removing the ground level offices and structures to the east of the State Heritage listed building will create a new spacious landscape entry point and wayfinding into the campus.

3. SITE AND LOCALITY

3.1 Site Description

The subject land, comprising the St Dominic's Priory College is more commonly known as 127 - 131 Molesworth Street and 101 Barnard Street, North Adelaide.

The school is currently located over a number of allotments, contained in the following Certificates of Title –

Lot No	DP / FP	Street	Suburb	Title
a102	DP112391	Molesworth St	North Adelaide	CT 6178 / 268
a1	FP17568	Barnard St	North Adelaide	CT 5475 / 13
a757	FP183219	Molesworth St	North Adelaide	CT 5640 / 4
a758	FP183220	Barnard St	North Adelaide	CT 5732 / 927
a756	FP183218	Molesworth St	North Adelaide	CT 5640 / 2
a748	FP183210	Molesworth St	North Adelaide	CT 5640 / 1
a755	FP183217	Molesworth St	North Adelaide	CT 5847 / 151
a754	FP183216	Molesworth St	North Adelaide	CT 5831 / 877
a753	FP183215	Barnard St	North Adelaide	CT 5847 / 150
a760	FP183222	Molesworth St	North Adelaide	CT 5844 / 323
a761	FP183223	Molesworth St	North Adelaide	CT 5694 / 36
a765	FP183227	Hill St	North Adelaide	CT 5786 / 473

The subject land has a total site area of some 1.6 hectares with public road frontages to four public roads as follows -

- 15.8 metres to Hill Street on its eastern side
- 159.6 metres to Molesworth Street on its northern side
- 62.3 metres to Priory Lane on its western side
- 85.8 metres to Barnard Street on its southern side

The subject land is relatively flat but exhibits a slight fall from the northern boundary to the southern boundaries and exhibits a range of buildings built over many years for the school to function comprising multiple classroom, office, amenity and administrative buildings along with open space and recreational areas and numerous storage outbuildings.

The Church of the Perpetual Adoration and Chapter House is located centrally on the school grounds and fronts Molesworth Street. The Church is a State Heritage listed

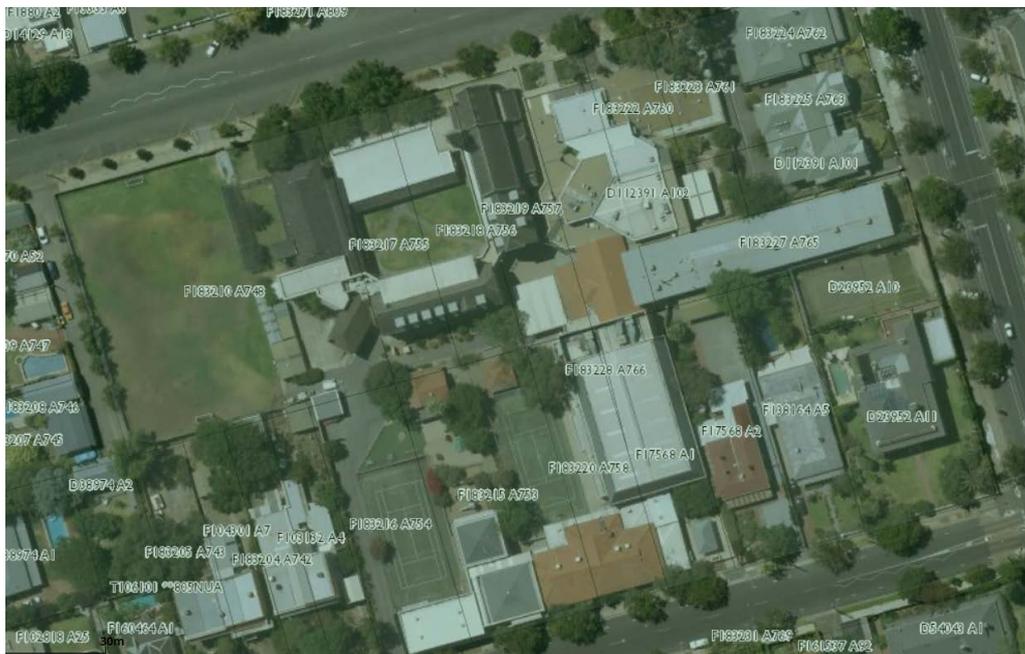
building and is visually prominent in the locality given its larger scale / height and use of materials not replicated elsewhere on the site.

It is apparent that the school buildings have been erected over many years or are buildings which have been adapted as land became available to the College and are predominantly all single or double storey form and constructed of a mix of predominantly brick and tile.

It is apparent that there is no specific architectural theme that could define a particular style of the College but it is clear the church building is the central focus with an array of built form developed over the years to suit specific purposes as the college has grown.

There is sporadic mature vegetation / landscaping throughout the site including a central grassed courtyard area and large main oval on the western side of the campus. Notably for this application there is also a tree of Significant status located in front of the buildings on the Molesworth Street frontage.

SUBJECT LAND – St Dominic’s Priory College, North Adelaide



Source – SAPPA

3.2 Locality

The subject locality in relation to this proposal incorporates all of the school grounds (which are significant given the number of allotments that the school occupies) and those properties generally fronting Barnard Street, Molesworth Street and Hill Street around the school grounds.

The locality is very much dominated by the activities and development associated with St Dominic’s Priory College which not only occupies a very large parcel of land but also occupies much of the street frontage of Molesworth Street and Barnard Street west of Hill Street and east of Mill Terrace.

<p>1</p> 	<p>2</p> 
<p>5</p> 	<p>3</p>  <p>4</p>  <p>SITE PHOTOS</p> <ol style="list-style-type: none"> 1. Significant Tree to be retained. 2. Existing Middle School Building. 3. Upper level view from Middle School Building. 4. Upper level walkway view to Chapel. 5. Brick building to be demolished – note close proximity to existing chapel (eastern side).

There is a notable historical character of the area that is reflected in the large number of listed State and Local heritage items located within this area of North Adelaide.

The road network in the locality provides notable wide road reserves, especially to Molesworth Street with quite extensive on-street car parking provision that are often shaded by mature street trees.

Outside of the College Campus residential development prevails as the primary use of land, predominantly in single and double storey form with the one outstanding site being the use of land at 118 Barnard Street as small-scale consulting rooms.

Development is primarily detached dwellings on relatively generous allotments with a high proportion of dwelling stock appearing as character heritage dwellings. There are also instances of more recent townhouse development evident along Barnard Street and Mill Terrace.

The parklands (North Adelaide Golf Course) is also located on the margins of the locality in a westerly direction with street setbacks varying but more often quite generous and the character and amenity of the locality is considered high with generally well looked after landscaped front gardens and road reserves.

4. COUNCIL COMMENTS or TECHNICAL ADVICE

4.1 City of Adelaide

The advice received by the Council states that the Council Assessment Panel (CAP) supports the development and the following comments were made:

Desired Character

- *The proposal does not affect the existing character of the locality nor does it prevent the attainment of the desired character as the proposed structures and upgrades are generally set back within the subject land, or a compatible scale and materials and are of high-quality design.*

Built Form, Design and Heritage

- *The proposed development is not immediately adjacent to Local Heritage places and therefore has no material impact. The scale and bulk of the development is in keeping with the existing buildings located on the site which are 2-3 levels. Adjacent residential property will not be detrimentally affected by the proposed development in terms of overshadowing, overlooking or sense of enclosure.*

Acoustic Performance

- *No detail has been provided regarding the plant and machinery associated with the proposed development. Given that the site is located within a low-density residential zone, such infrastructure is required to satisfy Council Wide PDC 93(b) which seeks a maximum 50dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am). The Council recommended a condition to reinforce this*

Additional comments were made in relation to impacts on Council owned assets within the vicinity of the development, i.e. roads, footpaths, lighting, electrical, CCTV and the like. The comments are advisory matters relating to the need to reinstate infrastructure/assets if damaged during construction.

A series of conditions are recommended to be attached to any consent. The conditions relate to: the noise level of air-conditioning plant; stormwater discharge requirements; and matters relating to a significant tree located in adjacent to the Molesworth Street boundary. The recommended conditions have been adopted into the below recommendation.

5. STATUTORY REFERRAL BODY COMMENTS

Referral responses are contained in the ATTACHMENTS.

5.1 State Heritage Unit, DEW

The State Heritage Unit of the Department of Environment and Water (DEW) is a mandatory referral in accordance with Schedule 8 of the *Development Regulations 2008*. The State Commission Assessment Panel (SCAP) must have regard to this advice.

Stages 1 and 3 of the proposal are located either side of the State Heritage-listed Church and Chapter House. Stage 2 is located to the rear of the State Heritage listed dwelling at 110 Barnard Street.

Subject to a number of conditions, the proposed development is considered to be acceptable in relation to the State Heritage places for the following reasons:

- *The Stage 1 proposal to the west of the State heritage-listed Chapel and Chapter House does not directly affect the physical fabric of the place, being located on another allotment and separated by a distance of 30 metres or so.*
- *Visually, the exposure of the Stage 1 development to the Chapel and Chapter House is limited. The new building will not diminish the prominence of the State Heritage place within the Molesworth Street townscape or within the school grounds. Its scale is considered compatible with the State heritage place.*
- *The Stage 2 development to the north of the State heritage-listed dwelling at 110 Barnard Street does not directly affect the physical fabric of the place, being located on another allotment and separated by a distance of 18 metres or so.*
- *Visually, the State 2 development relates to the side boundary of the heritage property. The dwelling's tennis court separates it from the school building. The re-facing of the existing school building's Hill Street elevation will not diminish the townscape context of the listed dwelling fronting onto Barnard Street.*
- *The Stage 3 development to the east of the State heritage-listed Chapel and Chapter House does involve the following works directly affecting the place, but they are considered to not adversely affect its heritage values. It is proposed to remove a section of the Molesworth Street fence that returns down the eastern side boundary. There is evidence to suggest that the returned section of fence is not original, in which case its removal will not diminish the heritage values of the place. Stage 3 also includes paving works abutting the Chapel's eastern wall. Subject to the condition recommended, the risk of material impact on the eastern wall should be well-managed.*
- *Visually, the opening -up and redevelopment of the area to the east of the chapel will be of considerable benefit to its presentation both to the street and within the school grounds and will enhance its visual context.*

The State Heritage Unit have recommended two conditions to be incorporated into any consent. It has also recommended advice in relation to elements of potential

heritage value, and encourages the preparation of a Conservation Management Plan and Heritage Impact Statement to inform the detail of each stage, as recommended by Swanbury Penglase in the supporting documentation. The latter two advices have been included in the below recommendation as advisory notes. General notes have been recommended.

5.2 Government Architect

The Government Architect is a mandatory referral in accordance with Schedule 8 of the *Development Regulations 2008*. The State Commission Assessment Panel (SCAP) must have regard to this advice.

The context of the advice from the Government Architect is limited to the built form, landscaping and public realm aspects of the proposal. Advice was provided on each of the 3 stages and a series of points were raised for particular consideration. The Applicant was afforded the opportunity to respond to the points raised.

In relation to the stages the advice notes:

Stage 1 – The arraignment and amenity of the internal spaces is supported, including the consideration given to integrated screening to manage solar loads and overlooking.

The design of the new building is characterised by its curved radial form which contrasts the sites more traditional rectilinear building forms.

The proposed building height is considered to respond appropriate to the scale of the established campus.

The high-quality material selection is supported; however, a sample board of the elected materials and finishes is recommended to confirm the design intent.

Stage 2 – Concern is expressed by the compromised solar access and outlook from the breakout spaces resulting from the louvres on the high-level windows on the northern elevation of the building at the interface with the existing Sister's Residence. It is recommended that further opportunities are reviewed to maximise the internal quality and amenity of the breakout spaces including provision of natural light and ventilation. Confirmation of effective solar shading of the first-floor northern full height glazing is also recommended.

Concern was raised in relation to the commercial expression of the Hill Street façade, noting that this is incongruous with the established fine grain residential character. Further review of the architectural expression of this façade informed by a contextual analysis was sought, and streetscape elevations were recommended.

Stage 3 – This stage is supported as the removal of the ground level offices and structures to the east of the State heritage listed Chapel creates a new wide landscaped campus entrance which maximises views to the heritage place and provides a distinct and generous entrance to the College.

The applicant was afforded the opportunity to provide a response and/or additional information to the matters raised. The following is a summary of the response received:

Sample board – The applicant submits that the plans accompanying the development together with the detailed descriptions provided are such that a sample board is not required for the development. Much of the information in relation to the nature and type of material is set out on the Elevation Materials Palette, Plan 17172-SK74.

Wayfinding - a masterplan document was provided that has been used to inform the more detailed design process leading to the proposed plans. Presently there are difficulties in wayfinding throughout the campus, which to a large extent stem from those buildings which have been added between the chapel and the school buildings to the east. Whilst the removal of these buildings is the last stage of the development, the removal of the buildings will lead to a significant improvement safe and obvious access to the main college buildings and circulation around the otherwise existing buildings on the campus to other facilities, including the open space. At each stage of the development, and new College Map will be developed to provide clear directions will be made available to the College Community.

Stage 2 alterations – the alteration to the Hills Street building are confined by the existing building fabric and proximity to site boundaries. The new expanded breakout spaces to the northern side of the Hills Street building replaces existing inefficient upper corridor and lower outdoor covered ways with added light transmission through louvred facades and high-performance double glazing. 3D modelling of light and heat transmission through all existing and new facades will occur to ensure optimum performance and to ensure the building fabric meets the required codes, which may include minor adjustment of spacings to allow greater light penetration. Large glazed facades similarly will be achieved through high performance glazing based on the requirements of the Building Code.

Stage 2 Hills Street façade – Wholesale changes to the elevation is limited, including the very low gable to the existing building fabric. A context analysis is provided which shows the varied form of development that makes up the streetscape context, and the applicant's Planning Consultant stated that the proposed façade to the Hills Street building is not considered to be out of context with the larger streetscape, noting in particular the dominance of the rendered masonry wall on the property to the south of this building.

In general terms, the response received from the Applicant is considered to be satisfactory in addressing the concerns raised.

6. PUBLIC NOTIFICATION

The application was notified as a crown sponsored development pursuant to Section 49(7)(d) of the *Development Act 1993* in both the Advertiser and Local Messenger Press newspapers between 22 January and 21 February 2020.

One representation was received during the public notification period.

A copy of the representation and the applicant's response is contained in the ATTACHEMENTS.

Representor ID	Issue	Applicant's Response
R1	<p><i>Lack of on-site car parking.</i></p> <p><i>There is no provision for on-site carparking. The school has over 100 teachers who drive cars and at least 30 students who regularly drive cars. They provide no off-street parking and there is a danger at drop-off and collect times when there is a significant number of parents</i></p>	<p><i>The College staff numbers are 86 (69.7 full time equivalent).</i></p> <p><i>Like other older established schools St Dominic's does not provide on-site parking for students and only limited on-site parking for staff, with no provision for off-street drop and collection of students. The location of the College in an inner-city location and on site where facilities have been long established is such that the</i></p>

Representor ID	Issue	Applicant's Response
	<p><i>double parked when collecting and dropping off students.</i></p>	<p><i>availability and cost of land restricts land being developed for parking purposes.</i></p> <p><i>St Dominic's work closely with the Adelaide City Council in relation to traffic and parking issues around the school.</i></p> <p><i>Parking in the locality has been reduced to a 3 hour time limit in Molesworth Street and parts of Mills Terrace, with a 4 hour time limit on the eastern side of Mills Terrace adjacent the Representors property.</i></p> <p><i>The proposed development is relatively 'floor area neutral' in that the buildings to be demolished will be replaced by more modern buildings better suited to current educational needs, which together with internal works to existing buildings to modernise educational spaces do not alter the capacity of the school to increase student enrolments.</i></p>

REPRESENTOR LOCATION AND SCHOOL SITE



7. POLICY OVERVIEW

The subject land is located within the North Adelaide Historic (Conservation) Zone depicted on Maps 6 & 7 and the Hill Street Policy Area 1 depicted on Maps 37 & 38 of the Adelaide (City) Development Plan, consolidated 17 October 2019.

The relevant planning policies are contained in *Appendix One* and are summarised below.

Map 6



Map 7



Map 37



Map 38



7.1 Policy Area

The Desired Character Statement for the subject Hill Street Policy Area 1 confirms specifically that the St Dominic's Priory College will continue and further development of institutions such as these should be done so in a manner that respects the existing heritage character with a reduced scale and high design quality (as highlighted in relevant section below).

The Hill Street Policy Area should remain one of the lowest density residential areas in Upper North Adelaide and should be protected and enhanced as one of the most historically intact residential areas in South Australia.

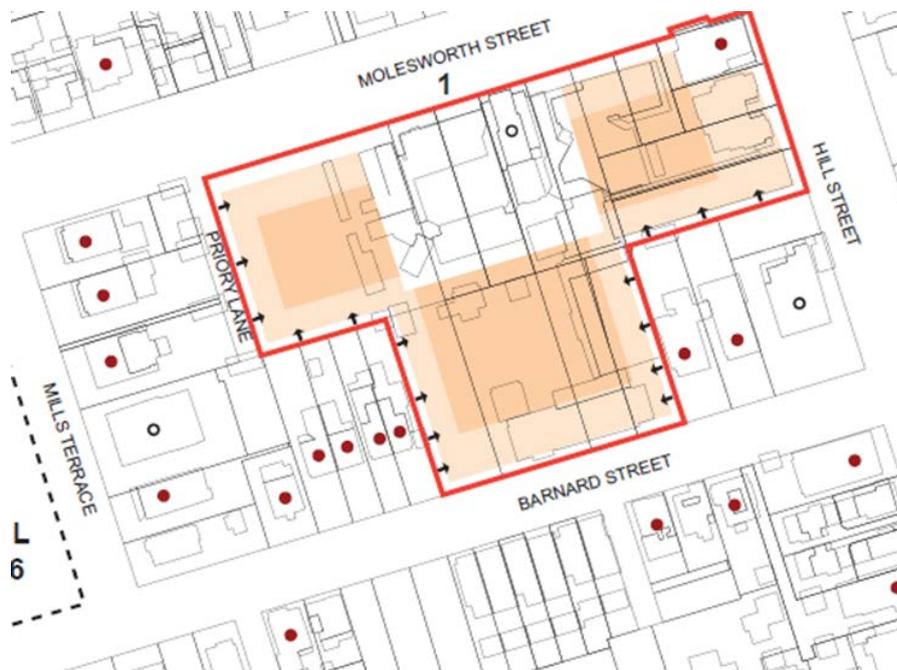
The variety of dwelling types should be retained by the conservation of Heritage Places characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large

allotments, together with low and medium density cottages, villas and terrace houses of one and two storeys.

St Dominic's Priory College will continue to be associated with educational land uses. Development of these long-established institutions should meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area.

New development should respect the low scale, environmental quality character and historic value of the Policy Area, incorporating high standards of design, materials and landscaping.

The St Dominic's Priory College also has its own Concept Plan (as provided below) that demonstrates the strategic importance of the College within the Council area and also recognises the importance of the ongoing development of the school in relation to adjoining heritage places by re-enforcing appropriate building heights and the interface to adjoining residential development.



- 1 Hill Street Policy Area
- 16 Golf Links Policy Area
- St Dominic's Priory College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 3 building levels
- Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



ADELAIDE (CITY)
ST DOMINIC'S PRIORY COLLEGE
CONCEPT PLAN
 Fig HS/2

7.2 Zone

The subject land is located within the North Adelaide Historic (Conservation) Zone and more specifically within the *Upper North Adelaide Area* and as the zone name suggests the intent of the zone is to reinforce conservation of the historic character of this area of North Adelaide by ensuring all development is cognisant of its locality and complimentary to the existing character in terms of its scale (predominantly single / double storey) and design reflective of the historic buildings clearly evident in the zone.

7.3 Council Wide

There are numerous provisions relevant to an assessment of an application for alterations and additions to a school, in this case the St Dominic's Priory College, proposal within the Council Wide section of the Adelaide (City) Development Plan as summarised below –

- Living Culture
- Community Facilities
- Environmental –
 - Crime Prevention Through Urban Design
 - Stormwater Management
 - Noise emissions
 - Infrastructure
 - Micro-climate and Sunlight
 - Energy Efficiency
 - Waste Management
- Heritage Conservation (North Adelaide)
- Transport & Access
- Built Form and Townscape
- Economic Growth and Land Use
- Significant Trees

7.4 Overlays

7.4.1 Noise and Air Emissions

This site is located within the designated area for the Noise and Air Emissions Overlay, and as such requires assessment against *Minister's Specification SA 78B for Construction Requirements for the Control of External Sound*.

7.4.2 Adelaide City Airport Building Heights

The subject land is located within areas of 90 to 110 for designated Obstacle Limitation Surface (OLS) height.

7.4.3 Other

Hill Street is a designated Collector Road, Bus Route, Bicycle Route as highlighted on the relevant Network Plans MAP Adel/1 (Overlay 1 / 3 & 4).

Hill Street and Molesworth Street are designated Major Walking Routes as highlighted on the Pedestrian Network Plan MAP Adel/1 (Overlay 2).

8. PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Adelaide (City) Council Development Plan, which are contained in Appendix One.

8.1 Quantitative Provisions

	Development Plan Guideline	Proposed	Guideline Achieved	Comment
Building Height	Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building (except for land identified as the Calvary Hospital site on Fig HS/1, the St Dominic's Priory College site on Fig HS/2 and the Helping Hand Aged Care site on Fig HS/3).	It is proposed to construct a predominantly two storey addition with a roof top deck along with an undercroft style maintenance area.	YES	From natural ground level the proposed built form will be lower than the existing school development and church some distance from the nearest boundaries. It is also noted the St Dominic's Priory College Concept plan enables 3 storey components more centrally within the campus site.
Land Use	Predominantly Residential but the St Dominic's Priory College is recognised all throughout the Development Plan as being established.	No land use change proposed. Alterations and additions to the existing College.	YES	Alterations and additions to the existing College are supported subject to design.
Car Parking	5 spaces per 100 square metres of gross leasable floor area	There is essentially no on-site car parking currently or historically provided on the College grounds.	NO	Status quo remains the same ie the alterations and additions do not instigate intensification of the College so the same shortfall of car parking will continue.

Bicycle Parking	1 per 20 full-time employees.	69.7 full time staff and plenty of bike racks are provided for students and teachers etc.	YES	There is ample bike racks provided for students / teachers on the school grounds.
Front Setback	Development should be consistent with established setbacks.	The proposal provides for minor decking / walkways closer to the primary Molesworth Street frontage and removes outbuildings located on side/rear boundaries.	YES	The decking and walkways are only located slightly closer to the street than the existing built form and is done so in a way to complement the existing built form and streetscape. Outbuildings previously located on side / rear boundaries have been removed to provide greater separation between the school buildings and adjoining residential development.
Private Open Space	There is no requirement outlined in the Development Plan for open space areas associated with a school.	There will be an increase of outside space as part of this proposal to complement a number of grassed /concrete play areas and a reasonable sized grass oval.	YES	There will be an increase in outdoor spaces for students / teachers to enjoy and the proposal does not seek to increase student numbers etc.

8.2 Land Use and Character

The subject land has been used for an extended period of time as a school dating back well before the Planning and Development Act as it was first established in the 1800s.

Ongoing expansion, alterations and additions to the use of the school and built form during the last century have occurred in a seemingly piecemeal manner.

This application does not seek to change the use of the St Dominic's Priory College but sets a path forward in an orderly master planned approach for the next 10 years of development on the site.

It is clear from inspection of the site that the College has developed in a rather haphazard manner over a long period of time and it is clear that the proposal will rationalise buildings in appropriate locations whilst providing additional functionality and connectivity for the enjoyment of staff and students.

The Development Plan clearly recognises the existence of the College to the extent that it has developed a Concept Plan to ensure the College can continue to develop whilst being strategically cognisant of the subject locality which the College is embedded.

An important part of the application is the removal of excess built form that has enabled additional open space opportunities for students to enjoy whilst also assisting in re-focusing the importance / stature of the Colleges character/heritage listed buildings on the site.

The additions/renovations of existing classroom spaces have focused on providing new state of the art teaching spaces with clearer pathways between the buildings. This element of the built form has not sought to replicate the historic character of the buildings on the site (or in the locality) but more appropriately focus on complimenting the established character.

The proposal is considered to align with the relevant policy in the Development Plan insofar as it seeks to reasonably expand an existing longstanding use with a complementary and co-ordinated design that is considered to have minimal impacts on adjoining landowners and the established character of the streetscape / locality.

8.3 Design and Appearance

To the extent that the development largely replaces or upgrades existing buildings on the land, the impact of the development on the character of the locality is limited.

For Stage 1, the combination of complimentary building form and scale, articulated in both the horizontal and vertical plane, together with the development setback, retention of fencing and site landscaping largely maintains the continuity of the streetscape of Molesworth Street.

For Stage 2, the Hill Street façade will result in an overall improvement of the narrow section of wall that presently faces the road. The current cream brick wall will be replaced with a textured, pre-cast concrete wall with larger openings at its eastern end to present an active frontage to the road. The building will be located closer to the northern boundary of the land, however it is agreed there is unlikely to be any significant implications arising from overshadowing or overlooking given the adjoining communal driveway.

The high-quality materials selection is supported. It is noted that the Government Architect suggested the need for a sample board of the selected materials and finishes to confirm the design intent, however it is suggested that the plans together with the elevation material palette legend provided is sufficient.

The proposed development is considered to satisfy Hills Street Policy Area PDC 10 and Concept Plan Fig HS/2 as the proposal locates taller built form away from boundaries of adjacent residential land; and it sets taller buildings back to preserve the prominence

of the heritage places, with Stage 1 being setback 36 metres from Molesworth Street with vegetation acting to obscure views.

The contemporary design of the Stage 1 building is acceptable given its setback from boundaries and separation from character and heritage buildings.

The bulk and scale of the proposed buildings are in-keeping with the school campus and wider locality, it is considered that the proposal will not give rise to any adverse impacts on the character or amenity of the locality.

The proposal does not offend the existing character of the locality nor does it prevent the attainment of the design character.

The proposal is considered to generally comply with the relevant provisions of the Development Plan in this regard.

8.4 Heritage

The Development Plan seeks to conserve the heritage values and historic character of North Adelaide which is established by areas of intact and architecturally diverse historic townscapes. New development is to be compatible with the heritage values and historic character of the Zone.

There are several local heritage places adjacent to the school property, however the development is not considered to impact any of the listed places.

The applicant provided a heritage assessment undertaken by Dr Stephen Schrapel of Swanbury Penglase Architects. The assessment finds the following:

Stage 1 – Middle School Upgrades

- *No material effect on a heritage listed place. The assessment states that the development does not fall into the visual context of the heritage places on Barnard Street and Mill Terrace as it is well set back beyond the street and is screened from view. From within the college there is no change to the visual appreciation of the state listed Church and Chapter House.*

Stage 2 – Hills Street Upgrades

- *The proposed changes to the Hill Street façade are an improvement to the streetscape as they add further articulation to an otherwise ordinary and acontextual street presence.*

Stage 3 – Campus Upgrades

- *Removing the buildings from adjacent the east faced of the Church will open a generous view of this façade from Molesworth Street and will result in an improvement on the current cluttered view and provides a new appreciation of a local iconic landmark.*

The heritage assessment recommends a Conservation Management Plan is prepared for the College to better understand the place's current and future conservation priorities. It also recommends that a Heritage Impact Statement is prepared to inform the detail of each stage of the proposed various developments, taking into account their material and environmental impacts on the state and local places.

This has subsequently been endorsed by the State Heritage Unit of the Department of Environment and Water which is also in support of the proposed development.

In summary, Stage 1 will not be visible from any of the local heritage places; Stage 2 which address Hill Street maintains the alignment of the existing buildings on the western side of Hill Street. The building is of similar scale to the existing two storey buildings in the locality and the facade is articulated by vertically propositioned elements. Stage 3 will not be visible from any of the local heritage places.

Overall the proposal is considered to generally comply with heritage related provisions of the Development Plan.

8.5 Traffic Impact, Access and Parking

It is not proposed to change any of the College's traffic conditions, as it is not proposed to increase student numbers or teacher numbers. Whilst it is acknowledged there is an existing shortfall for staff and visitors, the status quo remains, such that there is no increase in demand that would require spaces to be provided.

Although a school would generally provide its own car parking it is noted that a number of non-residential uses in North Adelaide also do not provide their own car parking. The College has historically relied on the large number of on-street carparks in the locality (predominantly along Molesworth Street) and this is not proposed to change.

8.6 Environmental Factors

8.6.1 Crime Prevention

The demolition of a large number of surplus individual sheds and administration/class rooms that have, over the years, created a number of tight, narrow, cramped walkways and hiding places have been demolished and the areas have been "opened up" to create a safer environment for students and teachers on the campus.

8.6.2 Noise Emissions

The proposed development will not increase the level of noise created on the site that has been utilised as a school for an extended period of time.

The Council have recommended a condition relating to air-conditioning plant and this requirement should be considered by the panel.

8.6.3 Waste Management

Waste storage facilities are provided on site already and some improvement in recycling practices is expected to be achieved in the new storage facilities in the lower ground floor of the stage 1 building.

The College actively encourages recycling and as such there will be the usual range of rubbish and recycling bins which will be picked up as part of the usual Council service.

Demolition and building waste will be actively managed by the contractors noting that it is the College community most likely to be impacted by, and desire to ensure that appropriate and responsible waste management practices and controls are put in place through the construction programme.

8.6.4 Energy Efficiency

The Energy Efficiency report prepared by BCA Engineers sets out in particular the details of the extensive energy efficiency initiatives to be included in the development.

These include; In addition to the above, both sites will be provided with:

- Auto off air conditioning controls;
- Energy recovery ventilation;
- Use of zero ozone depleting refrigerants;
- CO2 monitoring of large spaces to minimise fresh air intake;
- Use of LED lighting throughout; • Smart control of lighting;
- High capacity solar panels and use of solar energy for water heating;
- 4 star tapware to minimise water consumption
- The use of sunshades over windows to minimise heat penetration into the buildings into summer but allow access to incident solar radiation and light in non-summer months.
- The inclusion of extensive verandahs and shade canopies throughout.

Shade trees will be provided to the newly established or redeveloped landscape areas with deciduous species used to allow light penetration in winter and shade in summer. The buildings will otherwise meet 5-star energy ratings/design. The proposed roof design provides for the inclusion of solar panels oriented to achieve maximum benefit year-round. The panels will be angle mounted to the roof but are sufficiently sited inside the outer edge of the building, and at a height above adjoining development so as to minimise their visual impact.

8.6.5 Site Contamination

There is no known history of site contamination on the site that may create issues with the proposed development.

8.7 Signage

There is no additional signage proposed as part of this application.

The St Dominic's Priory College does not have a proliferation of signage on the site with relatively discreet signage highlighting the name of the College on the Molesworth street frontage.

8.8 Interface

The St Dominic's Priory College has quite extensive grounds, with a number of adjoining residents all located within the same zone and policy area.

It is considered that there will be negligible impacts on adjoining landowners as a result of this application given the proposal has focused on removing outdated outbuildings from common boundaries.

New development has also been undertaken in a manner that ensures reasonable separation is employed to common boundaries to limit impacts such as overshadowing (more particularly on adjoining southern neighbours) whilst also providing effective louvre screens on upper level windows to restrict any unreasonable levels of overlooking occurring into adjoining private open space areas or habitable room windows.

The use of the new building also limits the likelihood of any unreasonable overlooking occurring given the rooms are to be used as class rooms with more limited focus on external views from elevated positions and the restricted times of the day these rooms will be accessed, generally 8:30am to 3:30pm Monday to Friday.

8.9 Significant Tree

There is a Significant tree identified at the front of the site, which will not be removed as part of this application. The applicant has engaged a qualified and experienced arborist to prepare a report and specific advice with respect to aspects of the design not compromising the health of the tree and more specifically the Tree Protection Zone.

9. CONCLUSION

The key assessment outcomes in considering the appropriateness of the development in the North Adelaide Historic (Conservation) Zone of the Adelaide (City) Council Development Plan are:

- The development seeks to ensure a master planned approach to delivery of appropriate study / working environments for staff and students for the long term to a College that is clearly entrenched within North Adelaide.
- The design of the development seeks to limit impacts on adjoining residential development in regard to overlooking and overshadowing whilst complimenting the existing buildings on site and heritage character of the locality.
- The design incorporates adequate separation to adjoining residential properties and heritage listed buildings with addition of landscaping to improve the overall visual amenity, cohesive working environments and safe open space areas.
- Safe vehicle and pedestrian access will continue to be provided to the site.
- Does not impact on sites of heritage significance or character including the heritage listed church (on the subject land) and adjoining heritage listed places and general heritage character of the subject locality.
- Visual impacts of the new building are low and acceptable in the context of the site.
- Impacts on Significant / Regulated trees have been managed by appropriate design in relation to Tree Protection Zones (in accord with arborist advice)
- Will have a negligible impact on existing or future adjoining land uses (and existing traffic conditions); and
- No Council or State Government agency objection to the development.

Overall, the development is considered to be in accordance with the key objectives and policies for alterations and additions to the historic St Dominic's Priory College encouraged for retention by the North Adelaide (Historic) Conservation Zone and broader provisions of the Adelaide (City) Council Development Plan.

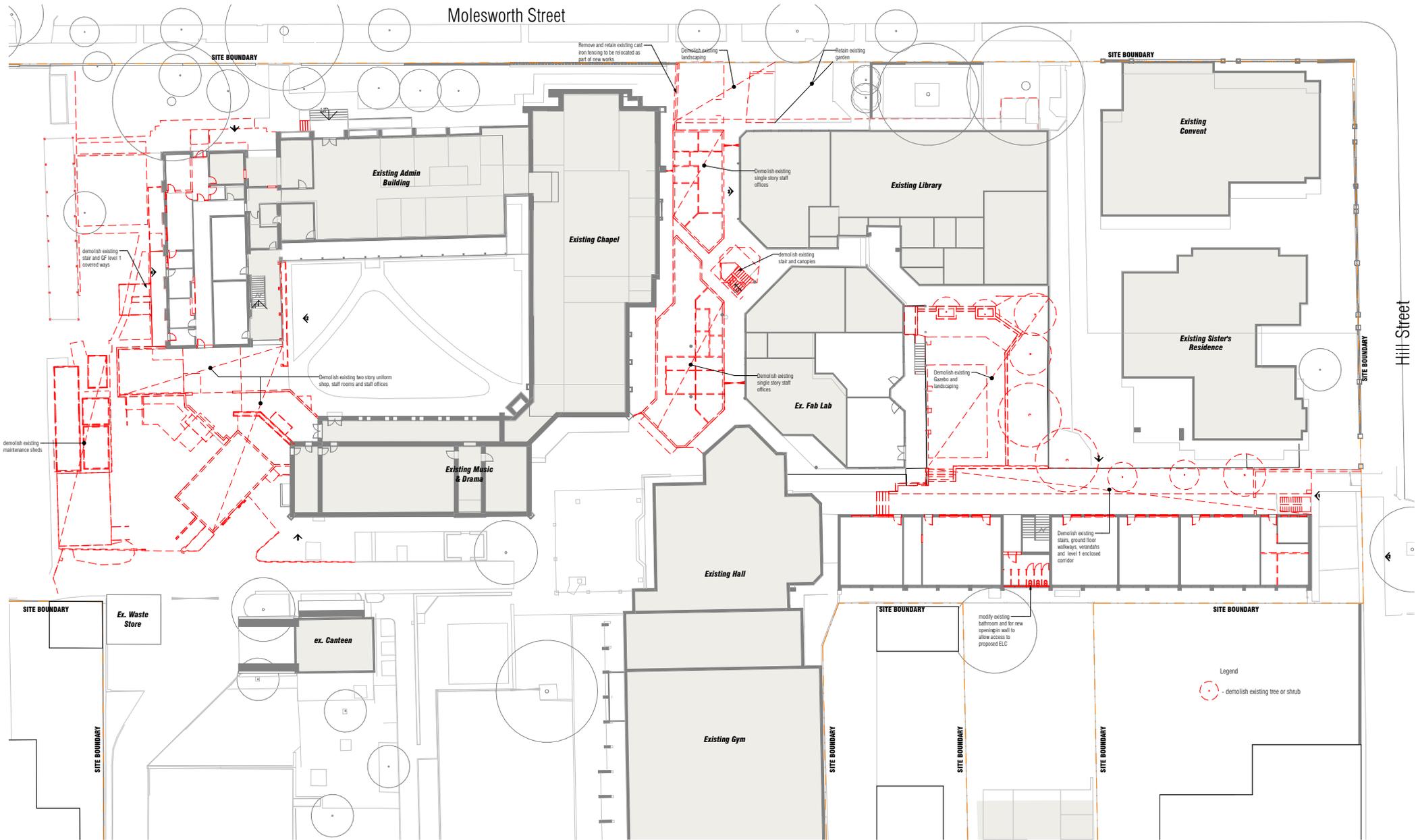
The applicant has sought to address the key concern of the representor and Government Departments / Agencies along with the requirements of the City of Adelaide Council.

A number of conditions and advisory notes have been recommended by the local Council and referral bodies, these should be considered in the panel's recommendation

If no further information is required, and all relevant assessment matters have been considered, this planning report can be endorsed by the State Commission Assessment Panel pursuant to Section 49 (7e) of the *Development Act 1993*, and a formal recommendation with appropriate conditions provided to the Minister for Planning for his further review and decision.

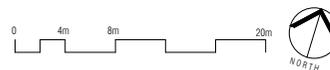


BEN GREEN
CONSULTANT PLANNER
PLANNING AND LAND USE SERVICES (DPTI)

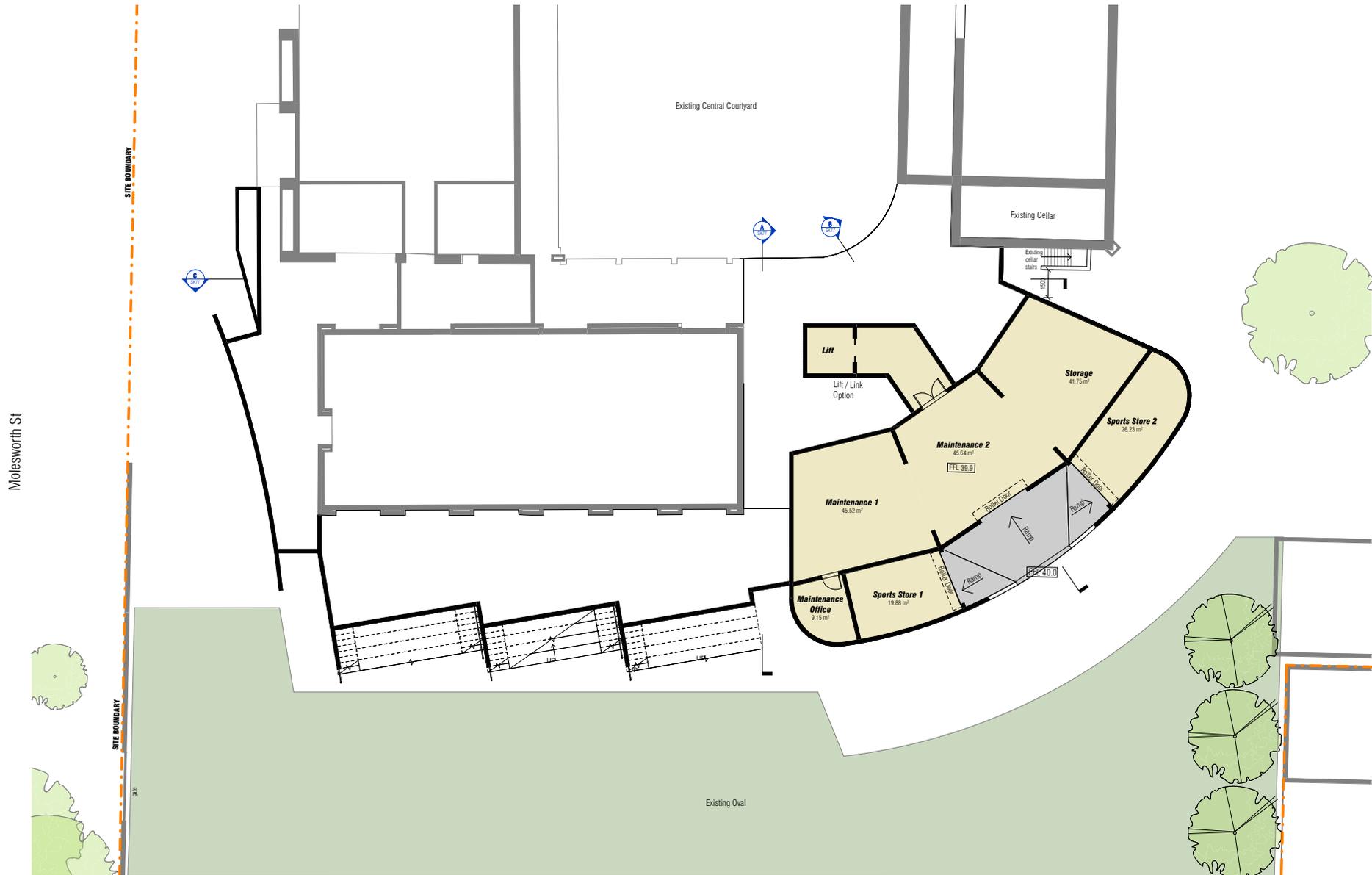


Demolition Plan
1:200

Demolition Floor Plan
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



Swanbury Penglase
 17172 SK66a



FFL 39.9 - Lower Ground
1:100

Stage 1 - Lower Ground Plan
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



17172 SK67a





FFL 45.70/47.20 - First Floor
1:100

Stage 1 - First Floor Plan
St Dominic's Priory College Campus Redevelopments
 Molesworth St, North Adelaide SA 5006

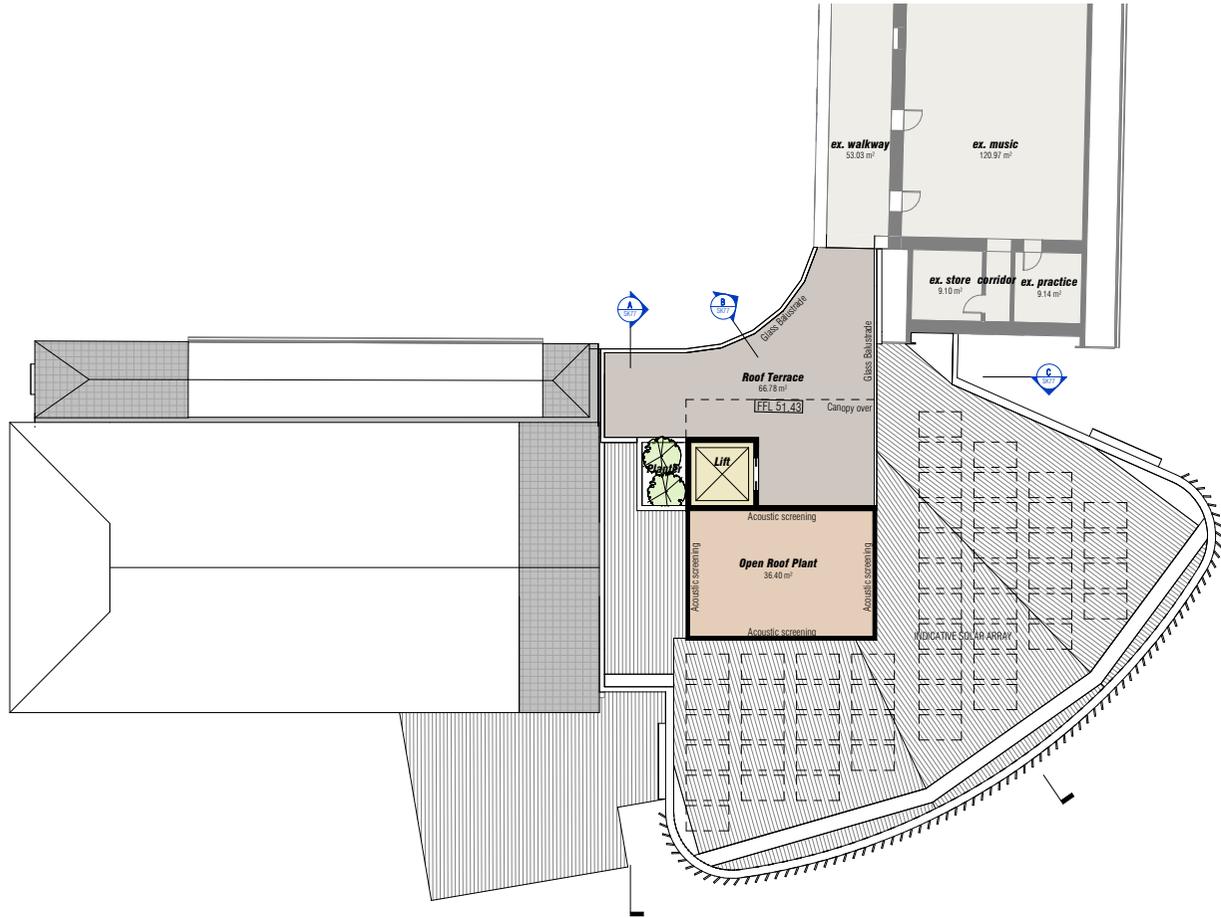


17172 SK69a





SITE BOUNDARY



SITE BOUNDARY

FFL 51.43 - Second Floor
1:100

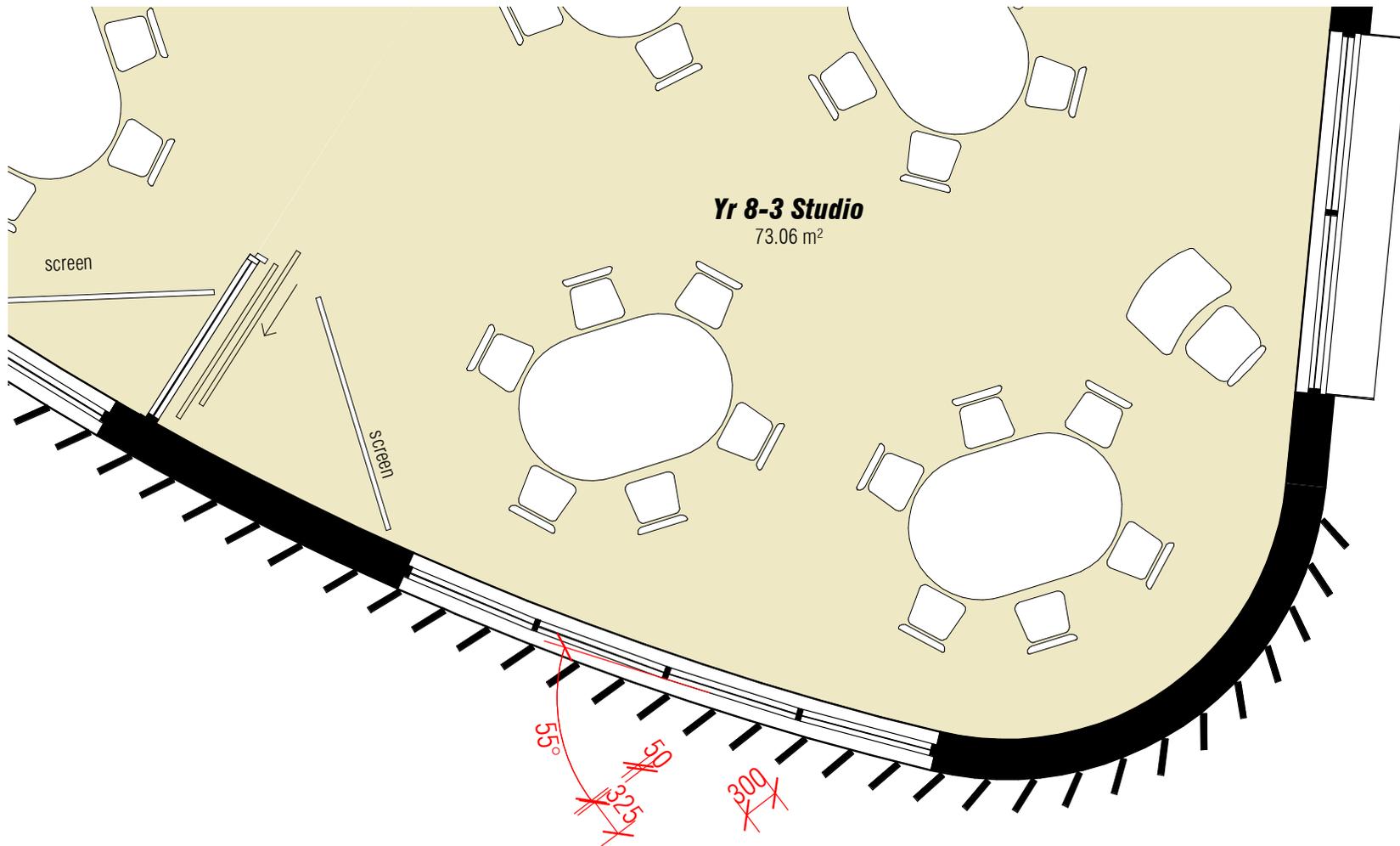
Stage 1 - Second Floor Plan
St Dominic's Priory College Campus Redevelopments
 Molesworth St, North Adelaide SA 5006



17172 SK70a



1:1 WHEN PRINTED @A4



First Floor Plan

1 : 50

**Swanbury
17172 SK84 Penglase**



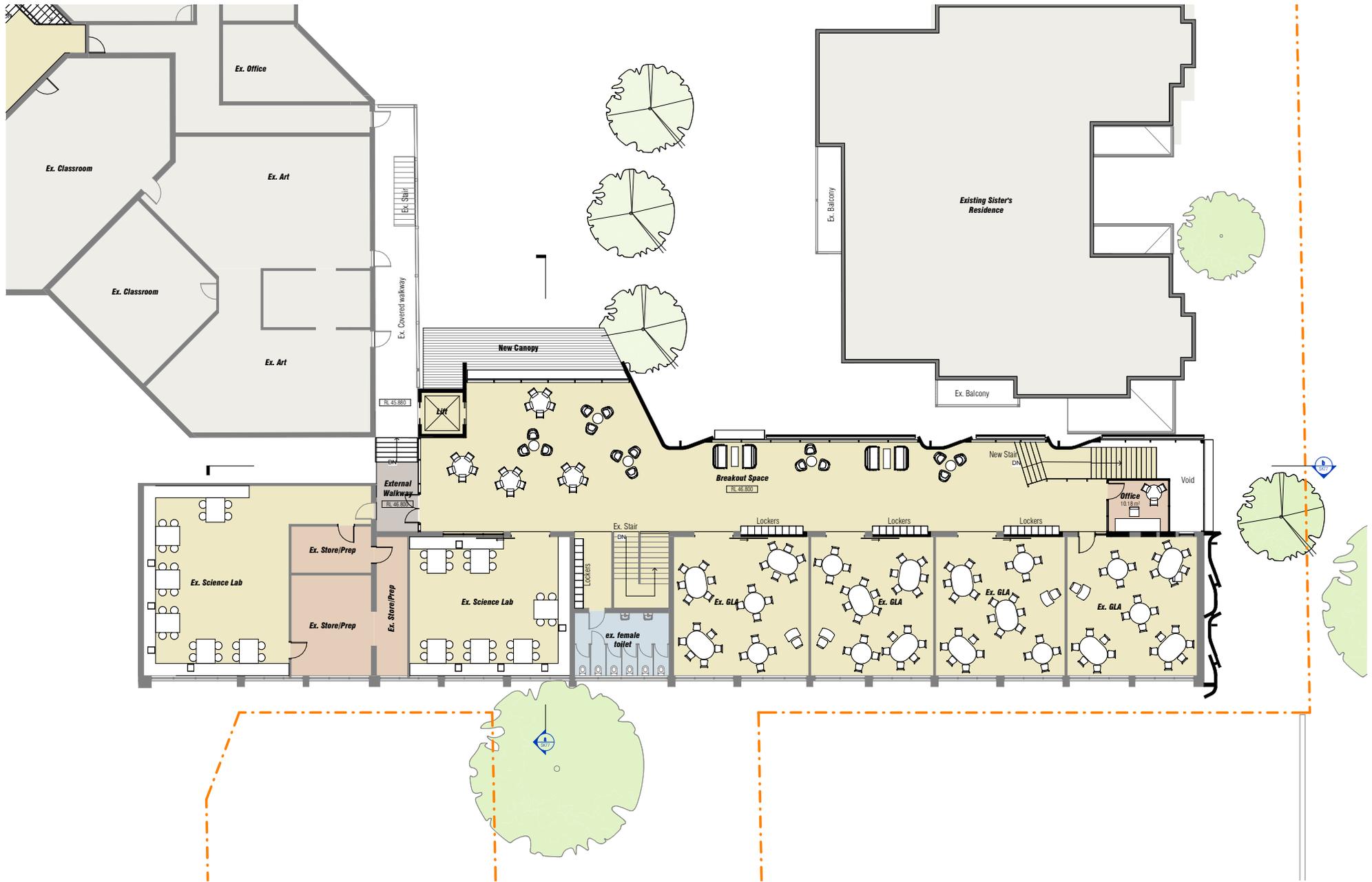


Stage 2 - Ground Floor Plan
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006

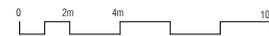


17172 SK71a

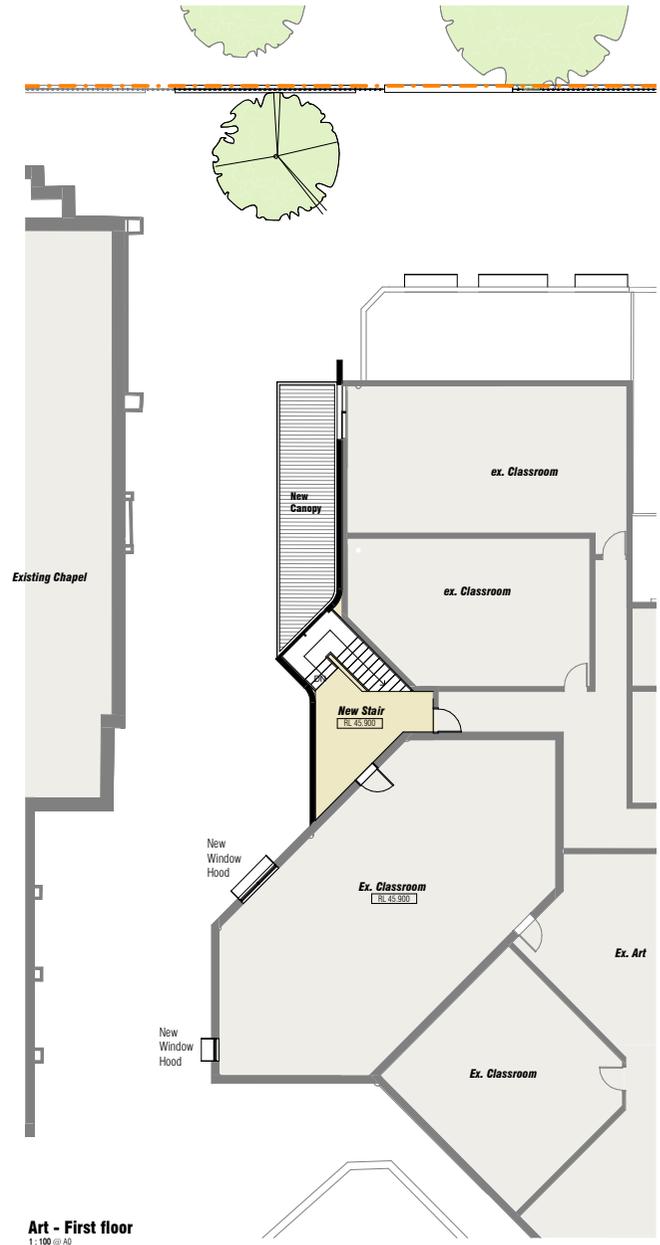
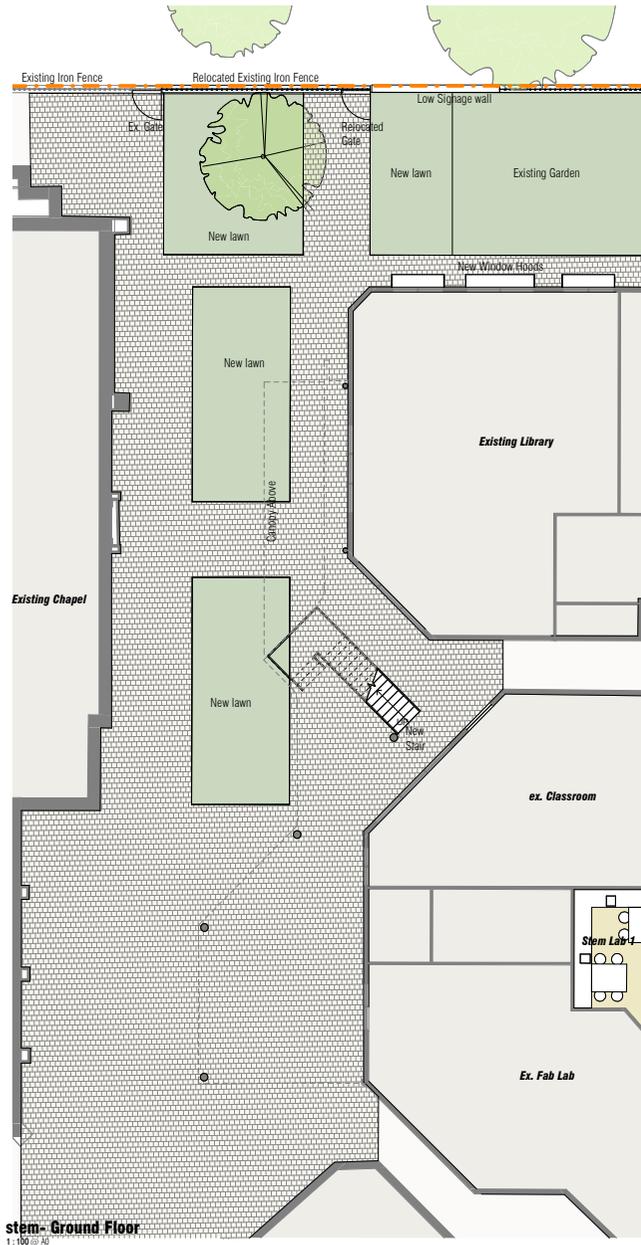




Stage 2 - First Floor Plan
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



17172 SK72a **Swanbury Penglase**



Stage 3 - Floor Plans
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



17172 SK73a
Swanbury Penglase



A | high performance glazing



B | textured coloured precast concrete wall



C | honed sandstone cladding



D | Vertical powdercoated aluminium fins



E | Fixed aluminium window hood



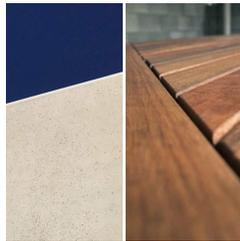
F | 2-pack steel fascia beam



G | Timber decking



H | Rendered Blockwork Wall



I | textured coloured precast concrete fin with timber



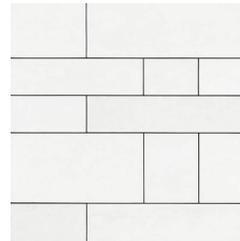
D | Horizontal powdercoated aluminium fins



K | Colorbond acoustic plant screening



L | Reused roof tiles

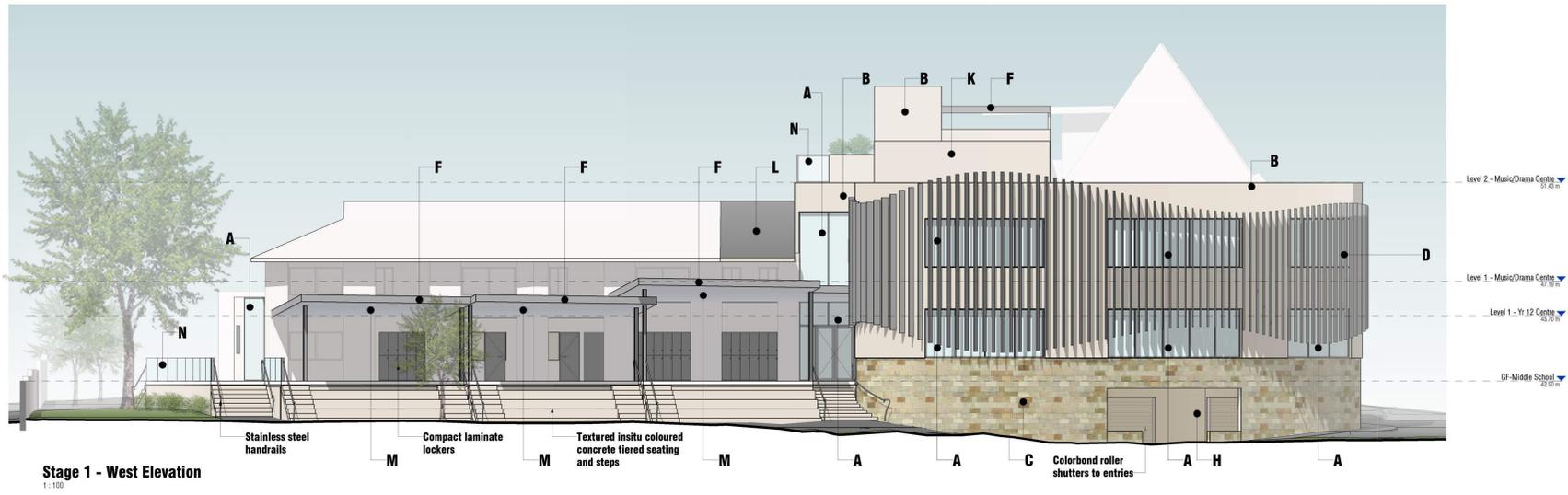


M | Express jointed CFC Soffit linings

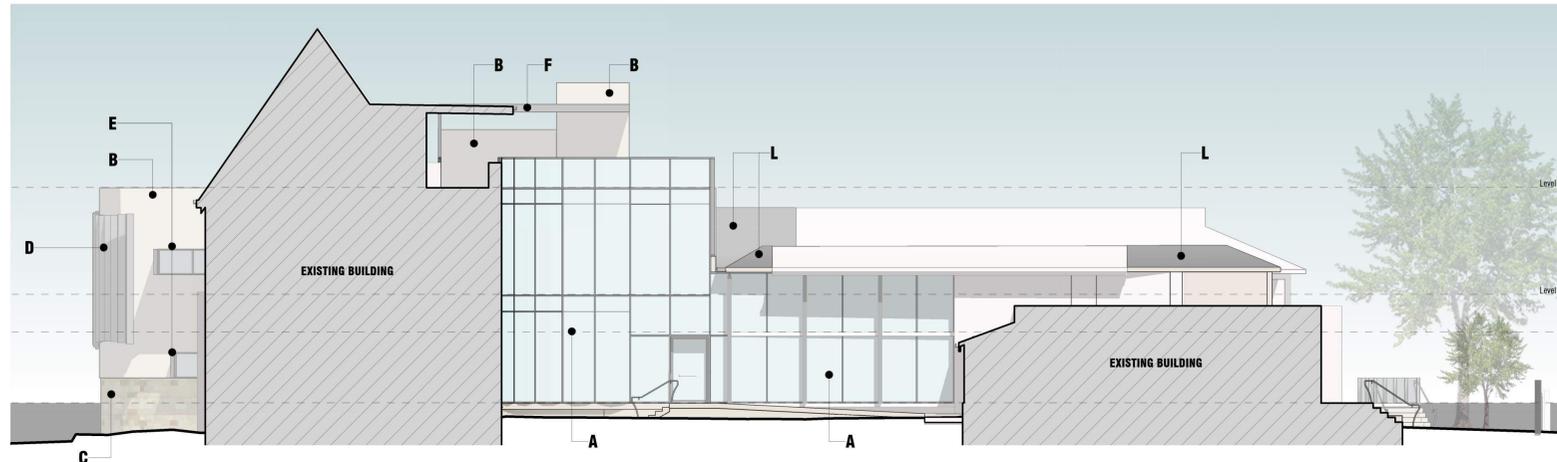


Reused slate tiles at interface of new building and convent roof

Elevation Materials Palette Legend
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



Stage 1 - West Elevation
1:100

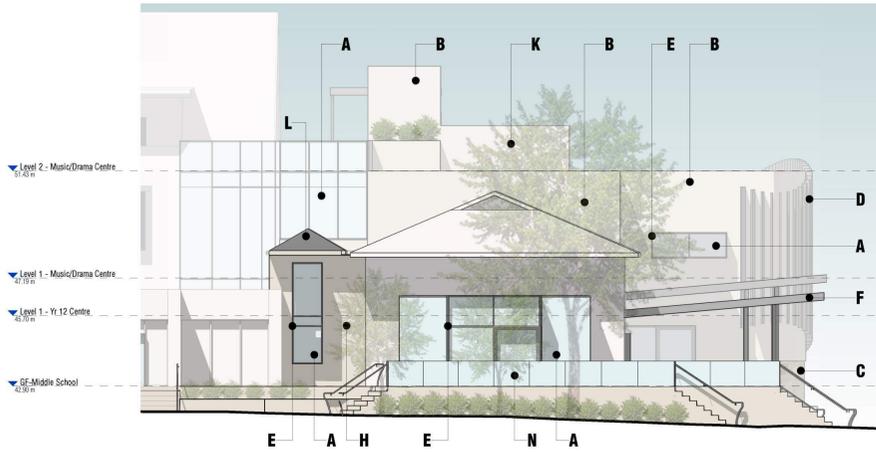


Stage 1 - East Elevation
1:100

- LEGEND**
- A High performance neutral colour glazing to powdercoated aluminium framing
 - B Textured pre-cast concrete
 - C Honed sandstone cladding
 - D Vertical 300x50 aluminium fins
 - E Fixed powdercoated aluminium window hood
 - F 2-pack steel fascia beam
 - G Timber decking
 - H Rendered Blockwork Wall
 - I Feature hardwood timber edge to pre-cast panels
 - J Horizontal 200x50 aluminium fins
 - K Colorbond acoustic plant screening
 - L Reused roof tiles
 - M Express jointed CFC sheeting soffit
 - N Glazed balustrade

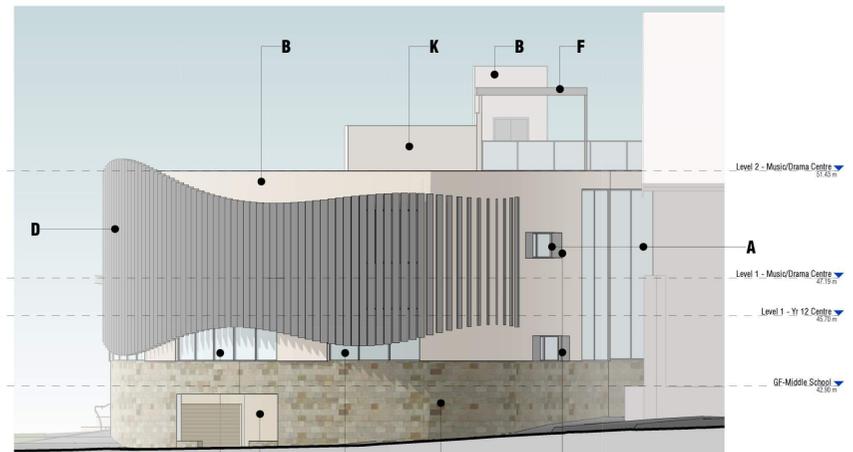
External Elevations
St Dominic's Priory College Campus Redevelopments
 Molesworth St, North Adelaide SA 5006





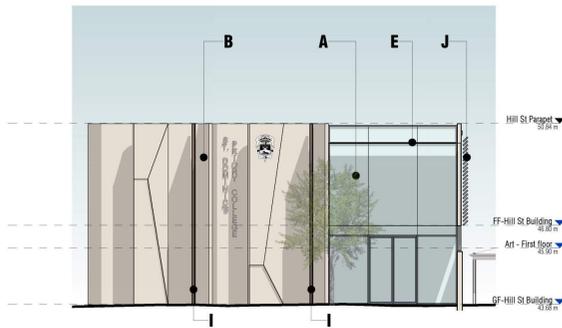
Stage 1 - North Elevation

1:100



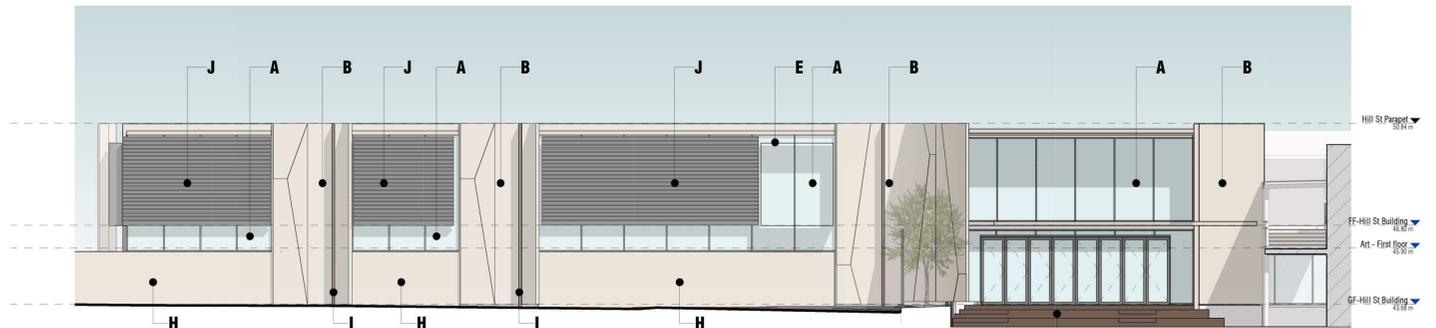
Stage 1 - South Elevation

1:100



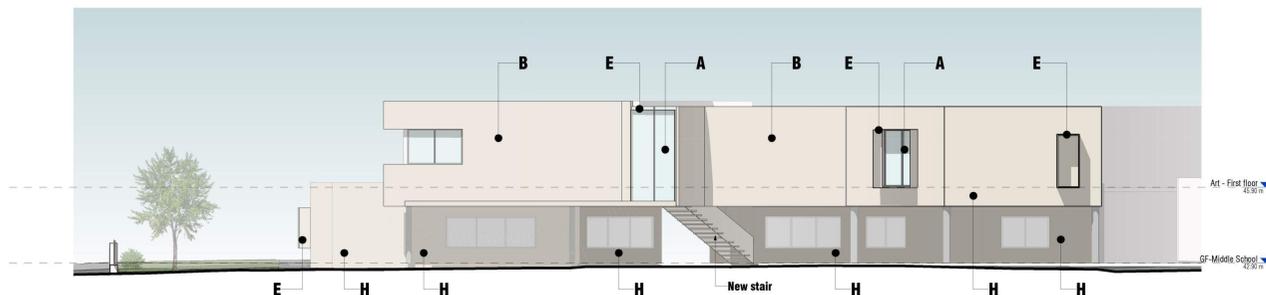
Stage 2 - East Elevation

1:100



Stage 2 - North Elevation

1:100



Stage 3 - West Elevation

1:100

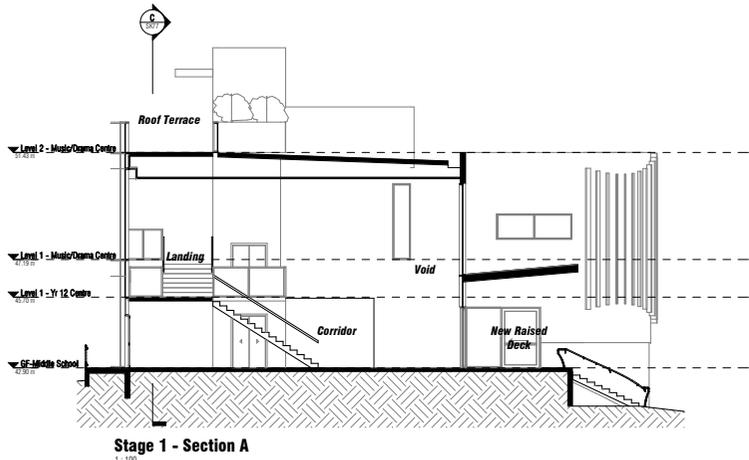
LEGEND

- A High performance neutral colour glazing to powdercoated aluminium framing
- B Textured pre-cast concrete
- C Honed sandstone cladding
- D Vertical 300x50 aluminium fins
- E Fixed powdercoated aluminium window hood
- F 2-pack steel fascia beam
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- K Colorbond acoustic plant screening
- L Reused roof tiles
- M Express jointed CFC sheeting toilet
- N Glazed balustrade

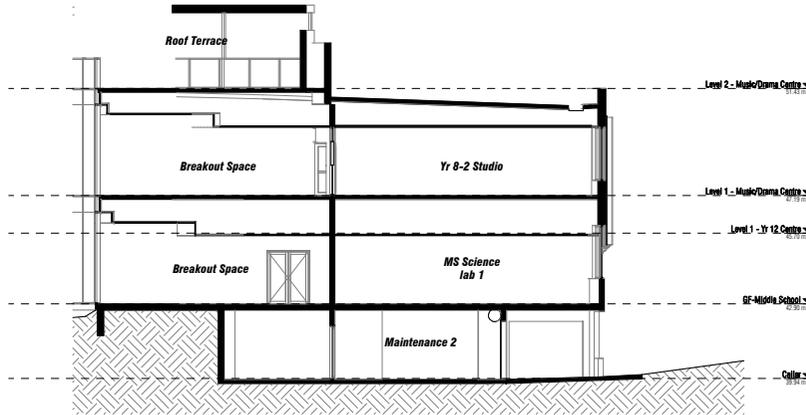
External Elevations
St Dominic's Priory College Campus Redevelopments
 Molesworth St, North Adelaide SA 5006



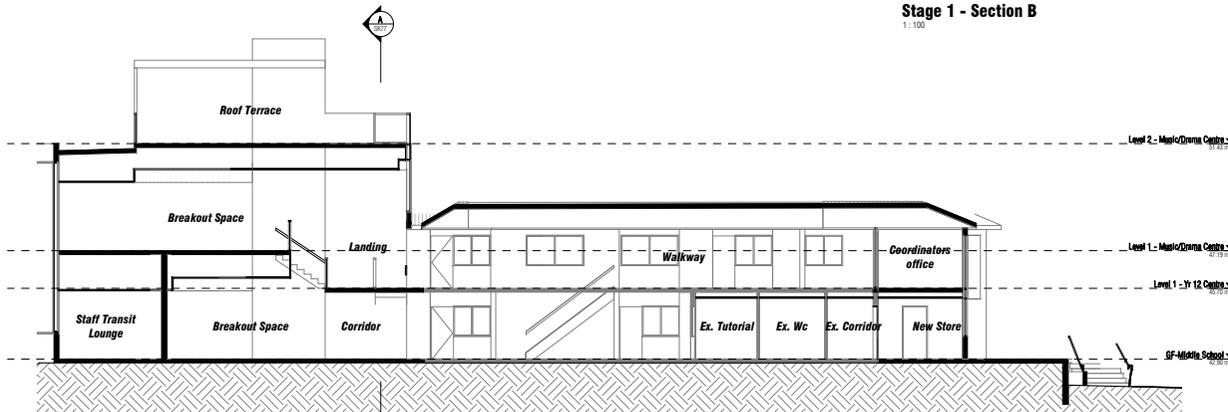
17172 SK76 **Swanbury Penglase**



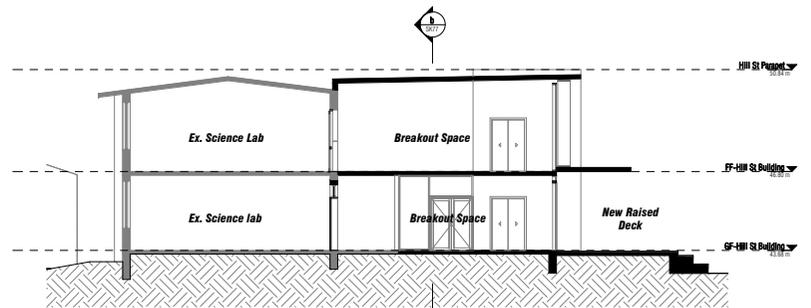
Stage 1 - Section A
1:100



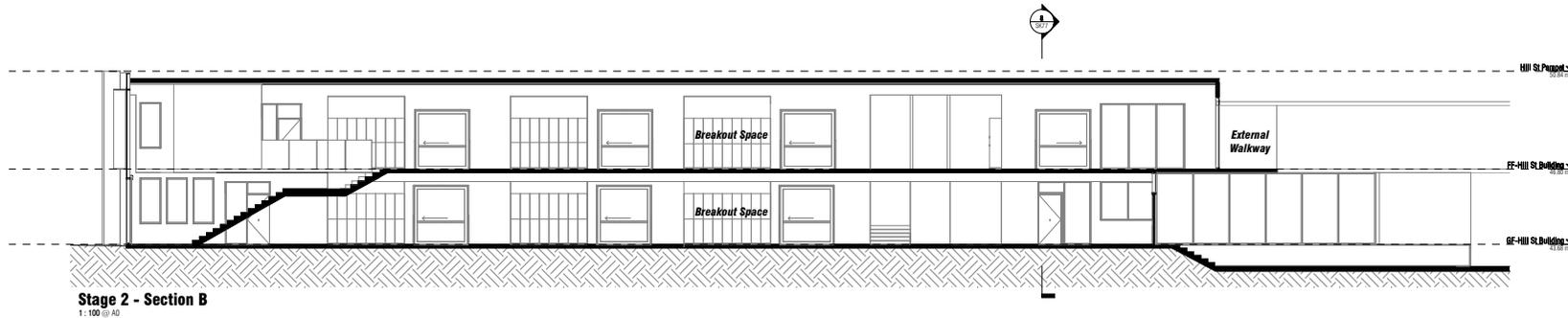
Stage 1 - Section B
1:100



Stage 1 - Section C
1:100



Stage 2 - Section A
1:100 @ A0



Stage 2 - Section B
1:100 @ A0

Sections
St Dominic's Priory College Campus Redevelopments
 Molesworth St, North Adelaide SA 5006





Aerial View - Stage 1



Northern View - Stage 1



North West View - Stage 1



Western View - Stage 1



Southern View - Stage 1



Central Courtyard View - Stage 1

Stage 1 - Preliminary 3D Images
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



Aerial View - Stage 2



Aerial View - Stage 3



Hill Street View - Stage 2



Molesworth Street View - Stage 3



Courtyard View - Stage 2



Molesworth Street View - Stage 3

Stage 2 & 3 - Preliminary 3D Images
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



Shadow Diagram 9am
1:500



Shadow Diagram 12pm
1:500



Shadow Diagram 3pm
1:500

Stage 1 - Shadow Diagrams
St Dominic's Priory College Campus Redevelopments
Molesworth St, North Adelaide SA 5006



17172 SK82



SECTION 49 & 49A – CROWN DEVELOPMENT DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

FOR OFFICE USE

COUNCIL: City of Adelaide

DEVELOPMENT No: _____

APPLICANT: St Dominics Priory College

PREVIOUS DEVELOPMENT No: _____

ADDRESS: 139 Molesworth Street, Nth Adelaide

DATE RECEIVED: / /

CROWN AGENCY: Department of Planning, Transport and Infrastructure on behalf of the Minister for Transport, Planning and Infrastructure and Local Government

CONTACT PERSON FOR FURTHER INFORMATION

Name: David Hutchison

Telephone: 81307222 [work] _____ [Ah]

Fax: _____ [work] _____ [Ah]

Email: dhutchison@accessplanning.com.au

<input type="checkbox"/> Complying <input type="checkbox"/> Merit <input type="checkbox"/> Public Notification <input type="checkbox"/> Referrals	Decision: _____ Type: _____ Finalised: / /
--	--

NOTE TO APPLICANTS:

(1) All sections of this form must be completed. The site of the development must be accurately identified and the nature of the proposal adequately described. If the expected development cost of this Section 49 or Section 49A application exceeds \$100,000 (excl. fit-out) or the development involves the division of land (with the creation of additional allotments) it will be subject to those fees as outlined in Item 1 of Schedule 6 of the *Development Regulations 2008*. Proposals over \$4 million (excl. fit-out) will be subject to public notification and advertising fees.
 (2) Three copies of the application should also be provided.

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
Minister's Approval				

EXISTING USE: Educational Establishment

DESCRIPTION OF PROPOSED DEVELOPMENT: Staged alterations and additions to an existing Educational Establishment

LOCATION OF PROPOSED DEVELOPMENT:

House No: 127 -131 Lot No: _____ Street: Molesworth St Town/Suburb: North Adelaide

Section No [full/part] _____ Hundred: _____ Volume: _____ Folio: _____

Section No [full/part] _____ Hundred: _____ Volume: _____ Folio: _____

LAND DIVISION:

Site Area [m²] _____ Reserve Area [m²] _____ No of existing allotments _____

Number of additional allotments [excluding road and reserve]: _____ Lease: YES NO

DEVELOPMENT COST [do not include any fit-out costs]: \$ 14 Million

POWERLINE SETBACKS: Pursuant to Schedule 5 (2a)(1) of the *Development Regulations 2008*, if this application is for a building it will be forwarded to the Office of the Technical Regulator for comment unless the applicant provides a declaration to confirm that the building meets the required setback distances from existing powerlines. The declaration form and further information on electricity infrastructure and clearance distances can be downloaded from the DPLG website (www.dac.sa.gov.au).

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Development Act 1993*.

SIGNATURE: 

Dated: 5 / 12 / 19

DEVELOPMENT REGULATIONS 2008

**Declaration of Applicant
(Pursuant to clause 2A(1) of Schedule 5)**

To: State Commission Assessment Panel

From: St Dominics Priory College

Date of Application: 5/12/19

**Location of Proposed Development: 127 to 131 Molesworth St, North
Adelaide**

**Nature of Proposed Development: Staged alterations and additions to
an existing Educational Establishment**

I David Hutchison on behalf of the applicant for the development described above declare that the proposed development will involve the construction of buildings which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*. I make this declaration under Clause 2A(1) of Schedule 5 of the *Development Regulations 2008*.

Signed:



Date: 5/12/19

17th December 2019

Ref: 7824 Section49submission

Mr. Ben Scholes
Project Officer
Strategic Development Assessment
Planning and Development
Department of Planning, Transport and Infrastructure
GPO Box 1815,
ADELAIDE SA 5000

Access Planning (SA) Pty Ltd
ABN 57 089 702 241

235 Henley Beach Road
Torrensville SA 5031

Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au

www.accessplanning.com.au

Dear Ben

Re: **ST DOMINIC'S PRIORY COLLEGE, SECTION 49 APPLICATION**

Please find herewith a completed Section 49 Development Application form, proposal plans, relevant Certificates of Title and supporting documentation for extensions and alterations to St Dominic's Priory College at 127 to 131 Molesworth Street and 118 Barnard Street, North Adelaide.

In addition to this submission, the supporting documents include;

- Proposal plans prepared by Swanbury Penglase Architects;
- Heritage Assessment prepared by Dr Stephen Schrapel Heritage Architect;
- Stormwater Management Plan by CPR Consulting Engineers;
- ESD Assessment prepared by BCA Engineers;
- Tree Assessment prepared by prepared by Tree Environs.

In summary, the project involves a staged development to be undertaken in three stages over a projected 10 year time period; with works associated with the middle school (stage 1) to be commenced within 2 years and finalised in 5 years, and stages 2 and 3, to be commenced within 5 years and completed within the 10 year time frame.

The reason for the extended periods for commencement and completion turn largely on the need to accommodate the relocation of students and provision of alternative classroom facilities during the construction phases.

Stage 1 will involve demolition of portions of the existing 2 storey building fabric, including external stairway and decks to the existing 2-storey building located to the east of school oval with the proposed addition of a new three-storey wing that will link this building with the adjoining 3-storey music and drama building to the east. The building additions will accommodate improved Middle School classrooms, with supporting specialist spaces, breakout (common) learning spaces, upgraded ablution facilities and school offices with the maintenance facilities at the lower ground (ie. undercroft) level.

A rooftop terrace with lift access will provide a link to the upper floor of the adjoining music and drama building to the east.

Disabled access throughout the College and in particular covered and disabled access between buildings is a defining feature of the proposed upgrades. Stage 2 involves an upgrade of the existing courtyard and of the existing two storey classrooms that front on to Hill Street, primarily involving the demolition and replacement of existing verandas and upper corridor along the northern elevation of this building for new breakout learning spaces and the general upgrading of the building.

Stage 3 involves removing ground level offices and structures to the east of the State heritage listed building to create a new wide landscape entry and wayfinding into the campus.

1.0 ST. DOMINIC'S PRIORY COLLEGE - BACKGROUND INFORMATION

St. Dominic's Priory College was established in North Adelaide 122 years ago in 1884. The College has been serving the City and the State continuously for this period. The College has served country boarders, junior boys and girls reception to 12.

It has a very inclusive enrolment policy and its fee base enables it to serve a wide cross section of the population.

Today it is an all-girl's College. It is a high performing College on all criteria and has a very strong reputation within the community for the quality of its graduates.

The Dominican Religious Sisters who founded the College were well educated women who purchased property in Molesworth Street North Adelaide a few months after their arrival in the colony.

Property purchased in Molesworth Street became the site for the building of the State Heritage Chapel and classrooms which were originally housed in former residential dwellings.

St. Dominic's Priory College was a welcome addition to the services provided in the early days of the colony.

Around 1900 property was purchased in Barnard Street and a College for children whose parents could not afford fees was opened. By the early 1940s that had merged with St Dominic's Priory to become one College.

In the 1950s the Dominican Sisters purchased adjacent property in Barnard Street and the house purchased became a residence for Boarders. Today the site is one of the tennis court facilities.

In the early 1960s the Council gave permission for the building of new secondary classrooms in Barnard Street.

In the mid-1960s a vacant block in Hill Street, used by a neighbour to graze horses, was purchased and became the current Hill Street wing which is planned for future upgrading.

In the 1970s two significant developments took place in Molesworth Street. The first was the building of additional classrooms and staff offices in the place of what had been the boarding College. The second was the building of a library made possible by Government grants.

All developments to this point were necessary and ongoing improvement of property legitimately acquired and needed for educational purposes.

St. Dominic's has always been on a restricted site and the purchase of houses in the 1970s and 80s in the Hill Street precinct, most of them dilapidated, was intended to accommodate a multi arts centre.

An application to build a multi arts centre on the corner of Molesworth and Hill Street, while gaining initial support was ultimately rejected by Council.

The College has been in the fortunate position of being able to re-arrange some activities on site, most particularly the Dominican Sisters made the generous decision to leave their convent home and enable its spaces to be converted for Music, Drama Staff and Year 12.

Buildings otherwise on the existing campus vary in age from the significant, State Heritage listed Chapel (Church of the Perpetual Adoration and Chapter House), through to structures developed in the period 1920 through the 1960's, to some of the more recent buildings constructed in the 1970's. Many of these buildings have dilapidated building fabric that require replacement and/or significant refurbishment to meet College's future needs.

As part of a review of the College's infrastructure it engaged Swanbury Penglase Architects to assist in the preparation of a 5-10-year school masterplan.

That review identified that the limitations imposed on the existing campus severely constrained the ability of the College to effectively deliver the required 21st Century educational outcomes, and to ensure the College meets the current guidelines for the changing curriculum set by the Federal Government.

Expansion of the College beyond the current campus site was deemed a necessity to provide the required usable and effective educational spaces, including speciality support spaces, and enough quality green space for adequate external learning & play environments for its student's well-being.

To this end the College was fortunate in being able to purchase adjoining land at 74 Hill Street and 112 Barnard Terrace, the former which has been developed as year 12 study centre and the latter which is to be developed as an early learning centre.

The development of the year 12 study centre has provided, in part, the ability to progress the next phase of the masterplan which is encompassed in this application.

2.0 THE SUBJECT LAND

The subject land is commonly identified by its street address as 127 to 131 Molesworth Street and 101 Barnard Street, North Adelaide. It comprises multiple land holdings contained in the following Certificates of Title.

Volume	Folio	Volume	Folio
5786	473	5640	1
5694	36	5847	151
5844	323	5831	877
6187	268	5847	150
5640	4	5732	927
5640	2	5475	13

The land has frontages to Hill Street of 15.8m, to Molesworth Street of 159.6m, to Priory Lane of 62.3m and to Barnard Street of 85.8m, with a site area of some 1.609ha.

The land accommodates a range of buildings typical of a suburban college and comprising multiple classrooms and administrative functions, open spaces and recreational facilities.

The Church of the Perpetual Adoration and Chapter House, which fronts Molesworth Street is a State Heritage listed building.

As described previously, buildings have been erected over many years or are buildings which have been adapted as land became available and demand dictated, with many of the older building now well beyond their useful life for providing education into the 21st century.

As a consequence of the piecemeal development of the land there is no one architectural theme that is evident, rather, and particularly as viewed from the west, the college buildings resemble a somewhat discordant mix of building styles and forms.

The subject land is shown in more detail in the aerial image and photo in Figures 1, 2 and 3 below.



Figure 1: Aerial View of the main College Campus

Source: Location SAPPA

There is a regulated tree at the front of the land. An assessment of the tree and impacts upon it arising from the proposed works is contained in the report from Tree Environs. The tree is to be retained.

3.0 THE LOCALITY

The locality in my opinion comprises that properties fronting Barnard Street, Molesworth Street and Hill Street generally west of Hill Street.

The locality is very much dominated by the activities and development associated with St Dominic’s Priory College which not only occupies a very large parcel of land but also occupies much of the street frontage of Molesworth Street and Barnard Street west of Hill Street.

Outside of the College Campus residential development prevails as the primary use of land, the one outstanding site being the use of land at 118 Barnard Street as small-scale consulting rooms.

Development is primarily detached dwellings on relatively generous allotments with the vast majority of development dating from the late 1800s although more a recent townhouse development is evident in a pocket between 133 and 147 Barnard Street.

Street setbacks vary but properties are universally well maintained and landscaped.

The historical development of the land is reflected in the extensive array of listed State and Local heritage items.

The road network in the locality provides wide road alignments, especially to Molesworth Street; the latter with ample, angled street parking.

4.0 THE PROPOSED DEVELOPMENT

4.1 Stage 1 - Middle School Development

Stage 1 involves the demolition of the external stairways and walkways on the western elevation of the 2 storey building facing on to the oval. This building has a style reminiscent of a block of 1960s walk up flats and because of the slope of the land to the west has a height of approximately 2¹/₂ storeys.



Figure 2: Middle school building left background with maintenance and storage sheds right background



Figure 3: Close up view of the middle school showing the external stairs and accessways slated for removal

The stairs are to be replaced with new a covered large deck with stepped seating adjoining the oval.

A new three storey wing is to be added to the rear of the middle school building comprising;

- At lower ground level, undercroft space will be used for maintenance activity and storage to replace a number of existing freestanding sheds, together with lift access option;
- At ground level, renovation of the existing middle school building with upgraded ablution facilities, laboratories and staff room behind, together with lift access and common (breakout) spaces;
- a raised timber deck at the northern end of the building will provide a pedestrian link at grade with the adjoining school administration buildings to the east;
- At the first level, modest office space, 6 classrooms, with opportunity to link classrooms into larger educational spaces and common (breakout) spaces with lift access.
- At rooftop level, an acoustic open roof plant deck and rooftop terrace providing a link to the adjoining music and drama building.

At all three of the above ground levels, the goal has been to maintain appropriate student access, and in particular disabled access between the grounds and oval (at lower ground level) and the respective levels of the adjoining administration building to the east, (Molesworth Street frontage) and music and drama spaces in the adjoining building to the east.

An elevated timber deck has been used in place of paving adjacent to the regulated tree to allow water penetration to the roots of the tree.

The existing building fronting Molesworth Street and proposed west facing verandahs provide a rising element of scale leading to the more modern, flat roofed wing to its rear, the latter which has a curved, west facing façade which projects forward of and connects with the adjoining music and drama spaces.

Building materials include a combination of sandstone, as a base to the building, leading to textured pre-cast concrete panels for the upper levels of the rear wing.

Sandstone is used to 'ground' the building and to provide a contrast to the pre-cast panels used above, and as a recognition of the use of this material in the adjoining church buildings.

West facing glazing is used to provide natural light into the classrooms and laboratory spaces with vertical aluminium louvres that will sweep around the façade to provide both shading, to mitigate the worst aspects of the summer heat load, and address any potential overlooking issues that might impact the adjoining dwelling to the south west.

The angle of the louvres will provide ample light penetration outside of the main summer period.

Internally as the building addresses the central courtyard and returns to link with the music and drama studios with a full height glass curtain wall.

The building design is contemporary in nature with significant articulation provided to the building by way of variation in roof form, building material, colour and parapet height. Vertical projections sweeping around the western façade of the building assist in breaking up the mass and form of the larger section of the west facing wing addition.

Low level landscaping is proposed along the northern edge of the deck to further assist in tying the new development in with the existing administration building.

3.2 Stage 2 Hill Street Works

The stage 2 works are not projected to occur until about 2025 or later. These works include;

- Demolition of the northern section of the Hill Street building which comprises of an enclosed upper corridor leading the classrooms aligned along the southern side of the building together with section of ground level canopy (see figure 4 below).
- Demolition of the existing gazebo in the courtyard and repaving and re landscaping this space together with stairs and deck access to the Hills Street building.
- Removal of part of the existing toilets at ground level to provide improved access to the approved ELC at 112 Barnard Street.
- Construction of a new northern face to the Hill Street building to accommodate lift access, breakout learning spaces fronting the existing upgraded classrooms and laboratories, with improved linkages between the breakout space and classrooms by widening door access. The scope includes the use of an existing classroom to provide greater office accommodation to aid the demolition of Stage 3.
- Further upgraded studios/laboratories from existing classroom spaces in the adjoining northern building will aid to provide the proposed new specialised STEM facility for the College.



Figure 4: Northern façade of the Hills Street building slated for demolition (looking east towards Hill Street)

Building materials will include textured pre-cast concrete with substantial use of glass, but with fixed horizontal aluminium louvres to minimise heat load to north facing windows.

3.3 Stage 3 Final Works

Stage 3 will involve the demolition of a range of ground level office buildings sited to the east of the existing heritage listed building, the intention of which is to improve views to and of the existing church.

The demolition works will be carried out in concert with new landscaping and paving to improve wayfinding through the campus.

4.0 DEVELOPMENT PLAN ASSESSMENT

The Adelaide (City) Development Plan consolidated 17th October 2019 locates the subject land and adjoining properties in the North Adelaide Historic Conservation Zone, Policy Area 1 – Hill Street Policy Area.

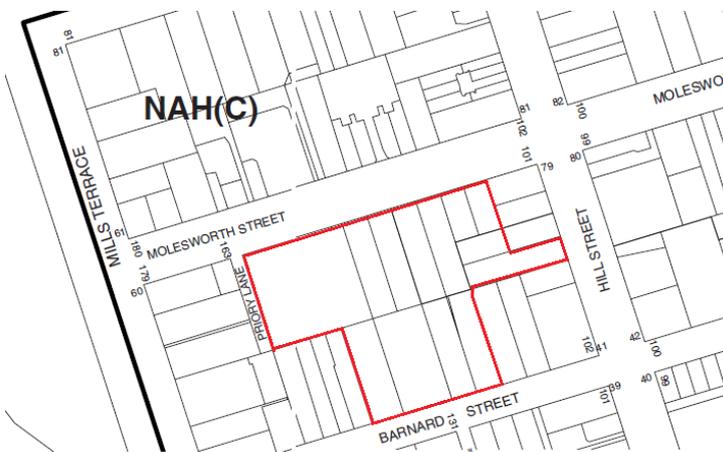


Figure 5: Zoning

An Educational establishment is a consent use in the zone where it is directly associated with the St Dominic’s Priory College site on Fig HS/2. As such the development is a consent land use.

5.0 DEVELOPMENT PLAN ASSESSMENT

I have assessed the application against the relevant provisions of the Development Plan and have identified those listed below as being most relevant to the application.

I have not reproduced or addressed each individual provision as there is significant repetition in the intent of many of the policies.

Rather, I have addressed in detail the relevant zone and policy area provisions and noted where these relate to Council wide (General Section) Development Plan policies.

North Adelaide Historic (Conservation) Zone

Statement of Heritage Value

Objectives 1, 2 and 4.

Principles 1, 3, 4, 5, 6, 7, 9, 11 and 27

Hill Street Policy Area 1

Desired Character

Objectives 1, and 3

Principles 1, 3, 4(a), 8, 10 and 11

Council Wide

Living Culture

Objectives 2 & 3

Stormwater Management

Objectives 35, 36,

Principles 128 and 131

Community Facilities

Objective 5

Principle 2

Infrastructure

Objectives 40

Principles 132, 133,

Environmental

Crime Prevention Through Urban Design

Objective 24

Principle 82

Heritage Conservation

Objectives 43 and 44

Principles 136, 137, 140, 142, 149 and 162

Noise emissions

Objectives 26

Principles 93 and 94

Built Form and Townscape

Objectives 47, 48, 49, 50, 51, 53

Principles 168(c), 177, 178, 180, 186, 187, 188, 189, 190, 192, 193, 194, 196 and 203

Waste Management

Objective 28

Principles 101, 102 and 103

Economic Growth and Land Use

Objectives 73, 75, 76

Principles 266

Energy Efficiency

Objective 30

Principles 106, 107, 108, 109, 110 and 112

Significant Trees

Objective 108

Principles 298, 300, 303, 304

Micro-climate and Sunlight

Objectives 33 and 34

Principles 119, 120, 122 and 124

The planning assessment below is to be read in conjunction with the more detailed reports submitted with and forming part of the application.

North Adelaide Historic (Conservation) Zone	
Development Plan provisions	Comment
Statement of Heritage Value Objectives 1, 2 & 4 Principles 1, 3, 4 – 7, 9, 11 and 27	The development is intended to provide a masterplan for the long-term redevelopment of the College campus and bring the facilities on site to standard where the College is able to provide a teaching environment commensurate with current community expectations. Critically the development seeks to ensure the College is compliant with its obligation to maintain disabled access throughout the campus.
Hill Street Policy Area Desired Character Objectives 1 & 3 Principles 1, 3, 4, 8, 10 and 11	It involves the progressive demolition and replacement of buildings that are long past their use by date and will provide site efficiencies that will allow for the removal of number of external storage buildings, returning the area gained to useable open space.
See also Built Form and Townscape Objectives 47 to 51 and 53	

Principles 168, 177, 178,180, 183, 187 to 190, 192 to 196 and 203

At all times the College has been cognisant of the need to protect and maintain the status and setting of the Church of the Perpetual Adoration and Chapter House, and the preservation of the regulated tree that forms a significant element of the landscape as viewed from Molesworth Street, and from land generally to the west of the College grounds.

To the extent that the development largely replaces or upgrades existing buildings on the land, the impact of the development on the character of the locality is limited. The stage 1 building is located a sufficient distance from the street frontage elevation of the State Heritage listed Building on the land so as to minimise any impact the new development may have on the setting of this building, noting that it is separated from this building by the existing administration and other buildings, fencing and relatively extensive landscaping which minimises its visual presence as viewed from public vantage points, in particular to the east of the site. It is noted in the Heritage Report that the stage 1 building will result in no change to the visual appreciation of the State listed Church and Chapter House, and that the building is too far removed from other heritage items to have visual affect.

The building projects retains the largely single storey appearance to Molesworth Street with the additional wing being sited some which is some 30m setback from the street and a similar distance from the western boundary with Priory Lane. It is sited within 12m of the adjoining property to the north east but in this case it faces onto a rear boundary and an area that accommodates domestic outbuildings, so its visual impact to this quadrant is limited.

The stage 1 building falls within the area nominated on the St Dominic's Priory College Concept Plan Fig HS/2, for development ranging in height from 2 storeys facing Molesworth Street to the higher building form (3 Storeys and 11.5m high) located internally to the site. I note that a height of 9m above median natural or finished ground level at any point or any part of a building is nominated for either of the 2 or 3 storey sections of the building. The development exceeds the height limit only in so far as it includes a very small section of plant room, lift and roof terrace, none of which have significant mass or form relative to the remainder of the building, each of which is setback from the outer building edge and each, when viewed from public vantage points adjacent to the College grounds will be difficult to see. The building otherwise significantly exceeds the setback requirement from an adjoining boundary established by a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment.

The building is highly articulated and when viewed from the limited public vantage points in the locality will be seen against the backdrop of the higher buildings to its rear and southern side.

The combination of complimentary building form and scale, articulated in both a horizontal and vertical plane, together with the development setback, retention of fencing and site landscaping largely maintains the continuity of the streetscape of this section of Molesworth Street.

Similarly, the stage 2 development fronting Hill Street will result in an overall improvement of the narrow section of wall that presently faces the road. This wall, which is presently of cream brick construction will be replaced with a textured, pre-cast concrete wall, vertically articulated with large openings at its eastern end presenting an active frontage to the road.

	<p>The building will be located closer to the northern boundary of the land but as the adjoining development is a driveway and further to the west, a communal driveway is sited to the south of the neighbouring residential development, there is unlikely to be any significant implications arising from overshadowing or overlooking, noting that there are no present barriers to overlooking from the upper level corridors in the existing development.</p> <p>The development does not seek to alter the present activities of St Dominic's Priory College which are a significant feature of the locality and does not seek to alter student numbers.</p> <p>The activities undertaken in each of the developments involve quiet, supervised activity, with limited out of hours use as presently exists within the College campus.</p> <p>The demolition of buildings to the immediate east of the State heritage item and their replacement with landscaped open space and access pathways will improve views of the church.</p> <p>Landscaping is an integral part of each stage of the development but more so in respect to the largely internal spaces included as part of the stages 2 and 3, and apart from the latter will have minimal impact beyond the boundary of the campus. Additional landscaping to the stage 1 development, the removal of a number of storage sheds and the retention of the regulated tree fronting Molesworth Street will all lead to an improved streetscape presence, increased on site, and better utilisation of open space.</p>
<p>Living Culture Objectives 2 & 3 Community Facilities Objectives 5 Principle 2</p>	<p>Upgrading of the College facilities to provide state of the teaching facilities and conditions is consistent with the Development Plan goals to have Adelaide placed as a focus for education.</p> <p>These provisions recognise the importance of Community facilities and seeks that they be located for convenient access by residents, workers and visitors. In this regard, the College has contributed to the fabric and community of North Adelaide for over 100 years and predates the vast majority of residential development that has occurred since the inception of the College. Upgrading of the College is necessary to meet modern educational standards but to enable the College to continue to provide high quality educational outcomes, not only for the local community but also students from the surrounding districts, country wide and overseas.</p> <p>The College contributes significantly to an active local environment that will be enhanced by the building works, improvements to on site way finding and site landscaping, removal of redundant buildings and improved exposure of the State heritage listed Church.</p> <p>The proposed works will not contribute to any increased demand in local car parking.</p>
Council Wide	
<p>Environmental Crime Prevention Through Urban Design Objective 24 Principle 82</p>	<p>Security and protection are a particular priority of the College. The ability to remove a number of ancillary storage buildings and redundant offices and to increase opportunities for casual surveillance of the College grounds from within active areas inside the buildings will improve site security and student and staff safety significantly.</p> <p>Improved wayfinding through the removal of redundant buildings will also assist in the regard. The College is fortunate in that has not had any significant issues with vandalism or security issues in the past.</p>

<p>Noise Emissions Objectives 26 Principles 93 & 94</p>	<p>The stage 1 building is located some 12m from the boundary of the closest residential development to the south west and 31m from the closest dwelling on the same allotment. The location of the plant room put it about 40m from that dwelling but evaluated above it by about 12m to 14m taking into account the fall of the land to the south west.</p> <p>The upgrading of plant associated with both of the stage 1 and 2 developments will ensure that the plant is the quietest and highest efficiency available, and will in event be acoustically screened to minimise noise impacts.</p>
<p>Waste Management Objective 28 Principle 101 102 and 103</p>	<p>Waste storage facilities are provided on site already and some improvement in recycling practices is expected to be achieved in the new storage facilities in the lower ground floor of the stage 1 building.</p> <p>The College actively encourages recycling and as such there will be the usual range of rubbish and recycling bins which will be picked up as part of the usual Council service.</p> <p>Demolition and building waste will be actively managed by the contractors noting that it is the College community most likely to be impacted by, and desire to ensure that appropriate and responsible waste management practices and controls are put in place through the construction programme.</p>
<p>Energy Efficiency Objective 30 Principles 106 to 110 & 112 Micro-climate and Sunlight Objectives 33 & 34 Principles 119, 120, 122 & 124 Stormwater Management Objective 35</p>	<p>The Energy Efficiency report prepared by BCA Engineers sets out in particular the details of the extensive energy efficiency initiatives to be included in the development.</p> <p>These include; In addition to the above, both sites will be provided with;</p> <ul style="list-style-type: none"> • Auto off air conditioning controls; • Energy recovery ventilation; • Use of zero ozone depleting refrigerants; • CO2 monitoring of large spaces to minimise fresh air intake; • Use of LED lighting throughout; • Smart control of lighting; • High capacity solar panels and use of solar energy for water heating; • 4 star tapware to minimise water consumption • The use of sunshades over windows to minimise heat penetration into the buildings into summer but allow access to incident solar radiation and light in non-summer months. • The inclusion of extensive verandahs and shade canopies throughout. <p>Shade trees will be provided to the newly established or redeveloped landscape areas with deciduous species used to allow light penetration in winter and shade in summer.</p> <p>The buildings will otherwise meet 5-star energy ratings/design.</p> <p>The proposed roof design provides for the inclusion of solar panels oriented to achieve maximum benefit year-round. The panels will be angle mounted to the roof but are sufficiently sited inside the outer edge of the building, and at a height above adjoining development so as to minimise their visual impact.</p> <p>The design, scale and siting of the building will result in minimal overshadowing impacts over development to the south west, with the worst impacts from overshadowing occurring at the 9am in the winter solstice at which time a small section of the rear of the properties at 150 and 152 Barnard Street will be overshadowed. The shadows retreat</p>

	<p>quickly so that 12pm there is no overshadowing impact beyond the property boundaries.</p> <p>It is relevant to note that when cloudy conditions prevail in the mid-winter months, discernible shadow is rare. Even then the extent of overshadowing is minimal and affects only the very rear sections of the open space of the respective dwellings, which land is occupied by outbuildings in any event.</p> <p>Stormwater will be managed by existing infrastructure as set out in the report from CPR Engineers. Given the development largely replaces existing structures, there is not expected to be any measurable increase in stormwater generation for the development.</p>
<p>Heritage and Conservation Objectives 43, 44 Principles 136, 137,</p>	<p>A Heritage assessment of the development has been undertaken by Dr Stephen Schrapel of Swanbury Pengalse Architects.</p> <p>In summary, the assessment finds as follows:</p> <p>Stage 1 – Middle School Upgrades</p> <ul style="list-style-type: none"> • no material effect on a heritage listed place <p>Stage 2 – Hill Street Upgrades</p> <ul style="list-style-type: none"> • The proposed changes to the Hill Street façade are an improvement to the streetscape as they add further articulation to an otherwise ordinary and acontextual street presence. <p>Stage 3 – Campus Upgrades</p> <ul style="list-style-type: none"> • Removing the buildings from adjacent the east façade of the Church will open a generous view of this façade from Molesworth Street. And will result in an improvement on the current cluttered view and provides a new appreciation of a local iconic landmark. •
<p>Economic Growth and Land Use Objectives 74, 75 & 76 Principle 266</p>	<p>The proposed development builds on the contribution to the community by the existing school campus. It represents a substantial investment in site and building works leading to a development that will have minimal impacts on the locality, but which will contribute further to the successful educational outcomes achieved by the College. As such, the development enhances the role of the City as a centre for Education.</p>
<p>Regulated Trees Objectives 108 Principles 298, 300, 303 & 304</p>	<p>There is a regulated Cyprus Pine (<i>Cupressus lucitania</i>) on the land fronting the stage 1 building.</p> <p>The existing buildings on the land already intrude of the tree protection zone of the tree.</p> <p>The arborist reports as follows;</p> <ul style="list-style-type: none"> • This is a mature tree with average to good health. As a mature tree it is no longer as vigorous as a younger tree, with less tolerance to development activities. • While there is existing TPZ occupancy by the existing building, this has been established for a long period of time and the tree will have adapted to its presence. • Impacts on the tree can be reduced by the adoption of 'tree sensitive' construction methods for the proposed works. This will require: Construction of the new walkway and deck as raised structure to maintain the trees access to air and water.

	<p>These new structures should use a pier and beam footing system within the TPZ, rather than continuous trenching.</p> <ul style="list-style-type: none"> • Conventional footings would be acceptable for the new display structure (Option 1). • The existing concrete path and stairs are to be removed, improving the growing environment for the tree. • The remaining area within and adjacent to the TPZ should be retained as open garden beds or lawn where possible with minimal surface sealing. <p>The development will be undertaken in accord with the above recommendations.</p> <p>In addition protective measures recommended by the arborist will be put in place to ensure its protection during construction works.</p>
--	--

6.0 CONCLUSION

The proposed development is for the staged redevelopment of existing buildings on the St Dominic’s Priory College campus and addition of new wing accommodating largely classrooms, and improved student specialist facilities. It will not lead to any significant changes to the present operational characteristics of the College, nor to any adverse impacts on the character or amenity of the locality, rather it will be a quality, responsive development that will assist in achieving the design goals set out in the Development Plan.

Building works and design are based on sustainable development initiatives and by any measure, the proposed development shows a high degree of compliance with the Development Plan.

The minor variation from the Development Plan in relation to overall building height and to aid disability access is not considered to have any impacts beyond the boundaries of the land, and in fact, given the size and location of that part of the building which is at variance to the recommended height limits, it is questionable whether it would even be visible to adjoining land owners or from neighbouring public vantage points.

The development will result in significant improvements to the College campus and represents a logical and sustainable extension of the College’s activities, and allows it to meet its educational, health, safety and welfare goals for next generation of students.

Yours sincerely



David Hutchison BA CPP PIA
ACCESS PLANNING (SA) PTY LTD



**COMBE
PEARSON
REYNOLDS**
CONSULTING ENGINEERS

Storm Water Management Plan



Prepared For:
Swanbury Penglase Architects

Site:
St Dominic's Priory College
Molesworth Street, North Adelaide

Job No: 190275

Dated: Friday, 1 November 2019

Prepared By:
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ST DOMINICS PRIORY COLLEGE CAMPUS REDEVELOPMENT MOLESWORTH STREET, NORTH ADELAIDE

STORMWATER MANAGEMENT PLAN

INTRODUCTION

The following outlines the proposed plan to manage the disposal of stormwater from the post development site at Molesworth Street, North Adelaide.

The stormwater concept has been based upon the architectural drawings prepared by Swanbury Penglase Architects and dated November 2017.

The proposed development includes the following:

- New Middle School Redevelopment
- Hill Street Building Redevelopment
- New Senior School Entry Landscaping
- Associated siteworks (no car parking)

This Stormwater Management Plan addresses the following issues:

- general stormwater management
- stormwater detention
- quality of water

This plan has been prepared following discussions with Ashley Bowden from the City of Adelaide.

GENERAL STORMWATER MANAGEMENT

The new works will be designed for the following stormwater criteria:

- Piped underground systems for 1 in 20 year event
- Overland flow for 1 in 100 year event

Roof water from the new buildings and surface runoff from paving will be collected and will discharge via a combination of new and existing underground pipes to Molesworth Street. There are existing connections (including a 450mm dia pipe) to the underground stormwater infrastructure in Molesworth Street and these will be utilised where possible. New culverts across the footpath to the street watertable will be avoided if possible but if necessary will be limited to one or two only.



STORMWATER DETENTION

The City of Adelaide has advised that there is no formal requirement for stormwater detention on this site as the existing street infrastructure has been designed for fully developed sites with 100% runoff.

Note also that following completion of all three stages of the campus redevelopment there will be a small net decrease in impermeable areas (roofs and hard paving), so the stormwater discharge from the post development site will be slightly less than the predevelopment site.

QUALITY OF WATER

The treatment of the stormwater runoff from this site is not required on this project (no new car parking).

Prepared by

A handwritten signature in black ink, appearing to read 'Neil Pearson', with a long horizontal flourish extending to the right.

Neil Pearson

COMBE PEARSON REYNOLDS PTY LTD



managing
trees in the
urban
landscape

TREE REPORT

Assessment of a significant tree in relation to a development at St Dominic's Priory College North Adelaide

Prepared for:

Kon Michael
Associate
Swanbury Penglase
244 Gilbert St
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23 October 2019

Prepared by:

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Tree Assessment at St Dominic's Priory College North Adelaide

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Summary

The *Cupressus lucitania* is a significant tree with attributes worthy of preservation. The tree is in average to good health and is not considered to have a short life expectancy at this point in time. The tree is free of notable structural defects at this point in time. Pruning has recently been undertaken by the school to remove lower dead branches growing to the south over the existing pathway/entry area. Additional pruning is recommended to remove remaining deadwood in the crown. The proposed works comprise a major encroachment. The development in relation to the tree is considered acceptable provided that a range of 'tree sensitive' construction methods are adopted. Measures are also recommended to maintain and improve the growing environment of the tree. A range of tree protection measures will be required during the construction phase at the site.



Introduction

Brief

I carried out an assessment of a tree at St Dominic's Priory College, Molesworth Street, North Adelaide on the 22 October 2019 following a request from Kon Michael, Associate at Swanbury Penglase

I was requested to assess the legal status of the tree, tree condition and tree retention suitability. I am also to assess the possible impacts of the proposed development activities at the site on the tree and to recommend strategies to minimise these possible impacts.

Qualifications

I have based this report on my education, experience, ongoing training, site observations and the information provided to me. I have 25 years' experience in the field of landscape architecture and eight years in the field of arboriculture. A summary of my qualifications includes:

- Diploma (Level V) of Horticulture (Arboriculture) (2014)
- Bachelor of Architecture, University of Adelaide 1991.
- PhD, School of Earth and Environmental Sciences, University of Adelaide 2010. '*Integrating Trees into the Design of the City: Developing More Sustainable Practices for Planting Street Trees in Australian Cities*'.
- Member of Arboriculture Australia.
- Member Australian Institute of Landscape Architects (AILA).
- Registered Landscape Architect (No 1419).

Documents and information provided

I was provided with the following documents to assist me in the preparation of this report;

- *Detail and Level Survey* by Fyfe dated 12/02/16.
- *North Deck and Uniform Shop Entry Options* by Swanbury Penglase dated 16/10/19.

Relevant background information

Swanbury Penglase are preparing plans for a new walkway and raised deck adjacent to the existing school uniform shop. A large tree is located adjacent to the proposed works.

Scope of this report

This report is concerned with the subject tree and drawings provided by Swanbury Penglase architects only.

Observations

Site visit

I carried out the assessment at the site on the 22 October 2019.

I had full access to the tree in question and observations were from what was visible from within and around the property boundaries. I carried out a level 2 assessment of the tree^a and all my observations were visual from ground level^b. All dimensions marked (~) are estimates.

Site description

The site comprises part of the grounds of St. Dominic's Prior College, occupied by a range of buildings and areas of open space. The subject tree is located in an open garden bed between an existing school building and the Molesworth Street frontage. The school playing fields are located to the west of the tree. A row of deciduous trees has been planted to the east of the subject tree (Please refer to the aerial photo below).



Tree Assessment at St Dominic's Priory College North Adelaide



Photo showing tree viewed from west (prior to pruning of the lower branches growing to the south).

Identification of tree

The subject tree appears to be a *Cupressus lucitania* or Mexican white cedar which is a species of cypress native to Mexico and Central America. *Cupressus lusitanica* is an evergreen conifer tree with a conic to ovoid-conic crown, growing to 20-30m tall in its natural setting. It is fast-growing and drought tolerant. It has very dense dark-green foliage that responds well to pruning. The tree is located on the site as follows (Refer to survey plan below):

- ~5.9m from the existing building to the south.
- ~2.1m from the existing paving to the south.
- ~4.2m from the existing boundary wall to the north.
- The tree is located in a generally favourable growing environment in an open garden bed and adjacent to irrigated playing fields.

Tree Assessment at St Dominic's Priory College North Adelaide



Photo showing tree location and proximity to existing pathway and entry stairs.

Tree dimensions

Height	~15m
Crown spread	~12m
Trunk circumference 1m above ground level	3.30m
Diameter at breast height (DBH) °	1030mm
Diameter above root flare	1040mm

Tree Assessment at St Dominic's Priory College North Adelaide

Legal requirements

The tree has a trunk circumference greater than 3.0m and qualifies as a significant tree^d under the *Development Act 1993*.

- Please note that the tree is not identified as a significant tree in Table Adel/5 of the *Adelaide (City) Development Plan (Consolidated 17 October 2019)*

The Principle of Development Control 299 of the *Adelaide (City) Development Plan (Consolidated 17 October 2019)* states:

Where a significant tree or group of trees has one or more of the following attributes, development should preserve these attributes.

The following table indicates my opinion on how the significant tree at the site relate to these attributes.

(a) Does the tree make an important contribution to the character or amenity of the local area ^e ?	Yes	This tree contributes to the amenity of the site and the local streetscape.
(b) Is the tree indigenous to the local area and its species is listed under the National Parks and Wildlife Act as a rare or endangered native species?	No	An exotic tree species.
(c) Does the tree represent an important habitat for native fauna ^f ?	No.	An exotic tree species.
(d) Is the tree part of a wildlife corridor of a remnant area of native vegetation?	No.	An exotic tree species.
(f) Is the tree important to the maintenance of biodiversity in the local environment?	No.	An exotic tree species.
(g) Does the tree form a notable visual element to the landscape of the local area?	Yes	This medium sized tree is located in close proximity to the street frontage and is visible over a wide area.

In my opinion, this tree possesses attributes worthy of preservation.

Tree Assessment at St Dominic's Priory College North Adelaide



Photo showing tree form viewed from the west.

Tree health

This is a mature tree with average to good health, with moderate deadwood in the crown. It is no longer as vigorous as a younger tree, with less tolerance to major site disturbances.

Tree Assessment at St Dominic's Priory College North Adelaide

Tree structure

This tree's structure consists of a thick single trunk, dividing to upright codominant stems at ~3.0m height, supporting a rounded upright crown. I observed that a number of lower branches growing to the south have recently been pruned. I was advised that this was undertaken due to dieback on the lower southern branches, and that the school has concerns regarding the tree dropping branches on school users on the pathway and in the building entry area. Pruning to remove this deadwood was an appropriate measure however it has left the tree with a somewhat biased crown. Some additional pruning is also recommended to remove some of the remaining dead branches in the crown.



Photo showing recent pruning.

Tree Assessment at St Dominic's Priory College North Adelaide



Photo showing deadwood in tree crown.

Proposed development activities

The proposed development activities at the site include the following:

- Demolition of the existing concrete stairs located ~4.0m from the tree.
- Demolition of the existing concrete pathway located ~2.1m from the tree.
- New steps and elevated walkway on the northern side of the building, located ~2.9m from the tree (Option 1) or ~3.7m from the tree (Option 2).
- New display structure (Option 1) located ~4.9m from the tree.
- New raised deck on the western side of the building located ~6.0m from the tree.

Tree Assessment at St Dominic's Priory College North Adelaide



North Deck & Uniform Shop Entry Option 1
1:100



North Deck & Uniform Shop Entry Option 2
1:100

Appraisal

Tree attributes

It is considered that this tree possesses attributes worthy of preservation.

Tree health

This tree is a mature tree in average to good health and does not have a short life expectancy at this point in time.

Tree structure

The tree is free of notable structural defects at this point in time. Pruning has recently been undertaken to remove lower dead branches growing to the south over the existing pathway and building entry area. Some additional pruning is also recommended to remove some of the remaining dead branches in the crown.

This pruning must not remove tree parts excessively and must not be performed by building contractors. All pruning must conform to the Australian Standard AS 4373 – 2007 *Pruning of Amenity Trees*. All pruning should be carried out or supervised by appropriately qualified and experienced arborists.

Damage to structures

I was not advised of any evidence that the tree is causing or threatening to cause substantial damage to surrounding substantial structures of value.

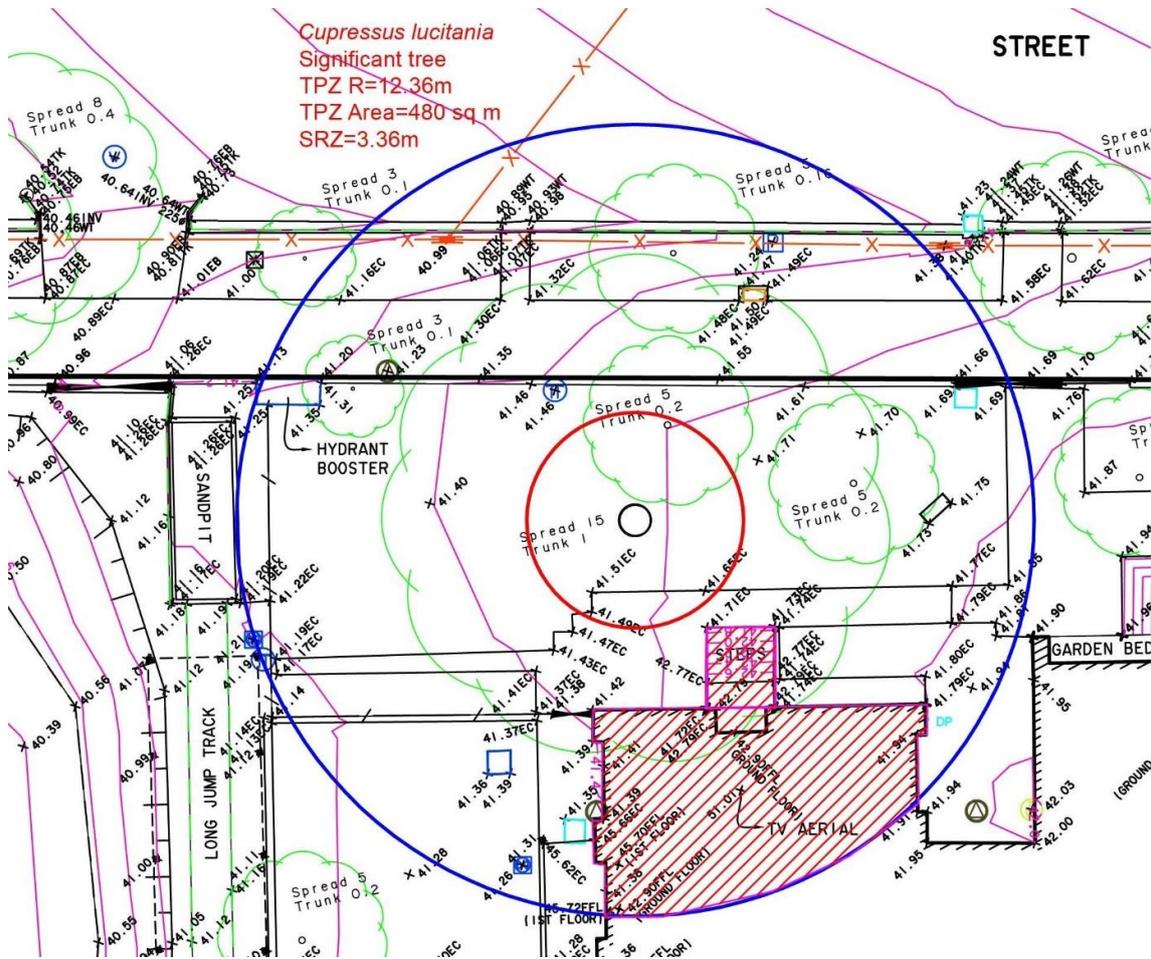
Tree Protection Zone

To protect a tree from the possible adverse impacts of development activities, a tree protection zone (TPZ) is required. TPZs preserve tree root systems and the immediate soil environs as well as protecting the above ground parts of the tree from inadvertent crown or trunk damage. The zone within the TPZ must be monitored and managed during the development process by qualified Arborists to avoid the many potentially adverse consequences of uncontrolled development.

The tree protection zone for this tree is calculated as follows (refer to TPZ plan below);

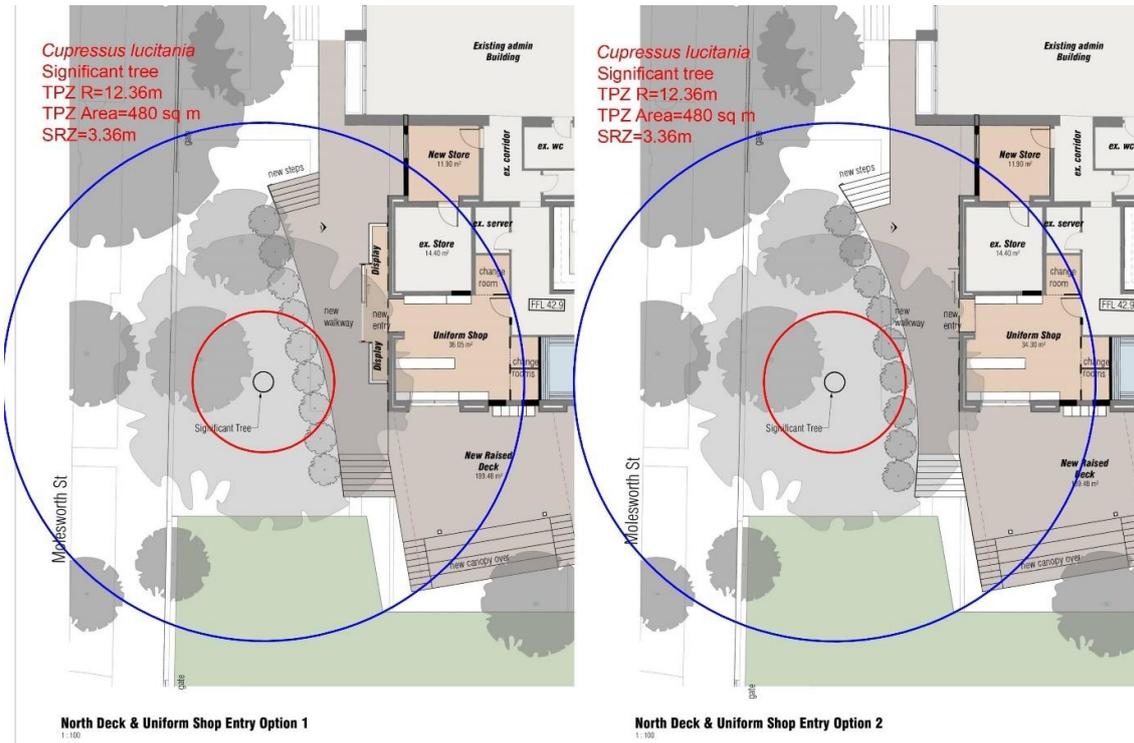
- The TPZ radius^g from the centre of the trunk = 12.36m
- The TPZ area^h around tree = 480m²
- The Structural Root Zoneⁱ (SRZ) radius from the centre of the trunk = 3.36m

Tree Assessment at St Dominic's Priory College North Adelaide



Tree Protection Zone Plan showing existing site.

Tree Assessment at St Dominic's Priory College North Adelaide



Tree Protection Zone Plan showing proposed works.

Trees can tolerate some encroachment into their standard TPZ¹. The proposed development activities at the site encroach into this TPZ area as follows;

Option 1

- The proposed raised walkway encroaches into the TPZ by ~51m² (10.6%)
- The proposed display structure encroaches into the TPZ by ~8m² (1.6%)
- The proposed raised deck encroaches into the TPZ by ~36m² (7.5%)
- The total level of encroachment from these activities is ~95m² (19.7%)
- The raised walkway is on the edge of the Structural Root Zone.

Option 2

- The proposed raised walkway encroaches into the TPZ by ~54m² (11.2%)
- The proposed raised deck encroaches into the TPZ by ~36m² (7.5%)
- The total level of encroachment from these activities is ~90m² (18.7%)
- All works are outside the Structural Root Zone.

Please note that any other site works not shown on the drawings provided could also comprise potential TPZ encroachments.

Tree Assessment at St Dominic's Priory College North Adelaide

In assessing potential development impacts, consideration has been given to existing site occupancy within the TPZ.

- The existing school building occupies ~55m² (11.4%) of the TPZ.
- The existing roadway occupies ~33m² (6.9%) of the TPZ.
 - These have been established for some period of time and the tree will have adapted to their presence.
- The existing concrete stairs occupy ~5m² (1.0%) of the TPZ.
 - These are to be removed as part of the proposed development, offsetting any new encroachment to some extent.
- The existing in-situ concrete path on the site occupies ~55m² (11.4%) of the TPZ. This has a shallow profile and roots are likely to be present beneath the paving.
 - This is to be removed as part of the proposed development which will improve the growing environment for the tree.
- The remaining area within the TPZ is relatively permeable in character, including garden beds, irrigated turf, open verge and paved footpath.

The total level of encroachment is major encroachment (>10% of the TPZ area). Consideration has been given to a range of factors as outlined in section 3.3.4 *TPZ encroachment considerations* as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites* as follows:

- This is a mature tree with average to good health. As a mature tree it is no longer as vigorous as a younger tree, with less tolerance to development activities.
- While there is existing TPZ occupancy by the existing building, this has been established for a long period of time and the tree will have adapted to its presence.
- Impacts on the tree can be reduced by the adoption of 'tree sensitive' construction methods for the proposed works. This will require:
 - Construction of the new walkway and deck as raised structure to maintain the trees access to air and water.
 - These new structures should use a pier and beam footing system within the TPZ, rather than continuous trenching.
 - Conventional footings would be acceptable for the new display structure (Option 1).
- The existing concrete path and stairs are to be removed, improving the growing environment for the tree.
- The remaining area within and adjacent to the TPZ should be retained as open garden beds or lawn where possible with minimal surface sealing.

The following guidelines are provided for the design team in the detailed design of the proposed works.

TPZ fencing

- Protective fencing must be erected around the tree prior to any development activities commencing. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The fencing should be secured to restrict access. Appropriate signage must be placed on the TPZ fence.
- Mulching within the protective fencing should occur prior to the fencing being erected. Mulches should be organic in origin, contain a mixture of coarse and fine particles and should be slightly aged. Mulches should be 75-100mm thick and applied out to the TPZ fence.
- The fence may be removed at the later stages in the project to allow completion of the landscaping works.

Tree Assessment at St Dominic's Priory College North Adelaide

- Storage, waste disposal, mixing and wash out areas must be clearly defined, well away from the tree protection zone.

Demolition works

- The demolition of the existing structure and surfaces may require heavy machinery to move about on the site. If they work within the TPZ area, they can potentially compact the soil and damage tree roots, trunks and branches. Demolition works should proceed with care and under the supervision of the project arborist. Any machinery must work with caution adjacent to the tree by removing material in a retreating fashion, starting at the tree and working away from the tree.

Works within the TPZ

- The new walkway and deck to be as raised structure to maintain the trees access to air and water.
- The new walkway and deck within the TPZ should use pier and beam flooring rather than continuous trenching. Pier footings should be located outside of the SRZ.
- Conventional footings would be acceptable for the new display structure (Option 1).
- Mulch should also be installed to the open soil area under the under the raised walkway and deck. An irrigation system should also be installed under the proposed walkway and deck and operated for the first two years after construction.
- Any underground services should be routed outside of the TPZ area. If underground services must pass through a TPZ, they must utilise underground boring methods, hydro excavation or manually excavated trenches where tree roots are left intact and undamaged.
- Landscaping activities must avoid disturbance to the root system.

If all of these strategies to minimise the impacts on the tree are observed, there will be a minimal impact on the long-term health of the tree. These guidelines should form part of the Conditions of approval for the development of the site.

Conclusion

On the basis of my observations and discussion, I summarise my conclusions as follows:

- The *Cupressus lucitania* is a significant tree with attributes worthy of preservation.
- The tree is in average to good health and is not considered to have a short life expectancy at this point in time.
- The tree is free of notable structural defects at this point in time.
- Pruning has recently been undertaken by the school to remove lower dead branches growing to the south over the existing pathway/entry area.
- Additional pruning is recommended to remove remaining deadwood in the crown.
- The proposed works comprise a major encroachment.
- The development in relation to the tree is considered acceptable provided that a range of 'tree sensitive' construction methods are adopted.
- Measures are also recommended to maintain and improve the growing environment of the tree.
- A range of tree protection measures will be required during the construction phase at the site.

As this tree qualifies as a significant tree, an application must be made to your local council to approve this development in relation to this tree. While I believe the recommendations made above are the most appropriate to minimise the impacts on the tree, Council may take an alternative point of view and refuse consent. Development activities cannot occur until appropriate planning approvals have been granted from your local Council. These approvals must be shown to all contractors prior to commencement of works.

If you have any further queries regarding the information contained in this report please feel free to contact our office.

Yours sincerely



Dr. Martin Ely AILA
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PhD.
Registered Landscape Architect

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Tree Assessment at St Dominic's Priory College North Adelaide

^a Tree and risk assessments can be conducted at different levels and may employ various methods and tools. The level of assessment applied should be appropriate for the circumstances.

Level 1 - Limited visual assessment.

- A visual assessment from a specified perspective, near specified targets.
- The aim is to identify obvious defects or specified conditions.
- Typically identifies trees with imminent or probable likelihood of failure.
- This is the fastest and least thorough form of assessment intended for larger populations of trees.
- This can be carried out as a walkover, drive-by or fly-over inspection.

Level 2 - Standard assessment.

- A level 2 assessment is a detailed ground based visual tree inspection of a tree and its surroundings.
- The use of simple tools (mallet, binoculars, probes, spades), may be required.
- In some instances only limited information may be gained on specific internal, below ground or upper crown factors.
- For the majority of tree assessments the standard assessment provides adequate information to guide tree management.

Level 3 - Advanced assessment.

- A level 3 assessment is performed to provide detailed information about specific tree parts, defects, targets or site conditions.
- This assessment is usually conducted after a standard assessment has undertaken if additional information is required and with the approval of the client.
- Specialised equipment is often required for advanced assessment.
- The assessments are generally more time intensive and expensive.
- Advanced assessment techniques may include; aerial inspection, detailed target analysis, detailed site evaluation, decay testing, health evaluation, root inspection, tree stability monitoring and load testing.

NOTE: If tree condition cannot be adequately assessed at the specified level a higher level of assessment may be required.

^b A visual tree assessment (VTA) is an analytical process undertaken by a qualified Arborist or other suitably trained person to determine the structural soundness of a tree. Biological and mechanical components of trees are assessed, including tree health; presence of pests and diseases, die-back, foliage density and distribution, and vitality; growth rate, wound wood development, capacity to respond to improved conditions. Mechanical components include trunk lean, crown bias, bark inclusions, wounds, hollowing, trunk bulges, ribs, cracks, branch form, failure history, pruning history, condition of trunk flare, and other existing defects. All these factors are examined to determine if internal weaknesses may be present. If abnormalities are detected, we may conduct further investigations using a range of tools. These include sounding mallets, long thin drill bits, Resistograph, Sonic Tomograph, Air spade and other tools as required. Ref: Mattheck, Claus & Breloer, Helga. *The Body Language of Trees. A Handbook for Failure Analysis*. Department of the Environment. London 1997.

^c Diameter at Breast Height (DBH) is the diameter of the trunk measured at breast height. This measurement is taken at 1.40m above ground level. This is the nominal point measured to determine Tree Protection Zones using the Australia Standard method AS 4970-2009 *Protection of trees on development sites*. When calculating a DBH for a tree with multiple trunks, the combined DBH do not accurately represent the root volume or area and the TPZ becomes exaggerated. Combining DBH in the following formula results in a revised total DBH that better represents the total stem cross sectional area as if it were 1 stem. From this a more proportional TPZ can then be calculated.

Tree Assessment at St Dominic's Priory College North Adelaide

$$\text{Combined DBH} = \sqrt{A^2 + B^2 + C^2 \text{ etc.}}$$

(A, B and C etc. are the DBH of each individual stem)

^d **Significant tree** means (as defined in Section 4 Interpretation (1) of the *Development (Regulated Trees) Amendment Act 2009*)

(a) a tree declared to be a significant tree, or a tree within a stand of trees declared to be significant trees, by a Development Plan (whether or not the tree is also declared to be a regulated tree, or also falls within a class of trees declared to be regulated trees, by the regulations); or

(b) a tree declared to be a regulated tree by the regulations, or a tree within a class of trees declared to be regulated trees by the regulations that, by virtue of the application of prescribed criteria, is to be taken to be a significant tree for the purposes of this Act;

6A—Regulated and significant trees (as defined in the *Development (Regulated Trees) Variation Regulations 2011*)

- (1) Subject to this regulation, the following are declared to constitute classes of regulated trees for the purposes of paragraph (a) of the definition of **regulated tree** in section 4(1) of the Act, namely trees within the designated area under subregulation (3) that have a trunk with a circumference of 2 metres or more or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2 metres or more and an average circumference of 625 millimetres or more, measured at a point 1 metre above natural ground level.
- (2) Subject to this regulation—
 - (a) a prescribed criterion for the purposes of paragraph (b) of the definition of **significant tree** in section 4(1) of the Act is that a regulated tree under subregulation (1) has a trunk with a circumference of 3 metres or more or, in the case of a tree with multiple trunks, has trunks with a total circumference of 3 metres or more and an average circumference of 625 millimetres or more, measured at a point 1 metre above natural ground level; and
 - (b) regulated trees under subregulation (1) that are within the prescribed criterion under paragraph (a) are to be taken to be significant trees for the purposes of the Act.

^e Trees and shrubs are proven to provide a range of social, environmental, economic and psychological benefits that improve the pleasantness of a local area that positively affect human wellbeing. The amenity value of trees include gaseous and particulate pollution mitigation, amelioration of climatic extremes (shading, cooling and wind speed reduction), mitigation of heat islands, attenuation of noise pollution, store and sequester carbon (reducing greenhouse gasses), improve air quality, improve water quality, stormwater mitigation and erosion control, visual screening of undesirable views, aesthetically enhance local areas, aesthetically enhance urban structures, improve property values, reduce urban glare, improve human health, wellbeing and relaxation, reduce stress and anxiety, reduce crime and improve healing rates of patients. In addition, locally indigenous plants provide further benefits including; provide important habitat for local fauna, maintain biodiversity in the local environment, provide wildlife corridor links with areas of native and indigenous vegetation.

^f Important habitat and biodiversity value is considered to be present when the tree is indigenous to the local area and provides an opportunity for native animals to perch, nest, breed, feed and shelter in the tree. Animals that may use the tree include native birds, mammals, insects and other invertebrates, lizards and other reptiles. Australian native trees will also provide some of these benefits, but are not considered to be as important as locally indigenous trees. Exotic trees can also provide some of these benefits, but are considered to provide limited habitat and biodiversity value.

^g The Tree Protection Zone (TPZ) radius is calculated by multiplying the trunk diameter at 1.4m by a factor of 12. The radius is measured from the centre of the trunk at ground level. A TPZ should not be less than 2m nor greater than 15m (except where crown protection is required). This method is outlined in the Australian Standard AS 4970 – 2009 *Protection of trees on development sites*.

^h TPZ area = πr^2

ⁱ The Structural Root Zone (SRZ) is the area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold a tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed as a radius in metres. This zone considers the

Tree Assessment at St Dominic's Priory College North Adelaide

tree's structural stability only, not the root zone required for the tree's vigour and long-term viability, which will usually be a much larger area. There are many factors that affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined from the following formula. Root investigations may provide more information on the extent of these roots. From AS 4970-2009 *Protection of Trees on Development Sites*.

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$

(D= trunk diameter in metres when measured above the root buttress)

Any work within the SRZ should be avoided. Where no alternative exists, the work must be supervised by a qualified Arborist and approved by Local Council. Tree removal may be required depending upon the size and number of roots affected.

ⁱ It may be possible to encroach into or make variations to the standard Tree Protection Zone (TPZ). Encroachment includes excavation, compacted fill and machine trenching. **Minor encroachment** - If the encroachment is less than 10% of the TPZ area and is outside the Structural Root Zone (SRZ), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed on section 3.3.4 of the standard. **Major encroachment** - If the proposed encroachment is greater than 10% of the TPZ area or inside the SRZ, the project arborist must demonstrate that the tree would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors including: location and distribution of roots, the potential number and size of root loss, tree species and tolerance to root disturbance, age, vigour and size of tree, lean and stability of the tree, soil characteristics, volume, topography and drainage, the presence of existing or past structures or obstacles and design factors. From Australian Standard AS 4970 – 2009 *Protection of trees on development sites*, section 3.3.

Ecologically Sustainable Design Initiatives

Date: 12th November 2019
Project ref.: 5983.191111.G.1 (2)
Project name: **St. Dominic's Priory College**

The new Middle School and Hill St Buildings for St Dominic's Priory College incorporates the following passive and active Ecologically Sustainable Design (ESD) initiatives. These will be further developed during the detailed design and documentation phase of the project.

Middle School Works

Active Design Initiatives

Auto 'off' HVAC controls through sensors to improve energy efficiency by ensuring that only occupied areas are conditioned. Controls will be programmed to ensure that the HVAC systems are not functioning outside of the intended operational hours.

Individualised zone control of separate spaces for better management of air conditioning resources. Zones left uninhabited can be left off for additional energy saving.

Energy Recovery Ventilation (ERV) to exchange the energy contained in normally exhausted building air and use it to precondition the incoming outdoor ventilation air in HVAC systems.

Use of VRF/VRV heat recovery technology providing heat recovery energy savings between indoor units.

Use of Zero Ozone Depleting (ODP = 0) refrigerants as they represent the best practice approach in modern systems.

Maximise the use of controlled fresh air intake, including the use of CO₂ monitoring in large spaces to limit energy use.

LED luminaires selected with a high luminous efficacy to reduce the amount of power and luminaires required to sufficiently illuminate the building.

Smart lighting controls, including motion sensors and photo-electric sensors, for switching and/or dimming of lighting to provide reduction in electrical consumption.

15 - 20 kW solar photovoltaic system for educational purposes to generate electricity to offset the building's energy consumption. Includes a display of system information for student educational purposes regarding green energy.

Installation of electricity meters in distribution boards for monitoring of electricity consumption. The user can review this information and develop strategies for reducing building electricity consumption.

Solar hot water system to utilise renewable resources (the sun) to directly heat water via solar panels.

Fixtures and tapware selected with a minimum 4 star WELS rating to reduce the overall water consumption of the building.

HDPE drainage pipework in lieu of PVC, as it is manufactured in a more environmentally friendly manner.

Interactive LED touchscreens throughout the new building to benchmark performance of the building and promote learning amongst the students and staff.

Vertical aluminium fins introduced to protect west facing glazing from direct sun exposure.

Aluminium hoods to windows to help reduce direct sun exposure on glass.

High performance and double glazing used to reduce the heat load on the building.

Cross ventilation through mechanical operated glass louvres.

Increased permeable ground surfaces to reduced stormwater discharge from the site.

Increased insulated walling for improved performance.

Hill St Building Works

Active Design Initiatives

Auto 'off' HVAC controls through sensors to improve energy efficiency by ensuring that only occupied areas are conditioned. Controls will be programmed to ensure that the HVAC systems are not functioning outside of the intended operational hours.

Individualised zone control of separate spaces for better management of air conditioning resources. Zones left uninhabited can be left off for additional energy saving.

Energy Recovery Ventilation (ERV) to exchange the energy contained in normally exhausted building air and use it to precondition the incoming outdoor ventilation air in HVAC systems.

Use of VRF/VRV heat recovery technology providing heat recovery energy savings between indoor units.

Use of Zero Ozone Depleting (ODP = 0) refrigerants as they represent the best practice approach in modern systems.

Maximise the use of controlled fresh air intake, including the use of CO₂ monitoring in large spaces to limit energy use.

Acoustic screening to the outdoor mechanical plant, to reduce the noise pollution from the plant area.

LED luminaires selected with a high luminous efficacy to reduce the amount of power and luminaires required to sufficiently illuminate the building.

Smart lighting controls, including motion sensors and photo-electric sensors, for switching and/or dimming of lighting to provide reduction in electrical consumption.

Increase existing solar capacity to 50 kW photovoltaic system for educational purposes to generate electricity to offset the building's energy consumption. Includes a display of system information for student educational purposes regarding green energy.

Installation of electricity meters in distribution boards for monitoring of electricity consumption. The user can review this information and develop strategies for reducing building electricity consumption.

Solar hot water system to utilise renewable resources (the sun) to directly heat water via solar panels.

Fixtures and tapware selected with a minimum 4 star WELS rating to reduce the overall water consumption of the building.

HDPE drainage pipework in lieu of PVC, as it is manufactured in a more environmentally friendly manner.

Interactive LED touchscreens throughout the new building to benchmark performance of the building and promote learning amongst the students and staff.

Horizontal aluminium fins introduced to protect north facing glazing from direct sun exposure.

Aluminium hoods to windows to help reduce direct sun exposure on glass.

High performance and double glazing used to reduce the heat load on the building.

Cross ventilation through mechanically operated glass louvres.

Canopies to reduced direct sun exposure to glazing.

Increased permeable ground surfaces to reduced stormwater discharge from the site.

Increased insulated walling for improved performance.

Regards



Nicholas Roder
Lead ESD Consultant

29 November 2019
Ref: 17172

Access Planning
235 Henley Beach Rd
Torrensville SA 5031
hutch@accessplanning.com.au

Attention: Mr David Hutchinson

Dear David

**RE: St Dominic's Priory College Campus Redevelopments
– Interim Heritage Advice**

Thank you for seeking my advice in relation to the proposed improvements to St Dominic's Priory College at Molesworth Street, North Adelaide and their material and contextual effects on the various heritage places in the locality.

In forming my opinion, I have attended the place on several occasions, including most recently on 27 September 2019.

The following activities have been undertaken to develop an understanding of the various heritage places that may be affected by the proposal and to inform this statement:

- A review of the architectural documentation provided by Swanbury Penglase – refer Attachment;
- Review of the history and development of the location and heritage places potentially directly or indirectly affected;
- A visual survey of the surrounding area to understand significant views and surviving historic context;
- Consultation with Heritage SA; and
- Review of statutory policy and any relevant conservation policy that applies.

Please find my initial advice below with respect to the effect of the proposal on the heritage values of the places:

Heritage Places in the Locality

The development is understood to be planned on the land that comprises the St Dominic's Priory College. The college is spread over various land titles and directly abuts land on which there are heritage listed places, as is demonstrated in the following maps:





Figure 1: Location of St Dominic's Priory College (SA Government Property Location Browser)



Figure 2: Aerial view of St Dominic's Priory College and context. The subject land is highlighted in yellow. State heritage places are shaded in red and local heritage places in blue. [1] Church of the Perpetual Adoration and Chapter House (SHP 13468); [2] Dwelling at 110 Barnard St (SHP 16171); [3] 76-79 Hill Street (Local Heritage Place); [4] & [5] Local Heritage Places - Dwellings along Barnard St; [6] Dwelling ('St Helen's') and Coach House (SHP 13469); [7] Local Heritage Places - Dwellings along Mills Terrace. (Location SA)

Comment

The proposed development consists of the demolition of various structures, and the construction of additions to existing structures, upgrades to building facades and landscaping. It is intended that the work is staged.

Stage 1 – Middle School Upgrades

Stage 1 is the construction of a 3-storey addition to two non-heritage listed buildings to the west of the site (the 1920-1930 Woods Bagot designed former dormitory is not listed), overlooking the west playing field. The highest point of the proposed structure is below the ridge height of the adjacent existing Music & Drama building.

There is no material effect on a heritage listed place. The development does not fall into the visual context of the heritage places on Barnard Street and Mill Terrace as it is well set back beyond the street and is screened from view. From within the college there is no change to the visual appreciation of the state listed Church and Chapter House.

Stage 2 – Hill Street Upgrades

For the most part Stage 2 is an internal upgrade to a non-heritage listed structure except for enhancements to the façade to Hill Street. There is no material effect on a heritage listed place. The environmental effect is a change to the streetscape along Hill Street in the vicinity of the state heritage dwelling at 110 Barnard St (SHP 16171).

The proposed changes to the Hill Street façade are an improvement to the streetscape as they add further articulation to an otherwise ordinary and acontextual street presence.

Stage 3 – Campus Upgrades

Stage 3 comprises the demolition of structures to the east of the state listed Church and Chapter House and the establishment of a landscaped area and includes the addition of a stair to a non-listed building.

Removing the buildings from adjacent the east façade of the Church will open a generous view of this façade from Molesworth Street. While this is not an historic view (there was historically a limited setback to adjacent houses), the proposal is an improvement on the current cluttered view and provides a new appreciation of a local iconic landmark.

The proposal includes the relocation of a portion of the church's fence that returns from Molesworth Street to the face of the adjacent building to align to Molesworth Street. The original configuration of the fence is not clear in historic photographs, but this portion of fence appears to be a later addition. The realignment is supported by the new landscape design, and the school's consolidation of the neighbouring land.



Figure 3: Saint Dominic's Church c.1900 showing its original visual context and fence on Molesworth Street (SLSA B5600)

Conclusion and Recommendations

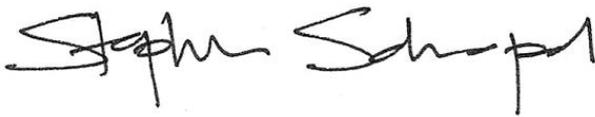
From an initial review, in my opinion, subject to the recommendations outlined below, the effect of the proposed works on the heritage significance of the St Dominic's Priory College and the various heritage places in the vicinity is acceptable:

Recommendations

- 1) A Conservation Management Plan is prepared for the St Dominic's Priory College to better understand the place's current and future conservation priorities.
- 2) A Heritage Impact Statement is prepared to inform the detail of each stage of the proposed various developments, taking in account their material and environmental impacts on the state and local heritage places.

If you have any queries or would like to discuss any of the above, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Stephen Schrapel'. The signature is written in a cursive style with some loops and flourishes.

Dr Stephen Schrapel
Associate
SWANBURY PENGLASE

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5786 Folio 473

Parent Title(s) CT 988/92
Creating Dealing(s) CONVERTED TITLE
Title Issued 04/07/2000 Edition 1 Edition Issued 04/07/2000

Estate Type

FEE SIMPLE

Registered Proprietor

ST. DOMINIC'S PRIORY INC.
OF MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 765 FILED PLAN 183227
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

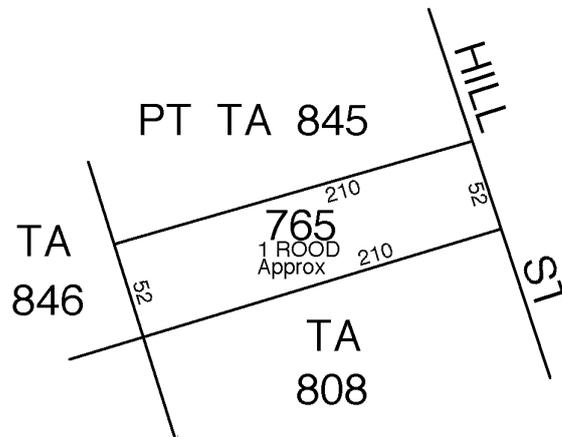
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 988/92



FOR METRIC CONVERSION	
1 FOOT	= 0.3048 METRES
1 INCH	= 0.0254 METRES
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5694 Folio 36

Parent Title(s) CT 2159/102
Creating Dealing(s) CONVERTED TITLE
Title Issued 21/09/1999 Edition 1 Edition Issued 21/09/1999

Estate Type

FEE SIMPLE

Registered Proprietor

ST. DOMINIC'S PRIORY INC.
OF MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 761 FILED PLAN 183223
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

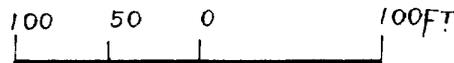
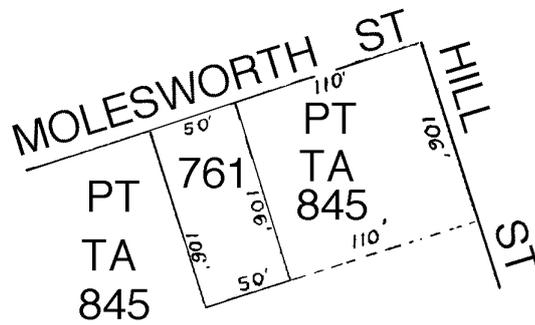
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2159/102



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5844 Folio 323

Parent Title(s) CT 2915/27
Creating Dealing(s) CONVERTED TITLE
Title Issued 28/03/2001 Edition 1 Edition Issued 28/03/2001

Estate Type

FEE SIMPLE

Registered Proprietor

SAINT DOMINICS PRIORY INC.
OF 139 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 760 FILED PLAN 183222
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

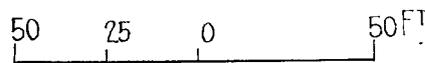
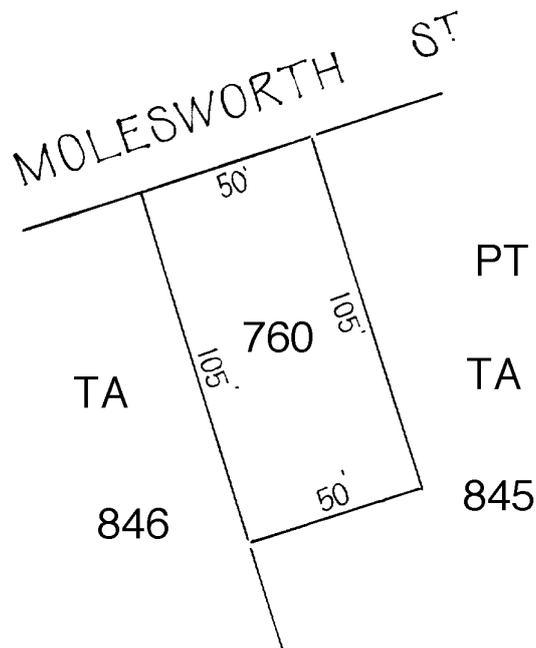
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2915/27



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6178 Folio 268

Parent Title(s) CT 5801/565, CT 5836/177
Creating Dealing(s) RTU 12545341
Title Issued 04/08/2016 **Edition** 1 **Edition Issued** 04/08/2016

Estate Type

FEE SIMPLE

Registered Proprietor

ST. DOMINIC'S PRIORY INC.
OF 139 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 102 DEPOSITED PLAN 112391
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX59403

Administrative Interests NIL



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5640 Folio 4

Parent Title(s) CT 522/197
Creating Dealing(s) CONVERTED TITLE
Title Issued 26/03/1999 Edition 2 Edition Issued 05/05/1999

Estate Type

FEE SIMPLE

Registered Proprietor

ST.DOMINIC'S PRIORY INC.
OF 119 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 757 FILED PLAN 183219
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

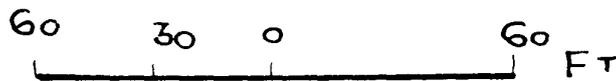
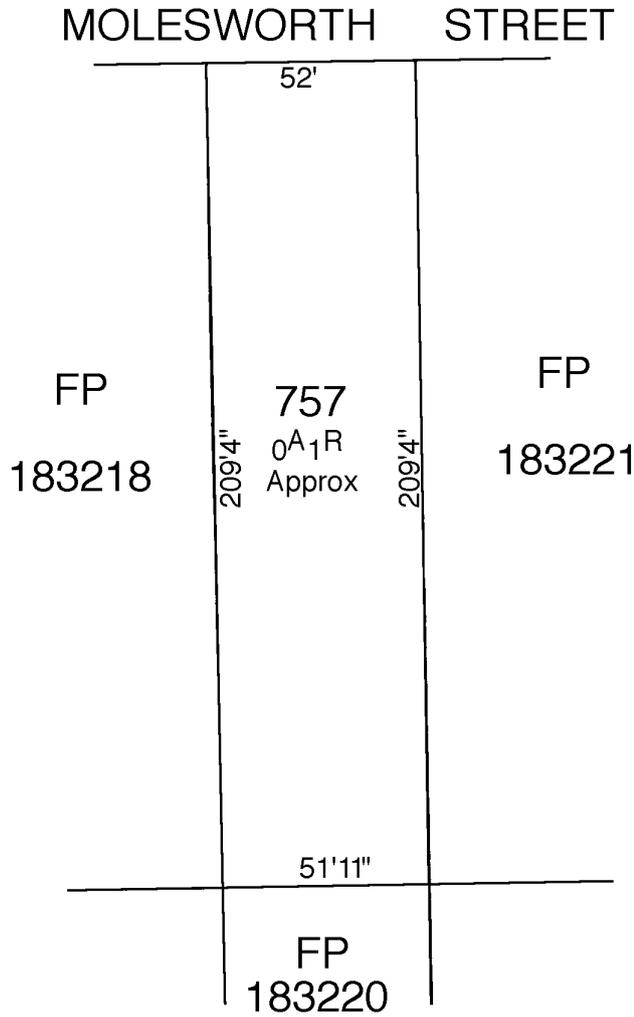
Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G285/1998
APPROVED FILED PLAN FOR LEASE PURPOSES FX59402

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 522/197



FOR METRIC CONVERSION	
1 FOOT	= 0.3048 METRES
1 INCH	= 0.0254 METRES
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5640 Folio 2

Parent Title(s) CT 418/43
Creating Dealing(s) CONVERTED TITLE
Title Issued 26/03/1999 Edition 2 Edition Issued 05/05/1999

Estate Type

FEE SIMPLE

Registered Proprietor

ST.DOMINIC'S PRIORY INC.
OF 119 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 756 FILED PLAN 183218
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

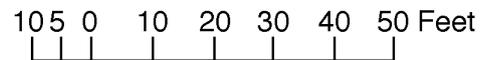
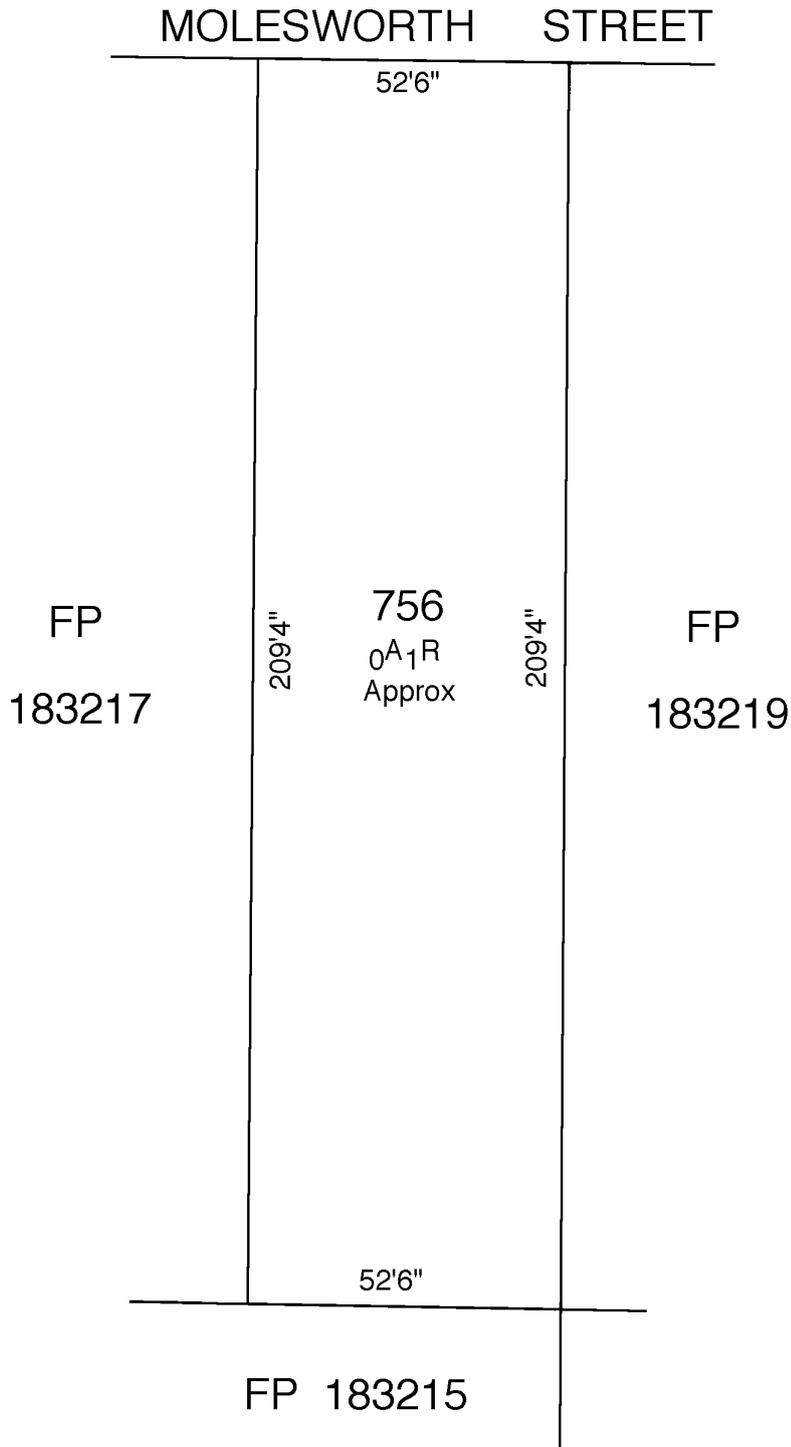
Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G285/1998

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 418/43



FOR METRIC CONVERSION	
1 FOOT	= 0.3048 METRES
1 INCH	= 0.0254 METRES
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5640 Folio 1

Parent Title(s) CT 192/204
Creating Dealing(s) CONVERTED TITLE
Title Issued 26/03/1999 Edition 2 Edition Issued 05/05/1999

Estate Type

FEE SIMPLE

Registered Proprietor

ST.DOMINIC'S PRIORY INC.
OF 119 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 748 FILED PLAN 183210
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

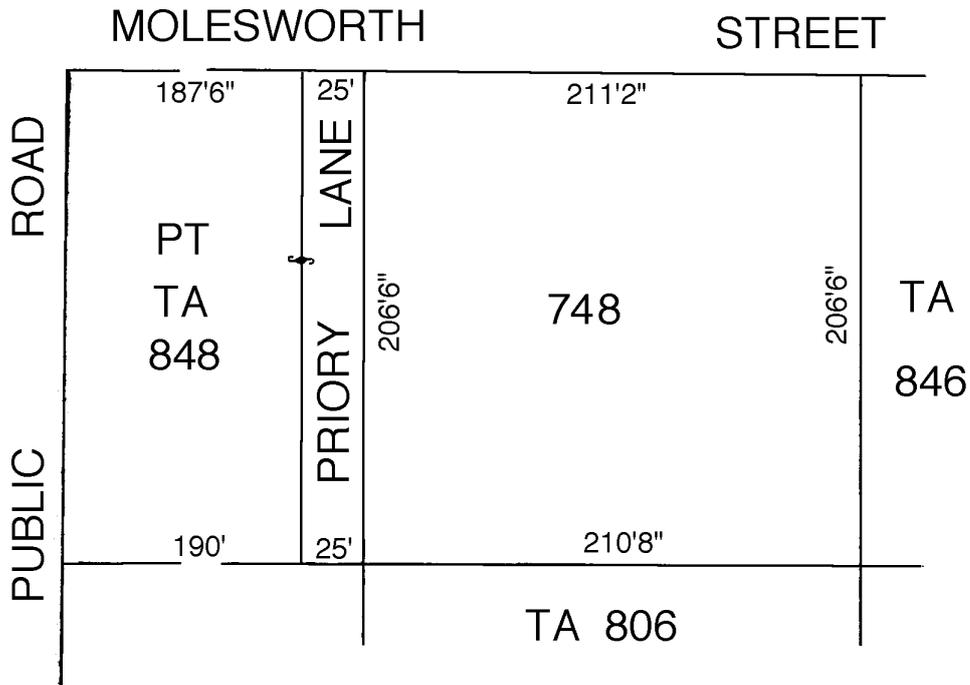
Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G285/1998

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 192/204



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5847 Folio 151

Parent Title(s) CT 5640/3
Creating Dealing(s) TG 9056445
Title Issued 09/05/2001 Edition 1 Edition Issued 09/05/2001

Estate Type

FEE SIMPLE

Registered Proprietor

ST. DOMINIC'S PRIORY INC.
OF 119 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 755 FILED PLAN 183217
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A AND B TO DISTRIBUTION LESSOR CORPORATION
(SUBJECT TO LEASE 8890000) (TG 9056445)

Schedule of Dealings

NIL

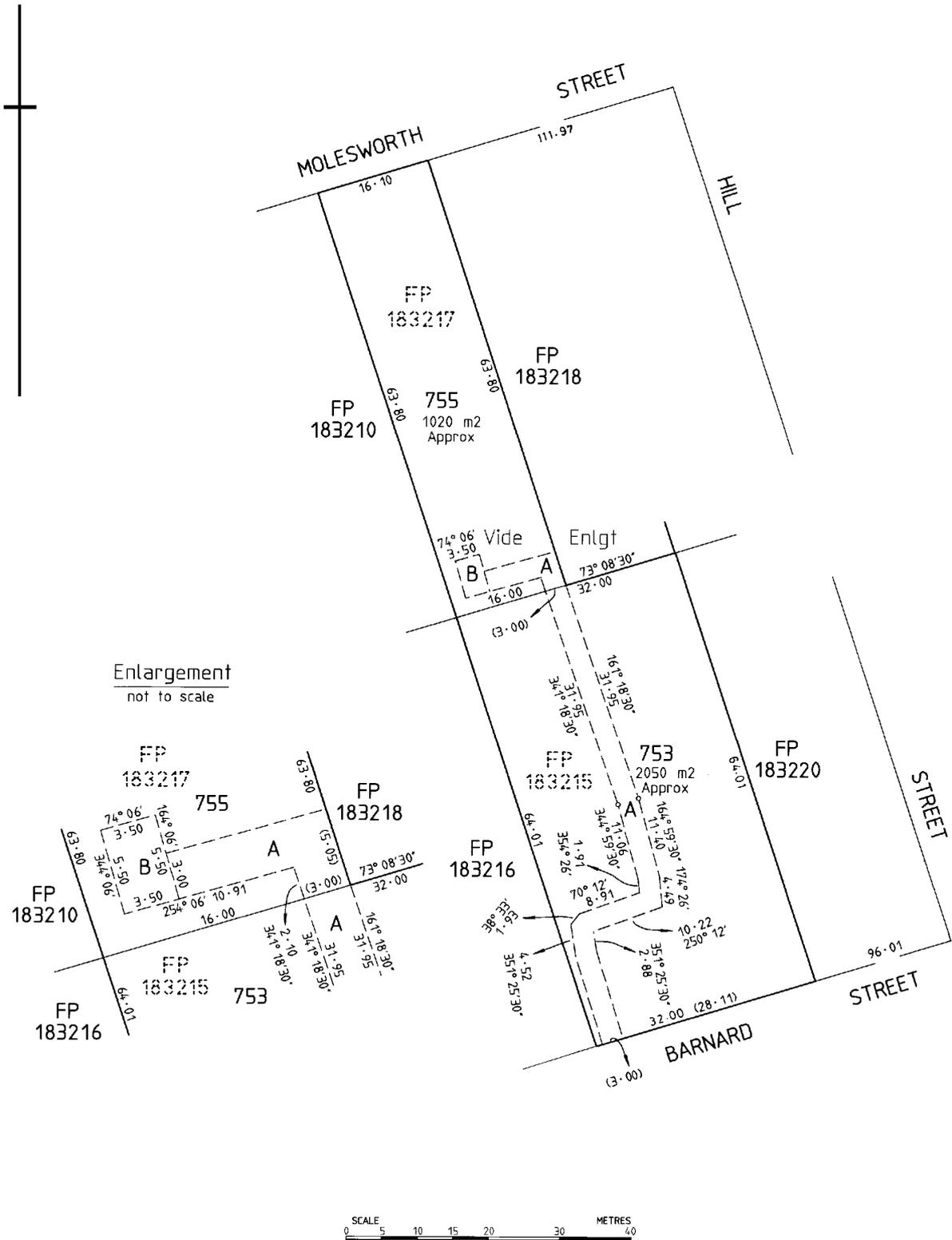
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G285/1998

Administrative Interests NIL





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5831 Folio 877

Parent Title(s) CT 149/111
Creating Dealing(s) CONVERTED TITLE
Title Issued 03/01/2001 Edition 1 Edition Issued 03/01/2001

Estate Type

FEE SIMPLE

Registered Proprietor

SAINT DOMINIC'S PRIORY INC.
OF MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 754 FILED PLAN 183216
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

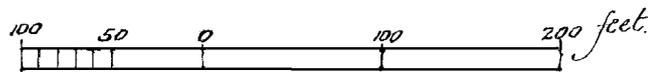
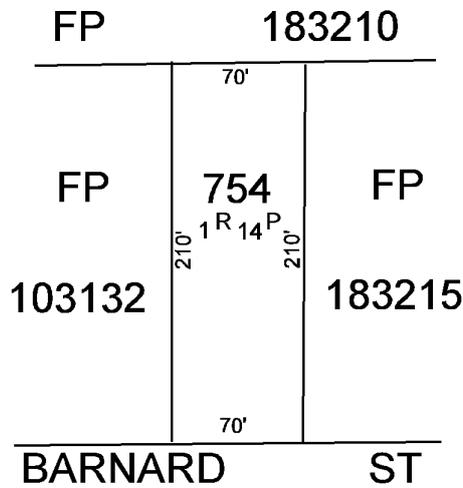
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 149/111



FOR METRIC CONVERSION	
1 FOOT	= 0.3048 METRES
1 INCH	= 0.0254 METRES
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5847 Folio 150

Parent Title(s) CT 5832/195
Creating Dealing(s) TG 9056445
Title Issued 09/05/2001 Edition 1 Edition Issued 09/05/2001

Estate Type

FEE SIMPLE

Registered Proprietor

ST. DOMINIC'S PRIORY INC.
OF 119 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 753 FILED PLAN 183215
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 9056445)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5475 Folio 13

Parent Title(s) CT 4211/528
Creating Dealing(s) CONVERTED TITLE
Title Issued 25/11/1997 **Edition** 1 **Edition Issued** 25/11/1997

Estate Type

FEE SIMPLE

Registered Proprietor

ST. DOMINIC'S PRIORY INC.
OF 139 MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 1 FILED PLAN 17568
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

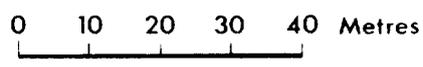
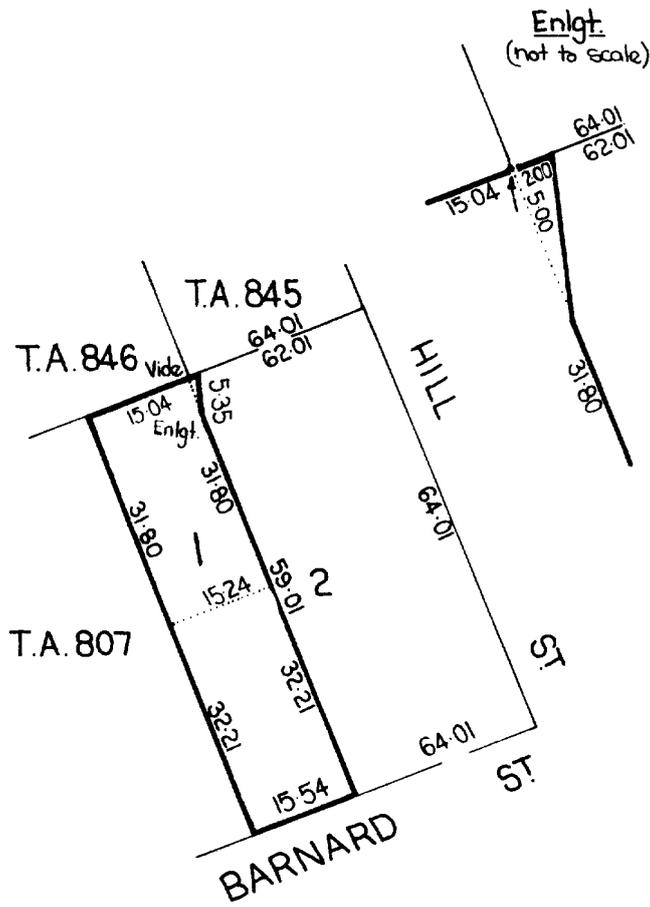
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5732 Folio 927

Parent Title(s) CT 1625/17
Creating Dealing(s) CONVERTED TITLE
Title Issued 10/02/2000 Edition 1 Edition Issued 10/02/2000

Estate Type

FEE SIMPLE

Registered Proprietor

ST. DOMINICS PRIORY INC.
OF MOLESWORTH STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 758 FILED PLAN 183220
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

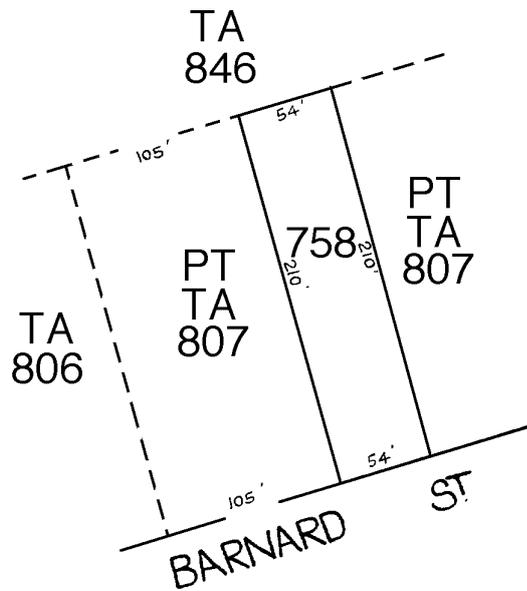
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1625/17



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

COPY

2018/23768/T01



Government
of South Australia

The Hon Stephan Knoll MP
Member for Schubert

Mr Kon Michael
Associate
Swanbury Penglase
244 Gilbert Street
ADELAIDE SA 5000

Dear Mr Michael,

RE: St Dominic's Priory College – Request for Section 49 Support.

I refer to your e-mail advice of 19 September 2018, on behalf of your client, St Dominic's Priory College (SDPC), that sought clarity on the status of the letter issued by Mr Rick Persse CE of the former Department for Education and Child Development (DECD) on 5 October 2016 that related to support under Section 49 "public infrastructure" for the whole of the redevelopment works on SDPC's campus in North Adelaide.

As you are aware, the previous Government agreed a process between DECD and my department to assess these types of requests from Non-Government Schools. In accord with this process and given that the proposed works meet the definition of "public infrastructure" as outlined in Section 49(1)(d) of *Development Act 1993*, I am pleased to confirm support and specific endorsement pursuant to Section 49 (2)(c) of the *Development Act 1993* for the proposed redevelopment works on SDPC's main site as detailed in the attached Swanbury Penglase drawings 15034 SK04C (Ground Floor) and SK05A (First Floor) dated 24/5/2016.

It is SDPC's responsibility to obtain all other statutory approvals, licences and permits from relevant authorities and to fund the project. The State of South Australia makes no commitment to provide any funding for the project or to purchase any product or service related to the project.

All costs of the development application, lodgement with the State Commission Assessment Panel (SCAP) and any subsequent action are the responsibility of SDPC. No representations or warranties are given in relation to the outcome of the development application or time that it takes to secure a planning outcome.

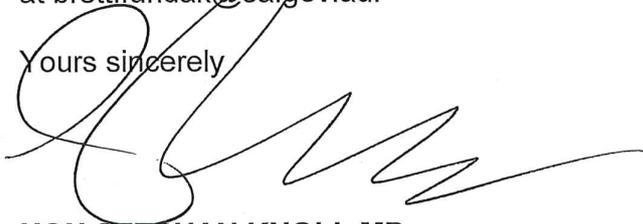
Minister for Transport, Infrastructure and Local Government
Minister for Planning

Roma Mitchell House Adelaide SA 5000 | GPO Box 1533 Adelaide SA 5001 DX 171
Tel 08 7109 8430 | Email ministerknoll@sa.gov.au



A development application must be lodged with SCAP on or prior to 21 December 2019. If this is not achieved by that time, my support under Section 49(2)(c) of the *Development Act 1993* will lapse. It is also a requirement that you contact Mr Brett Fundak, Senior Infrastructure Coordinator, prior to lodgement of the development application. Mr Fundak can be contacted on 8402 1845 or via e-mail at brett.fundak@sa.gov.au.

Yours sincerely



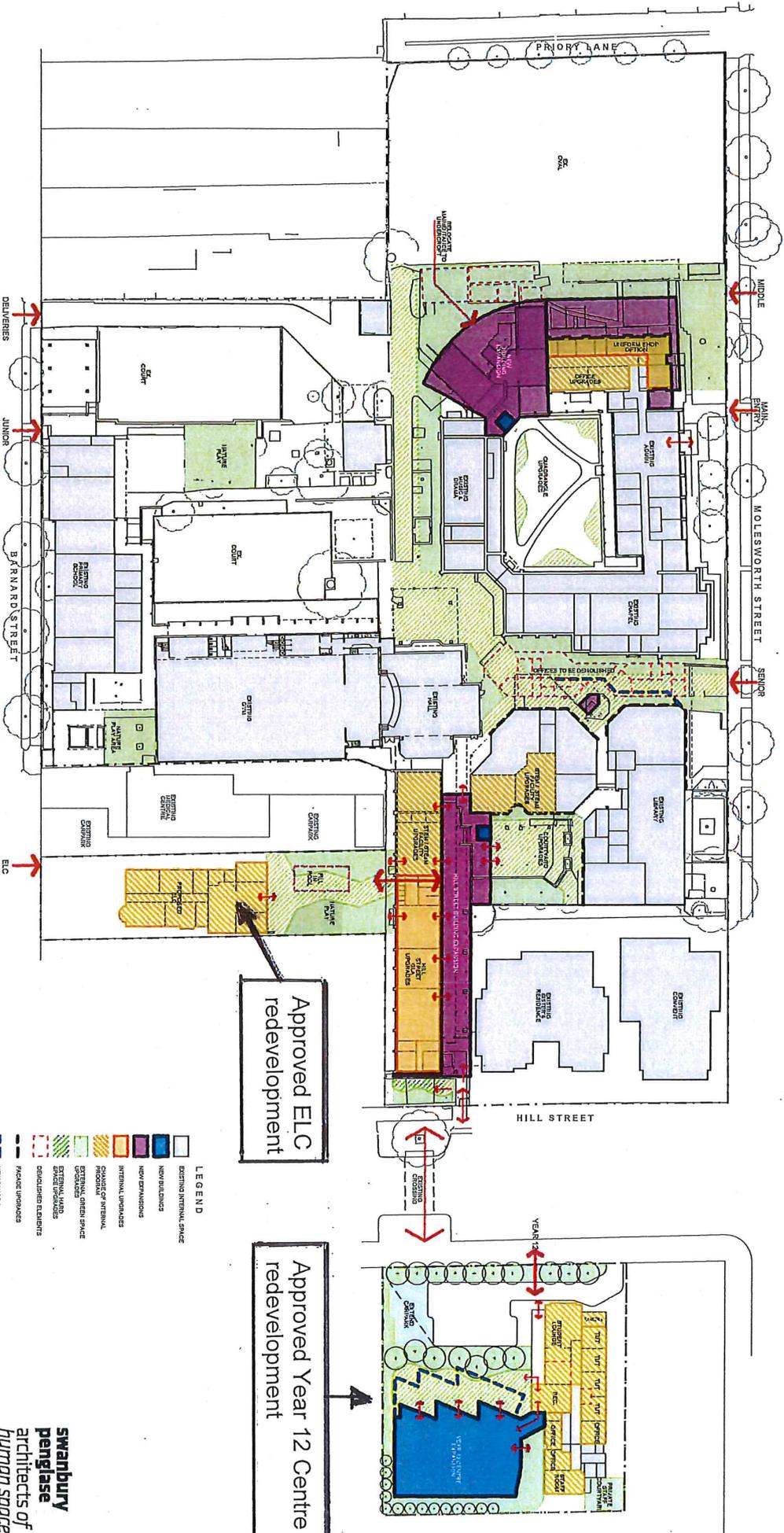
HON STEPHAN KNOLL MP
MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT
MINISTER FOR PLANNING

30 January 2019

Attachments: Swanbury Penglase drawings, 15034 SK04C (Ground Floor) and SK05A (First Floor) dated 24/5/2016

GROUND FLOOR PROPOSED MASTERPLAN
ST DOMINICS PRIORY COLLEGE

© SWANBURY PENGLASE ARCHITECTS. A01 009 202 775 244 GILBERT ST. A02 A03E SA 5000 TEL: (08) 8212 2679 FAX: (08) 8212 3162 mail@swanburypenglas.com www.swanburypenglas.com



Approved ELC redevelopment

Approved Year 12 Centre redevelopment

LEGEND

- EXISTING INTERNAL SPACE
- NEW BUILDINGS
- NEW EXPANSIONS
- INTERNAL UPGRADES
- CHANGE OF INTERNAL PROGRAM
- EXTERNAL GREEN SPACE
- EXISTING GREEN SPACES
- DEVELOPED ELEMENTS
- PHASE UPGRADES
- NEW COURTYARD

SCALE 1:330 @ A1

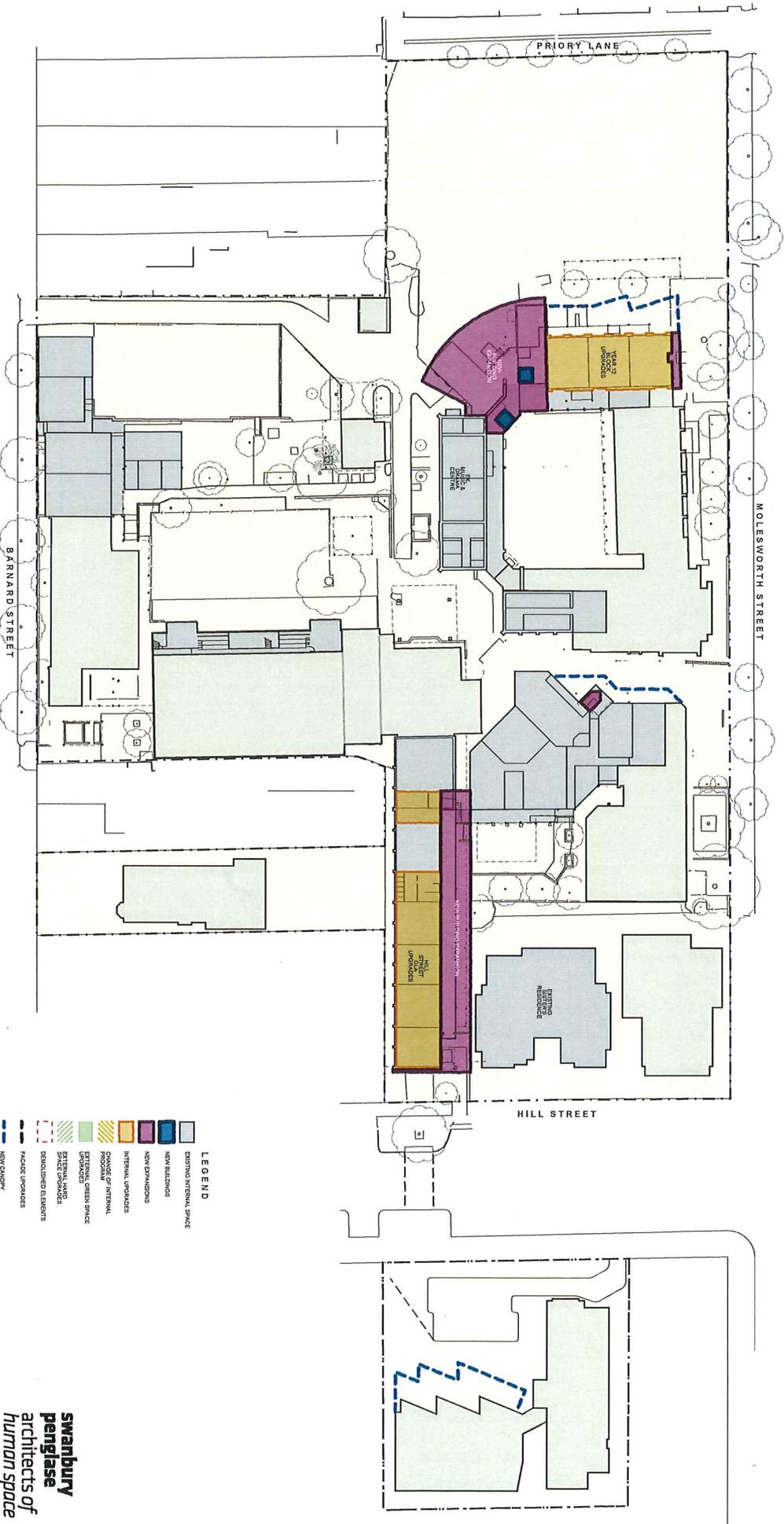
0 5 10 15 20 25 M



24 MAY 2016
15034 SK04C

**FIRST FLOOR PROPOSED MASTERPLAN
ST DOMINICS PRIORY COLLEGE**

© SWANBURY PENGLASE ARCHITECTS AOU 008 202 775 244 GILBERT ST ADELAIDE SA 5000 TEL (08) 8212 2679 FAX (08) 8212 3162 mail@swanburypenglase.com www.swanburypenglase.com



LEGEND

- EXISTING INTERNAL SPACE
- NEW BUILDINGS
- NEW EXPANSIONS
- INTERNAL UPDATES
- CHANGE OF INTERNAL PROGRAM
- EXTERNAL GREEN SPACE UPDATES
- EXTERNAL LANDS
- SPONSORED ELEMENTS
- FACADE UPDATES
- NEW CANOPY

SCALE 1:500 @ A1

0 5 10 15 20 25M



24 MAY 2016
15034 SK05A



Heritage South Australia

Environment, Heritage and
Sustainability Division

81-95
Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8124 4960
Fax: +61 8 8124 4980

www.environment.sa.gov.au

Ref: SH/13468D
Date: 30 January 2020

Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001
Attention: Simon Neldner

Dear Mr Neldner

DESCRIPTION: ST DOMINIC'S PRIORY COLLEGE - STAGED ALTERATIONS AND ADDITIONS TO AN EXISTING EDUCATION ESTABLISHMENT - 127-131 MOLESWORTH STREET, NORTH ADELAIDE

Application number: 020/V066/19
Referral received: 16/12/2019; amended documentation received 18/12/2019
State heritage place: SH/13468—St Dominic's Priory College (Church of the Perpetual Adoration and Chapter House), 127-129 Molesworth Street NORTH ADELAIDE
SH/16171—Dwelling, 110 Barnard Street NORTH ADELAIDE
Documentation: As referred, except Access Planning letter 10/12/2019 superseded 17/12/2019

The above application has been referred to the Minister for Environment and Water in accordance with Section 49 of the *Development Act 1993* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

The *Interim Heritage Advice* included with the application (Swanbury Penglase letter 29/11/2019) finds the heritage impact of the proposed development to be acceptable in relation to the various heritage places in the vicinity, and concludes by recommending the preparation of a *Conservation Management Plan* for the St Dominic's Priory College site and a *Heritage Impact Statement* to inform the detail of each stage of the development. I support this recommendation.

In the meantime, I consider that there is sufficient information within the current application to adequately respond to the statutory referral of the application.

Stages 1 and 3 of the proposal are located either side of the State heritage-listed Church and Chapter House. Stage 2 is located to the rear of the State heritage listed dwelling at 110 Barnard Street.

Initial investigation into the State heritage listing of the Church and Chapter House has revealed a degree of uncertainty about the heritage significance of the south wing (being the former refectory and dormitories, identified on the drawings as the current music and drama centre).

The State heritage listing as gazetted on 11/09/1986 refers to "St Dominic's Priory Chapel and Church" located on CT 522/197, which is the parcel of land containing the N-S oriented Chapel and Chapter House, but not the E-W oriented south wing which sits on two adjacent titles.

However, the 1982 *City of Adelaide Heritage Study* includes the south wing within the description of significant fabric. Item 182 of the Study comprises "St Dominic's Priory Chapel

(Church of the Perpetual Adoration)" and "St Dominic's Priory", and includes the following statement in its description of the latter.

The buildings, which are the subject of this nomination, complement the Church of St. Dominic erected in 1892-1893 and included on the City Heritage Register. The buildings included here, comprise these remaining historically significant items and include the Chapter House and dormitories (1921), the refectory and south wing (1922) and the additional storey and attic over the refectory block (1928). These buildings are consistently designed and feature curious attic windows which make the roof silhouette distinctive. The design of these buildings and their use of rock-faced sandstone walling continues the constructional and design idiom of the adjacent church.

Further consideration would therefore appear to be warranted into the possible State or local heritage value of the south wing. This could beneficially be included in the scope of the recommended Conservation Management Plan.

Subject to the recommendation set out below, the proposed development is considered to be acceptable in relation to the above State heritage places for the following reasons.

- The Stage 1 proposal to the west of the State heritage-listed Chapel and Chapter House does not directly affect the physical fabric of the place, being located on another allotment and separated by a distance of 30 metres or so.
- Visually, the exposure of the Stage 1 development to the Chapel and Chapter House is limited. The new building will not diminish the prominence of the State heritage place within the Molesworth Street townscape or within the school grounds. Its scale is considered compatible with the State heritage place.
- The Stage 2 development to the north of the State heritage-listed dwelling at 110 Barnard Street does not directly affect the physical fabric of the place, being located on another allotment and separated by a distance of 18 metres or so.
- Visually, the Stage 2 development relates to the side boundary of the heritage property. The dwelling's tennis court separates it from the school building. The re-facing of the existing school building's Hill Street elevation will not diminish the townscape context of the listed dwelling fronting onto Barnard Street.
- The Stage 3 development to the east of the State heritage-listed Chapel and Chapter House does involve the following works directly affecting the place, but they are considered not to adversely affect its heritage values.

It is proposed to remove a section of the Molesworth Street fence that returns down the eastern side boundary. There is evidence to suggest that the returned section of fence is not original, in which case its removal will not diminish the heritage values of the place.

Stage 3 also includes paving works abutting the Chapel's eastern wall. Subject to the condition recommended below, the risk of material impact on the eastern wall should be well-managed.

- Visually, the opening-up and redevelopment of the area to the east of the chapel will be of considerable benefit to its presentation both to the street and within the school grounds, and will enhance its visual context.

Recommendation

A. The following condition/s should be incorporated into any consent or approval.

Condition 1: The paving interface detail with the eastern wall of the Chapel and Chapter House shall be documented and submitted to the satisfaction of the planning authority in consultation with Heritage South Australia (Department for Environment and Water).

Investigations shall be undertaken to establish the existence of a damp course in the historic wall. Paving levels and the interface detail shall take any existing damp course into account and shall avoid bridging it.

Any existing sub-floor ventilation shall also be taken into account and maintained.

Reason for condition: To maintain the physical integrity of the historic wall.

Condition 2: Prior to demolishing the side return of the Chapel's front fence, further site investigation shall be undertaken to determine whether it relates to the original construction of the front fence. If so, it shall be suitably recorded prior to removal and the materials salvaged and stored to facilitate future conservation works.

Reason for condition: Provenance of construction uncertain at this stage.

B. The following advice to the applicant should be incorporated into any consent or approval.

Advice 1: Stage 1 of the proposed redevelopment includes connections at each level with the western end of the existing south wing. Reference to the 1982 *City of Adelaide Heritage Study* suggest that this wing may be of heritage value. It is recommended that the detailing of the interface with the existing building should be mindful of its potential heritage value.

Attention is drawn to the NW corner of the existing building which may retain an original diagonal corner buttress under later construction.

Advice 2: As recommended in Swanbury Penglase's *Interim Heritage Advice of 29/11/2019*, the preparation is encouraged of a *Conservation Management Plan* for the St Dominic's Priory College site and a *Heritage Impact Statement* to inform the detail of each stage of the subject development.

It would be beneficial for the scope of the *Conservation Management Plan* to include an assessment of the heritage value of the south wing referred to above.

General notes

1. Any changes to the proposal for which a development approval 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 Environment and Water. Such changes would include for example an application to vary the development approval.
2. To ensure a satisfactory heritage outcome, the relevant planning authority is requested to consult the Department for Environment and Water in finalising any conditions or reserved matters above.
3. The relevant planning authority is requested to inform the applicant of 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 shall cease and the SA Heritage Council shall 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.
4. The relevant planning authority is requested to inform the applicant of 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) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

For any enquiries in relation to this application, I can be contacted on telephone 8124 4935 or e-mail peter.wells@sa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Wells', enclosed within a hand-drawn oval shape.

Peter Wells
Principal Conservation Architect
DEPARTMENT FOR ENVIRONMENT AND WATER
as delegate of the
MINISTER FOR ENVIRONMENT AND WATER

File No:
2019/18586/01

20 January 2020

Ref No:
14998725

Simon Neldner
Planning Officer
Planning and Land Use Services
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
Adelaide SA 5000

Simon.Neldner@sa.gov.au

For the attention of the State Commission Assessment Panel

St Dominic's Priory College, North Adelaide

Further to the referral 020/V066/19 received 16 December 2019 pertaining to the Development Application at the above address and in my capacity as a Crown Regard referral to the State Commission Assessment Panel, I would like to offer the following comments for consideration.

The proposal has not been presented to the Design Review Panel. Previous redevelopment works associated with St Dominic's Priory College, namely the Early Learning Centre redevelopment at 112 Barnard Street and Year 12 Study Centre at 74 Hill Street, were presented to the Design Review panel on one occasion in a Desktop format.

The remit of this advice is limited to the built form, landscaping and public realm aspects of the proposal, and does not extend to the educational framework and spatial brief set out by the college.

The project is for the staged redevelopment of the St Dominic's Priory College, North Adelaide. Stage 1 is referred to as the Middle School redevelopment and comprises demolition and internal refurbishment works and construction of a new three storey addition that connects the administration and music/drama buildings, the latter being located within the 1920-1930 former dormitory. Stage 2 is referred to as the Hill Street Works and comprises demolition, internal and external refurbishment works and construction of an addition to the northern frontage of the existing Hill Street building. Stage 3 is referred to as Campus Upgrades, and comprises demolition of ground level office buildings located on the eastern side of the historic Chapel and hard and soft landscaping works. Universal access upgrades are also proposed throughout the site including covered access between the buildings. I support the project ambition to upgrade the established St Dominic's Priory College campus in a staged manner to effectively deliver contemporary educational outcomes. I also support the general approach for site wide master planning, the rationalisation of miscellaneous building stock, the retention of and improved interface with the college's recreation space and the provision of views and curtilage to the historic Chapel.

The existing campus is typically characteristic of its education function. Intermittent development has resulted in a variety of building styles and forms being evident on the site. The established built form scale varies from one to three storeys. The St Dominic's Priory Chapel (Church of the Perpetual Adoration) and Chapter House are

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2019/18586/01

State heritage listed. There is a regulated tree located between the administration building and the northern frontage, which is proposed to be protected.

Ref No:
14998725

The site is located in the North Adelaide Historic (Conservation) Zone, Hill Street Policy Area. A number of Local and State heritage places are located in the immediate locality that contribute to an established historic character typically comprising one to two storey detached dwellings on generous allotments.

Stage 1

The Stage 1 Middle School development includes partial demolition and modifications to the existing administration building wing that runs north south and primarily fronts onto the oval. Proposed works include removal of the existing external stairs and elevated walkway located on the western facade and construction of a new elevated covered deck with steps and tiered seating overlooking the oval. The elevated deck extends around the administration building's northern facade providing a continuous walkway to the main entrance. A single storey projecting glazed entry is also proposed on the Molesworth Street frontage, which accesses the uniform shop, and the existing recess between the two administration buildings is to be infilled to create a new store room. A change room and toilets are located on the western frontage, which are directly accessed from the elevated deck. I support the inclusion of the elevated deck as in my view it improves access and wayfinding and acts as a unifying device for the new and existing buildings. I also support the improved interface with the oval, however I recommend that the site wide access strategy (including universal access) to the oval be demonstrated.

The proposed three storey Middle School building connects the administration building to the music and drama building. This effectively encloses the existing central courtyard, which is bound by the main administration building to the north, the heritage Chapel and Chapter House to the east and the former dormitory wing to the south. The proposed Middle School building includes an entry from the new elevated deck and an entry from the central courtyard, however it is not clear how students access these entrances from the broader campus. I recommend that the site wide access strategy for the Middle School be demonstrated including the anticipated arrival sequence from drop-off and on-site bicycle parking.

The lower ground floor level accommodates maintenance, storage and office functions and enables removal of various site sheds and structures, which I support. In my view, the consolidation of maintenance functions and removal of the various structures assists with overall campus circulation with the single Middle School building element achieving a more rational and unified outcome for the site.

The ground floor level of the Middle School building includes a common breakout space accessed from the central courtyard, an entry off the elevated deck, staff spaces and interconnected learning spaces with an external outlook orientated south west. The first floor includes corresponding common space overlooking the courtyard, learning spaces and a void over the ground floor entrance. A glazed walkway is also proposed that infills the space between the two existing administration buildings and connects the new and existing first floor building levels. An open roof plant with acoustic screening, a planter and a roof terrace with canopy overlooking the internal courtyard are proposed on the top floor level.

I support the general arrangement and amenity of the internal spaces, including the consideration given to integrated screening to manage solar loads and overlooking.

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The design of the new building element is characterised by its curved radial form, which contrasts the site's more traditional rectilinear building forms and the adjoining historic former dormitory. I note that the existing building stock varies in quality and appearance and I support the contemporary design approach that is deliberately distinctive. In my view, the location and configuration of the proposed Middle School building also responds to the broader site context and mitigates potential interface impacts with adjoining land uses. The proposed building height is considered to respond appropriately to the scale of the established campus. I support the high quality material selections, including honed sandstone cladding and textured coloured precast as well as the fins and window hoods that are functional while also assisting in articulating the building bulk and scale. I anticipate the precast colour will be integral and selected to complement the adjoining historic masonry buildings. I recommend provision of a sample board of the selected materials and finishes to confirm the design intent.

Stage 2

Stage 2 is focused on the Hill Street portion of the campus. The proposed works include removal of the existing verandah and enclosed corridor located on the northern frontage of the existing Hill Street building and construction of a new two storey addition. The proposed addition includes a raised deck and steps leading to the upgraded courtyard. Various internal modifications are also proposed. The proposed addition accommodates new entries at the eastern and western ends and continuous breakout spaces on the ground and first floor levels.

The built form of the addition interfaces with the existing Sister's Residence to the north. The northern elevation of the addition features rendered blockwork to the building base to approximately 2.1 metres with glazing above together with sections of folded textured precast paneling. The glazing is mostly screened by angled horizontal aluminium fins, which I anticipate seek to address privacy and interface issues given the adjoining residence features windows and a balcony to its southern facade. The angled horizontal fins appear to be spaced at close centres and are 200mm deep. While I recognise the need to address interface issues, I am concerned by the compromised solar access and outlook from the breakout spaces resulting from the louvres and high level windows. I recommend further review of opportunities to maximise the internal quality and amenity of the breakout spaces including provision of natural light and ventilation access and improved outlook. I also recommend confirmation of effective solar shading of the first floor northern full height glazing.

The Hill Street elevation is proposed to be clad with folded textured precast panels that extend beyond the existing pitched roof line to create a flat parapet. The proposed addition that includes the Hill Street entrance features full height glazing that aligns with the top of the precast parapet. I acknowledge that the existing Hill Street cream brick building offers a limited streetscape contribution, however I note that the brick materiality, proportions and roof form go some way to respond to the established residential character in this locality. I am concerned that the commercial expression of the Hill Street facade is incongruous with the established fine grain residential character. I recommend further review of the architectural expression of the Hill Street facade, informed by a contextual analysis. I also recommend provision of a streetscape elevation to demonstrate the proposal in its context.

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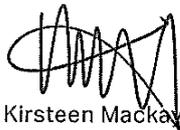
Stage 3

Stage 3 proposes removal of ground floor level offices and structures to the east of the State heritage listed Chapel to create a new wide landscaped campus entrance. I strongly support this approach that maximises views to the heritage place and provides a distinct and generous entrance to the College.

To ensure the most successful design outcome is achieved the State Commission Assessment Panel may like to consider particular aspects of the project, which would benefit from protection as part of the planning permission, such as:

- Provision of a samples board that demonstrates the visual characteristics of the materials selected
- Demonstration of the Middle School access strategy including the anticipated arrival sequence from drop-off and on-site bicycle parking
- Demonstration of the site wide access strategy (including universal access) to the shared recreation space
- Further review of the design approach for the Stage 2 Hill Street addition, including opportunities to maximise the internal quality and amenity of the breakout space including natural light and ventilation access and outlook.
- Further review of the architectural expression of the Stage 2 Hill Street facade informed by a contextual analysis and supported by a streetscape elevation to demonstrate the proposal in its context.

Yours sincerely



Kirsteen Mackay
South Australian Government Architect

cc Ellen Liebelt

ODASA

ellen.liebelt@sa.gov.au

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Enquiries: Edouard Pool 8203 7771
CoA Reference: S49/18/2019
SCAP Reference: 020/V066/19

26 February 2020

045



STATE COMMISSION ASSESSMENT PANEL
GPO Box 1815
Adelaide SA 5001

Attention: State Commission Assessment Panel C/- Simon Neldner

Dear Simon

The following application is of a kind that requires consultation with Council under the Development Act, 1993.

Application: S49/18/2019
Applicant: DEPT OF PLANNING TRANSPORT & INFRASTRUCTURE
Address: ST DOMINICS PRIORY, 101-159 MOLESWORTH STREET, NORTH ADELAIDE SA 5006
Description: REDEVELOPMENT OF ST DOMINIC'S PRIORY COLLEGE UNDERTAKEN IN THREE STAGES

Council has the following comments to make on the above application:

That the State Commission Assessment Panel be advised that in respect to Development Application S49/18/2019, the Council Assessment Panel supports the redevelopment of the land for residential purposes but has the following concerns relating to this proposal:

Desired Character

- The proposal does not affect the existing character of the locality nor does it prevent the attainment of the desired character as the proposed structures and upgrades are generally set back within the subject land, of a compatible scale and materials and are of high quality design.

Built Form, Design and Heritage

- The proposed development is not immediately adjacent to Local heritage places and therefore has no material impact. The scale and bulk of the proposed development is in keeping with the existing buildings located on the site which are 2-3 levels. Adjacent residential property will not be detrimentally affected by the proposed development in terms of overshadowing, overlooking or sense of enclosure.

Acoustic Performance

- No detail has been provided regarding the plant and machinery associated with the proposed development. Given that the site is located within a low-density residential zone, such infrastructure is required to satisfy Council Wide PDC 93(b) which seeks a maximum 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time(10.00pm to 7.00am).



Other Matters

In addition to the above, the following comments relate to impacts on Council owned assets within the vicinity of the development.

Roads/Footpaths - Engineering Related Comments

There are no roads/footpath/bridges related objections to this development, subject to the following matter/s being addressed:

- Any damage caused to City of Adelaide's road, footpath and kerbing infrastructure during development will be the responsibility of the developer to rectify to a standard that equals or improves the pre development condition.
- Council will inspect the works after completion for standards and specification compliance. Any non-compliance will need to be rectified at the developers costs to Councils' satisfaction.
- Footpath reinstatements associated with works will need to match surrounding materials and pavement composition.

Lighting / Electrical/CCTV Related Comments

There are no lighting related objections to this development, subject to the following matter/s being addressed:

- The existing street lighting on Molesworth Street is owned and maintained by SA Power Networks, it consists of stobie poles with lights affixed and overhead cabling. The lighting along Hill street is as per Molesworth Street, however City of Adelaide 3.5m post-top lights with associated underground cabling and pits is also installed.
- All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works.
- All damage to the City of Adelaide's infrastructure, including damage to public lighting and u/g ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.

Should SCAP determine to grant consent to the development, it is recommended that the following conditions and advices be included:

Conditions

- 1. The noise level of any air conditioning units located on the Land when assessed at the nearest existing or envisaged future noise sensitive location in or adjacent to the Land shall not exceed 50dB(A) during daytime (7am to 10pm) and 40dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and that is applicable to the Land except where it can be demonstrated that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.**

Reason: *To ensure that the acoustic amenity of the locality is not unduly affected by air-conditioning noise.*

- 2. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Council.**

Reason: *To ensure that adequate provision is made for the collection and dispersal of stormwater.*

- 3. The Significant Tree namely the Cupressus lucitania located Molesworth Street boundary and the school building identified for retention on the approved plans herein granted consent (Tree) shall be protected during the course of the construction of the Development. The area in which the Tree's branches and roots are located shall be protected during the course of the construction of the Development by the erection of a secure fence prior to the commencement of any building work on the Land (Fence). The following requirements shall be complied with to the reasonable satisfaction of the Council:**

- The Fence shall consist of a 2.0 metre high solid, chain mesh, steel or similar fabrication with posts at 3.0 metre intervals.**
- A clearly legible sign displaying the words "Tree Protection Area – Keep Out" shall be clearly written on all sides of the Fence.**
- The Fence shall not be erected closer to the Tree than either a distance equal to half of the height of the Tree or the full width of the branch spread of the Tree (whichever is the lesser distance).**

The applicant or the person(s) having the benefit of this consent shall ensure that the Fence is maintained in good order and remains in place around the Tree throughout the course of the construction of the Development.

Reason: *To ensure that the health of the Significant Tree is not adversely affected during the course of Development*

Advices

1. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);

Description of equipment to be used;

A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);

Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be received by Council via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

2. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.
3. Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of the building work on the site and any other relevant stages as specified in the attached "Notice to Council." To notify Council, contact City Planning via d.planner@cityofadelaide.com.au or phone 8203 7185.
4. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense. In addition, you are advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.
5. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

Should you have enquiries regarding this correspondence, please call me for assistance.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Rutschack', written in a cursive style.

Per Rebecca Rutschack

MANAGER - PLANNING ASSESSMENT

DEVELOPMENT ACT, 1993
S49/S49A – CROWN DEVELOPMENT
REPRESENTATION ON APPLICATION

Applicant: St Dominic's Priory College
Development Number: 020/V066/19
Nature of Development: Staged redevelopment of St Dominic's Priory College
Zone / Policy Area: North Adelaide Historic (Conservation) Zone
Hill Street Policy Area
Subject Land: 101-125, 127-129, 131-139 Molesworth Street, North Adelaide
Contact Officer: Simon Neldner
Phone Number: 08 7109 7058
Close Date: 21 February 2020

My Name: David Fox My phone number: 0402 176 949

Primary method(s) of contact: Email: dfox@dfoxca.net
Postal Address: P.O Box 295 Postcode: 5006
NORTH ADELAIDE

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

My interests are:
(please tick one)

- owner of local property
- occupier of local property
- a representative of a company/other organisation affected by the proposal
- a private citizen

The address of the property affected is: 73 Mills Terrace
NORTH ADELAIDE Postcode 5006

My interests are:
(please tick one)

- I support the development
- I support the development with some concerns
- I oppose the development

The specific aspects of the application to which I make comment on are:

There is No Provision For Onsite Parking
The school has over 100 Teachers who Drive Cars and at least 30
Students who regularly Drive Cars. They Provide NO off street Parking
There is a danger at Drop off and Collection Times when a
Significant Number of Drivers Double Park when collecting and Dropping off Students

I: wish to be heard in support of my submission
(please tick one) do not wish to be heard in support of my submission
(Please tick one)

By: appearing personally
(please tick one) being represented by the following person
(Please tick one)

Signature: David Fox

Date: 20/02/2020

From: David Hutchison [<mailto:hutch@accessplanning.com.au>]
Sent: Friday, 6 March 2020 12:44 PM
To: Neldner, Simon (DPTI) <Simon.Neldner@sa.gov.au>; Ben Green <bengreen@bengreen.com.au>
Cc: Kon Michael <kon.m@swanburypenglase.com>
Subject: St Dominic's College response to agency submissions

Ben/Simon

I refer to comments received from Heritage SA, ODASA and Adelaide City Council in relation to the St Dominic's development application.

In relation to the issues raised I make the following comments.

Heritage SA

I confirm that there are no concerns with the conditions sought by Heritage SA at part A of their submission, or with the proposed advices at part B of that response, which I assume will be added as notes to the consent.

ODASA

We appreciate the many positive responses to the proposed Staged developments from the ODASA commentary report.

ODASA have sought the following

- Provision of a samples board that demonstrates the visual characteristics of the materials selected
- Demonstration of the Middle School access strategy including the anticipated arrival sequence from drop-off and on-site bicycle parking.
- Demonstration of the site wide access strategy (including universal access) to the shared recreation space.
- Further review of the design approach for the Stage 2 Hill Street addition, including opportunities to maximise the internal quality and amenity of the breakout space including natural light and ventilation access and outlook.
- Further review of the architectural expression of the Stage 2 Hill Street facade informed by a contextual analysis and supported by a streetscape elevation to demonstrate the proposal in its context.

I comment as follows;

Sample board

The plans accompanying the development and detailed descriptions provided in relation to the various submissions are such that it is considered that a sample board is not required for the development. It is to be noted that much of the information in relation to the nature and type of materials to be used in the development is set out clearly on the Elevation Materials Palette, Plan 17172 – SK74.

Wayfinding

I have attached a copy of the original masterplan document that has been used to inform the more detailed design process leading to the plans now the subject of the application.

You would appreciate from your site visit the present difficulties in wayfinding throughout the campus, which to a very large extent stem from those buildings which have been added between the chapel and school buildings to the east. Whilst the removal of these buildings is the last stage of the development, the removal of the buildings will lead to a significant improvement safe and obvious access to the main College buildings and circulation around the otherwise existing buildings on the campus to other facilities, including the open space.

In some respects the improvements to way finding are obvious from an inspection of the Masterplan.

Additional improvements include at grade access between some buildings where none exists at present, for example between the main school administration building (Identified as the main entry on the Masterplan) and upgraded and new classrooms at the western end of the campus, improved internal access between building and most importantly disabled and lift access improvements throughout.

Notably, at each stage of the development a new College Map will be developed to provide clear directions will be made available to the College Community.

Stage 2 alterations

The stage 2 alteration to the Hills Street building are very much confined by the existing building fabric and proximity to site boundaries.

The new expanded breakout spaces to the northern side of the Hill St building replaces existing inefficient upper corridor and lower outdoor covered ways with added light transmission through louvred facades and high performance double glazing. As with all designs a further more detailed assessment light and heat transmission through all existing and new facades will be done through further 3D modelling to ensure the optimum performance for the building fabric to meet all required codes. This may include minor adjustment of spacings to the louvres to allow greater light penetration into the new breakout spaces, especially at a higher level without any loss of the required privacy to the adjacent Sisters Residences. We believe the large glazed facades as shown similarly will be achieved through high performance double and, if required, triple glazing based on required building codes.

Expression of the Stage 2 Hill Street facade

The photograph below shows the present appearance of the Hill Street Elevation.

For many of the reasons expressed above the ability to make wholesale changes to the elevation is limited, including the very low gable to the existing building fabric.

Please note that Swanbury Penglase Architects who have worked closely with their own Heritage Specialists and with the full endorsement from initial meetings with Heritage SA, confirming the proposed changes to the Hill Street elevation results in a more contemporary appearance that assists in activating this street frontage.

Additional articulation provided by the vertical wall elements, including feature timber and precast blades adds further interest that helps to reduce the overall scale of this façade.

The attached Context Analysis plan on SK83, shows the varied form of development that makes up the streetscape context.

As such, it is not considered that the proposed façade to the Hills Street building is out of context with the larger streetscape, noting in particular the dominance of the rendered masonry wall on the property to the south of this building.



Adelaide City Council

Council have responded as follows:

No detail has been provided regarding the plant and machinery associated with the proposed development. Given that the site is located within a low-density residential zone, such infrastructure is required to satisfy Council Wide PDC 93(b) which seeks a maximum 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time(10.00pm to 7.00am).

I can advise that there is no objection to a condition in the above terms being applied to the development but note that the way in which the condition is drafted that it would appear to apply to the whole of the development rather than to the proposed plant room shown on plan 17172 SK70a.

I propose the condition be amended to read as follows:

Prior to the issue of Development Approval for the works in plan 17172 SK70a, the applicant shall provide confirmation from an acoustic engineer that the plant proposed to be located in the plant room shown on plan 17172 SK70a accords with the following noise limits - maximum 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time(10.00pm to 7.00am).

In addition, please note the proposed School buildings will not be used after 10pm in any case.

Louvre detail

Please see attached plan for the louvre dimensions with 50 x 300 louvre blades at 325mm centres as requested .

Happy to discuss this response with you further as needs be.

Sincerely

David

David Hutchison



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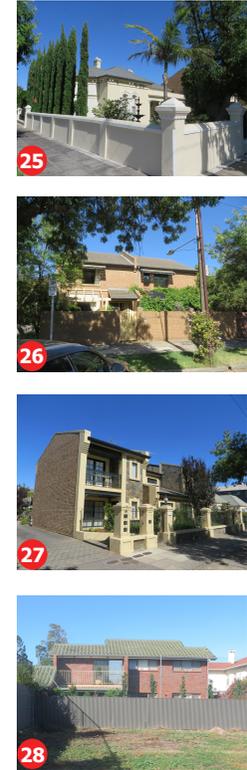
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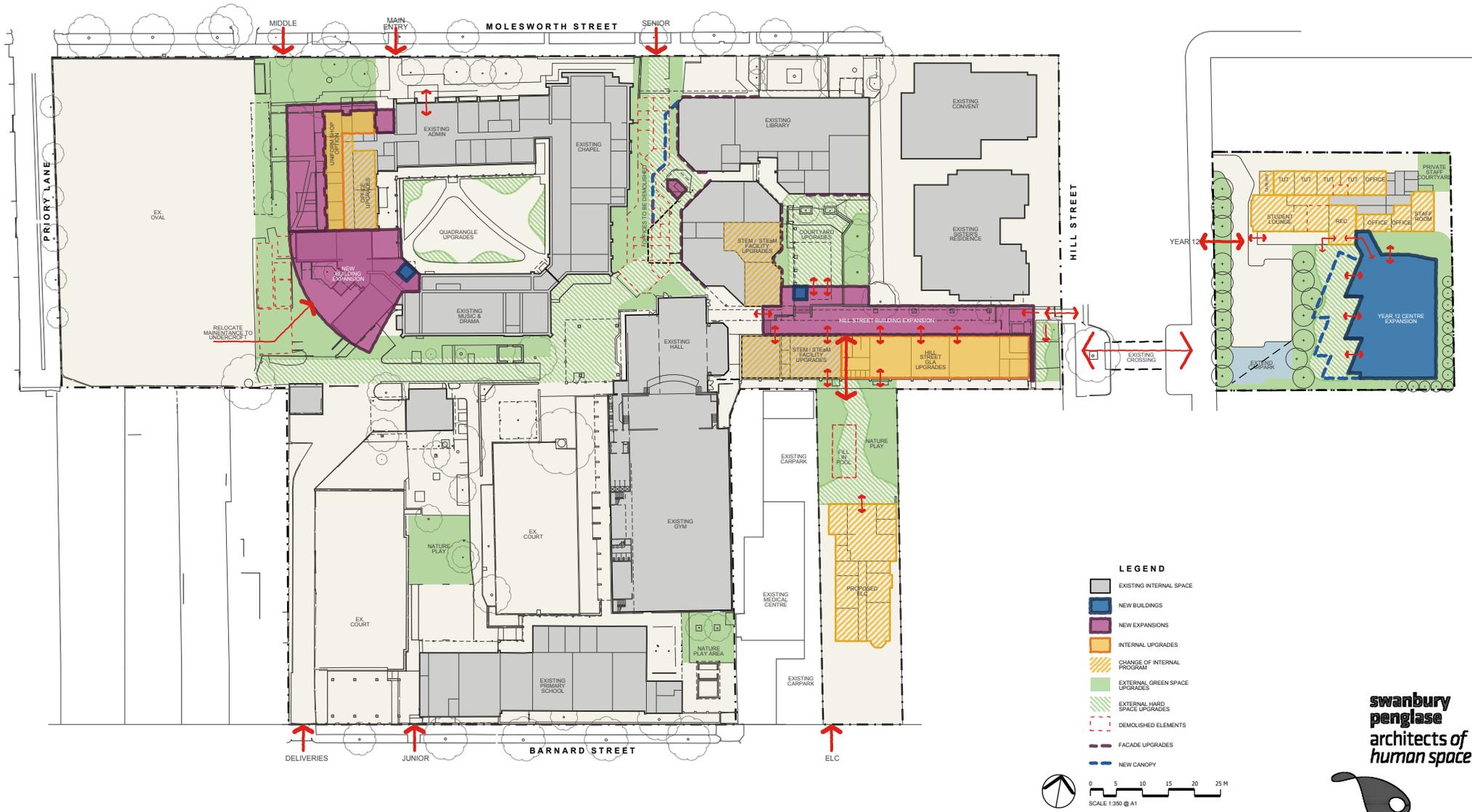
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ST DOMINICS PRIORY COLLEGE REDEVELOPMENT - CONTEXT ANALYSIS
PROPOSED YEAR 12 CENTRE



**GROUND FLOOR PROPOSED MASTERPLAN
ST DOMINICS PRIORY COLLEGE**



Development Plan

Adelaide (City)

Consolidated – 17 October 2019

Please refer to the Adelaide (City) page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia

Department of Planning,
Transport and Infrastructure

Adelaide (City)

The following table is a record of authorised amendments and their consolidation dates for the Adelaide (City) Development Plan since the inception of the electronic Development Plan on 12 December 1996 for Metropolitan Adelaide Development Plans. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
12 December 1996	Section 29(2) Amendment (<i>Metropolitan Adelaide EDP</i>) – [12 December 1996]
21 August 1998	Section 29(2) Amendment – [21 August 1998]
11 February 1999	Removal of 427-429 Pulteney Street from Register of Local Heritage Items PAR – [11 February 1999]
30 September 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
27 July 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [9 March 2000] General Development Plan Review PAR – [20 July 2000] Local Heritage Amendments PAR – [27 July 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
7 September 2000	Section 29(2)(a) Amendment – [7 September 2000]
8 March 2001	Metropolitan Adelaide Significant Tree Control PAR (<i>Ministerial</i>) – [21 December 2000]
1 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001] Local Heritage Amendments PAR – [1 November 2001] Plot Ratio Controls for Residential Apartment/Hotel Development in the Central Activities and Frame District PAR – [1 November 2001] Section 29(2)(a) Amendment – [1 November 2001]
13 December 2001	Section 29(2)(b) Amendment – [6 December 2001] Section 29(2)(a) Amendment – [13 December 2001]
20 June 2002	Significant Trees PAR (Interim) – [20 June 2002]
3 October 2002	Adult Premises PAR (Interim) – [3 October 2002] Section 29(2)(a) Amendment – [3 October 2002]
23 January 2003	Stormwater in Urban Areas PAR (<i>Ministerial</i>) – [12 November 2002] Built Form Policy Review in Key Precincts PAR – [23 January 2003]
27 March 2003	Adult Premises PAR – [27 March 2003]
12 June 2003	Significant Trees PAR – [12 June 2003]
2 October 2003	Wind Farms PAR – [24 July 2003]
6 November 2003	Editorial Correction – [6 November 2003]
24 June 2004	Brown Hill and Keswick Creeks Floodplain PAR (Interim) (<i>Ministerial</i>) – [11 June 2004]
10 March 2005	Termination of Interim Operation of the 'Brown Hill and Keswick Creeks Flood Plain PAR' (<i>Ministerial</i>) and its removal from the Adelaide (City) Development Plan – [24 February 2005]
24 November 2005	Central West Precinct Strategic Urban Renewal PAR – [17 November 2005]
12 January 2006	General and Park Lands PAR – [5 January 2006]
30 March 2006	Heritage and Character North Adelaide PAR – Part 1 of 2 Parts – [30 March 2006]
17 May 2007	Heritage and Character North Adelaide PAR – Part 2 of 2 Parts – [10 May 2007]
30 August 2007	Section 29 (2) (b) (ii) Amendment – [30 August 2007]
21 May 2009	Royal Adelaide Hospital DPA (<i>Ministerial</i>) – [14 May 2009]
7 January 2010	Section 29(2)(b)(ii) Amendment – [23 December 2009] Section 27(5)(a) Amendment - Royal Adelaide Hospital DPA – [23 December 2009]
25 February 2010	City Heritage & Character Residential & Main Street (Hutt) Zones – Part 1 DPA (Interim) – [25 February 2010]

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CONSOLIDATED	AMENDMENT – [Gazetted date]
24 February 2011	City Heritage and Character Residential and Main Street (Hutt) Zones – Part 1 DPA – [24 February 2011]
23 June 2011	Section 29(4) Amendment – [23 June 2011]
5 April 2012	Section 29(2)(b)(ii) Amendment – [7 July 2011] Regulated Trees DPA (Interim) (<i>Ministerial</i>) – [17 November 2011] Capital City DPA (Interim) (<i>Ministerial</i>) – [28 March 2012] City Centre Heritage DPA (Interim) – [28 March 2012] Section 29(2)(b)(ii) Amendment – [5 April 2012]
31 May 2012	Section 29(2)(b)(ii) Amendment – [31 May 2012] Editorial Correction to Table Adel/2 Local Heritage Places
5 July 2012	Bowden Urban Village & Environs DPA (<i>Ministerial</i>) – [5 July 2012]
25 October 2012	Capital City DPA (<i>Ministerial</i>) – [25 October 2012]
24 January 2013	Section 29(2)(b)(ii) Amendment – [1 November 2012] Regulated Trees DPA (<i>Ministerial</i>) – [15 November 2012] Adelaide Oval Footbridge DPA (Interim) (<i>Ministerial</i>) – [24 January 2013]
4 April 2013	City Centre Heritage DPA – [27 March 2013] Section 29(2)(b)(ii) – [4 April 2013]
18 July 2013	Adelaide Oval Footbridge DPA (<i>Ministerial</i>) – [18 July 2013]
26 September 2013	Institutional (St Andrew's) Zone DPA (Interim) (<i>Ministerial</i>) – [26 September 2013]
17 October 2013	Riverbank Health and Entertainment Areas DPA (<i>Ministerial</i>) – [11 October 2013]
30 January 2014	27 Vincent Place DPA – [30 January 2014]
31 July 2014	Institutional (St Andrew's) Zone DPA (<i>Ministerial</i>) – [31 July 2014] Editorial correction to Table Adel/1 – State Heritage Register
30 October 2014	Residential and Main Street DPA (Part 1) – [30 October 2014]
2 April 2015	Section 29(2)(b)(i) Amendment – [20 November 2014] Section 29(3)(a) Amendment – [19 March 2015] Section 29(2)(b)(ii) Amendment – [26 March 2015] Section 29(2)(a), 29(2)(b)(i), 29(2)(b)(ii), 29(3)(a) and 29(3)(c)(i) Amendments – [2 April 2015]
3 September 2015	Editorial correction to Table Adel/7 - On-site Car Parking Provisions
24 September 2015	Park Lands Zone DPA (<i>Ministerial</i>) – [17 September 2015]
30 May 2017	Section 29(2)(3)(a) and 29(2)(b)(ii) Amendments – [31 March 2016] Capital City Policy Review (Design Quality) DPA (<i>Ministerial</i>) – [30 May 2017] Heritage Places (Institutions and Colleges) North Adelaide DPA (Interim) – [30 May 2017] North Adelaide Former Channel 9 Site DPA – [30 May 2017] North Adelaide Large Colleges and Institutions DPA – [30 May 2017]
20 June 2017	Section 29 (2)(b)(ii) Amendment – [20 June 2017]
31 May 2018	Section 29 (2)(b)(ii) Amendment – [4 July 2017] Section 29(2)(b)(ii) Amendment – [19 December 2017] Cessation of Interim Operation of the 'Heritage Places (Institutions and Colleges) North Adelaide DPA' and its removal from the Adelaide (City) Development Plan – [31 May 2018]
7 June 2018	Editorial correction to Figure HS/1
25 July 2019	City of Adelaide Minor Amendments DPA (<i>Ministerial</i>) (Interim) – [25 July 2019]
17 October 2019	Section 29(2)(a), 29(2)(b)(i) and 29(2)(b)(ii) Amendments – [26 September 2019]

Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

Gazetted: The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

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(Acknowledgement: A number of diagrams have been sourced from Planning NSW's Residential Flat Design Code)

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COUNCIL WIDE

Introduction

The following Council Wide Objectives and Principles of Development Control apply across the area within the boundary of the Adelaide (City) Development Plan, as shown on [Map Adel/1](#), unless otherwise stated. To determine all of the policies relevant to any kind of development, reference should be made to the Council Wide Objectives and Principles of Development Control as well as the Desired Character, Objectives and Principles of Development Control for the relevant Zone and Policy Area/s.

Living Culture

OBJECTIVES

- Objective 1:** The City of Adelaide as the prime meeting place and cultural focus for the people of metropolitan Adelaide and the State.
- Objective 2:** The City of Adelaide as a major focus for tourism, conventions, leisure, entertainment, sport and recreation, education, cultural development and the arts.
- Objective 3:** Development that enhances the public environment and provides interest at street level.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should, where appropriate, integrate public art into the design of new or refurbished building sites in a manner which is integrated with and commensurate in scale with, the new or refurbished buildings. For the purpose of enhancing the public environment, public art should:
 - (a) demonstrate artistic excellence and innovation in design;
 - (b) be made of high quality materials;
 - (c) enhance the setting of new development;
 - (d) be integrated into the design of the building and the surrounding environment;
 - (e) consider any existing public art works; and
 - (f) not hinder sight lines or create entrapment spots.

Design Techniques (these are ONE WAY of meeting the above Principle)

1.1 Design solutions may include:

- (a) *treating the building as a piece of art in itself;*
- (b) *locating art in publicly accessible locations such as near main entrances, lobbies and street frontages;*
- (c) *using water as a landscaping element including animating spaces with fountains, pools and waterfalls, for which the re-use of stormwater is encouraged;*
- (d) *designing paving so it becomes a piece of art in itself;*
- (e) *using lighting to enhance the architectural characteristics of a building; or*
- (f) *providing spaces within the development for accommodating temporary or outdoor gallery opportunities.*

Community Facilities

OBJECTIVES

- Objective 4:** Community and social facilities and services that promote greater equity, are located for convenient access by residents, workers and visitors and that form a focus for residential development.
- Objective 5:** Location of appropriate community facilities (e.g. schools, hospitals and other institutions) where they are conveniently accessible to the population they serve.

PRINCIPLES OF DEVELOPMENT CONTROL

- 2 Community facilities should:
- (a) be located conveniently in relation to the population they serve;
 - (b) be designed for multi-purpose use where possible;
 - (c) meet the demonstrated needs of the various communities who will use them;
 - (d) be safe and easy to reach on foot, by bicycle and by public transport;
 - (e) be situated in suitable locations; and
 - (f) not unreasonably impact on the amenity of the surrounding locality through excessive traffic generation.
- 3 The redevelopment, alteration or change of use of community facilities should ensure the adequate provision of such facilities.
- 4 Childcare facilities should be incorporated into large scale employment, commercial, shopping, higher education, tourism, entertainment, health and leisure development.

City Living

Housing Choice

OBJECTIVES

- Objective 6:** A variety of housing options which supplement existing types of housing and suit the widely differing social, cultural and economic needs of all existing and future residents.
- Objective 7:** A range of long and short term residential opportunities to increase the number and range of dwellings available whilst protecting identified areas of special character and improving the quality of the residential environment.
- Objective 8:** A broad range of accommodation to meet the needs of low income, disadvantaged and groups with complex needs whilst ensuring integration with existing residential communities.

PRINCIPLES OF DEVELOPMENT CONTROL

- 5 Development should comprise of a range of housing types, tenures and cost, to meet the widely differing social and economic needs of residents.

- 6 Development should provide a variety of accommodation to meet the needs of low income people, student housing, social housing, housing for single people, large and small families, people with disabilities and people with other complex needs. These forms of housing should be distributed throughout the Council area to avoid over-concentration of similar types of housing in a particular area and should be of a scale and appearance that reinforces and achieves the desired character of the locality, as expressed in the relevant Zone and Policy Area.
- 7 Residential development should be designed to be adaptable to meet people's needs throughout their lifespan to ensure that changes associated with old age, special access and mobility can be accommodated.

Design Technique (this is ONE WAY of meeting the above Principle)

7.1 Buildings constructed in accordance with the requirements set out in Australian Standard AS 4299: 'Adaptable Housing'.

- 8 Residential development for older people and people with disabilities should be:
 - (a) located within easy walking distance to essential facilities such as convenience shops, health and community services and public transport;
 - (b) located where on-site movement of residents is not unduly restricted by the slope of the land;
 - (c) located and designed to promote interaction with other sections of the community, without compromising privacy;
 - (d) of a scale and appearance that reinforces the desired character of the locality; and
 - (e) provided with access to public and private open space and landscaping to meet the needs of residents.
- 9 The City Living Zone, Adelaide Historic (Conservation) Zone and North Adelaide Historic (Conservation) Zone should develop as follows:
 - (a) Residential areas should comprise a wide range of housing alongside a diversity of community facilities, with many heritage places conserved. Residential amenity should be enhanced and attractive townscape qualities reinforced.
 - (b) Adelaide was once a predominantly residential City. The character in the south east corner continues to reflect this historical pattern with distinctive dwelling types and early shops from the mid to late 19th century. This historic importance is identified by the Adelaide Historic (Conservation) Zone within which development should complement and protect the historic character. In the south east and south west corners, groups of mid to late 19th housing remain amidst development from the 20th century. This early housing is identified within Historic (Conservation) Areas where development should complement and protect the historic character.
 - (c) North Adelaide is associated with the foundation of the City of Adelaide. It retains many buildings and sites of State and Local Heritage value and provides strong cultural and historic evidence of the creation of the colony, the establishment of early settlement and the development of the capital city over time. North Adelaide contains excellent examples of a diverse range of residential architecture from all periods of the City's development, which individually and as groups, reflect the periods of economic prosperity of the City and the social composition of the colonial population. The remaining historic housing is an essential and defining element of North Adelaide's cultural value and is a microcosm of housing styles and periods in the State as a whole. The historic value of the residential parts is such that they are identified as the North Adelaide Historic (Conservation) Zone within which development should complement and protect the historic character.

- (d) The City Living Zone fronting South Terrace, and between Whitmore and Hurtle Squares, is suited to medium density mixed use development, accompanied by community and commercial activities. East Terrace is suited to medium rise housing.
- (e) The interface between established non-residential uses with neighbouring residential properties should be effectively managed, recognising the legitimate rights of commercial and community activities whilst protecting the amenity of residents.
- (f) Small scale, small size, ancillary businesses and activities which provide a local service to residents may be appropriate provided compatible with the desired character of the locality, does not result in the net loss of residential floor space and do not threaten the envisaged development of non-residential zones.

Student Accommodation

OBJECTIVE

Objective 9: High-quality student accommodation that creates an affordable, safe, healthy and comfortable living environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 10** Residential development specifically designed for the short-term occupation of students may provide reduced internal floor areas, car parking, storage areas and/or areas of private open space provided that:
 - (a) residents have access to common or shared facilities that enable a more efficient use of space (such as cooking, laundry, common rooms or communal open space);
 - (b) every living room has a window that provides an external outlook and maximises access to natural light;
 - (c) the development is designed to enable easy adaptation or reconfiguration to accommodate an alternative use;
 - (d) the development is designed to maximise opportunities to access natural ventilation and natural light;
 - (e) private open space is provided in the form of balconies and/or substituted with communal open space (including rooftop gardens, common rooms or the like) that is accessible to all occupants of the building; and
 - (f) the internal layout and facilities provide sufficient space and amenity for the requirements of student life and promote social interaction.
- 11** Internal common areas should be capable of being used in a variety of ways to meet the study, social and cultural needs of students.
- 12** Development should provide secure long-term storage space in both communal and private areas.
- 13** Student accommodation with shared living areas should ensure bedrooms are of a suitable size to accommodate a single bed, book shelves, a desk and workspace, and a cupboard/wardrobe.

Land Division

OBJECTIVE

Objective 10: Land in appropriate localities divided into allotments in an orderly, economic and environmentally sustainable manner that meets the needs of the community and is consistent with the desired character of the Zone and Policy Areas.

- (a) studio: 6 cubic metres
- (b) 1 bedroom dwelling/apartment: 8 cubic metres
- (c) 2 bedroom dwelling/apartment: 10 cubic metres
- (d) 3+ bedroom dwelling/apartment: 12 cubic metres

50 percent of the storage space should be provided within the dwelling/apartment with the remainder provided in the basement or other communal areas.

Environmental

Crime Prevention Through Urban Design

OBJECTIVES

Objective 24: A safe and secure, crime resistant environment that:

- (a) ensures that land uses are integrated and designed to facilitate natural surveillance;
- (b) promotes building and site security; and
- (c) promotes visibility through the incorporation of clear lines of sight and appropriate lighting.

PRINCIPLES OF DEVELOPMENT CONTROL

82 Development should promote the safety and security of the community in the public realm and within development. Development should:

- (a) promote natural surveillance of the public realm, including open space, car parks, pedestrian routes, service lanes, public transport stops and residential areas, through the design and location of physical features, electrical and mechanical devices, activities and people to maximise visibility by:
 - (i) orientating windows, doors and building entrances towards the street, open spaces, car parks, pedestrian routes and public transport stops;
 - (ii) avoiding high walls, blank facades, carports and landscaping that obscures direct views to public areas;
 - (iii) arranging living areas, windows, pedestrian paths and balconies to overlook recreation areas, entrances and car parks;
 - (iv) positioning recreational and public space areas so they are bound by roads on at least two road frontages or overlooked by development;
 - (v) creating a complementary mix of day and night-time activities, such as residential, commercial, recreational and community uses, that extend the duration and level of intensity of public activity;
 - (vi) locating public toilets, telephones and other public facilities with direct access and good visibility from well-trafficked public spaces;
 - (vii) ensuring that rear service areas and access lanes are either secured or exposed to surveillance; and

- (viii) ensuring the surveillance of isolated locations through the use of audio monitors, emergency telephones or alarms, video cameras or staff eg by surveillance of lift and toilet areas within car parks.
- (b) provide access control by facilitating communication, escape and path finding within development through legible design by:
- (i) incorporating clear directional devices;
 - (ii) avoiding opportunities for concealment near well travelled routes;
 - (iii) closing off or locking areas during off-peak hours, such as stairwells, to concentrate access/exit points to a particular route;
 - (iv) use of devices such as stainless steel mirrors where a passage has a bend;
 - (v) locating main entrances and exits at the front of a site and in view of a street;
 - (vi) providing open space and pedestrian routes which are clearly defined and have clear and direct sightlines for the users; and
 - (vii) locating elevators and stairwells where they can be viewed by a maximum number of people, near the edge of buildings where there is a glass wall at the entrance.
- (c) promote territoriality or sense of ownership through physical features that express ownership and control over the environment and provide a clear delineation of public and private space by:
- (i) clear delineation of boundaries marking public, private and semi-private space, such as by paving, lighting, walls and planting;
 - (ii) dividing large development sites into territorial zones to create a sense of ownership of common space by smaller groups of dwellings; and
 - (iii) locating main entrances and exits at the front of a site and in view of a street.
- (d) provide awareness through design of what is around and what is ahead so that legitimate users and observers can make an accurate assessment of the safety of a locality and site and plan their behaviour accordingly by:
- (i) avoiding blind sharp corners, pillars, tall solid fences and a sudden change in grade of pathways, stairs or corridors so that movement can be predicted;
 - (ii) using devices such as convex security mirrors or reflective surfaces where lines of sight are impeded;
 - (iii) ensuring barriers along pathways such as landscaping, fencing and walls are permeable;
 - (iv) planting shrubs that have a mature height less than one metre and trees with a canopy that begins at two metres;
 - (v) adequate and consistent lighting of open spaces, building entrances, parking and pedestrian areas to avoid the creation of shadowed areas; and
 - (vi) use of robust and durable design features to discourage vandalism.
- 83** Residential development should be designed to overlook streets, public and communal open space to allow casual surveillance.

Design Technique (this is ONE WAY of meeting the above Principle)

83.1 Residential development adjacent to public or communal open space or streets having at least one habitable room window facing such areas with a sill height no greater than 1.5 metres.

- 84** To maximise security and safety, buildings should be designed to minimise access between roofs, balconies and windows of adjacent buildings.
- 85** Security features should be incorporated within the design of shop fronts to complement the design of the frontage and allow window shopping out of hours. If security grilles are provided, these should:
- (a) be transparent and illuminated to complement the appearance of the frontage;
 - (b) provide for window shopping; and
 - (c) allow for the spill of light from the shop front onto the street.

Solid shutters with less than 75 percent permeability are not acceptable.

- 86** Public toilets should be designed and located to:
- (a) promote the visibility of people entering and exiting the facility by avoiding recessed entrances and dense shrubbery which obstructs passive surveillance;
 - (b) limit opportunities for vandalism through the use of vandal proof lighting on the public toilet buildings and nearby;
 - (c) avoid features which facilitate loitering, such as seating or telephones immediately adjacent the structure; and
 - (d) maximise surveillance through location near public transport links, pedestrian and cyclist networks.

Operating Hours and Associated Activities of Licensed Premises

OBJECTIVE

Objective 25: Operating hours of licensed premises or licensed entertainment premises, together with associated activities of such premises, established and operated so as to reinforce the desired character of the locality and appropriate behavioural activities.

PRINCIPLES OF DEVELOPMENT CONTROL

- 87** Licensed premises and licensed entertainment premises or similar should:
- (a) be located, designed and operated in order to reinforce the desired character of a locality, as expressed in the relevant Zone or Policy Area;
 - (b) be located, designed and operated so as to not negatively impact on peoples orderly use and enjoyment of a locality, such as through disorderly behavioural activities and/or disorderly behavioural movement to and from such land uses; and
 - (c) incorporate best practice measures to effectively manage the behaviour of users moving to and from such land uses.
- 88** Licensed premises and licensed entertainment premises or similar should operate with operating hours to reinforce the desired character of the locality.

Noise Emissions

OBJECTIVES

- Objective 26:** Development that does not unreasonably interfere with the desired character of the locality by generating unduly annoying or disturbing noise.
- Objective 27:** Noise sensitive development designed to protect its occupants from existing noise sources and from noise sources contemplated within the relevant Zone or Policy Area and that does not unreasonably interfere with the operation of non-residential uses contemplated within the relevant Zone or Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Noise Sources

- 89** Development with potential to emit significant noise (including licensed entertainment premises and licensed premises) should incorporate appropriate noise attenuation measures in to their design to prevent noise from causing unreasonable interference with the amenity and desired character of the locality, as contemplated in the relevant Zone and Policy Area.
- 90** Development of licensed premises or licensed entertainment premises or similar in or adjacent to a City Living Zone, the Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone should include noise attenuation measures to achieve the following when assessed at the nearest existing or envisaged future noise sensitive development:
- (a) the music noise ($L_{10, 15 \text{ min}}$) is:
- (i) less than 8 dB above the level of background noise ($L_{90,15 \text{ min}}$) in any octave band of the sound spectrum; and
 - (ii) less than 5 dB(A) above the level of background noise ($L_{A 90,15 \text{ min}}$) for the overall (sum of all octave bands) A-weighted level.
- 91** Development of licensed premises or licensed entertainment premises or similar in the Capital City, Main Street, Mixed Use and City Frame Zones should include noise attenuation measures to achieve the following when assessed at:
- (a) the nearest existing noise sensitive location in or adjacent to that Zone:
- (i) music noise ($L_{10, 15 \text{ min}}$) less than 8 dB above the level of background noise ($L_{90,15 \text{ min}}$) in any octave band of the sound spectrum; and
 - (ii) music noise ($L_{A10, 15 \text{ min}}$) less than 5 dB(A) above the level of background noise ($L_{A90,15 \text{ min}}$) for the overall (sum of all octave bands) A-weighted levels; or
- (b) the nearest envisaged future noise sensitive location in or adjacent to that Zone:
- (i) music noise ($L_{10, 15 \text{ min}}$) less than 8dB above the level of background noise ($L_{90,15 \text{ min}}$) in any octave band of the sound spectrum and music noise ($L_{10, 15 \text{ min}}$) less than 5dB(A) above the level of background noise ($L_{A90,15 \text{ min}}$) for the overall (sum of all octave bands) A-weighted levels; or
 - (ii) music noise ($L_{10, 15 \text{ min}}$) less than 60dB(Lin) in any octave band of the sound spectrum and the overall ($L_{A10,15 \text{ min}}$) noise level is less than 55 dB(A).

Note: A report regarding noise associated with licensed premises or licensed entertainment premises or similar prepared by an acoustic engineer at the planning application stage should specify the noise attenuation measures and address other typical noise sources to ensure those sources do not result in unreasonable interference. These noise attenuation measures might include:

- (a) *installation of an in-house music system which has a limiting device that monitors and controls the volume of the system so that the maximum internal noise level certified by the acoustic engineer is not exceeded;*

- (b) *treatment of openings, such as by airlocks and seals for doors, sealing of wall and roof vents and treatment of ventilation and air-conditioning paths;*
- (c) *acoustic treatment of building elements, such as sealing and double glazing of windows or upgrading roof construction;*
- (d) *no entertainment on or in any balcony or outdoor area;*
- (e) *no loud speakers placed on or in the fascia of the premises, balcony or any adjacent outdoor area or footpath;*
- (f) *external windows and doors are kept closed where relied upon for noise attenuation;*
- (g) *locating and designing entrances and fencing to assist in keeping patrons away from noise sensitive areas; or*
- (h) *locating car park, delivery and rubbish collection areas away from noise sensitive development and limiting times of activity to minimise noise impacts.*

- 92** Speakers should not be placed on the fascias of premises or on the pavement adjacent to the premises to ensure development does not diminish the enjoyment of other land in the locality.
- 93** Mechanical plant or equipment should be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site should not exceed
- (a) 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
 - (b) 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a City Living Zone, the Adelaide Historic (Conservation) Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
- 94** To ensure minimal disturbance to residents:
- (a) ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like should not occur:
 - (i) after 10.00pm; and
 - (ii) before 7.00am Monday to Saturday or before 9.00am on a Sunday or Public Holiday.
 - (b) typical activity within any car park area including vehicles being started, doors closing and vehicles moving away from the premises should not result in sleep disturbance when proposed for use after 10.00pm as defined by the limits recommended by the World Health Organisation.

Noise Receivers

- 95** Noise sensitive development should incorporate adequate noise attenuation measures into their design and construction to provide occupants with reasonable amenity when exposed to noise sources such as major transport corridors (road, rail, tram and aircraft), commercial centres, entertainment premises and the like, and from activities and land uses contemplated in the relevant Zone and Policy Area provisions.
- 96** Noise sensitive development in mixed use areas should not unreasonably interfere with the operation of surrounding non-residential uses that generate noise levels that are commensurate with the envisaged amenity of the locality.
- 97** Noise sensitive development adjacent to noise sources should include noise attenuation measures to achieve the following:

- (a) satisfaction of the sleep disturbance criteria in the bedrooms or sleeping areas of the development as defined by the limits recommended by the World Health Organisation;
- (b) the maximum satisfactory levels in any habitable room for development near major roads, as provided in the Australian/New Zealand Standard AS/NZS 2107:2000 - 'Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors'; and
- (c) noise level in any bedroom, when exposed to music noise (L_{10}) from existing entertainment premises, being:
 - (i) less than 8 dB above the level of background noise ($L_{90,15 \text{ min}}$) in any octave band of the sound spectrum; and
 - (ii) less than 5 dB(A) above the level of background noise ($L_{A90,15 \text{ min}}$) for the overall (sum of all octave bands) A-weighted levels.

Background noise within the habitable room can be taken to be that expected in a typical residential/apartment development of the type proposed, that is inclusive of internal noise sources such as air conditioning systems, refrigerators and the like as deemed appropriate.

Unless otherwise demonstrated, the minimum background noise to be used will be:

Octave Band Centre Frequency (Hz)	Minimum Background Noise Level ($L_{A90, 15}$) dB (A)
63	10
125	12
250	14
500	14
1000	12
2000	10
4000	8
Overall Sum	21

on the basis of the windows being closed for the noise sensitive development and any existing entertainment premises complying with the relevant legislation relating to noise emission.

Note: The report prepared by a suitably qualified acoustic engineer at the planning application submission stage should identify existing noise sources, identify the appropriate level of sound attenuation required and specify the noise attenuation measures that will be applied to the proposal. The noise attenuation measures might include:

- (a) siting and orientating the building away from the noise source and/or providing an external area that limits noise levels to World Health Organisation recommendations for residential areas;
- (b) sensitive internal layout of rooms, by locating noise sensitive rooms such as bedrooms and secluded private open space areas away from the noise source;
- (c) locating and designing entrances to be sealed and to provide air lock entries to sensitive rooms;
- (d) window location and design through thicker glass or double glazing of windows in recognition of the noise source;
- (e) sloping of roof or flat roof/parapet design to assist in noise passing overhead rather than penetrating through the roof of the dwelling;
- (f) selecting appropriate construction materials, such as sound absorbing materials and materials that reduce sound transmission;
- (g) installing door seals;
- (h) creation of hybrid buildings that serve as a buffer between different uses, eg the location of offices between residential and entertainment uses, can be vertically or horizontally applied;
- (i) adequate separation between residential and noise generating uses;
- (j) acoustic separation of ducts, fans etc;
- (k) constructing shared walls and floors between dwellings/apartments in a way which minimises the transmission of noise; or
- (l) separating openings of adjacent dwellings/apartments by a distance of a least three metres.

- 98 Attached dwellings/serviced apartments should be designed to minimise the transmission of sound between dwellings/serviced apartments and should particularly protect bedrooms from possible noise intrusion.

Design Techniques (these are ONE WAY of meeting the above Principle)

98.1 *Appropriate stacking and horizontal location of rooms, eg bedrooms over bedrooms and bedrooms next to bedrooms.*

98.2 *Bedrooms of any dwelling/serviced apartment:*

(a) *not sharing a wall with a living room* or a garage of another dwelling; and*

(b) *not located above or below a living room* of another abutting dwelling.*

- 99 The number of dwellings/serviced apartments within a development sharing a common entry should be minimised to limit noise generation in internal access ways.

Design Techniques (these are ONE WAY of meeting the above Principle)

99.1 *Common entries servicing a maximum of 10 dwellings/serviced apartments on each floor level.*

99.2 *Incorporation of acoustic core filled doors with airtight rubber seals for all entry doors into common access ways.*

- 100 Development on land affected by aircraft noise exceeding 20 ANEF, as shown on [Map/1 \(Overlay 6\)](#), should be designed, constructed and insulated to minimise the impact of aircraft noise by being built in accordance with the Australian Standard AS2021-2000: 'Acoustics - Aircraft Noise Intrusion - Building Siting and Construction'.

Waste Management

OBJECTIVE

Objective 28: Development which supports high local environmental quality, promotes waste minimisation, re-use and recycling, encourages waste water, grey water and stormwater re-use and does not generate unacceptable levels of air, liquid or solid pollution.

PRINCIPLES OF DEVELOPMENT CONTROL

- 101 A dedicated area for on-site collection and sorting of recyclable materials and refuse should be provided within all new development.
- 102 A dedicated area for the collection and sorting of construction waste and the recycling of building materials during construction as appropriate to the size and nature of the development should be provided and screened from public view.
- 103 Development greater than 2 000 square metres of total floor area should manage waste by:
- (a) containing a dedicated area for the collection and sorting of construction waste and recyclable building materials;
 - (b) on-site storage and management of waste;
 - (c) disposal of non-recyclable waste; and

* Living room means a room used for social interaction, relaxation or dining, including a living room, lounge room or open eating area linked to a kitchen, but does not include a bedroom.

(d) incorporating waste water and stormwater re-use including the treatment and re-use of grey water.

104 Development should not result in emission of atmospheric, liquid or other pollutants, or cause unacceptable levels of smell and odour which would detrimentally affect the amenity of adjacent properties or its locality. Land uses such as restaurants, shops, cafés or other uses that generate smell and odour should:

- (a) ensure extraction flues, ventilation and plant equipment are located in appropriate locations that will not detrimentally affect the amenity of adjacent occupiers in terms of noise, odours and the appearance of the equipment;
- (b) ensure ventilation and extraction equipment and ducting have the capacity to clean and filter the air before being released into the atmosphere; and
- (c) ensure the size of the ventilation and extraction equipment is suitable and has the capacity to adequately cater for the demand generated by the potential number of patrons.

Design Technique (this is ONE WAY of meeting the above Principle)

104.1 *Ventilation equipment built in accordance with Australian Standard 1668.2-2002: 'The Use of Ventilation and Airconditioning in Buildings - Ventilation Design for Indoor Air Contaminant Control'.*

Contaminated Sites

OBJECTIVE

Objective 29: A safe and healthy living and working environment.

PRINCIPLES OF DEVELOPMENT CONTROL

105 Where there is evidence of, or reasonable suspicion that land, buildings and/or water, including underground water, may have been contaminated, or there is evidence of past potentially contaminating activity/ies, development should only occur where it is demonstrated that the land, buildings and/or water can be made suitable for its intended use prior to commencement of that use.

Note: Information of the suitability of land for the proposed land use should be provided as part of the development application and should include:

- (a) *the provision of a report of the land use history and condition of the site;*
- (b) *where the report reveals that contamination is suspected or identified, a detailed site assessment report that determines whether site contamination poses an actual or potential risk to human health and the environment, either on or off the site, of sufficient magnitude to warrant remediation appropriate to the proposed land use;*
- (c) *where remediation is warranted, a remediation and/or management strategy prepared in consultation with an independent Environmental Auditor, Contaminated Land, endorsed by the EPA;*
- (d) *a site audit report, prepared by an independent Environmental Auditor, Contaminated Land, endorsed by the EPA, that states that in the opinion of the Auditor, the site is suitable for the intended uses(s), or for certain stated uses(s) and also states any conditions pertaining to the use(s).*

Energy Efficiency

OBJECTIVE

Objective 30: Development which is compatible with the long term sustainability of the environment, minimises consumption of non-renewable resources and utilises alternative energy generation systems.

PRINCIPLES OF DEVELOPMENT CONTROL

All Development

- 106** Buildings should provide adequate thermal comfort for occupants and minimise the need for energy use for heating, cooling and lighting by:
- (a) providing an internal day living area with a north-facing window, other than for minor additions*, by:
 - (i) arranging and concentrating main activity areas of a building to the north for solar penetration; and
 - (ii) placing buildings on east-west allotments against or close to the southern boundary to maximise northern solar access and separation to other buildings to the north.
 - (b) efficient layout, such as zoning house layout to enable main living areas to be separately heated and cooled, other than for minor additions;
 - (c) locating, sizing and shading windows to reduce summer heat loads and permit entry of winter sun;
 - (d) allowing for natural cross ventilation to enable cooling breezes to reduce internal temperatures in summer;
 - (e) including thermal insulation of roof, walls, floors and ceilings and by draught proofing doors, windows and openings;
 - (f) ensuring light colours are applied to external surfaces that receive a high degree of sun exposure, but not to an extent that will cause glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles;
 - (g) providing an external clothes line for residential development; and
 - (h) use of landscaping.

Design Techniques (these are ONE WAY of meeting part of the above Principle)

106.1 *In relation to Principle 106(a), facing the length of the development to the north to maximise solar access with day living areas incorporating a window that faces between 20° west and 30° east of true north; or*

106.2 *In relation to Principle 106(b):*

- (a) *grouping rooms with similar uses and heating and cooling needs;*
- (b) *incorporating doors between living areas and other rooms and corridors; and*
- (c) *placing utility areas such as bathrooms, toilets and laundries as buffer zones to the west.*

106.3 *In relation to Principle 106(c):*

- (a) *dwelling and additions (other than minor additions) having a total window area (including glass doors) of less than 30 percent of the total wall area of the dwelling;*
- (b) *dwelling and additions (other than minor additions) having a total window area facing east and west not exceeding 50 percent of the total window area of the dwelling to avoid heat gain during the summer months and reduce heat loss during the winter months;*

* Minor additions have a floor area less than 50 percent of the existing dwelling and do not include a day living area.

- (c) shading of north facing windows to allow winter sun access but providing complete shading during summer, such as by eaves overhang, awnings, adjustable louvres, pergola's, shutters or planting of deciduous trees and vines;
- (d) external shading is provided to west facing windows; and
- (e) designing skylights and high level windows with adjustable louvres, double glazing and shading to minimise heat gain or loss.

106.4 In relation to Principle 106(d):

- (a) positioning windows and doors to encourage cross ventilation for summer cooling as illustrated below.

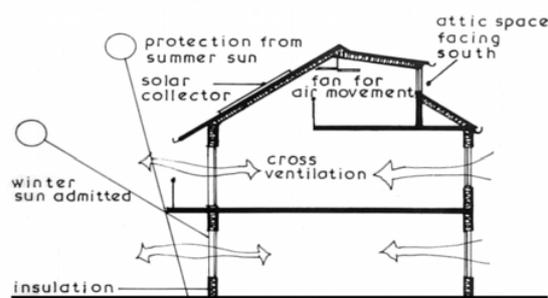


Figure 106.1 - appropriate orientation and design for residential development

106.5 In relation to Principle 106(h):

- (a) using appropriate landscaping to assist in microclimatic management of a site by:
 - (i) planting of evergreen trees along the eastern and western boundaries to protect from eastern and western sun providing it poses no undue risk of damage to footings; or
 - (ii) incorporating low shrubs, lawns, ponds and pools to cool summer breezes.

107 All development should be designed to promote naturally ventilated and day lit buildings to minimise the need for mechanical ventilation and lighting systems.

108 Energy reductions should, where possible, be achieved by the following:

- (a) appropriate orientation of the building by:
 - (i) maximising north/south facing facades;
 - (ii) designing and locating the building so the north facade receives good direct solar radiation;
 - (iii) minimising east/west facades to protect the building from summer sun and winter winds;
 - (iv) narrow floor plates to maximise the amount of floor area receiving good daylight; and/or
 - (v) minimising the ratio of wall surface to floor area.
- (b) window orientation and shading;
- (c) adequate thermal mass including night time purging to cool thermal mass;

- (d) appropriate insulation by:
- (i) insulating windows, walls, floors and roofs; and
 - (ii) sealing of external openings to minimise infiltration.
- (e) maximising natural ventilation including the provision of openable windows;
- (f) appropriate selection of materials, colours and finishes; and
- (g) introduction of efficient energy use technologies such as geo-exchange and embedded, distributed energy generation systems such as cogeneration*, wind power, fuel cells and solar photovoltaic panels that supplement the energy needs of the building and in some cases, export surplus energy to the electricity grid.

Design Techniques (these are ONE WAY of meeting part of the above Principle)

108.1 In relation to Principle 108(b) (refer Figure 108.1):

- (a) shading for all windows except for south facing elevation against summer sun penetration, by means such as vegetation, external louvres, external blinds, structural overhangs, low emittance glazing, spectrally-selective glazing and/or window films;
- (b) maximising natural daylight while limiting glare through the incorporation of narrow floor plates, light shelves, shaded skylights, light shafts and/or atriums with daylight sensing control of electric lighting;

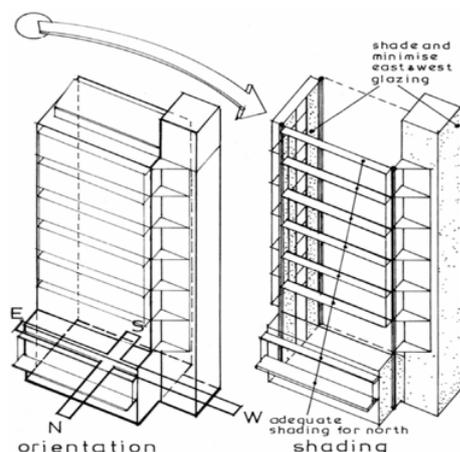


Figure 108.1 - appropriate orientation and shading for commercial buildings.

- (c) integration of solar shading with solar energy collection technology such as solar heat pumps and photovoltaic cells; and/or
- (d) use of high performance glazing.

108.2 In relation to Principle 108(c):

- (a) night purging and fan assisted thermal chimneys to remove heat stored in the building during the day and the recirculation of warm air during winter; and
- (b) adjustable air flow rates for high, but variable, occupancy rates (ie office and conference areas).

108.3 *In relation to Principle 108(f):*

- (a) *use of materials and light colours that reflect rather than absorb solar radiation, whilst ensuring reflective material avoids transferring heat and glare to adjoining properties and/or the pedestrian environment;*
- (b) *use of well insulated materials; and*
- (c) *light coloured internal walls and ceilings to assist with effective distribution of daylight.*

108.4 *In relation to Principle 108(g), geexchange heating and cooling systems including closed loop and open loop systems.*

- 109** Orientation and pitch of the roof should facilitate the efficient use of solar collectors and photovoltaic cells.

Design Techniques *(these are ONE WAY of meeting the above Principle)***109.1** *A roof incorporating an area of at least 10 square metres which:*

- (a) *faces between 30° east and 20° west of north respectively; and*
- (b) *has a pitch of greater than 18°.*

- 110** Buildings, where practical, should be refurbished, adapted and reused to ensure an efficient use of resources.

- 111** New buildings should be readily adaptable to future alternative uses.

Design Techniques *(these are ONE WAY of meeting part of the above Principle)***111.1** *Design solutions may include:*

- (a) *a structural grid which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;*
- (b) *the alignment of structural walls, columns and service cores between floor levels;*
- (c) *minimisation of internal structural walls;*
- (d) *higher floor to floor dimensions on the ground and first floor;*
- (e) *knock-out panels between dwellings to allow two adjacent dwellings to be amalgamated;*
- (f) *design for disassembly by selecting systems/materials that can be deconstructed at the end of the projects useful life; and/or*
- (g) *the use of products with high post-consumer recyclable content.*

- 112** Selection of internal materials for all buildings should be made with regard to internal air quality and ensure low toxic emissions, particularly with respect to paint and joinery products.

Design Techniques *(these are ONE WAY of meeting part of the above Principle)***112.1** *The use of:*

- (a) *oil based floor sealers; and/or*
- (b) *natural materials for floor linings such as plywood flooring, linoleum and wool carpet.*

Residential Development

- 113** New residential development and residential extensions should be designed to minimise energy consumption and limit greenhouse gas emissions.
- 114** Development is encouraged to avoid heat loss by incorporating treatments, such as double glazing of windows along the southern elevation, or by minimizing the extent of windows facing south.

Office Development

- 115** The following principles of sustainable design and construction are required for new office development, and additions and refurbishments to existing office development, to minimise energy consumption and limit greenhouse gas emissions:
- (a) passive solar consideration in the design, planning and placement of buildings;
 - (b) re-using and/or improving existing structures or buildings;
 - (c) designing for the life-cycle of the development to allow for future adaptation;
 - (d) considering low levels of embodied energy in the selection and use of materials;
 - (e) developing energy efficiency solutions including passive designs using natural light, solar control, air movement and thermal mass. Systems should be zoned to minimise use of energy;
 - (f) using low carbon and renewable energy sources, such as Combined Heat and Power (CHP) systems and photovoltaics; and
 - (g) preserving and enhancing local biodiversity, such as by incorporating roof top gardens.

Design Techniques (this is ONE WAY of meeting part of the above Principle)

115.1 In relation to Principle 115(d):

- (a) *re-using materials and recycled building materials such as:*
 - (i) *recycled and/or plantation timbers;*
 - (ii) *recycled content in steel reinforcing;*
 - (iii) *60 percent or more recycled aggregate in concrete; and*
 - (iv) *recycled cork and/or rubber flooring;*
- (b) *materials derived from renewable resources; and*
- (c) *durable and low-maintenance materials to minimise replacement intervals and maintenance requirements.*

115.2 In relation to Principle 115(e):

- (a) *lighting management systems that employ both motion and lighting level sensors that can be updated;*
- (b) *mixed mode or hybrid comfort control systems (natural and mechanical ventilation systems) which comprise both manually operable openings and automatically controlled openings, utilising temperature sensors and zoned heating areas;*
- (c) *energy efficient fittings;*

- (d) *closed or open loop geexchange systems providing space cooling, space heating and domestic hot water.*

Renewable Energy

OBJECTIVES

- Objective 31:** The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- Objective 32:** Renewable energy facilities located, sited, designed and operated to avoid or minimise adverse impacts and maximise positive impacts on the environment, local community and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 116** Renewable energy facilities, including wind farms, should be located, sited, designed and operated in a manner which avoids or minimises adverse impacts and maximises positive impacts on the environment, local community and the State.
- 117** Renewable energy facilities, including wind farms, and ancillary developments should be located in areas that maximise efficient generation and supply of electricity.
- 118** Renewable energy facilities, including wind farms, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) should be located, sited, designed and operated in a manner which:
- (a) avoids or minimises detracting from the character, landscape quality, visual significance or amenity of the area;
 - (b) utilises elements of the landscape, materials and finishes to minimise visual impact;
 - (c) avoids or minimises adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage value;
 - (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips;
 - (e) avoids or minimises nuisance or hazard to nearby property owners/occupiers, road users and wildlife by way of:
 - (i) shadowing, flickering, reflection and blade glint impacts;
 - (ii) noise;
 - (iii) interference to television and radio signals;
 - (iv) modification to vegetation, soils and habitats; and
 - (v) bird and bat strike.

Micro-climate and Sunlight

OBJECTIVES

- Objective 33:** Buildings which are designed and sited to be energy efficient and to minimise micro-climatic and solar access impacts on land or other buildings.
- Objective 34:** Protection from rain, wind and sun without causing detriment to heritage places, street trees or the integrity of the streetscape.

PRINCIPLES OF DEVELOPMENT CONTROL

- 119** Development should be designed and sited to minimise micro-climatic and solar access impact on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow.
- 120** Development should be designed and sited to ensure an adequate level of daylight, minimise overshadowing of buildings, and public and private outdoor spaces, particularly during the lunch time hours.
- 121** Development should not significantly reduce daylight to private open space, communal open space, where such communal open space provides the primary private open space, and habitable rooms in adjacent City Living Zone, Adelaide Historic (Conservation) Zone and North Adelaide Historic (Conservation) Zone.
- 122** Glazing on building facades should not result in glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles.

Design Techniques (these are ONE WAY of meeting the above Principle)

122.1 *Design solutions may include:*

- (a) *reducing the quantity of glass used by having a higher proportion of masonry or other non-reflective materials in the building exterior;*
- (b) *recessing glass into the building;*
- (c) *shading or angling the glass;*
- (d) *selecting glass that has a low level of reflection; and/or*
- (e) *avoiding the use of large expanses of highly reflective materials.*

- 123** Buildings within the Core and Primary Pedestrian Areas identified in [Map Adel/1 \(Overlays 2, 2A and 3\)](#), unless specified otherwise within the relevant Zone or Policy Area, should be designed to provide weather protection for pedestrians against rain, wind and sun. The design of canopies, verandahs and awnings should be compatible with the style and character of the building and adjoining buildings, as well as the desired character, both in scale and detail.
- 124** Weather protection should not be introduced where it would interfere with the integrity or heritage value of heritage places or unduly affect street trees.
- 125** Development that is over 21 metres in building height and is to be built at or on the street frontage should minimise wind tunnel effect.

Design Techniques (these are ONE WAY of meeting the above Principle)

125.1 *Methods to reduce the potential for a wind tunnel effect may include:*

- (a) *a podium built at the base of a tall tower and aligned with the street to deflect wind away from the street;*
- (b) *substantial verandahs around a building to deflect downward travelling wind flows; and/or*
- (c) *placing one building windward of another building.*

Stormwater Management

OBJECTIVES

Objective 35: Development which maximises the use of stormwater.

Objective 36: Development designed and located to protect stormwater from pollution sources.

Surface water (inland, marine, estuarine) and ground water has the potential to be detrimentally affected by water run-off from development containing solid and liquid wastes. Minimising and possibly eliminating sources of pollution will reduce the potential for degrading water quality and enable increased use of stormwater for a range of applications with environmental, economic and social benefits.

Objective 37: Development designed and located to protect or enhance the environmental values of receiving waters.

Objective 38: Development designed and located to prevent erosion.

Development involving soil disturbance may result in erosion and subsequently sedimentation and pollutants entering receiving waters. Design techniques should be incorporated during both the construction and operation phases of development to minimise the transportation of sediment and pollutants off-site.

Objective 39: Development designed and located to prevent or minimise the risk of downstream flooding.

PRINCIPLES OF DEVELOPMENT CONTROL

126 Development of stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

Design Techniques (these are ONE WAY of meeting the above Principle)

126.1 *The integrated use of open space for appropriate recreation and stormwater management through the installation of water treatment devices such as wetlands, aquifer storage and recovery, detention and retention basins, gross pollutant traps, trash racks; or*

126.2 *The reservation, through land division, of drainage channels, drainage easements, watercourses and land within the 1 in 100 year flood event.*

127 Development affecting existing stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

Design Techniques (these are ONE WAY of meeting the above Principle)

127.1 *The retention of natural watercourses through:*

- (a) *the control of development and activities within the 1 in 100 year flood event, including the placement of fill, excavation, building work, the placement of structures and fences, the storage of materials, the keeping of animals, the piping of watercourses; and*
- (b) *the planting of local native flora along watercourses and the replacement of exotic plants.*

127.2 *The restoration of lined watercourses.*

127.3 *The maximisation of road frontage onto open space areas in subdivision design.*

- 128** Development should incorporate appropriate measures to minimise any concentrated stormwater discharge from the site.

Design Techniques (these are ONE WAY of meeting the above Principle)

128.1 For residential and non-residential development, rainfall run-off should be retained and used as much as possible through the application of an appropriate range of the following techniques:

- (a) collection and use of roof run-off in rain saver gutters and rainwater tanks for irrigation (a 500 litre rainwater tank to irrigate 25 square metres of garden), and internal purposes (drinking when considered safe to do so, flushing toilets, washing, and bathing);
- (b) use of on-site detention tank/s with an appropriately sized orifice;
- (c) directing rainfall run-off onto landscaped areas;
- (d) installing appropriate soakage devices (soakage trenches or wells) having regard to the availability of unbuilt upon or unsealed areas, the ability of soils to absorb and drain water, the potential impact on building foundations and footings on or adjacent to the site, and the ability to safely direct surplus flows to a public street without causing nuisance to adjoining properties; and
- (e) use of permeable forms of paving for public and private parking areas, open storage, display, work areas, driveways, vehicle and pedestrian carriageways.

- 129** Development should incorporate appropriate measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria and litter and other contaminants to the stormwater system and may incorporate systems for treatment or use on site.

Design Techniques (these are ONE WAY of meeting the above Principle)

129.1 For residential and non-residential development:

- (a) rainfall run-off from the roof of any building, where not retained on site, discharged directly to the street water table or to the council stormwater system and not mixed with rainfall run-off originating from surfaces such as car parks, outdoor storage areas and display areas; and
- (b) rainfall run-off from ground surfaces directed to a stormwater treatment system capable of removing litter, sediment, grease, oil and other substances capable of contaminating stormwater. Also, a high flow bypass provided to enable water from extreme rainfall events to discharge direct to stormwater swales or to council stormwater systems. The stormwater treatment system is to discharge on site to storage; grassed swales; stone filled trenches; small infiltration basins; a constructed water feature; bores approved for aquifer recharge; or off site to the council stormwater system.

129.2 Wastewater from air conditioning units, cooling towers and compressors prevented from discharging into any stormwater drainage system.

129.3 Housing and other building layouts which minimise sewage and water piping with potential for leakage.

- 130** Development should not cause deleterious affect on the quality or hydrology of groundwater.

- 131** Development should manage stormwater to ensure that the design capacity of existing or planned downstream systems are not exceeded, and other property or environments are not adversely affected as a result of any concentrated stormwater discharge from the site.

Infrastructure

OBJECTIVES

- Objective 40:** Minimisation of the visual impact of infrastructure facilities.
- Objective 41:** Provision of services and infrastructure that are appropriate for the intended development and the desired character of the Zone or Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 132** Provision should be made for utility services to the site of a development, including provision for the supply of water, gas and electricity and for the satisfactory disposal and potential re-use of sewage and waste water, drainage and storm water from the site of the development.
- 133** Service structures, plant and equipment within a site should be designed to be an integral part of the development and should be suitably screened from public spaces or streets.
- 134** Infrastructure and utility services, including provision for the supply of water, gas and electricity should be put in common trenches or conduits.
- 135** Development should only occur where it has access to adequate utilities and services, including:
- (a) electricity supply;
 - (b) water supply;
 - (c) drainage and stormwater systems;
 - (d) effluent disposal systems;
 - (e) formed all-weather public roads;
 - (f) telecommunications services; and
 - (g) gas services.

Heritage and Conservation

OBJECTIVES

- Objective 42:** Acknowledge the diversity of Adelaide's cultural heritage from pre-European occupation to current time through the conservation of heritage places and retention of their heritage value.
- Objective 43:** Development that retains the heritage value and setting of a heritage place and its built form contribution to the locality.
- Objective 44:** Continued use or adaptive reuse of the land, buildings and structures comprising a heritage place.
- Objective 45:** Recognition of Aboriginal sites, items and areas which are of social, archaeological, cultural, mythological or anthropological significance.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 136** Development of a heritage place should conserve the elements of heritage value as identified in the relevant Tables.

137 Development affecting a State heritage place ([Table Adel/1](#)), Local heritage place ([Table Adel/2](#)), Local heritage place (Townscape) ([Table Adel/3](#)) or Local heritage place (City Significance) ([Table Adel/4](#)), including:

- (a) adaptation to a new use;
- (b) additional construction;
- (c) part demolition;
- (d) alterations; or
- (e) conservation works;

should facilitate its continued or adaptive use, and utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place.

138 A local heritage place (as identified in [Tables Adel/2, 3 or 4](#)) or the Elements of Heritage Value (as identified in [Table Adel/2](#)) should not be demolished unless it can be demonstrated that the place, or those Elements of Heritage Value that are proposed to be demolished, have become so distressed in condition or diminished in integrity that the remaining fabric is no longer capable of adequately representing its heritage value as a local heritage place.

139 Development of Local Heritage Places (Townscape) should occur behind retention depths (as established from the street facade of the heritage place) of 6 metres in non-residential Zones and Policy Areas, and 4 metres in the City Living Zone or the Adelaide Historic (Conservation) Zone or as otherwise indicated in the heritage Tables in respect of frontages and side wall returns.

140 Development on land adjacent to a heritage place in non-residential Zones or Policy Areas should incorporate design elements, including where it comprises an innovative contemporary design, that:

- (a) utilise materials, finishes, and other built form qualities that complement the adjacent heritage place; and
- (b) is located no closer to the primary street frontage than the adjacent heritage place.

141 Development in the City Living Zone or the Adelaide Historic (Conservation) Zone on land adjacent to a heritage place should incorporate design elements that complement the heritage place with regard to the following:

- (a) the wall height and silhouette of the heritage place as well as the scale of elements comprising the principal facades;
- (b) the frontage of land containing the heritage place, boundary setbacks to the sides and street face(s) of the place and the nature of vehicular and pedestrian egress;
- (c) the nature of fencing, walling and gates to boundaries;
- (d) the materials and finishes; and
- (e) location of alterations (other than the conservation of heritage fabric) and additional construction behind the street face(s) of the heritage place, without necessarily replicating historical detailing.

142 Development that abuts the built form/fabric of a heritage place should be carefully integrated, generally being located behind or at the side of the heritage place and without necessarily replicating historic detailing, so as to retain the heritage value of the heritage place.

143 The division of land adjacent to, or containing, a heritage place should only occur where it would:

- (a) create allotments of a size, dimension and pattern that can accommodate new development likely to maintain the built form and setting of the heritage place, and not result in forms of development likely to impair views of the place from a public street, while also achieving the the Desired Character expressed in the relevant Zone and Policy Area provisions;
- (b) retain options for the use, access to, or servicing of the land, structures and buildings that comprise a heritage place; and
- (c) result in development compatible with the interiors of a State heritage place, Local heritage place (City significance) or Local heritage place as identified in the relevant Tables.

Advertising

144 Advertisements or signs on the site of a heritage place should be located to complement, rather than dominate or conceal, the appearance and detailing of the heritage place by being:

- (a) integrated with architectural elements of the heritage place, including within parapets or wall panels, and at canopy level or within fascias, end panels or windows; and
- (b) below the silhouette of the heritage place.

Fencing and Site Features

145 Fencing to the street boundary, and returning along the side boundaries to the alignment of the building front of a heritage place, should be compatible with the heritage value of the heritage place and any existing fencing.

146 Development should seek to protect architectural and natural site features that are valued for the contribution they make to the character and amenity of the area.

Aboriginal Heritage

147 Development should recognise historical and cultural relationships associated with the past, prior and current use of a place which is of significance to Aboriginal people.

148 Development of, adjacent to, or in close proximity to a place which is of significance to Aboriginal people should respect the historical significance of the area or time and reflect the significance of the item within the locality.

Heritage and Conservation – North Adelaide

Note: The principles under the heading “Heritage and Conservation – North Adelaide” are additional to the Council Wide Heritage and Conservation Objectives and Principles of Development Control and in cases of apparent conflict, take precedence over the Council Wide Heritage and Conservation Objectives and Principles of Development Control.

General

149 Development of a Heritage Place, identified in the relevant Zone or Policy Area, should:

- (a) retain and conserve those elements contributing to its heritage value;
- (b) have regard to the heritage value, physical material and setting of the Heritage Place;
- (c) provide for the retention of views and vistas to the Heritage Place from public roads as well as between any elements of identified heritage value;
- (d) where possible, provide for the reinstatement of views and vistas to the Heritage Place from public roads by removing unsympathetic fencing, building additions or alterations; and

- (e) integrate improvements and additions at the rear or side of the Heritage Place and not in front of elements of identified heritage value, and may be of contemporary design provided it is of compatible:
 - (i) scale, bulk and setbacks;
 - (ii) proportion and composition of design elements;
 - (iii) form and visual interest (as determined by play of light and shade, treatments of openings and depths of reveals, roofline and silhouette, colour and texture of materials, details, landscaping and fencing); and
 - (iv) materials such as stone, brick, render, galvanised steel, slate, terracotta and the like which are characteristic of North Adelaide.

150 Sympathetically designed second storey components that utilise or extend roof space to the rear of a Heritage Place may be appropriate subject to scale, views from the street, overshadowing and privacy considerations.

151 Alterations or additions at the rear of a Heritage Place should neither dominate nor compete with the elements of heritage value of the Place in its design, siting, scale, form and detail. Rear development should not be readily viewed from the street above a Heritage Place.

152 Development of an interior of a State heritage place or a local heritage place (where the interior of the local heritage place is identified as an element of heritage value in the relevant Table), should retain significant fabric (including fixtures and fittings) and spatial arrangements where these elements contribute to the heritage value of the place.

153 Uses on land containing a Heritage Place or the use of a Heritage Place should support the conservation of the identified elements of heritage value.

154 Where adaptation of a Heritage Place involves additional construction, part demolition or alterations to the Place, development should not diminish its heritage value and where possible, should involve conservation works to reinforce its heritage value.

155 Development should facilitate the conservation of dilapidated Heritage Places.

Demolition

156 A State heritage place should not be demolished or removed, in whole or in part, unless:

- (a) that portion of the place to be demolished or removed does not diminish the heritage value of the place; and
- (b) a heritage impact statement has been prepared that reviews the heritage values of the place and includes an assessment of the impacts on those values by the proposed development.

157 A local heritage place should not be demolished or removed, in whole or in part, unless:

- (a) the portion of the place to be demolished or removed does not diminish the heritage value of the local heritage place; or
- (b) the structural condition of the place is seriously unsound and cannot be rehabilitated.

Fencing, Garages, Carports and Outbuildings

158 Fencing to the street boundary (including any secondary street frontage) and returning along the side boundaries to the alignment of the main face of a Heritage Place should:

- (a) be of a design and incorporate materials compatible with the place and any existing fencing identified as an element of heritage value; and

- (b) be of a height that complements any existing fencing identified as an element of heritage value or otherwise not compromise existing views of a Heritage Place from the primary street frontage.

159 Development of carports, garages or other outbuildings on land containing a Heritage Place should, without necessarily replicating the historic detailing of the Heritage Place:

- (a) maintain or provide vehicle access conditions in keeping with the character of the Heritage Place;
- (b) be located behind the main face of the Heritage Place and may be freestanding;
- (c) be designed to ensure garage doors do not visually dominate the primary street frontage of the Heritage Place;
- (d) not extend design elements of the Heritage Place such as verandahs, roof forms or historic detailing at the same alignment as the main face of the Heritage Place;
- (e) not incorporate undercroft parking, (unless specifically expressed in the relevant Zone or Policy Area as a possible development option in a particular street) or other parking or access arrangements that are not in keeping with the heritage value and character of the locality; and
- (f) be of a design, materials and character compatible with the heritage value of the Heritage Place.

Land Division

160 The division of land containing a Heritage Place should only occur where:

- (a) it will maintain a compatible setting around the Heritage Place, as defined in the Zone or Policy Area;
- (b) the division results in allotment(s) of a size and dimensions that will accommodate new development that will reinforce and complement the elements of heritage value of the Heritage Place and is compatible with the desired character of the Zone or Policy Area;
- (c) additional allotment(s) are of a size and dimensions that will provide a building envelope for the siting and setback of new buildings from allotment boundaries so that new development does not dominate, encroach upon, overshadow or otherwise impact on the setting of the Heritage Place and vistas to the place;
- (d) it will provide an area for landscaping on each allotment of a size and dimensions that complements the Heritage Place and is consistent with the desired character of the Zone or Policy Area; and
- (e) the balance of land associated with the Heritage Place is sufficient to accommodate landscaped open space, private open space and on-site car parking in a manner that complements the elements of heritage value of the Heritage Place and is compatible with the desired character of the Zone or Policy Area.

161 Land division within a building (e.g. community title) identified as a Heritage Place should not materially affect the elements of heritage value of the Heritage Place, as defined in the relevant Zone or Policy Area.

Development on Land Adjacent to a Heritage Place

162 Development on land adjacent to land containing a Heritage Place should demonstrate design consideration of the relationship with the Heritage Place (without necessarily replicating its historic detailing) by establishing compatible:

- (a) scale, bulk and setbacks;
 - (b) proportion and composition of design elements;
 - (c) form and visual interest (as determined by play of light and shade, treatments of openings and depths of reveals, roofline and silhouette, colour and texture of materials and details, landscaping and fencing);
 - (d) width of frontage and boundary set-back patterns; and
 - (e) vehicle access and carparking arrangements.
- 163** Development on land adjacent to a Heritage Place and sited in prominent locations, such as corners or at the termination of vistas where a strong presence is desirable, should have a scale and detail equal to that of the Heritage Place.
- 164** In a locality where single-storey Heritage Places prevail at or close to the primary street frontage, single storey development and a consistent building set-back should be maintained. Sympathetically designed second storey components that utilise or extend roof space to the rear of a building may be appropriate subject to scale, views from the street, overshadowing and privacy considerations.
- 165** Development that is visible from the street should match the building levels and storey heights of adjacent Heritage Places.
- 166** The division of land adjacent to a Heritage Place should:
- (a) create allotment(s) of a size and dimensions to accommodate new development that will complement adjacent Heritage Place(s) and reinforce the desired character of the streetscape;
 - (b) be of a size and dimensions that will provide for the siting and setback of new buildings from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise impact on the setting of adjacent Heritage Place(s); and
 - (c) provide areas for landscaping of a size and dimensions that complement the landscape setting of adjacent Heritage Place(s) and is consistent with the desired character of the Zone or Policy Area.

Built Form and Townscape

OBJECTIVES

Objective 46: Reinforcement of the city's grid pattern of streets through:

- (a) high rise development framing city boulevards, the Squares and Park Lands
- (b) vibrant main streets of a more intimate scale that help bring the city to life
- (c) unique and interesting laneways that provide a sense of enclosure and intimacy.

Objective 47: Buildings should be designed to:

- (a) reinforce the desired character of the area as contemplated by the minimum and maximum building heights in the Zone and Policy Area provisions;
- (b) maintain a sense of openness to the sky and daylight to public spaces, open space areas and existing buildings;
- (c) contribute to pedestrian safety and comfort; and

- (d) provide for a transition of building heights between Zone and Policy Areas where building height guidelines differ.

Objective 48: Development which incorporates a high level of design excellence in terms of scale, bulk, massing, materials, finishes, colours and architectural treatment.

PRINCIPLES OF DEVELOPMENT CONTROL

167 Where development significantly exceeds quantitative policy provisions, it should demonstrate a significantly higher standard of design outcome in relation to qualitative policy provisions including pedestrian and cyclist amenity, activation, sustainability and public realm and streetscape contribution.

Height, Bulk and Scale

PRINCIPLES OF DEVELOPMENT CONTROL

168 Development should be of a high standard of design and should reinforce the grid layout and distinctive urban character of the City by maintaining a clear distinction between the following:

- (a) the intense urban development and built-form of the town acres in the Capital City, Main Street, Mixed Use, City Frame and City Living Zones;
- (b) the less intense and more informal groupings of buildings set within the landscaped environment of the Institutional Zones;
- (c) the historic character of the Adelaide and North Adelaide Historic (Conservation) Zones and groups of historic housing within the City Living Zone; and
- (d) the open landscape of the Park Lands Zone.

169 The height and scale of development and the type of land use should reflect and respond to the role of the street it fronts as illustrated on [Map Adel/1 \(Overlay 1\)](#).

170 The height, scale and massing of buildings should reinforce:

- (a) the desired character, built form, public environment and scale of the streetscape as contemplated within the Zone and Policy Area, and have regard to:
 - (i) maintaining consistent parapet lines, floor levels, height and massing with existing buildings consistent with the areas desired character;
 - (ii) reflecting the prevailing pattern of visual sub-division of neighbouring building frontages where frontages display a character pattern of vertical and horizontal sub-divisions; and
 - (iii) avoiding massive unbroken facades.
- (b) a comfortable proportion of human scale at street level by:
 - (i) building ground level to the street frontage where zero set-backs prevail;
 - (ii) breaking up the building facade into distinct elements;
 - (iii) incorporating art work and wall and window detailing; and
 - (iv) including attractive planting, seating and pedestrian shelter.

171 Where possible, large sites should incorporate pedestrian links and combine them with publicly accessible open space.

- 172** Buildings and structures should not adversely affect by way of their height and location the long-term operational, safety and commercial requirements of Adelaide International Airport. Buildings and structures which exceed the heights shown in [Map Adel/1 \(Overlay 5\)](#) and which penetrate the Obstacle Limitation Surfaces (OLS) should be designed, marked or lit to ensure the safe operation of aircraft within the airspace around the Adelaide International Airport.
- 173** Development in a non-residential Zone that abuts land in a City Living Zone, the Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone, should provide a transition between high intensity development and the lower intensity development in the adjacent Zone by focussing taller elements away from the common Zone boundary.
- 174** Development in a non-residential Zone that is adjacent to land in the City Living Zone, Adelaide Historic (Conservation) Zone or North Adelaide Historic (Conservation) Zone should minimise overshadowing on sensitive uses by ensuring:
- (a) north-facing windows to habitable rooms of existing dwellings in the City Living Zone, Adelaide Historic (Conservation) Zone or North Adelaide Historic (Conservation) Zone receive at least 3 hours of direct sunlight over a portion of their surface between 9.00am and 3.00pm on 21 June;
 - (b) ground level open space of existing residential buildings in the City Living Zone, Adelaide Historic (Conservation) Zone or North Adelaide Historic (Conservation) Zone receive direct sunlight for a minimum of 2 hours between 9.00am and 3.00pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space;
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).

Plot Ratio

- 175** Plot ratios have been established for the City Living Zone, Adelaide Historic (Conservation) Zone and North Adelaide Historic (Conservation) Zone for the purpose of ensuring that intensity of development on land is consistent with the desired character. The amount of building floor area that may be permitted on the allotment(s) on which any development is situated should not exceed the area calculated by multiplying the area of the allotment(s) on which the development is situated by the plot ratio applicable to the allotment(s).

Maximum Dwelling Density and Floor Space

- 176** In the City Living Zone (other than in relation to sites greater than 1500 square metres in area), the Adelaide Historic (Conservation) Zone and the North Adelaide Historic (Conservation) Zone, the number of dwellings which will be appropriate on a site should not exceed the site area divided by the dwelling unit factor as set out in relevant Zone, and any fractions of the number so calculated should be disregarded.

Landscaped Open Space

- 177** Landscaped open space should be provided on the site of a development to at least the extent specified in the Principles of Development Control for the relevant Zone or Policy Area for siting, amenity and screening purposes. Where the existing amount of landscaped open space provided is less than the amount specified in the relevant Zone or Policy Area, development should not further reduce this amount. Where landscaped open space is not required, the provision of landscaped pedestrian spaces, planter boxes and in-ground planting is appropriate.

Building Set-backs

- 178** In the City Living Zone, the Adelaide Historic (Conservation) Zone and the North Adelaide Historic (Conservation) Zone, buildings should maintain the prevailing set-back established by adjoining buildings, provided the resultant character reinforces the desired character for the locality.

Design Techniques (these are ONE WAY of meeting the above Principle)

178.1 Design solutions may include:

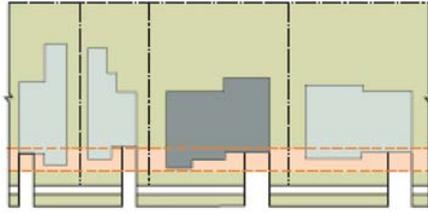


Figure 178.1 - street setbacks located within a range defined by existing building setbacks.

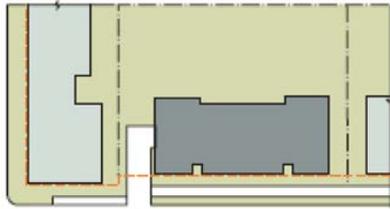


Figure 178.2 - street setbacks consistent with the existing established building alignments.

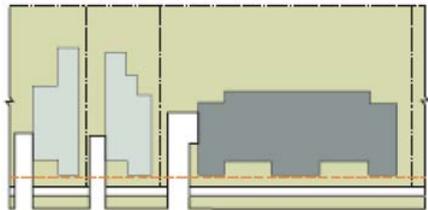


Figure 178.3 - street setbacks modulated to break up long building facades.

179 Buildings within the Capital City Zone should be built to the street edge to reinforce the grid pattern, create a continuity of frontage and provide definition and enclosure to the public realm whilst contributing to the interest, vitality and security of the pedestrian environment.

Composition and Proportion

180 Development should respect the composition and proportion of architectural elements of building facades that form an important pattern which contributes to the streetscape's distinctive character in a manner consistent with the desired character of a locality by:

- (a) establishing visual links with neighbouring buildings by reflecting and reinforcing the prevailing pattern of visual sub-division in building facades where a pattern of vertical and/or horizontal sub-divisions is evident and desirable, for example, there may be strong horizontal lines of verandahs, masonry courses, podia or openings, or there may be vertical proportions in the divisions of facades or windows; and
- (b) clearly defining ground, middle and roof top levels.

181 Where there is little or no established building pattern, new buildings should create new features which contribute to an areas desired character and the way the urban environment is understood by:

- (a) frontages creating clearly defined edges;
- (b) generating new compositions and points of interest;
- (c) introducing elements for future neighbouring buildings; and

- (d) emphasising the importance of the building according to the street hierarchy.

Articulation and Modelling

182 Building facades fronting street frontages, access ways, driveways or public spaces should be composed with an appropriate scale, rhythm and proportion which responds to the use of the building, the desired character of the locality and the modelling and proportions of adjacent buildings.

Design Techniques (these are ONE WAY of meeting the above Principle)

182.1 Design solutions may include:

- (a) defining a base, middle and top related to the overall proportion of the building;
- (b) expressing key horizontal lines within the townscape by using cornices, a change in materials or building setback;
- (c) expressing the internal layout of the building by using for example, vertical bays or its structure, such as party wall divisions;
- (d) expressing the variation in floor to floor height, particularly at the lower levels;
- (e) articulating building entries with awnings, porticos, recesses, blade walls and projecting bays;
- (f) using a variety of window types to create a rhythm or express the use of the building;
- (g) incorporating architectural features which give human scale to the design of the building at street level such as entrance porches, awnings and colonnades;
- (h) designing facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls;
- (i) expressing important corners by giving visual prominence to parts of the facade, for example, a change of building articulation, material or colour, roof expression or increased height;
- (j) using a variation of contrasting surface finishes, textures, colours or patterns; or
- (k) avoiding unbroken building elevations of more than 15 metres on a vertical plan;
- (l) using recessed balconies and deep windows to create articulation and define shadows thereby adding visual depth to the facade;

183 Balconies should be designed to give shelter to the street or public space at first floor levels.

184 Balconies should:

- (a) respond to the street context and building orientation; and
- (b) incorporate balustrade detailing to reflect the balcony type and location and the materials and detail of the building facade.

185 No part of any fully enclosed building should extend over property boundaries, including streets and public spaces, whether above a balcony at a lower level or not.

186 Building services such as drainage pipes together with security grills/screens, ventilation louvres and car park entry doors, should be coordinated and integrated with the overall facade design.

Materials, Colours and Finishes

- 187** The design, external materials, colours and finishes of buildings should have regard to their surrounding townscape context, built form and public environment, consistent with the desired character of the relevant Zone and Policy Area.
- 188** Development should be finished with materials that are sympathetic to the design and setting of the new building and which incorporate recycled or low embodied energy materials. The form, colour, texture and quality of materials should be of high quality, durable and contribute to the desired character of the locality. Materials, colours and finishes should not necessarily imitate materials and colours of an existing streetscape
- 189** Materials and finishes that are easily maintained and do not readily stain, discolour or deteriorate should be utilised.
- 190** Development should avoid the use of large expanses of highly reflective materials and large areas of monotonous, sheer materials (such as polished granite and curtained wall glazing).

Corner Sites

- 191** New development on major corner sites should define and reinforce the townscape importance of these sites with appropriately scaled buildings that:
- (a) establish an architectural form on the corner;
 - (b) abut the street frontage; and
 - (c) address all street frontages.

Design Technique (these are ONE WAY of meeting part of the above Principle)

191.1 *In relation to Principle 191(a):*

- (a) *corporation of corner elements such as pediments, turrets, verandahs, balconies and other articulation and modelling into the design of the building;*
- (b) *incorporation of prominent entrances and/or windows at the apex;*
- (c) *increasing roof expression or building height at the corner to emphasise the importance of the street corner;*
- (d) *rotating the building line to create a chamfered edge;*
- (e) *projecting corner elements forward; and/or*
- (f) *in a change of building articulation, material or colour.*

Sky and Roof Lines

OBJECTIVE

Objective 49: Innovative and interesting skylines which contribute to the overall design and performance of the building.

PRINCIPLES OF DEVELOPMENT CONTROL

- 192** Where a prevailing pattern of roof form assists in establishing the desired character of the locality, new roof forms should be complementary to the shape, pitch, angle and materials of adjacent building roofs.

193 Buildings should be designed to incorporate well designed roof tops that:

- (a) reinforce the desired character of the locality, as expressed in the relevant Zone or Policy Area;
- (b) enhance the skyline and local views;
- (c) contribute to the architectural quality of the building;
- (d) provide a compositional relationship between the upper-most levels and the lower portions of the building;
- (e) provide an expression of identity;
- (f) articulate the roof, breaking down its massing on large buildings to minimise apparent bulk;
- (g) respond to the orientation of the site; and
- (h) create minimal glare.

Design Techniques (these are ONE WAY of meeting the above Principle)

193.1 Design solutions may include:

- (a) articulating form and surface by large, simple features that can be recognised from a distant view point;
- (b) tapering towers by stepping back floor plates;
- (c) integrating plant and fixtures within the roof top design; and/or
- (d) incorporating an architectural roof feature within the design of the building by:
 - (i) creating a feature that forms part of its overall architectural form and composition;
 - (ii) ensuring visual compatibility with nearby towers and other structures whilst maintaining architectural distinction;
 - (iii) providing sky line features capable of being viewed over great distances;
 - (iv) including modelled parapets;
 - (v) ensuring compatibility of podia height at street alignment; and/or
 - (vi) incorporating roof top gardens and terraces.

194 Roof top plant and ancillary equipment that projects above the ceiling of the top storey should:

- (a) be designed to minimise the visual impact; and
- (b) be screened from view, including the potential view looking down or across from existing or possible higher buildings, or be included in a decorative roof form that is integrated into the design of the building.

195 Roof design should facilitate future use for sustainable functions such as:

- (a) rainwater tanks for water conservation;
- (b) roof surfaces orientated, angled and of suitable material for photovoltaic applications; and/or

- (c) “green” roofs (ie roof top gardens structurally capable of supporting vegetation) or water features.

Active Street Frontages

OBJECTIVES

- Objective 50:** Development that enhances the public environment and, where appropriate provides activity and interest at street level, reinforcing a locality’s desired character.
- Objective 51:** Development designed to promote pedestrian activity and provide a high quality experience for City residents, workers and visitors by:
- (a) enlivening building edges;
 - (b) creating welcoming, safe and vibrant spaces;
 - (c) improving perceptions of public safety through passive surveillance; and
 - (d) creating interesting and lively pedestrian environments.

PRINCIPLES OF DEVELOPMENT CONTROL

- 196** Development should be designed to create active street frontages that provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of the public realm.

Design Techniques (these are ONE WAY of meeting the above Principle)

196.1 Design solutions may include:

- (a) Well designed and legible entrances, lobbies and commercial uses at ground level.
- (b) Window displays of merchandise or open shopfronts, well lit panel displays, corporate identity and/or artworks.
- (c) Avoiding vast expanses of blank walls presenting flat surfaces without detailing, openings or activity.
- (d) Orientating active parts of a building to the street frontage.
- (e) Incorporating uses such as retailing, food and drink outlets, counter services and cafés/restaurants particularly with outdoor seating areas.

- 197** Retail frontages should be designed to provide interest to passing pedestrians at street level and relief to building mass.

Design Techniques (these are ONE WAY of meeting the above Principle)

197.1 Design solutions may include:

- (a) Providing views into and out of buildings.
- (b) Providing interesting and active window displays.
- (c) Providing external light fittings, particularly where street lighting is blocked eg under verandahs.
- (d) Using transparent glass, open mesh or transparent security shutters that allow views into and out of the building.

- (e) *Illuminating shop windows until 12.00pm.*
- (f) *Incorporating detailed architectural facade treatment.*

198 Commercial buildings should be designed to ensure that ground floor facades are rich in detail so they are exciting to walk by, interesting to look at and to stand beside.

Design Techniques (these are ONE WAY of meeting the above Principle)

198.1 Design solutions may include:

- (a) *Providing well designed legible entrances and lobbies that address the street.*
- (b) *Creating richness and detail at street level through methods such as artwork (including animating spaces with water), use of high quality materials and variation in materials, wall and window detailing and decoration.*
- (c) *Locating lively interior activities along street frontages so they are visible from outside e.g. employee canteens or reception areas oriented towards the street;*
- (d) *Cafés and restaurants utilising footpath space; and/or*
- (e) *Providing designs which incorporate places for people to sit and watch.*

199 Residential development should be designed to create interesting pedestrian environments and resident surveillance of any street, accessway and driveway.

Design Techniques (these are ONE WAY of meeting the above Principle)

199.1 Design solutions may include:

- (a) *Using transparent glass along street frontages.*
- (b) *Maximising the number of windows and doors.*
- (c) *Enlivening building edges with balconies, bays, porches, awnings or other projections.*
- (d) *Designing interesting and innovative fencing and walls.*
- (e) *Incorporating transparent fencing and walls that enable presentation of the building to the street eg use of mesh fencing rather than blank solid walls.*
- (f) *Avoiding blank high walls and elevations unbroken by architectural detail which prevents community interaction and resident surveillance of the street.*
- (g) *Avoiding car parking in front of buildings.*
- (h) *Addressing housing on corner sites to both street frontages by establishing prominent entrances and/or windows at the apex of buildings.*
- (i) *Incorporating compatible non-residential uses such as home offices, art/craft workshops and galleries at ground floor level.*

Outdoor Dining

OBJECTIVE

Objective 52: Development that contributes to the vibrancy, activity and desired character of a locality.

PRINCIPLES OF DEVELOPMENT CONTROL

200 Outdoor dining should:

- (a) be located outside the associated premises;
- (b) provide sufficient set-backs, such as from kerbs and property boundaries, and clearances, such as from buildings;
- (c) be located in an area safe for patrons where the security of the building is not compromised;
- (d) ensure the dining area is set back from the building line at street intersections;
- (e) ensure unimpeded pedestrian flow through free and uninterrupted pedestrian paths; and
- (f) ensure wheelchair access to pedestrian ramps is not compromised.

201 Structures should:

- (a) be of high quality design and form an integral part of the streetscape;
- (b) not restrict public access;
- (c) not detract or restrict views of significant sightlines, buildings and landmarks;

202 Signage that identifies the business name or logo, or advertises goods sold on the premises is only appropriate on glass and canvas screens and umbrellas and should meet the following:

- (a) signage and advertisements should be designed to improve and complement the amenity of the premises, be of an appropriate design and consistent with the desired character of the locality;
- (b) advertisements on outdoor dining items such as umbrellas and canvas screens should not exceed a portion that covers 10 percent of the total available space on each outdoor dining item, up to half of which may be commercial advertisements in the form of product logos used or sold by the premises;
- (c) advertisements should not be illuminated or animated; and
- (d) third party advertising on outdoor dining items is inappropriate.

Demolition

OBJECTIVE

Objective 53: Where demolition of an existing building is proposed, the replacement building is designed and sited to achieve the purposes of the relevant Zone and Policy Area and to provide for quality urban design.

PRINCIPLES OF DEVELOPMENT CONTROL

203 The demolition of any building should not occur unless Development Approval for a replacement development has been granted. Exceptions may only be granted:

- (a) for documented reasons of public health or safety agreed by the planning authority or alternatively agreed by a statutory order; or
- (b) where located within the Park Lands Zone.

Should the replacement development not commence within 12 months of the granting of Development Approval, then landscaping of the site should be undertaken.

Vacant Sites and Buildings

OBJECTIVE

Objective 54: The temporary use of vacant or underdeveloped land which is not likely to be the subject of long term development in the short term.

PRINCIPLES OF DEVELOPMENT CONTROL

204 Vacant and underdeveloped land and buildings should be brought into use as soon as possible.

205 Where there is no immediate prospect of a long term use, a temporary use for up to 24 months (excluding temporary car parks) is encouraged. Temporary uses of vacant or underdeveloped land should be landscaped, screened and/or treated so that negative impacts to the public realm are minimised.

206 Temporary storage of Council equipment may be appropriate provided measures are incorporated for:

- (a) dust control;
- (b) appropriate screening including landscaping;
- (c) containment of litter and waste; and
- (d) appropriate securing of the site.

Landscaping

OBJECTIVE

Objective 55: Water conserving landscaping that enhances the local landscape character and creates a pleasant, safe and attractive living environment.

PRINCIPLES OF DEVELOPMENT CONTROL

207 Landscaping should:

- (a) be selected and designed for water conservation;
- (b) form an integral part of the design of development; and
- (c) be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas and enhance the visual amenity of the area.

208 Landscaping should incorporate local indigenous species suited to the site and development, provided such landscaping is consistent with the desired character of the locality and any heritage place.

209 Landscaping should be provided to all areas of communal space, driveways and shared car parking areas.

210 Landscaping between the road and dwellings should be provided to screen and protect the dwellings from dust and visual impacts of the road.

Advertising

OBJECTIVE

Objective 56: Outdoor advertisements that are designed and located to:

- (a) reinforce the desired character and amenity of the locality within which it is located and rectify existing unsatisfactory situations;
- (b) be concise and efficient in communicating with the public, avoiding a proliferation of confusing and cluttered displays or a large number of advertisements; and
- (c) not create a hazard.

PRINCIPLES OF DEVELOPMENT CONTROL

211 Advertisements should be designed to respect and enhance the desired character and amenity of the locality by the means listed below:

- (a) the scale, type, design, location, materials, colour, style and illumination of any advertisements should be compatible with the design and character of the buildings and land to which it is related, and should be in accordance with provisions for the Zone and Policy Area in which it is situated and any relevant adjacent Zones or Policy Areas;
- (b) advertisements should be integrated with the architectural form, style and colour of buildings and wherever possible, requirements for advertisements should be considered in the design of new buildings;
- (c) advertisements should be artistically interesting in terms of graphics and construction with intricacy and individuality in design encouraged while maintaining consistency in design and style where co-ordinated advertisements are appropriate;
- (d) structural supports should be concealed from public view or of minimal visual impact;
- (e) advertisements on individual premises should be co-ordinated in terms of type and design and should be limited in number to minimize visual clutter;
- (f) advertisements should be displayed on fascia signs or located below canopy level;
- (g) advertisements on buildings or sites occupied by a number of tenants should be co-ordinated, complementary and the number kept to a minimum; and
- (h) advertisements on or adjacent to a heritage place should be designed and located to respect the heritage value of the heritage place.

212 Advertisements are inappropriate on premises used for a dwelling. This does not include business plates associated with a home activity which does not exceed 0.2 square metres.

213 In the City Living Zone, the Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone, advertisements should not detrimentally affect residential amenity and advertisements at roof level where the building forms the backdrop (i.e. plant room) are inappropriate.

214 Product advertisements illustrating products sold on the premises in conjunction with the business name should not exceed 25 percent of the area of any advertisement.

215 Development of vending machines, automatic teller machines and fast food outlets should:

- (a) be consistent with the relevant Zone and Policy Area provisions;
- (b) maintain the character and continuity of activity along street frontages;

- (c) maintain good visibility from the street or public places for security; and
- (d) not impede pedestrian movement.

216 Advertisements relating to vending machines and automatic teller machines should be restrained in size and style.

217 Advertisements should not endanger public safety or detrimentally affect the amenity of adjacent premises by reason of their location, position, construction or design and should:

- (a) not emit excessive glare or reflection from internal or external illumination;
- (b) not obscure road users' and pedestrians' views of vehicles, pedestrians or potentially hazardous road features;
- (c) not cause confusion with, or reduce the effectiveness of traffic control devices;
- (d) have a clearance between the footpath and base or underside of projecting signage of at least 2.5 metres for permanent advertisements and 2.3 metres for temporary advertisements, and between the kerb face and outside edge of the sign of at least 600 millimetres; and
- (e) permit safe and convenient pedestrian movement.

218 Temporary advertisement hoardings or shrouds required for the screening of construction sites or for creating visual interest should occur only where they are:

- (a) of a high standard of design;
- (b) displayed only during the period of construction;
- (c) comprised of high quality opaque, solid and non-reflective material that is durable, low maintenance and appropriate to the City context;
- (d) required to conceal wiring and conduits; and
- (e) do not create undue risk to public or private safety.

Squares and Public Spaces*

OBJECTIVES

Objective 57: High quality, readily accessible external and internal open spaces in appropriate locations that form an integral part of the public domain, provide sanctuary, visual pleasure and a range of recreational and leisure opportunities and contribute to the City's pedestrian and bicycle network.

Objective 58: Development that conserves and enhances the City's squares, improves their visual amenity, increases their range of uses, and maximises pedestrian accessibility to their landscaped areas.

Objective 59: A distinctive Adelaide streetscape identity through the use of street furniture, graphics, public art, signs, lighting and landscaping, recognising existing visually significant buildings and trees.

* Public spaces includes streets, lanes, squares, parks, gardens, building forecourts and atria internal to a building.

PRINCIPLES OF DEVELOPMENT CONTROL

219 The Squares should be for the relaxation, enjoyment and leisure of the City's workers, residents, students and visitors. The landscaped area of the Squares should where possible, be enlarged to improve visual and functional amenity. Development should:

- (a) maximise pedestrian convenience, safety and access to the landscaped area of the Squares and reduce conflict between pedestrians and vehicles;
- (b) contribute to the amenity of the City through the provision of tall trees and other suitable drought tolerant planting;
- (c) provide facilities such as seating, rest areas, and weather protection to enhance cultural, social and outdoor recreational activity;
- (d) maintain a high quality of lighting for security and amenity;
- (e) minimise buildings, structures, utilities and service facilities; and
- (f) maintain a high quality of design.

220 Development fronting public spaces should be of a high standard of design and should reinforce the distinctive urban character of the City by:

- (a) defining and enclosing the City Squares with a continuous edge of peripheral buildings which:
 - (i) are of relatively consistent height and scale as appropriate to the desired character surrounding each of the Squares;
 - (ii) are designed to maintain the continuity of the streetscape;
 - (iii) are situated close to or abutting the Square frontages;
 - (iv) provide ground floor activities that support the public use of the space; and
 - (v) are designed and sited to minimise overshadowing of the Square's garden areas.
- (b) enhancing interest, use, safety and a range of activities by ensuring:
 - (i) facades abutting public spaces provide visual interest; and
 - (ii) appropriate elements of public art;
- (c) defining the major streets as important linear public spaces which display a formal townscape character by:
 - (i) ensuring that buildings in the Capital City Zone maintain or re-establish, a continuous edge of built-form abutting or situated close to major street frontages;
 - (ii) emphasising the townscape importance of development at the intersections of major streets, and intersections of major streets with City Squares, with corner buildings of a scale and form appropriate to their location and situated close to or abutting both street frontages;
 - (iii) ensuring that buildings fronting on to such streets are of a shape and orientation which relate to and reinforce the rectilinear grid pattern of the City; and
 - (iv) requiring that any substantial set-back, open space or plaza be behind a built-form or landscape element which maintains or reinforces the continuity and line of the street frontage;

- (d) maintaining the existing pattern and structure of streets and laneways;
- (e) restricting building over minor streets and laneways to avoid over-shadowing and preserve the built-form pattern established by traditional land sub-division in the City; and
- (f) allowing for ease of pedestrian circulation and through access where possible.

Design Techniques (these are ONE WAY of meeting parts of the above Principle)

220.1 In relation to Principle 220(a), minimising set-back distances from the perimeter of the space to increase the ability of the building to interact with the public realm.

220.2 In relation to Principle 220(b), incorporating uses such as home offices, artist studios, galleries, cafés and restaurants where encouraged by the Policy Areas provisions.

- 221** Development on, over, encroaching upon, or opening on to public spaces should not endanger public safety or cause undue inconvenience to either pedestrians, including persons with disabilities, or users of vehicles, and should ensure adequate alignment of building levels to surface levels.
- 222** Cornices, sunscreens and hoods should:
- (a) have a minimum height of 3 metres above the level of the footway or 5 metres above a carriageway;
 - (b) have a maximum projection of 1.2 metres over a public space which exceeds 10 metres in width and a maximum of 600 millimetres over a public space which is 10 metres or less in width; and
 - (c) be constructed to prevent water dripping or running into a public place.
- 223** Public spaces should allow good visibility into and across the space to promote security and safety and should provide opportunities for citizens to meet and socialise.

Transport and Access

Access and Movement

OBJECTIVE

Objective 60: Access to and movement within the City that is easy, safe, comfortable and convenient with priority given to pedestrian and cyclist safety and access.

PRINCIPLES OF DEVELOPMENT CONTROL

- 224** Development should provide safe, convenient and comfortable access and movement.
- 225** Vehicle access points along primary and secondary city access roads and local connector roads, as shown on [Map Adel/1 \(Overlay 1\)](#) should be restricted.

Pedestrian Access

OBJECTIVES

- Objective 61:** Development that promotes the comfort, enjoyment and security of pedestrians by providing shelter and reducing conflict with motor vehicles.
- Objective 62:** Development that contributes to the quality of the public realm as a safe, secure and attractive environment for pedestrian movement and social interaction.

Objective 63: Safe and convenient design of and access to buildings and public spaces, particularly for people with disabilities.

PRINCIPLES OF DEVELOPMENT CONTROL

- 226** Development should reflect the significance of the paths and increase the permeability of the pedestrian network identified within [Map Adel/1 \(Overlay 2\)](#) by ensuring:
- (a) pedestrians are not disrupted or inconvenienced by badly designed or located vehicle access ramps in footpaths or streets; and
 - (b) vehicle and service entry points are kept to a minimum to avoid adverse impact on pedestrian amenity.
- 227** Within the Core, Primary and Secondary Pedestrian Areas identified within [Map Adel/1 \(Overlays 2, 2A and 3\)](#), development should be designed to support the establishment and maintenance of continuous footpaths so that pedestrian flow is free and uninterrupted. Pedestrian access should be provided at ground level mid-block between all streets.
- 228** Development should provide and maintain pedestrian shelter, access and through-site links in accordance with the walking routes identified within [Map Adel/1 \(Overlays 2, 2A and 3\)](#) and the provisions of the Zone or Policy Area in which it is located. Such facilities should be appropriately designed and detailed to enhance the pedestrian environment, have regard to the mobility needs of people with disabilities, and be safe, suitable and accessible.
- 229** Corner buildings in the Central Business Policy Area of the Capital City Zone, buildings adjacent to street intersections and buildings along a high concentration public transport route or along public transport pedestrian routes identified within [Map Adel/1 \(Overlay 4\)](#) should provide weather protection for pedestrians in the form of verandahs, awnings or canopies. Where verandahs or awnings are provided which block street lighting, they should include additional lighting beneath the canopy.
- 230** Permanent structures over a footpath should have a minimum clearance of 3.0 metres above the existing footpath level, except for advertisements which should have a minimum clearance of 2.5 metres and temporary structures and retractable canopies which should have a minimum clearance of 2.3 metres above the existing footpath level.
- 231** Where posts are required to support permanent structures, they should be located at least 600 millimetres from the kerb line.
- 232** Access for people with disabilities should be provided to and within all buildings to which members of the public have access in accordance with the relevant Australian Standards. Such access should be provided through the principal entrance, subject to heritage considerations and for exemptions under the relevant legislation.

Bicycle Access

OBJECTIVES

- Objective 64:** Greater use of bicycles for travel to and within the City and the improvement of conditions, safety and facilities for cyclists.
- Objective 65:** Adequate supply of secure, short stay and long stay bicycle parking to support desired growth in City activities.

PRINCIPLES OF DEVELOPMENT CONTROL

- 233** Development should have regard to the bicycle routes identified within [Map Adel/1 \(Overlay 3\)](#) by:
- (a) limiting vehicular access points; and

- (b) ensuring that vehicles can enter and leave the site in a forward direction, thereby avoiding reverse manoeuvres.

234 An adequate supply of on-site secure bicycle parking should be provided to meet the demand generated by the development within the site area of the development. Bicycle parking should be provided in accordance with the requirements set out in [Table Adel/6](#).

235 Onsite secure bicycle parking facilities for residents and employees (long stay) should be:

- (a) located in a prominent place;
- (b) located at ground floor level;
- (c) located undercover;
- (d) located where passive surveillance is possible, or covered by CCTV;
- (e) well lit and well signed;
- (f) close to well used entrances;
- (g) accessible by cycling along a safe, well lit route;
- (h) take the form of a secure cage with locking rails inside or individual bicycle lockers; and
- (i) in the case of a cage have an access key/pass common to the building access key/pass.

236 Onsite secure bicycle parking facilities for short stay users (i.e. bicycle rails) should be:

- (a) directly associated with the main entrance;
- (b) located at ground floor level;
- (c) located undercover;
- (d) well lit and well signed;
- (e) located where passive surveillance is possible, or covered by CCTV; and
- (f) accessible by cycling along a safe, well lit route.

237 Access to bicycle parking should be designed to:

- (a) minimise conflict with motor vehicles and pedestrians;
- (b) ensure the route is well signed and well lit including the use of road markings such as a bicycle logo if appropriate to help guide cyclists; and
- (c) ensure the route is unhindered by low roof heights.

Design Technique (this is ONE WAY of meeting the above Principle)

237.1 In relation to Principle 237(a):

- (a) *avoid unnecessary vehicular crossing points, particularly with potential reversing movements from motor vehicles; and*
- (b) *utilise the shortest, most direct route for cycles to reach the destination bicycle parking*

237.2 In relation to Principle 237(c), a minimum clearance of 2 metres for new, permanent structures.

- 238** To facilitate and encourage the use of bicycles and walking as a means of travel to and from the place of work, commercial and institutional development should provide on-site shower and changing facilities.

Public Transport

OBJECTIVES

- Objective 66:** Development that promotes the use of sustainable transport consistent with State Government objectives and initiatives.
- Objective 67:** Accessible public transport for all metropolitan residents and visitors and safe and attractive facilities for public transport users.

PRINCIPLES OF DEVELOPMENT CONTROL

- 239** Development along a high concentration public transport route should be designed to ensure that activity and interest for public transport passengers is maximised through the incorporation of active street frontages.
- 240** Development along high concentration public transport routes identified in [Map Adel/1 \(Overlay 4\)](#) should:
- (a) ensure there are pedestrian links through the site if needed to provide access to public transport;
 - (b) provide shelter (e.g. verandahs) for pedestrians against wind, sun and rain;
 - (c) provide interest and activity at street level; and
 - (d) where possible, avoid vehicle access across high concentration public transport routes identified in [Map Adel/1 \(Overlay 4\)](#). Where unavoidable, vehicle access should be integrated into the design of the development whilst retaining active street frontages.

Traffic and Vehicle Access

OBJECTIVES

- Objective 68:** Development that supports a shift toward active and sustainable transport modes (i.e. public transport, cycling and walking).
- Objective 69:** An enhanced City environment and the maintenance of an appropriate hierarchy of roads to distribute traffic into the City to serve development in preference to through traffic.
- Objective 70:** Adequate off-street facilities for loading and unloading of courier, delivery and service vehicles and access for emergency vehicles.

PRINCIPLES OF DEVELOPMENT CONTROL

- 241** Development should be designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise traffic hazards and vehicle queuing on public roads. Access should be safe, convenient and suitable for the development on the site, and should be obtained from minor streets and lanes unless otherwise stated in the provisions for the relevant Zone or Policy Area and provided residential amenity is not unreasonably affected.

- 242** Facilities for the loading and unloading of courier, delivery and service vehicles and access for emergency vehicles should be provided on-site as appropriate to the size and nature of the development. Such facilities should be screened from public view and designed, where possible, so that vehicles may enter and leave in a forward direction.

Design Technique (this is ONE WAY of meeting the above Principle)

242.1 Commercial vehicle facilities in compliance with the requirements recommended in Australian Standard AS 2890:2: Off-Street Parking - Part 2: Commercial Vehicle Facilities.

- 243** Where practicable, development sites should contain sufficient space for the location of construction equipment during the course of building construction, so that development does not rely on the use of Council road reserves to locate such equipment.
- 244** Vehicular access to development located within the Core and Primary Pedestrian Areas identified in [Map Adel/1 \(Overlay 2A\)](#) should be limited and designed to minimise interruption to street frontages.
- 245** Where vehicular access to a development is gained by an existing crossing in the Core Pedestrian Area identified in [Map Adel/1 \(Overlay 2A\)](#), there should be no increase in the number of parking spaces served by the crossing, nor any increase in the number of existing crossings serving that development.
- 246** There is no minimum setback required from a rear access way where the access way is wider than 6.5 metres. Where the access way is less than 6.5 metres in width, a setback distance equal to the additional width required to make the access way 6.5 metres or more, is required to provide adequate manoeuvrability for vehicles.
- 247** The number of access points on primary city access roads identified in [Map Adel/1 \(Overlay 1\)](#) should be limited to minimise traffic and pedestrian inconvenience, interference with public transport facilities and adverse effects on the environment.
- 248** Buildings located along primary and secondary access roads should be sited to avoid the need for vehicles to reverse on to the road (unless the dimensions of the site make this impractical).
- 249** Access roads within residential development should:
- (a) provide convenient access for emergency vehicles, visitors and residents;
 - (b) enable vehicles to enter and leave a site in a forward direction;
 - (c) provide a comfortable and safe pedestrian environment; and
 - (d) be well lit.
- 250** Access roads within residential development for older people and people with disabilities should:
- (a) include platforms across roadways at pedestrian crossing points;
 - (b) not have steep gradients; and
 - (c) have level surface passenger loading areas.

Car Parking

OBJECTIVES

Objective 71: To meet community expectation for parking supply while supporting a shift toward active and sustainable transport modes.

Objective 72: An adequate supply of short-stay and long-stay parking to support desired growth in City activities without detrimental affect on traffic and pedestrian flows.

PRINCIPLES OF DEVELOPMENT CONTROL

251 Car parking areas should be located and designed to:

- (a) ensure safe and convenient pedestrian movement and traffic circulation through and within the car parking area;
- (b) include adequate provision for manoeuvring and individually accessible car standing areas;
- (c) enable, where practical, vehicles to enter and leave the site in a forward direction;
- (d) minimise interruption to the pattern of built form along street frontages;
- (e) provide for access off minor streets and for the screening from public view of such car parking areas by buildings on the site wherever possible;
- (f) minimise adverse impacts on adjoining residential properties in relation to noise and access and egress;
- (g) minimise loss of existing on-street parking spaces arising through crossovers and access;
- (h) incorporate secure bicycle parking spaces and facilitate convenient, safe and comfortable access to these spaces by cyclists; and
- (i) provide landscaping, such as semi-mature trees, to shade parked vehicles and reduce the visual impact of the car parking area while maintaining direct sight lines and informal visual surveillance.

Design Technique (this is ONE WAY of meeting the above Principle)

251.1 Car parking in compliance with the requirements recommended in Australian Standard AS 2890.1: 'Parking Facilities - Off-street Car Parking' and Australian Standard AS 2890.2: Off-Street Parking - Part 2: Commercial Vehicle Facilities.

252 All development should provide car parking spaces for people with disabilities in accordance with the requirements in the Building Code of Australia (BCA). For classes of buildings not covered by the requirements of the BCA, the number of spaces should be provided in accordance with [Table Adel/7](#) and such car parking spaces should comply with Australian Standard 2890.1: 'Parking Facilities - Off-street Car Parking'.

253 Within the City Living Zone, Adelaide Historic (Conservation) Zone, North Adelaide Historic (Conservation) Zone, Main Street, Mixed Use and Institutional Zones:

- (a) adequate car parking should be provided within the site area of the development to meet the demand generated by the development;
- (b) car parking should be provided in accordance with [Table Adel/7](#); and
- (c) car parking rates lower than the minimum in Table Adel/7 may be appropriate where there is readily accessible and frequent public transport in the locality or it can be demonstrated that a lower provision is warranted, such as for the following reasons:
 - (i) the nature of development;
 - (ii) existing heritage places on or adjacent to the development site which dictates the development of the site in a manner which hampers the provision of on-site parking;
 - (iii) the opportunity to exploit shared car parking areas between uses based upon compatible hours of peak operation;

- (iv) use of a car share scheme; or
- (v) suitable arrangements for any parking shortfall to be met elsewhere or by other means.

254 Off-street parking should:

- (a) be controlled in accordance with the provisions for the relevant Policy Area;
- (b) be located away from street frontages or designed as an integral part of buildings on the site. Provision of parking at basement level is encouraged; and
- (c) not include separate garages or carports in front of buildings within front set-backs.

255 Garaging and parking structures (including the width of any support structure) provided on a public street frontage or on a laneway that functions as the dwellings primary frontage should be of a width less than 50 percent of the allotment width on that frontage.

256 Undercroft parking is not appropriate within the City Living Zone, Adelaide Historic (Conservation) Zone, North Adelaide Historic (Conservation) Zone, Mixed Use Zones or Main Street Zones.

257 Undercroft parking should project no higher than 1 metre above ground level and should be screened from public view and designed to add interest and creativity to the street frontage.

258 Off-street parking in the Core Pedestrian Area identified in [Map Adel/1 \(Overlay 2A\)](#) will only be appropriate where:

- (a) parking is ancillary to another activity carried out on the land;
- (b) it can be provided without loss of pedestrian amenity; and
- (c) it is not separately created on a strata title or community title basis (unless in association with another title held on the site).

259 Multi-level car parks or non-ancillary car parking use of an existing building should only be established where it can be demonstrated that there is a need which is not adequately satisfied by other parking facilities in the locality.

260 Multi-level car parks and short stay public use of ancillary car parking spaces are discouraged at ground floor street frontages in the Primary Pedestrian Area identified in [Map Adel/1 \(Overlays 2, 2A and 3\)](#). Multi-level car parks, short stay public use of ancillary car parking spaces or non-ancillary car parking use of an existing building may be appropriate where it:

- (a) is located away from ground floor street frontages to major streets;
- (b) ensures vehicle access is from the road with less pedestrian activity in instances where a site has access to more than one road frontage;
- (c) has no more than one entry lane and one exit lane;
- (d) has a controlled exit at the property boundary to stop vehicles before travelling across the footpath;
- (e) has no more than one left in and one left out access point;
- (f) avoids access points along high concentration public transport routes identified in [Map Adel/1 \(Overlay 4\)](#); and
- (g) with respect to ancillary parking, is provided at basement level, or undercroft if located behind other uses which provide activity on the street frontage.

261 Multi-level car parks should be designed to:

- (a) provide active street frontages and land uses such as commercial, retail or other non-car park uses, along ground floor street frontages to maintain pedestrian interest and activity at street level;
- (b) be of a high quality design and complement the surrounding built form in terms of height, bulk and scale;
- (c) provide surveillance, lighting and direct sightlines along clearly defined and direct walkways, through and within car parking areas and to lift and toilet areas;
- (d) on a corner site with two major street frontages, be set back from the major street frontages, with commercial or other non-car park floor space in front of and screening the car parking building;
- (e) on a site with only one major street frontage, include screening so that any car parking is not visible from the public realm either day or night, and detailed to complement neighbouring buildings in a manner consistent with desired character in the relevant Zone and Policy Area;
- (f) incorporate treatments to manage the interface with adjacent housing, such as careful use of siting and use of materials and landscaping;
- (g) not have vehicle access points across major walking routes identified in [Map Adel/1 \(Overlay 2\)](#); and
- (h) provide safe and secure bicycle parking spaces in accordance with the requirements of [Table Adel/6](#).

262 The hours and methods of operation of multi-level and non-ancillary car parks should ensure overall traffic efficiency, minimum adverse impact on the environment, and levels of parking supply adequate to meet the economic and social needs of the City.

263 In areas outside the Core and Primary Pedestrian Areas identified in [Map Adel/1 \(Overlays 2, 2A and 3\)](#), car parking may be provided to serve a development within the site of the development or elsewhere. Where car parking is provided, it should be:

- (a) provided with vehicle access points that do not cross major walking routes identified in [Map Adel/1 \(Overlay 2\)](#); and
- (b) located away from frontages to major streets wherever possible.

264 On-site parking should be provided for development in those localities close to the City Living Zone, the Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone, unless suitable parking facilities exist within the vicinity of the development, the use of which does not adversely impact on amenity in the City Living Zone, Adelaide Historic (Conservation) Zone or the North Adelaide Historic (Conservation) Zone.

265 Car parking associated with development for older people and people with disabilities should:

- (a) be conveniently located on site within easy walking distance to resident units;
- (b) be adequate for residents, staff, service providers and visitors in accordance with the requirements set out in [Table Adel/7](#);
- (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles;
- (d) have slip-resistant surfaces with low gradients;
- (e) allow ease of vehicle manoeuvrability;

- (f) be designed to allow the full opening of all vehicle doors; and
- (g) minimise the impact of car parking on adjacent residences due to visual intrusion, noise and emission of fumes.

Design Technique (this is ONE WAY of meeting part of the above Principle)

265.1 *In relation to Principle 264(d), the gradient of the car parking space not steeper than 1:20.*

Economic Growth and Land Use

OBJECTIVES

Objective 73: The role of the City enhanced as:

- (a) the community, civic and cultural heart of South Australia and as a driving force in the prosperity of the State;
- (b) the State centre for business, administration, services, employment, education, political and cultural activities, government and public administration;
- (c) a welcoming, secure, attractive and accessible meeting place for the people of metropolitan Adelaide and beyond for leisure, entertainment, civic and cultural activity, specialty shopping, personal and community services;
- (d) a centre for education and research built on key academic strengths and on the excellent learning environment and student accommodation available in the City;
- (e) a supportive environment for the development of new enterprises drawing on the cultural, educational, research, commercial and information technology strengths of the City centre;
- (f) the gateway to the attractions of South Australia for international and interstate visitors by developing a wide range of visitor accommodation, facilities and attractions, particularly attractions which showcase the particular strengths of South Australia; and
- (g) a great place to live, with a growing diversity of accommodation for different incomes and lifestyles.

Objective 74: A business environment which encourages investment from domestic and foreign sources, business development and employment.

Objective 75: Development which reinforces clusters and nodes of activity and distinctive local character.

Objective 76: A diverse mix of commercial, community, civic and residential activities to meet the future needs of the Capital City of South Australia.

PRINCIPLES OF DEVELOPMENT CONTROL

266 Development, particularly within the Capital City and Institutional Zones, is encouraged to:

- (a) provide a range of shopping facilities in locations that are readily accessible;
- (b) provide for the growth in economic activities that sustain and enhance the variety and mix of land uses and the character and function of the City;
- (c) maximise opportunities for co-location, multiple use and sharing of facilities;

- (d) be accessible to all modes of transport (particularly public transport) and safe pedestrian and cycling routes; and
- (e) have minimal impact on the amenity of residential areas.

267 The Institutional Zones should develop:

- (a) with a function and quality in providing leisure, transport, cultural, government, educational and health facilities in an "Institutional" setting on land in public ownership;
- (b) by being characterised by a transition of fine public buildings in a landscaped setting between the intense built form marking the edge of the Capital City Zone on the southern side of North Terrace to the Torrens Valley in the Park Lands Zone;
- (c) with commercial activities being ancillary to the cultural and institutional functions of the Zones; and
- (d) with improved pedestrian movement and integration across North Terrace.

268 Development is encouraged to develop and expand upon the existing or create new tourism activities to maximise employment and the long-term economic, social and cultural benefits of developing the City as a competitive domestic and international tourist destination.

269 Tourist facilities should be compatible with the prevailing character of the area, within close proximity to public transport facilities and well designed and sited.

270 Development located either abutting, straddling or within 20 metres of a Zone or Policy Area boundary should provide for a transition and reasonable gradation from the character desired from one to the other.

271 Development should not unreasonably restrict the development potential of adjacent sites, and should have regard to possible future impacts such as loss of daylight/sunlight access, privacy and outlook.

Centres and Main Streets

OBJECTIVES

Objective 77: A Capital City that provides the highest order and greatest range of goods and facilities and serves as the principal focus for the economic, social and political life of metropolitan Adelaide, and the State.

Objective 78: Main Street Zones along O'Connell, Melbourne, Hutt, Halifax and Sturt Streets:

- (a) developed with a retail, community and commercial function, providing local services for surrounding residential communities, and accommodating a range of visitor facilities and commercial activity, arising from their centrality and high accessibility by walking, public transport, cycling and car.
- (b) developed with an increased component of residential accommodation and with enhanced vitality and character while effectively managing their impact in order to protect the amenity of adjacent residential areas.
- (c) with restricted potential for further expansion or intensification of commercial activity due to car parking demands and the need to protect the amenity of neighbouring residential areas.

Objective 79: Local community facilities that provide shopping and local facilities to serve day to day needs of the local community.

Regulated Trees

OBJECTIVES

Objective 106: The conservation of regulated trees that provide important aesthetic and environmental benefit.

Objective 107: Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

- (a) significantly contributes to the character or visual amenity of the local area
- (b) indigenous to the local area
- (c) a rare or endangered species
- (d) an important habitat for native fauna.

PRINCIPLES OF DEVELOPMENT CONTROL

296 Development should have minimum adverse effects on regulated trees.

297 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:

- (a) the tree is diseased and its life expectancy is short;
- (b) the tree represents a material risk to public or private safety;
- (c) the tree is causing damage to a building;
- (d) development that is reasonable and expected would not otherwise be possible;
- (e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.

298 Tree damaging activity other than removal should seek to maintain the aesthetic appearance and structural integrity of the tree.

Significant Trees

OBJECTIVE

Objective 108: The conservation of significant trees which provide important aesthetic and environmental benefit to Metropolitan Adelaide.

PRINCIPLES OF DEVELOPMENT CONTROL

299 Development should be designed and sited to retain:

- (a) any existing tree of substantial size and merit; and
- (b) existing street-trees,

and accommodating and protecting their normal growth pattern.

300 Where a significant tree or group of trees:

- (a) makes an important contribution to the character or amenity of the local area; or

- (b) is indigenous to the local area and its species is listed under the National Parks and Wildlife Act as a rare or endangered native species; or
- (c) represents an important habitat for native fauna; or
- (d) is part of a wildlife corridor of a remnant area of native vegetation; or
- (e) is important to the maintenance of biodiversity in the local environment; or
- (f) forms a notable visual element to the landscape of the local area;

development should preserve these attributes.

Note: Trees or groups of trees are declared as significant in [Table Adel/5](#). A tree not listed or identified in [Table Adel/5](#) may also be significant if it falls within the class of trees declared to be significant by the Development Regulations 2008.

301 Development should be undertaken with the minimum adverse affect on the health of a significant tree.

302 Significant trees should be preserved and tree-damaging activity should not be undertaken unless:

- (a) in the case of tree removal;
 - (1) (i) the tree is diseased and its life expectancy is short; or
 - (ii) the tree represents an unacceptable risk to public or private safety; or
 - (iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value; or
 - (iv) the tree is known to cause health problems; and

all other reasonable remedial treatments and measures have been determined to be ineffective; or

 - (2) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

- (b) in any other case;
 - (i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree; or
 - (ii) the work is required due to unacceptable risk to public or private safety; or
 - (iii) the tree is shown to be causing, or threatening to cause damage to a substantial building or structure of value; or
 - (iv) the aesthetic appearance and structural integrity of the tree is maintained; or
 - (v) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activities occurring.

303 Where a significant tree is proposed for removal, such tree should be replaced on the same site within three months of Development Approval, subject to the season, by:

- (a) a mature tree of appropriate species and sufficient size when fully grown; or
- (b) landscaping of equivalent landscape value in accordance with a comprehensive landscaping plan for the site and the desired character for the locality.

- 304** Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of a significant tree or otherwise) should only be undertaken where the aesthetic appearance, health and integrity of a significant tree, including its root system, will not be adversely affected.
- 305** Where development is to take place in close proximity to a significant tree, that tree should be protected by appropriate measures during the course of the development. In particular, the area in which the tree's branches and roots are located should be protected by the erection of a secure fence prior to commencement of any work on site to prevent any disturbance to such area, for example by compaction, excavation, filling or contact causing damage to branches, trunks, or root systems.
- 306** Fencing erected for the protection of a tree designated as a significant tree should:
- (a) consist of a 2.0 metre high solid, chain mesh, steel or similar fabrication with posts at 3 metre intervals;
 - (b) incorporate on all sides a clearly legible sign displaying the words "Tree Protection Area"; and
 - (c) not be erected closer to the tree than a distance equal to half of the height of the tree or the full width of the branch spread (whichever is lesser).
- 307** Land should not be divided or developed where the division or development would be likely to result in a substantial tree-damaging activity occurring to a significant tree.

OVERLAYS

Overlay 1 – Affordable Housing

The following Objectives and Principles of Development Control apply to the designated areas marked on [Map Adel/1 \(Overlays 15a, 15b and 15c\)](#). They are additional to those expressed for the whole of the Council area and those expressed for the relevant Zone and, if applicable, Policy Area.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this Overlay are in conflict with the relevant Council wide, Zone or Policy Area Objectives and/or Principles of Development Control in the Development Plan, the Overlay will prevail.

OBJECTIVES

- Objective 1:** Affordable housing that is integrated with residential and mixed use development.
- Objective 2:** Development that comprises a range of affordable dwelling types that cater for a variety of household structures.
- Objective 3:** Affordable housing that deliver whole-of-life cost savings to the occupants.
- Objective 4:** Affordable housing that is provided in a wide range of locations and integrated into the City.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development comprising 20 or more dwellings should include a minimum of 15 percent affordable housing.
- 2 Where development includes affordable housing, then the quantitative provisions in respect to the following elements are not applicable to the affordable housing component provided the qualitative outcomes can be achieved:
 - (a) allotment area and dimensions;
 - (b) building height;
 - (c) site area and dimensions;
 - (d) site coverage;
 - (e) front, side and rear setbacks to boundaries;
 - (f) area and dimensions of private open space;
 - (g) minimum unit sizes;
 - (h) minimum storage areas;
 - (i) plot ratio;
 - (j) dwelling unit factor; and
 - (k) landscaped open space.

Overlay 2 – Noise and Air Emissions

The following Objectives and principles of Development Control apply to the 'designated area' marked on [Map Adel/1 \(Overlay 16\)](#). They are additional to those expressed for the whole of the Council area and those expressed for the relevant Zone and, if applicable, Policy Area.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this Overlay are in conflict with the relevant Council wide, Zone or Policy Area Objectives and/or Principles of Development Control in the Development Plan, the Overlay will prevail.

OBJECTIVES

Objective 1: Protect community health and amenity from adverse impacts of noise and air emissions.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
 - (a) shield sensitive uses and areas through one or more of the following measures:
 - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas
 - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source
 - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met
 - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable
 - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

NORTH ADELAIDE HISTORIC (CONSERVATION) ZONE

Introduction

The desired character, objective and principles of development control that follow apply to the North Adelaide Historic (Conservation) Zone shown on [Maps Adel/6 to 15](#). They are additional to those expressed for the whole of Council area and in cases of apparent conflict, take precedence over the more general provisions.

Statement of Heritage Value

North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time.

South Australia was established as a semi-commercial venture later taken over by the British government. North Adelaide formed a distinctive part of the plan for Adelaide drawn up in advance of settlement by Colonel William Light, who was appointed Surveyor-General by the South Australian Colonisation Commission. North Adelaide repeats the grid land division pattern created by Light's plan in South Adelaide, and comprises three small grids now described as Upper North Adelaide, Lower North Adelaide and the Cathedral area. The Town Acres were disposed in a regular grid layout around Wellington Square, the only public open space incorporated within the initial plan for North Adelaide other than the Park Lands belt. The location of the three distinct areas reflects Light's understanding of the local topography. The layout of one acre blocks with large frontages to unusually wide streets around the Square and Park Lands maximised views to the open spaces and the Adelaide Hills in the distance.

North Adelaide is essentially a group of three residential villages separated from the square mile of the City by the belt of Park Lands. It has developed in parallel with the southern part of the City but with a greater emphasis on residential growth and the provision of local services in each area for the immediate residents. Although the original Town Acres have been divided and further developed over time, Light's Plan has been preserved essentially as he conceived it.

Following survey and settlement, the natural landscape was converted to a cultural landscape which now reflects the divisions of wealth and influence in the early colony. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. It retains many buildings and sites of State and local heritage value ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole.

North Adelaide also retains strong physical evidence of the historical stages of the development of the colony, most particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services. These remain in Kermode Street, Melbourne Street and Tynte Street particularly, as these streets served as the local main streets for the three discrete sections of North Adelaide. As the colony grew, North Adelaide became the location for a number of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members.

North Adelaide has historically developed a role in the health and education sectors through established public and private organisations on large land holdings. Many of the organisations are on prominent sites and provide an important range of education, student accommodation, health and aged care services.

Upper North Adelaide, Lower North Adelaide and the Cathedral area each display unique characteristics that contribute to the understanding of the heritage value of the Zone, as follows:

Upper North Adelaide

This area contains Policy Areas 1 to 7 and is the largest of the three North Adelaide areas.

Tynte Street originally served as the local main street for Upper North Adelaide and major community buildings reflect its early function, including the school, post office, institute, fire station, Baptist church, and early shops. The introduction of the horse-drawn tramway along O'Connell Street in 1878 drew commercial development away from Tynte Street but also made the western Town Acres which were previously sparsely settled, more accessible and construction of substantial houses soon followed. Prior to this period the area of Upper North Adelaide west of Wellington Square was the least desirable place to live in the City. Several religious orders were able to afford to buy land here, such as St Lawrence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893 (during an economic recession when land prices were low). These large institutions create a contrast to the more intense residential subdivisions and housing development around them. The 1883-4 City Land Investment Company subdivision of Town Acres along Barnard and Molesworth Streets resulted in a sequence of large residences which form an important part of the physical character of Upper North Adelaide. A number of these still remain as State Heritage Places between Hill Street and Wellington Square.

The elevated land adjacent the Park Lands, such as along Lefevre Terrace, Mills Terrace and Strangways Terrace, provided prestigious residential addresses. Narrower streets, such as Margaret and Curtis Streets retain characteristic small scale worker housing. A range of one and two storey villas characterises the most common built form throughout the rest of the area.

The advent of the electric tramways public transport system in 1909 established O'Connell Street as the main link to the northern suburbs and it became a major hub of activity, providing a commercial and services focus for residential development. The street retains examples of traditional commercial architecture of one and two storeys, attached rows and single shops, forming a linear shopping strip. Heritage Places have been identified in the Main Street Policy Area MS1, although the Policy Area is not within the North Adelaide Historic (Conservation) Zone.

Lower North Adelaide

This area contains Policy Areas 10–12. The Main Street Zones - Melbourne East and Melbourne West, service this area.

Lower North Adelaide sits at an oblique angle to the City, encompassing 86 Town Acres and surrounded by Park Lands. Its topography is characterised by the escarpment of the Torrens Valley, known as the North Adelaide scarp, a steep rise from Melbourne Street to Stanley Street, below which the area is relatively flat, towards the River Torrens.

The ridge of the scarp along Kingston Terrace/Stanley Street and the frontages to the Park Lands provided for prestigious residential addresses. The higher concentration of small cottages in the lower section below the scarp reflects the early subdivision of these Town Acres into estates providing workers housing following the establishment of local manufacturing industries such as the Lion Brewery. The creation of the road through Brougham Place in the 1860s and the introduction of horse drawn trams along Melbourne Street in 1878 gave this section of North Adelaide closer links with the rest of the City and made the area an attractive location for workers to live.

Melbourne Street was originally the village centre for the area, which included small shops, businesses and other uses such as St Cyprians Church interspersed with housing. The central node of the village was at the Melbourne Street/Jerningham Street intersection, where major two storey structures, including the Lion Hotel, brewery buildings and former ANZ bank remain.

The original character of Melbourne Street is still evident, although most of the original housing that remains has been converted to commercial use.

Cathedral Area

The Cathedral area sits immediately north of the City at an angle to Upper North Adelaide and contains Policy Areas 8 and 9. Comprised of 24 Town Acres on land sloping upward to the north and west, it is the smallest of the three areas and serves as an entry point to Upper North Adelaide.

St Peter's Cathedral, dating from 1869, is a major landmark and visually dominates this area which is characterised by large institutional buildings, with residential development located primarily to the west. St Mark's College, much of which is comprised of new buildings, is grouped around substantial early residences along Pennington Terrace.

Until 1856, Kermodie Street was the 'High Street' of North Adelaide. The characteristic collection of shops, a police station, a church and hotel (the still trading Queens Head) were located along this street, and there are several pre 1850s buildings remaining in this area.

Small cottages and worker housing, such as in Brougham Court, provide a contrast with the more substantial villas with Park Lands frontage around Palmer Place and along Pennington Terrace and are indicative of the diverse social composition of the early resident population.

OBJECTIVES

- Objective 1:** Conservation of the heritage values and historic character of North Adelaide established by areas of intact and architecturally diverse historic townscapes in a series of wide streets and other roads laid out according to Colonel William Light's original 1837 town plan.
- Objective 2:** Development compatible with the heritage values and historic character of the Zone achieved by:
- (a) supporting and reinforcing the Statement of Heritage Value for North Adelaide and the desired character for each Policy Area;
 - (b) maintaining a regular allotment pattern and orientation of buildings to public roads and incorporates high standards of design, building materials and landscaping to complement the:
 - (i) pattern of land division established by Heritage Places, particularly the width of frontage;
 - (ii) bulk and scale of residential Heritage Places;
 - (iii) front and side boundary building set-back patterns of adjacent Heritage Places in each Policy Area; and
 - (iv) established environmental quality of public and private landscaped open spaces and the adjacent Park Lands;
 - (c) buildings interspersed with open space and landscaped front gardens forming a distinct edge to the majority of the perimeter of the Zone, visually defining the interface with the Park Lands;
 - (d) a high degree of pedestrian amenity and safety achieved through landscaping, paving and streetscape works, with convenient access to the Park Lands, Wellington Square and the Main Street Policy Areas; and
 - (e) managing vehicle access and parking to conserve and enhance the heritage value of North Adelaide.
- Objective 3:** A Zone where the existing housing stock is maintained through the retention of Heritage Places and the number of dwellings increased primarily through:
- (a) the replacement of buildings that are not identified Heritage Places;
 - (b) the development of vacant or under-utilised sites that does not compromise the established residential amenity and the identified heritage value of the Zone and Heritage Places; and

- (c) a change in use of non-residential buildings for residential purposes.

Objective 4: A Zone which continues to support the development of the role of the long established health and education sectors whilst reinforcing the heritage value of the Zone and maintaining residential amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

In the Zone and Policy Areas 1 to 12 inclusive, a reference to a:

- "major street" means a street with a road reserve 15 metres or greater in width;
- "minor street" means a street with a road reserve narrower than 15 metres in width.

- 1 Development should:
 - (a) retain and conserve Heritage Places;
 - (b) reflect the historic built form and its visual character through residential development of complementary design, form and density consistent with the desired character for each Policy Area; and
 - (c) contribute to the landscape character of private and public open spaces and incorporate attractive landscaping to street frontages where building set-backs permit.
- 2 Development should increase the amount of residential accommodation in the Zone by:
 - (a) a change in use of non-residential buildings to residential uses;
 - (b) development of vacant and under-utilised sites that can be achieved without adverse impact on the established residential amenity and the historic character of the Zone or relevant Policy Area; and
 - (c) the redevelopment of sites containing buildings that are not Heritage Places which are presently incompatible with the historic character of the Zone or the desired character of the Policy Area, particularly buildings that are visible from public roads.
- 3 Development of new buildings or building additions of innovative and contemporary design should demonstrate a compatible visual relationship with adjacent Heritage Places and other buildings prevailing in the Policy Area that reinforce the desired character by compatible:
 - (a) bulk and scale;
 - (b) width of frontage and the front and side boundary building set-back patterns;
 - (c) proportions and vertical and/or horizontal emphasis, exhibiting vertical openings and a high solid to void ratio in the composition of the principal building facade and other elevations presenting to a public road; and
 - (d) form and level of visual interest as determined by length and size of unbroken walling, articulated and modulated frontages, treatment of openings and depths of reveals, roofline and silhouette, colour and texture of materials used, as well as detailing (without excessive use or mimicry of decorative elements and ornamentation) and design elements such as porches, verandahs and balconies where appropriate.
- 4 New buildings should utilise stone, brick and/or brick render as the main external finish to walls to complement the historic built form in the Zone. Coated surfaces that are visible from the street should be finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Buildings with brightly coloured or highly reflective surfaces should not be developed.
- 5 Development should achieve the minimum landscaped open space requirements prescribed for each Policy Area.

- 6 Development should not introduce building styles that are out of character with the desired character of the relevant Policy Area.
- 7 Development should not exceed the height prescribed for each Policy Area. The height of new buildings, including the floor to ceiling clearances of each level, should take reference from the prevailing building heights within the locality, with particular reference to adjacent Heritage Places.
- 8 In a locality where single storey development prevails or is desired in accordance with the relevant desired character, low profile solutions to two storey development that are located to the rear of an existing building, may be appropriate subject to no adverse impacts on the historic character of the streetscape and overshadowing and privacy impacts on neighbouring land.
- 9 Where consistent building set-backs from front, side and rear allotment boundaries prevail, new development should be consistent with these established setbacks. Where a consistent building set-back is not evident in a particular locality, new buildings should not project forward of Heritage Places adjacent the development site. Building to side boundaries (other than for party walls in semi-detached, row dwellings or residential flat buildings) or to a rear boundary is generally inappropriate, but may be considered where it is demonstrated that there will be no detrimental effect on residential amenity or adjacent Heritage Place(s).
- 10 Redevelopment of corner sites containing buildings that are not Heritage Places should provide facades to each street frontage and should only be sited on or close to the corner frontages where the development complements the siting of Heritage Places on adjacent corner sites.
- 11 Appropriately pitched roofs to visibly reinforce the prevailing character of historic roof forms in the Zone should be incorporated in development rather than mono-pitch or flat roof forms falling to the street frontage or asymmetrically to a side boundary.
- 12 Residential flat buildings or group dwellings should be designed to have the appearance of a detached dwelling as viewed from the primary street frontage.
- 13 Row dwellings should only be developed where vehicle access can be provided from laneways or minor streets. Row dwellings should not incorporate garaging for vehicles in the building elevation to the primary street frontage and should not be comprised of more than six attached dwellings in any one group.

Fencing

- 14 Fencing to a street frontage (including any secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, should:
 - (a) be of traditional style and detailing that is compatible with the style of the building, or in the case of a new building, its design should reflect historically sympathetic fencing styles evident in the particular streetscape;
 - (b) on the primary street frontage, comprise low fencing or fencing with an open character combined with solid pillars and plinths or other similar fencing styles that allow views of the associated building, by their height and design;
 - (c) comprise materials compatible with traditional fencing materials such as stone and cast iron, brick, stone or rendered pillars and plinths or other traditional materials such as timber or well detailed masonry, but should not include metal sheeting; and
 - (d) not include solid masonry fences on the primary street frontage other than where it is required to be consistent with fencing of identified heritage value on the development site.
- 15 On corner sites, the front fence should return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage should be constructed of traditional materials such as brick, rendered masonry and timber and should not be higher than 1.8 metres above ground level.

- 16 Fences on rear and side property boundaries (behind the main face of the building), should not be higher than 2 metres above ground level and should be constructed of traditional materials, including corrugated metal sheeting. Side fences or walls above 1.2 metres are generally inappropriate forward of the main face of a building. Forward of the main face of the building, fences should be of a scale that allows oblique views of buildings.

Access and Car Parking

- 17 Vehicle access to land should be via minor streets, rear lanes and existing crossovers wherever possible. In a street where vehicle access does not prevail on the primary street frontage, new crossovers should be avoided.
- 18 New vehicle crossovers required for development should be:
- (a) of minimum width to preserve and enhance street character;
 - (b) designed to narrow the crossover width towards the road pavement and located to avoid the need to remove historic kerbing and significant trees;
 - (c) separated from each other and located so that as many on-street car parking spaces as possible are retained; and
 - (d) placed to avoid relocation of utility and infrastructure inspection points, poles and equipment.
- 19 Vehicle access points to development should be consolidated and located to minimise the impact on residential amenity from parking, loading and access.
- 20 Vehicle parking arrangements should not incorporate undercroft parking (unless specifically expressed in a Policy Area as a possible development option in a particular street) or other parking or access arrangements that are not in keeping with the heritage character of the Zone.
- 21 Other than low scale residential development, car parking should be provided at basement level to optimise the use of land and to limit the visual impact on the amenity and historic street character of the Zone.
- 22 Low scale residential development should provide on-site car parking and open car parks and buildings for parking vehicles that are:
- (a) located at the rear of sites wherever possible;
 - (b) designed and sited to ensure garage doors do not visually dominate the primary street frontage; and
 - (c) be located behind the main face of the associated building.
- 23 Driveways commencing from a primary street frontage and terminating at or near the rear of a site, such as in hammerhead allotments and shared driveways in group dwelling developments, should be located, landscaped and fenced to minimise detrimental impact on the streetscape appearance and the amenity of neighbouring residential properties.

Land Division

- 24 The division of land should take reference from the established allotment frontages in the relevant street and aim to create regularly proportioned allotments capable of containing dwelling types consistent with the desired character of development fronting the street.
- 25 The division of land in the form of a hammerhead allotment or similar allotment arrangement, such as a community title land division that includes a shared driveway, should:

- (a) have a frontage to a public road and a 'handle' width of not less than five metres and not more than six metres to enable the provision of landscaping on both sides of a driveway for its full length and a driveway pavement of not more than 3.5 metres in width;
- (b) locate allotment boundaries to provide a separation distance of 2 metres from the future driveway pavement and a bedroom window of a neighbouring dwelling;
- (c) ensure that on-site car parking can be accommodated on the site of an existing dwelling in a manner that is consistent with other principles of development control for the zone;
- (d) avoid the repetition of driveways immediately adjacent to each other; and
- (e) include fencing treatment along the length of the driveway that is consistent with other principles of development control for the zone.

Complying Development

26 The following kinds of development are complying:

- (a) Temporary depot for Council for a period of no more than 3 months provided appropriate provision is made for:
 - (i) dust control;
 - (ii) screening, including landscaping;
 - (iii) containment of litter and water; and
 - (iv) securing the site.

Non-complying Development

27 The following kinds of development are **non-complying**:

- (a) A change of use to any of the following:
 - Adult entertainment premises
 - Adult products and services premises
 - Amusement machine centre
 - Art gallery except in Policy Areas 4 and 8
 - Auditorium
 - Backpackers hostel except:
 - (i) in Policy Areas 3, 4, 9 and 15
 - (ii) on King William Road frontages in Policy Area 8
 - Bank except:
 - (i) on Tynte Street frontages in Policy Area 4
 - (ii) on King William Road frontages in Policy Area 8
 - (iii) on Melbourne Street frontages in Policy Area 11
 - (iv) in Policy Area 15
 - Car park except where ancillary to an approved or existing use
 - Cinema
 - Clinic except:
 - (i) where directly associated with the Calvary Hospital site on [Fig HS/1](#)

- (ii) from an existing non-residential premises in Policy Area 5 and 15
- (iii) in Policy Area 9

Community centre except:

- (i) in Policy Area 4 and 15
- (ii) east of Jeffcott Street in Policy Area 5

Conference centre except in Policy Area 15

Consulting room except:

- (i) where directly associated with the Calvary Hospital site on [Fig HS/1](#)
- (ii) from an existing non-residential premises in Policy Area 5
- (iii) on King William Road frontages in Policy Area 8
- (iv) in Policy Area 9
- (v) on Melbourne Street frontages in Policy Area 11
- (vi) in Policy Area 15

Day care centre (other than a child care centre) except:

- (i) in Policy Areas 4, 7, 9 and 15
- (ii) east of Jeffcott Street in Policy Area 5
- (iii) where directly associated with the Helping Hand Aged Care site on [Fig HS/3](#)

Educational establishment except:

- (i) where directly associated with the St Dominic's Priory College site on [Fig HS/2](#)
- (ii) east of Jeffcott Street in Policy Area 5
- (iii) in Policy Areas 3, 4, 9 and 15
- (iv) on King William Road frontages in Policy Area 8
- (v) where directly associated with the Lincoln College site on [Fig LF/1](#)
- (vi) where directly associated with the St Ann's College site on [Fig SW/1](#)
- (vii) where directly associated with the St Mark's College site on [Fig C8/1](#)

Emergency shelter except:

- (i) east of Jeffcott Street in Policy Area 5
- (ii) in Policy Areas 4, 7, 9 and 15

Hospital except:

- (i) where directly associated with the Calvary Hospital site on [Fig HS/1](#)
- (ii) in Policy Areas 4, 9 and 15

Hotel except:

- (i) in Policy Areas 3, 4 and 9
- (ii) on King William Road frontages in Policy Area 8

Indoor recreation centre except:

- (i) on Tynte Street frontages in Policy Area 4
- (ii) in Policy Area 9 and 15

Industry

Leisure studio except:

- (i) on Tynte Street frontages in Policy Area 4
- (ii) in Policy Area 9 and 15

Licensed entertainment premises

Licensed premises except on Tynte Street frontages in Policy Area 4

Motel except:

- (i) in Policy Areas 3, 4, 9 and 15
- (ii) on King William Road frontages in Policy Area 8

Multiple dwelling except:

- (i) in Policy Areas 3, 5, 7, 8, 9 and 15
- (ii) on land identified as St Ann's Colleges on [Fig SW/1](#)

Museum except in Policy Areas 4, 8 and 15

Nursing home except:

- (i) on Archer Street frontages in Policy Area 4
- (ii) both north of Tynte Street and west of Mansfield Street in Policy Area 4
- (iii) east of Jeffcott Street in Policy Area 5
- (iv) in Policy Areas 7, 9 and 15
- (v) where directly associated with the Helping Hand Aged Care site on [FigHS/3](#)

Office except:

- (i) from an existing non-residential premises in Policy Area 5
- (ii) on King William Road frontages in Policy Area 8
- (iii) in Policy Area 9 and 15
- (iv) on Melbourne Street frontages in Policy Area 11
- (v) where directly associated with the Helping Hand Aged Care site on [FigHS/3](#)

Passenger terminal

Public library except in Policy Areas 4, 8 and 15

Research laboratory except:

- (i) where directly associated with the Calvary Hospital site on [Fig HS/1](#)
- (ii) on Archer Street frontages in Policy Area 4
- (iii) on King William Road frontages in Policy Area 8
- (iv) in Policy Area 9 and 15

Restaurant in Policy Area 4 except on Tynte Street

Road transport terminal

Service trade premises

Serviced apartment except:

- (i) in Policy Areas 3, 4, 9 and 15
- (ii) on King William Road frontages in Policy Area 8

Shop except:

- (i) on Tynte Street frontages in Policy Area 4
- (ii) the site of the North Adelaide Primitive Methodist Church located on Wellington Square in Policy Area 4
- (iii) on King William Road frontages in Policy Area 8
- (iv) on Melbourne Street frontages in Policy Area 11
- (v) on Kermod Street frontages in Policy Area 9

- (vi) in Policy Area 15
 - (vii) where directly associated with the Calvary Hospital site on [Fig HS/1](#)
- Theatre except in Policy Area 15
- Transport depot
- Warehouse
- (b) Building work involving any of the following:
- (i) Total demolition of a State Heritage Place, local heritage place or portion of a local heritage place being the frontage and side wall returns which are visible from the street, where the elements of heritage value of that place are so limited.
- (c) Development which exceeds any applicable maximum plot ratio (as prescribed in each Policy Area) except:
- (i) in Policy Area 4 both north of Tynte Street and west of Mansfield Street
 - (ii) in Policy Area 9, 10 and 15
 - (iii) on land identified as the Calvary Hospital site on [Fig HS/1](#)
 - (iv) on land identified as the St Dominic's Priory College site on [Fig HS/2](#)
 - (v) on land identified as the Helping Hand Aged Care site on [Fig HS/3](#)
 - (vi) on land identified as the Aquinas College site on [Fig C5/1](#)
 - (vii) on land identified as the Lincoln College site on [Fig LF/1](#)
 - (viii) on land identified as the St Marks College site on [Fig C8/1](#)
 - (ix) on land identified as the Kathleen Lumley College site on [Fig F/1](#).
- (d) Development which exceeds both the building levels and maximum building height prescribed as follows:
- (i) In Policy Area 1, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building, except:
 - a. On land identified as the Calvary Hospital site on [Fig HS/1](#), development which exceeds both 5 building levels and locates a ceiling more than 15 metres above the median natural or finished ground level at any point or any part of a building.
 - b. On land identified as the St Dominic's Priory College site on [Fig HS/2](#), development which exceeds both 3 building levels and locates a ceiling more than 9 metres above the median natural or finished ground level at any point or part of a building.
 - (ii) In Policy Areas 2, 3 and 4, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building, except:
 - a. In Policy Area 4 both north of Tynte Street and west of Mansfield Street (other than in the area defined by hatching on Concept Plan [Fig T/1](#))
 - (iii) In Policy Area 4, development on land both north of Tynte Street and west of Mansfield Street (other than in the area defined by hatching on Concept Plan [Fig T/1](#)) which exceeds 6 building levels above the natural or finished ground level at any point or any part of a building.

- (iv) In Policy Area 5, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building, except:
 - a. On land identified as the Aquinas College site on [Fig C5/1](#), development which exceeds both 3 building levels and locates a ceiling more than 9 metres above the median natural or finished ground level at any point or any part of a building.
- (v) In Policy Area 6, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building.
- (vi) In Policy Area 7, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building, except:
 - a. On land identified as the Lincoln College site on [Fig LF/1](#).
- (vii) In Policy Area 8, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building, except for:
 - a. Uses directly associated with the operations of St Mark's College, other than within Area A as shown on Concept Plan [Fig C8/1](#)
 - b. Within Area A as shown on Concept Plan [Fig C8/1](#), development which exceeds 3 building levels.
- (viii) In Policy Area 10, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building, except:
 - a. On land identified as the St Ann's College site on [Fig SW/1](#), development which exceeds both 4 building levels storey's and locates a ceiling more than 12 metres above the median natural or finished ground level at any point or any part of a building;
 - b. On land fronting Development along Old Street (west of New Street) development which exceeds both 2 two building levels above one level of undercroft parking and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building;
 - c. On land fronting Jerningham Street, development which exceeds both one building level and locates a ceiling more than 3 metres above the median natural or finished ground level at any point or any part of a building.
- (ix) In Policy Area 11, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building.
- (x) In Policy Area 12, development which exceeds both 2 building levels and locates a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building, except:
 - a. On land identified as the Kathleen Lumley College site on [Fig F/1](#), development which exceeds both 4 building levels and locates a ceiling more than 12 metres above the median natural or finished ground level at any point or any part of a building.

- (e) Advertisements involving any of the following:

Illuminated except in Policy Areas 1, 9 and 10
 Animation
 Third party advertising
 Advertisements at roof level where the sky or another building forms the background when viewed from ground level.

Public Notification

28 For the purposes of public notification in accordance with the procedures and rights established by the *Development Act 1993*, development is assigned to the specified categories as follows:

- (a) **Category 1**, public notification not required:
- (i) advertisements (except those classified as non-complying);
 - (ii) development, which, in the opinion of the relevant authority, is of a minor nature and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.
- (b) **Category 2**, public notification required, third parties may, at the discretion of the relevant planning authority, appear before the relevant planning authority on the matter. Third parties do not have appeal rights:
- (i) all development, other than development classified as non-complying or which falls within Part (a) of this provision.

Note: For Category 3 development, public notification is required. Third parties may make written representations, appear before the relevant planning authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2.

Hill Street Policy Area 1

Introduction

The desired character, objectives and principles of development control that follow apply to the Policy Area as shown on [Maps Adel/37, 38, 42 and 43](#). They are additional to those expressed for the Zone and in cases of apparent conflict, take precedence over the Zone provisions. In the assessment of development, the greatest weight is to be applied to satisfying the desired character for the Policy Area.

DESIRED CHARACTER

The Hill Street Policy Area should remain one of the lowest density residential areas in Upper North Adelaide and should be protected and enhanced as one of the most historically intact residential areas in South Australia.

The variety of dwelling types should be retained by the conservation of Heritage Places characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, together with low and medium density cottages, villas and terrace houses of one and two storeys.

Helping Hand Aged Care will be a valuable multi-functional aged care facility providing a variety of levels of care and accommodation for the elderly community. St Dominic's Priory College will continue to be associated with educational land uses. Calvary Hospital will provide hospital uses such as patient care, research, consulting rooms, visitor accommodation and ancillary services. Development of these long established institutions should meet the community needs and future requirements whilst reinforcing the heritage values and amenity of the Policy Area.

New development should respect the low scale, environmental quality character and historic value of the Policy Area, incorporating high standards of design, materials and landscaping.

The character of new residential development should be established by low density detached dwellings, semi-detached dwellings, group dwellings or residential flat buildings, all up to a maximum of two storeys, unless a particular dwelling type(s) and/or a lower building height is prescribed for development addressing the primary street frontage, to reinforce the character of the historic built form as described below:

- (a) Mills Terrace and Strangways Terrace (west of Hill Street):
New residential buildings addressing the primary street frontage should comprise detached dwellings, group dwellings or residential flat buildings of one or two storeys that contribute to the imposing townscape character of these Park Lands frontages established by various styles of detached dwellings of identified heritage value. Built form character will be reinforced through new development incorporating articulation, bay windows, hip or hip- gable roof profiles, verandahs, balconies and porches, and set within landscaped grounds.
- (b) Gibbon Lane:
There should be little change in the townscape character established by primarily attached and detached two storey dwellings and a single storey detached dwelling of local heritage value. Future residential buildings addressing the primary street frontage should be detached dwellings. Roofs should be pitched or incorporated behind parapets and the design and composition of facades should reflect traditional proportions of Heritage Places in the locality.
- (c) Hill Street:
This attractive townscape is formed by the many one storey local heritage places and several two storey State Heritage Places comprising large detached and semi-detached dwellings, as well as other prominent corner sites containing St. Lawrence's Church and Calvary Hospital. New residential buildings should be detached or semi-detached dwellings with a frontage to and access from the street. The siting of buildings should continue the regular building set-back from the primary street frontage and the established regular pattern of siting of Heritage Places on individual allotments relevant to the particular section of the street.
- (d) Buxton Street:
The townscape character is established by several highly cohesive frontages of single storey detached dwellings of local heritage value and other one and two storey State heritage places, including examples of finely detailed Italianate villas with intact stone and cast-iron fencing.

A traditional corner shop which abuts the north-western corner of Buxton Street and Jeffcott Street frontages is an exception to the prevailing building set-back but complements the scale and character of the adjoining group of detached cottages on the northern frontage of Buxton Street.

The siting of new development at the Helping Hand Aged Care should complement the setback of Heritage Places and avoid unbroken frontages. The use of landscaped open space should be incorporated to break up building mass.

Additional residential accommodation should be located on under-utilised land to the side or behind existing buildings provided the value of Heritage Places is not compromised.

New residential buildings with frontage to the street should comprise single storey detached or group dwellings.

- (e) Molesworth Street:
The residential townscape east of Hill Street is almost exclusively Heritage Places comprising semi-detached dwellings of similar architectural design on the southern side, and detached Victorian Italianate houses and other detached dwellings of local heritage value on the northern side.

In other parts of the street development opportunities for additional residential accommodation should be limited to under-utilised land behind or adjacent existing buildings where the value of Heritage Places is not compromised.

All dwelling types should be considered within established institutional sites. Development adjacent the primary street frontage will reinstate or reinforce the building set-back and subdivision pattern established by Heritage Places.

The Church of Perpetual Adoration makes a valuable contribution to the historic character of the area. Development of St Dominic's Priory College should maintain the visual prominence of the Church of Perpetual Adoration by retaining views and vistas with suitable building setbacks from the side and street frontages of the Church. The use of landscaped open space should be incorporated to break up building mass.

- (f) **Barnard Street:**
The residential townscape east of Hill Street is almost exclusively Heritage Places and will remain intact through the conservation of Heritage Places characterised by detached and semi-detached dwellings.

New buildings should complement and, where necessary, reinstate the generally consistent building set-back established by one and two storey Heritage Places.

The Calvary Hospital Chapel forms an important part of the character of Barnard Street. Development should be compatible with the Heritage Places and maintain the heritage value and prominence of the Chapel by retaining views and vistas to the Chapel.

- (g) **Jeffcott Street:**
The diversity of traditional dwelling types and the generally consistent character of large dwellings should be conserved through the retention of Heritage Places. Buildings that are not identified Heritage Places may be replaced with new buildings that should not necessarily repeat distinctive historic elements (such as bay windows). Such replacement development should be large, single storey detached dwellings adjacent the primary street frontage, and should reinstate the prevailing building set-back established by Heritage Places relevant to the particular locality, which on corner sites may comprise buildings set on or close to the primary street frontage.
- (h) **Childers Street:**
The historic townscape is established by primarily large, low density, single storey local heritage places comprising detached dwellings. Buildings that are not identified Heritage Places should be replaced by development that has the appearance of single storey detached dwellings adjacent the primary street frontage. Development should reinstate the prevailing building set-back established by Heritage Places relevant to the particular locality.
- (i) **Barton Terrace West:**
The diversity of dwelling types and building set-backs has eroded the former heritage townscape. Development that replaces buildings that are not identified Heritage Places should comprise detached, semi-detached and group dwellings or residential flat buildings that reinstate the building set-back and orientation of the main face of dwellings to the Park Lands established by the remaining Heritage Places.
- (j) **Ward Street and Strangways Terrace (east of Hill Street)**

The Calvary Hospital is a prominent corner site that contributes to the character of the area. The visual prominence of Calvary Hospital should be retained. New development should be compatible with the Heritage Places and should maintain the orientation and frontage of the hospital to Strangways Terrace. The use of landscaped open space should be incorporated to break up building mass. Car parking and access areas should be consolidated and landscaping established.

East of Calvary Hospital, the existing townscape along Ward Street is characterised by a number of single storey detached residences of consistent architectural style, form and siting.

OBJECTIVES

- Objective 1:** Development that strengthens, achieves and is consistent with the desired character for the Policy Area.

Objective 2: Development of the Policy Area for residential purposes at low density with landscaped setbacks to retain and reinforce the traditional character.

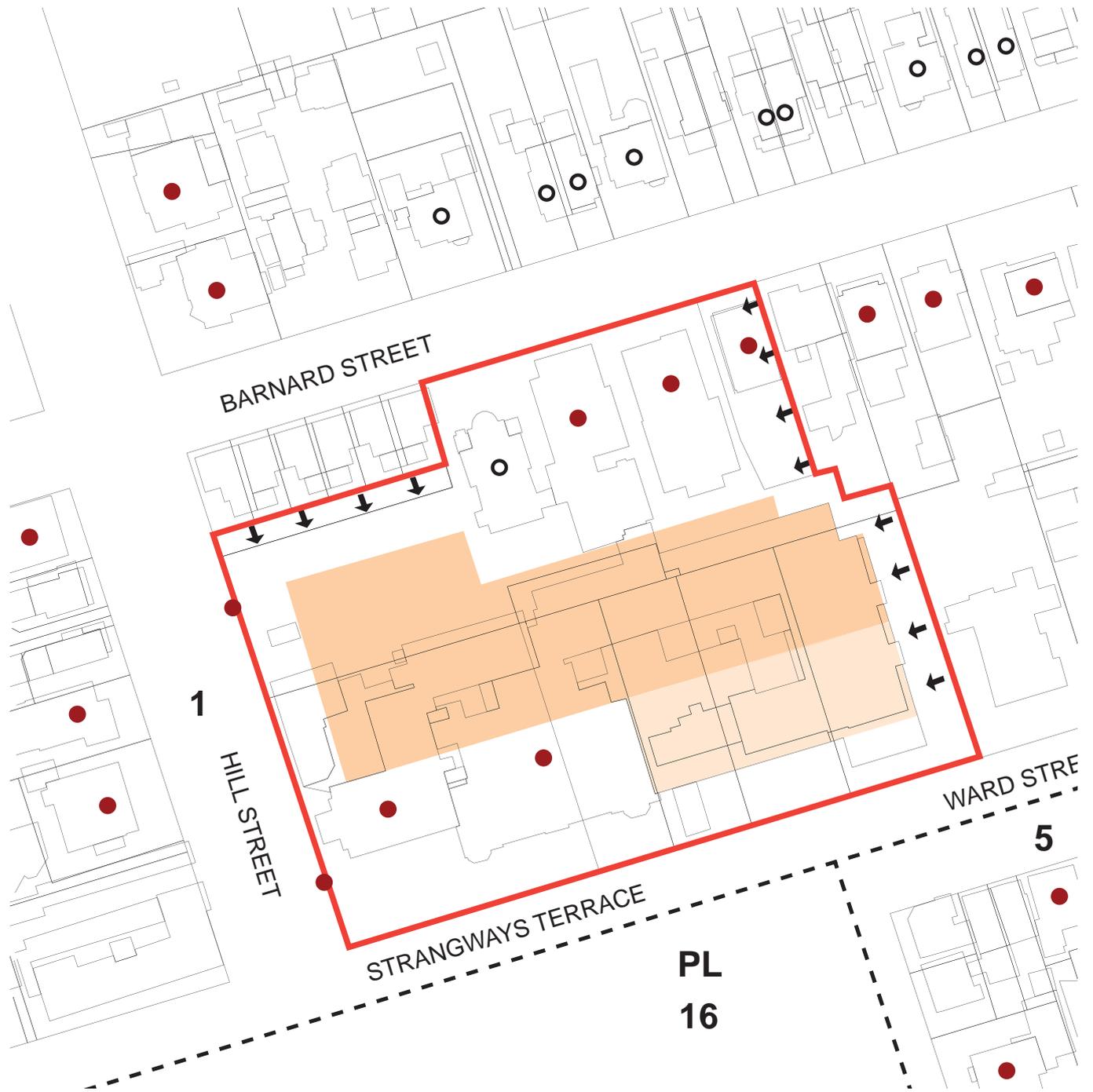
Objective 3: Development of the Policy Area that maintains residential amenity by limiting non-residential development to institutional uses within existing sites.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should strengthen, achieve and be consistent with the desired character for the Policy Area.
- 2 Residential development should be in the form of detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings. New residential buildings in the form of row dwellings should not be developed.
- 3 Development should not exceed 2 building levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building (except for land identified as the Calvary Hospital site on [Fig HS/1](#), the St Dominic's Priory College site on [Fig HS/2](#) and the Helping Hand Aged Care site on [Fig HS/3](#)).
- 4 The bulk and density of development should satisfy the following:
 - (a) Basic and maximum plot ratio: 0.6 (except for land identified as the Calvary Hospital site on [Fig HS/1](#), the St Dominic's Priory College site on [Fig HS/2](#) and the Helping Hand Aged Care site on [Fig HS/3](#)).
 - (b) Dwelling Unit Factor:
 - (i) 600 square metres - detached dwelling and group dwelling;
 - (ii) 450 square metres - semi-detached dwelling;
 - (iii) 500 square metres - residential flat building not contained within an existing building;
 - (iv) 250 square metres - residential flat building contained within an existing building;
 - (v) 350 square metres - residential redevelopment of a site occupied by a non-complying use.

In relation to Principle 4(b), satisfying the minimum site area for a dwelling (described as the Dwelling Unit Factor) may not be sufficient to address heritage considerations relevant to a particular place or streetscape.

In relation to Principle 4(b), in the case of a hammerhead allotment or similar allotment design where the only public road frontage represents the proposed vehicle access, the area of the 'handle' or right of way is excluded from the site area when performing the calculation of Dwelling Unit Factor.
- 5 Residential development at a greater density than that prescribed for desired dwelling types should only occur where buildings which will be visible from the primary street frontage are consistent with the desired character for the Policy Area or the street where prescribed (eg single storey detached dwellings) and only in the following circumstances:
 - (a) on land greater than 2000 square metres; or
 - (b) on land where the existing dwelling unit factor is 250 square metres or less and the development replaces a building that is not an identified Heritage Place; and
 - (c) in either case, the resultant Dwelling Unit Factor should not vary more than 20 percent from that required.
- 6 The land for a dwelling should have a primary street frontage to a public road not less than the following (other than in the case of a hammerhead allotment where the frontage to a public road should be no less than five metres):



- 1 Hill Street Policy Area
- 5 Carclew Policy Area
- 16 Golf Links Policy Area

- Calvary Hospital Site
- Low Scale Built Form up to 3 building levels
- Taller Built Form up to 5 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



ADELAIDE (CITY) CALVARY HOSPITAL CONCEPT PLAN Fig HS/1

Consolidated - 17 October 2019



- 1 Hill Street Policy Area
- 16 Golf Links Policy Area

- St Dominic's Priory College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 3 building levels
- Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



ADELAIDE (CITY) ST DOMINIC'S PRIORY COLLEGE CONCEPT PLAN Fig HS/2

Consolidated - 17 October 2019



- 1 Hill Street Policy Area
- 2 Childers East Policy Area
- 3 Wellington Square Policy Area

- Helping Hand Aged Care Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 4 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



ADELAIDE (CITY) HELPING HAND AGED CARE CONCEPT PLAN Fig HS/3

Consolidated - 17 October 2019

- (a) Detached dwelling: 14 metres;
- (b) Semi-detached dwelling: 12 metres;
- (c) Group dwelling or residential flat building: 18 metres.

- 7** A minimum of 50 percent of the total site area should be provided for landscaped open space on the site of development. Each dwelling in a development should provide as part of the landscaped open space, a private open space area in accordance with the Council Wide principles of development control.

In relation to Principle 7, in the case of a hammerhead allotment, the area of the "handle" or right of way is excluded from the calculation of landscaped open space.

Non-residential Development

- 8** Non-residential development comprising new buildings should respect the generally lower scale of residential buildings and provide a transition of built form at site boundaries.
- 9** Development of Calvary Hospital should:
- (a) be in accordance with Concept Plan [Fig HS/1](#);
 - (b) not exceed a plot ratio of 1.5
 - (c) ensure new buildings up to a maximum of 5 building levels or 15 metres above the median natural or finished ground level at any or any part of a building are designed to:
 - (i) be located in central areas of the site and in areas identified as Taller Built Form;
 - (ii) ensure buildings up to 4 building levels are located along Hill Street and in areas identified as Taller Built Form;
 - (iii) ensure buildings up to 3 building levels are in areas identified as Low Scale Built Form;
 - (v) provide a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places; and
 - (vi) minimise building mass at the interface from an adjoining boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.
- 10** Development of St Dominic's Priory College should:
- (a) be in accordance with Concept Plan [Fig HS/2](#); and should:
 - (b) not exceed a plot ratio of 1.1;
 - (c) ensure new buildings up to a maximum of 3 building levels and 9 metres above the median natural or finished ground level at any point or any part of a building are designed to:
 - (i) be located in areas identified as Taller Built Form;
 - (ii) locate Low Scale Built Form up to 2 building levels/6 metres in height along the Barnard Street, Hill Street, Molesworth Street and Priory Lane frontages;

- (iii) provide a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places; and
 - (iv) minimise building mass at the interface from an adjoining boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.
- (d) minimise the impact of vehicular access and student pick up and drop off on residential amenity.

11 Development of Helping Hand Aged Care should:

- (a) be in accordance with the Concept Plan [Fig HS/3](#);
- (b) not exceed a plot ratio of 1.7 (North of Kermode Street) and 2.3 (South of Kermode Street);
- (d) ensure new buildings up to a maximum of 4 building levels or 12 metres above the median natural or finished ground level at any point or any part of a building are designed to:
 - (i) be located in areas identified as 'Taller Built Form';
 - (ii) locate Low Scale Built Form between 1 to 2 building levels along the Molesworth Street, Buxton Street and Childers Street;
 - (iii) provide a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places;
 - (iv) minimise building mass at the interface from an adjoining boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.
- (f) improve the pedestrian environment and access particularly across Buxton Street.

Advertising

- 12** The maximum size of advertisements should be 0.2 square metres.
- 13** Advertisements more than 3 metres above natural ground level or an abutting footpath or street are inappropriate.
- 14** Advertisements which project from the wall of a building are inappropriate.

Childers East Policy Area 2

Introduction

The desired character, objectives and principles of development control that follow apply to the Policy Area as shown on [Maps Adel/38 and 39](#). They are additional to those expressed for the Zone and in cases of apparent conflict, take precedence over the Zone provisions. In the assessment of development, the greatest weight is to be applied to satisfying the desired character for the Policy Area.

TABLE Adel/7

**On-site Car Parking Provisions
City Living, Adelaide Historic (Conservation) and North Adelaide Historic (Conservation) Zones**

Type of Development	Minimum Provision of Car Park Spaces	Maximum Provision of Car Park Spaces
Hospital	1.5 spaces per bed	-
Hotel/Licensed Premises	1 for every 2 square metres of building floor area available to the public in a bar, plus 1 for every 6 square metres of building floor area available to the public in a lounge, dining room or beer garden	-
Offices/Ancillary Retail Services	3 per 100 square metres building floor area	-
Low Scale Residential	1 space per dwelling up to 200 square metres building floor area. 2 spaces per dwelling greater than 200 square metres building floor area. Multi-unit dwellings should provide 1 visitor space for each 4 dwellings	
Medium to High Scale Residential or Serviced Apartment	1 space per dwelling up to 200 square metres building floor area. At least 2 spaces per dwelling greater than 200 square metres building floor area	-
Non-residential development (excluding hotel/licensed premises, offices/ancillary retail services and restaurant/café)	5 spaces per 100 square metres of gross leasable floor area	-
Restaurant/Cafe	1 space for every 3 restaurant/café seats.	-

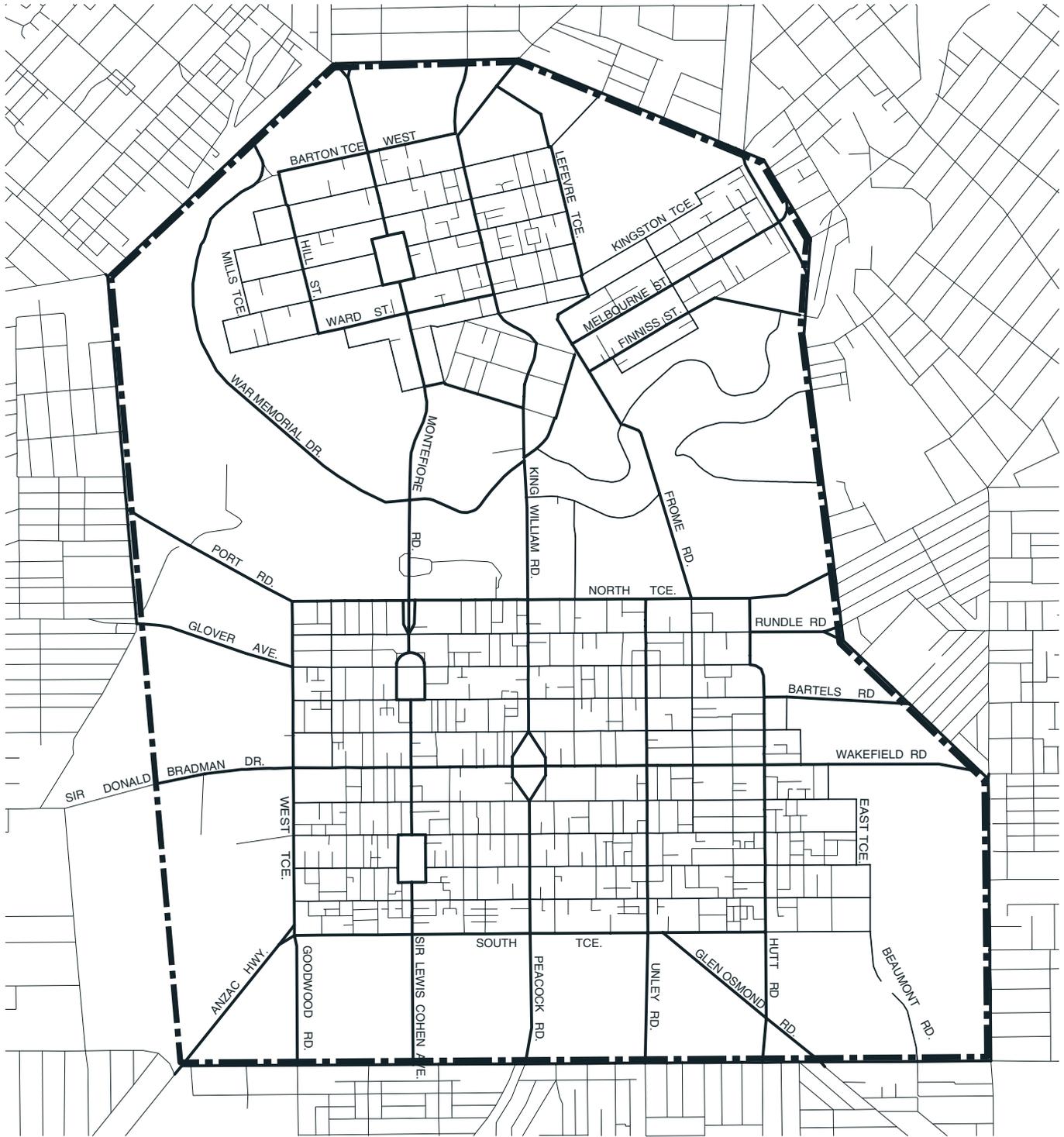
PARKING FOR PEOPLE WITH A DISABILITY - MINIMUM RATE FOR RESERVED SPACES

General Requirement

1 car parking space in every 15 spaces provided with any form of development should function as a car parking space suitable for use by people with disabilities and other people with small children and prams so they can easily be loaded/unloaded from vehicle side doors.

People with Disabilities

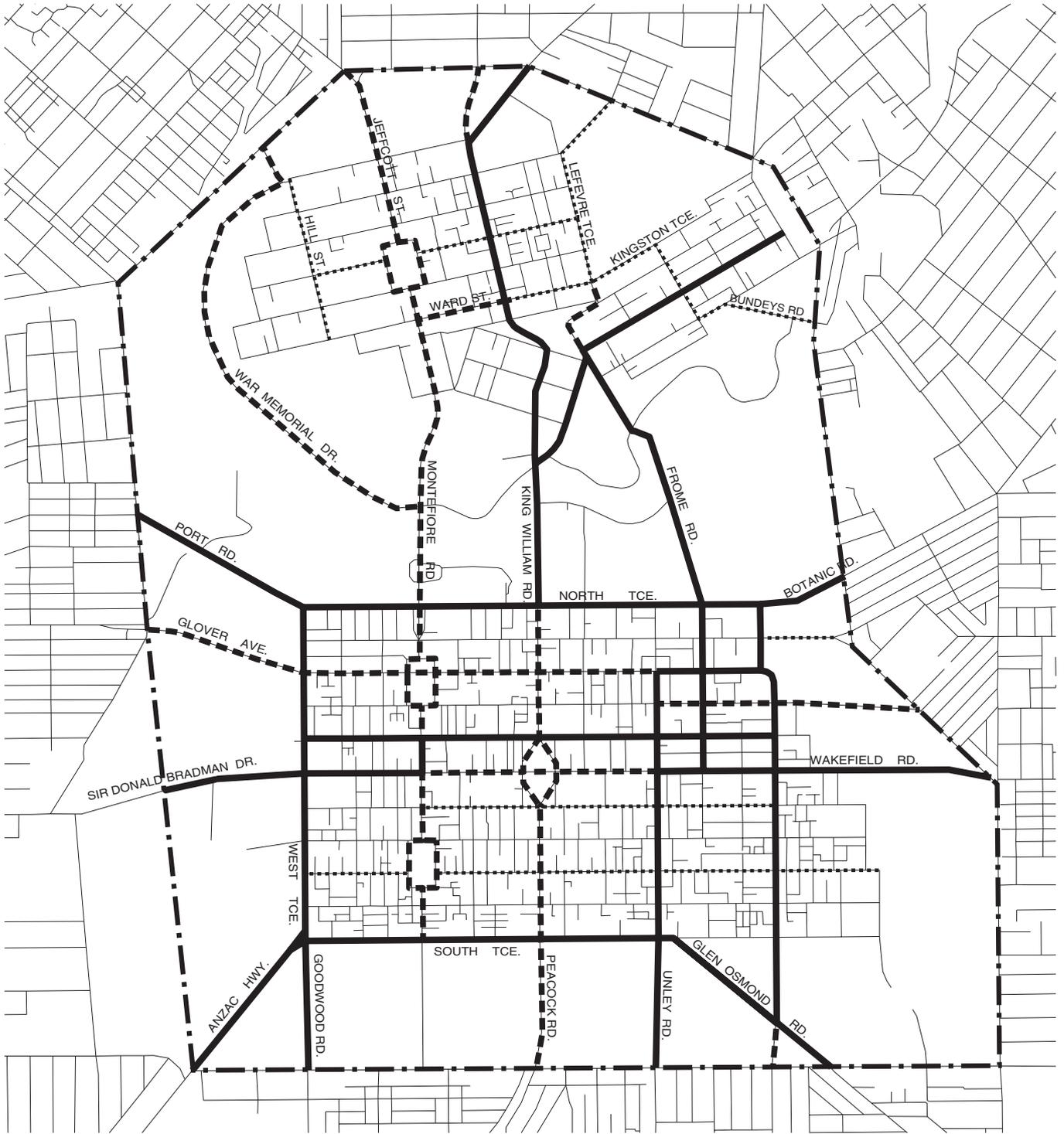
Every second parking space provided for people with special needs shall be reserved for the exclusive use of people with disabilities (i.e. 1 in 30 spaces).



Scale 1:26,000
 0metres 500 1000

— — — — — Development Plan Boundary

ADELAIDE (CITY) DEVELOPMENT PLAN BOUNDARY MAP Adel/1



- Primary City Access
- - -** Secondary City Access
-** Local Connector
- · - ·** Development Plan Boundary



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY) CITY ROAD NETWORK MAP Adel/1 (Overlay 1)

Consolidated - 17 October 2019



-  Primary Pedestrian Area [See Map Adel /1 (Overlay 2A) for detail]
-  Core Pedestrian Area (non-ancillary car park non-complying)
-  Secondary Pedestrian Area
-  Localised Walking Route
-  Major Walking Route
-  Development Plan Boundary



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY) PEDESTRIAN NETWORK MAP Adel/1 (Overlay 2)

Consolidated - 17 October 2019

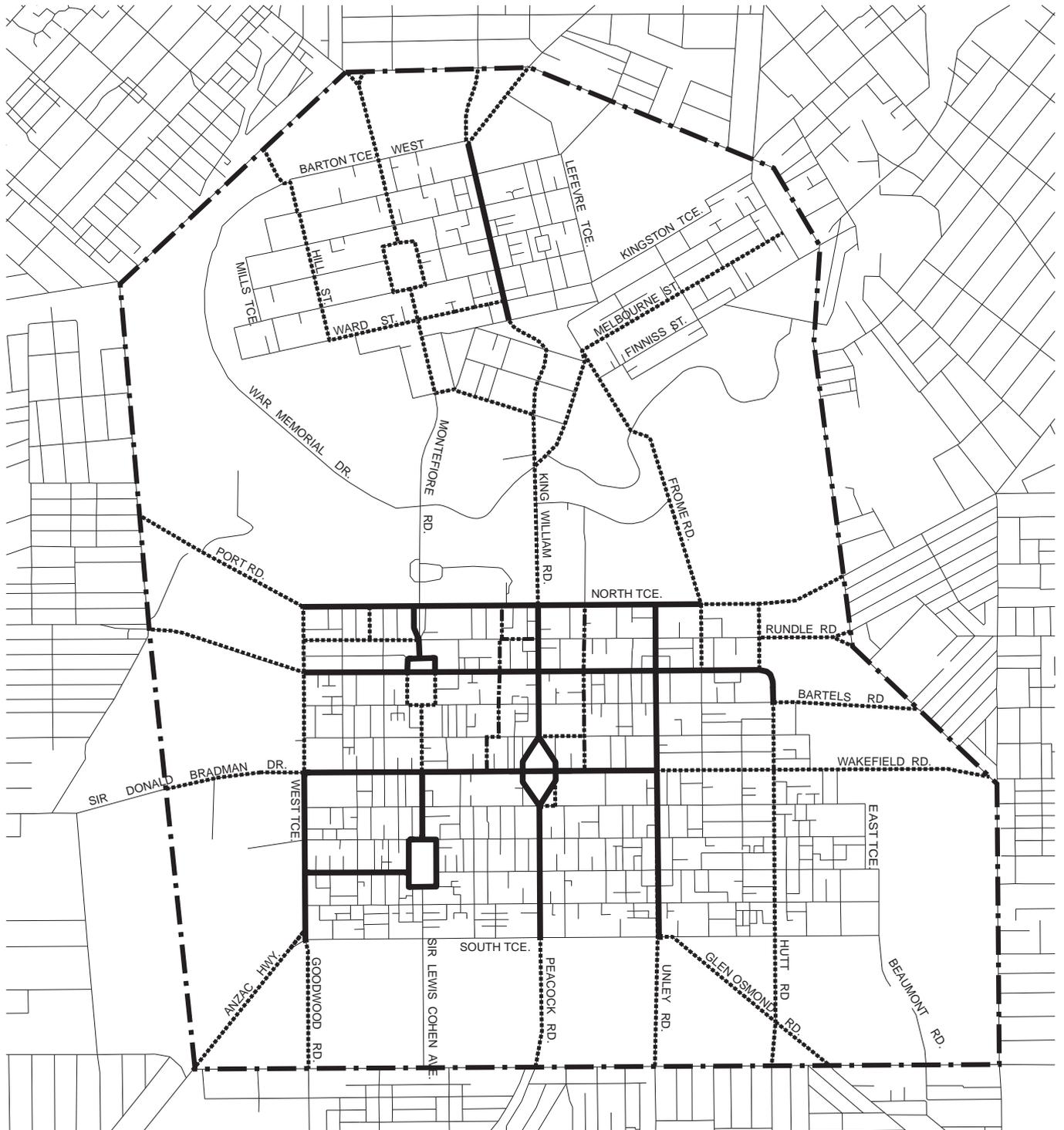


- Primary Bicycle Network
- Important Secondary Road
- Important Secondary Route
- Recreational Route
- Primary Pedestrian Area [See Map Adel /1 (Overlay 2A) for detail]
- Core Pedestrian Area (non-ancillary car park non-complying)
- Development Plan Boundary



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY) BICYCLE NETWORK MAP Adel/1 (Overlay 3)

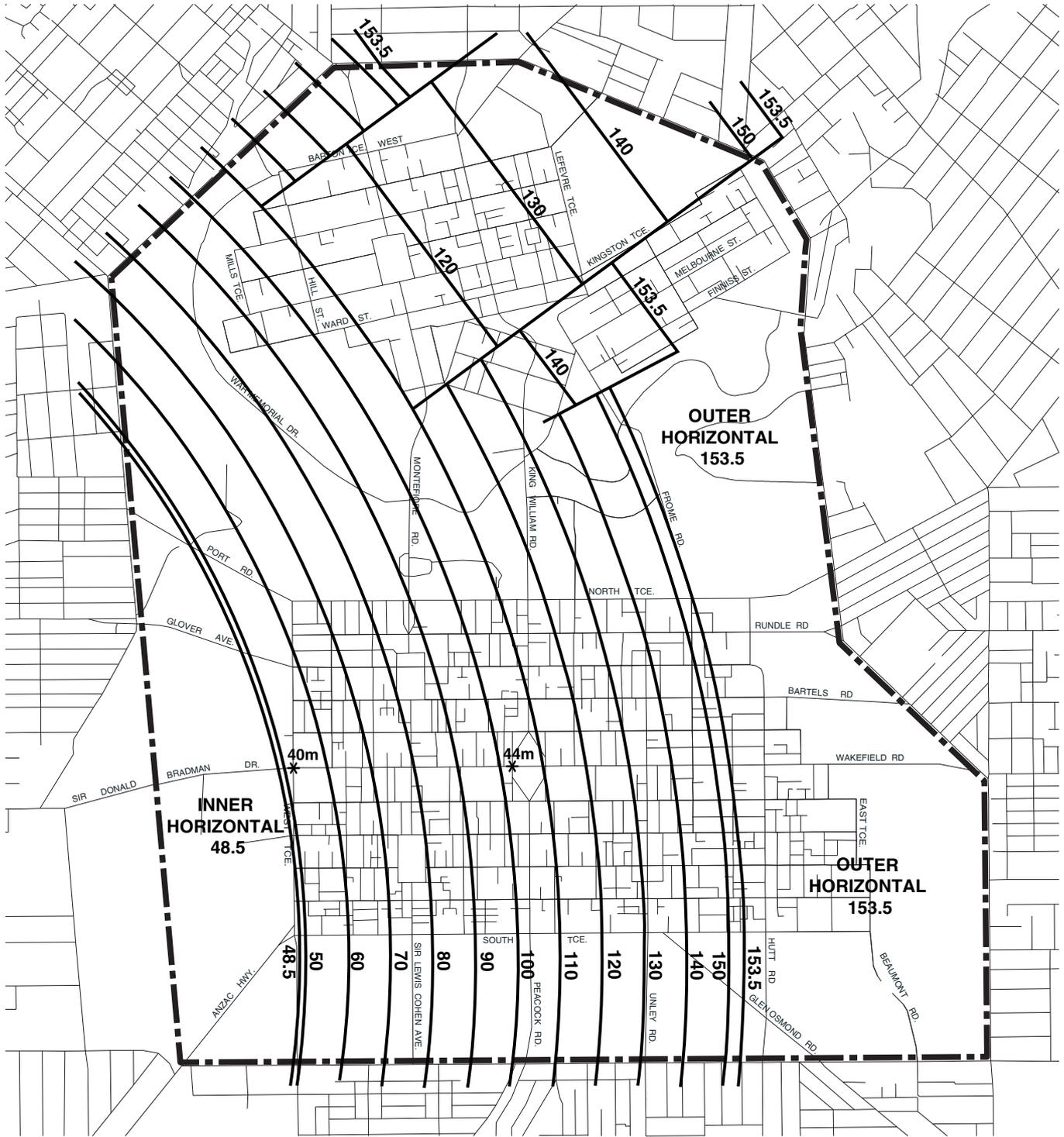


- High Concentration Public Transport Route
- - - -** Public Transport Pedestrian Route
-** Bus Route
- . - .** Development Plan Boundary



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY) PUBLIC TRANSPORT NETWORK MAP Adel/1 (Overlay 4)



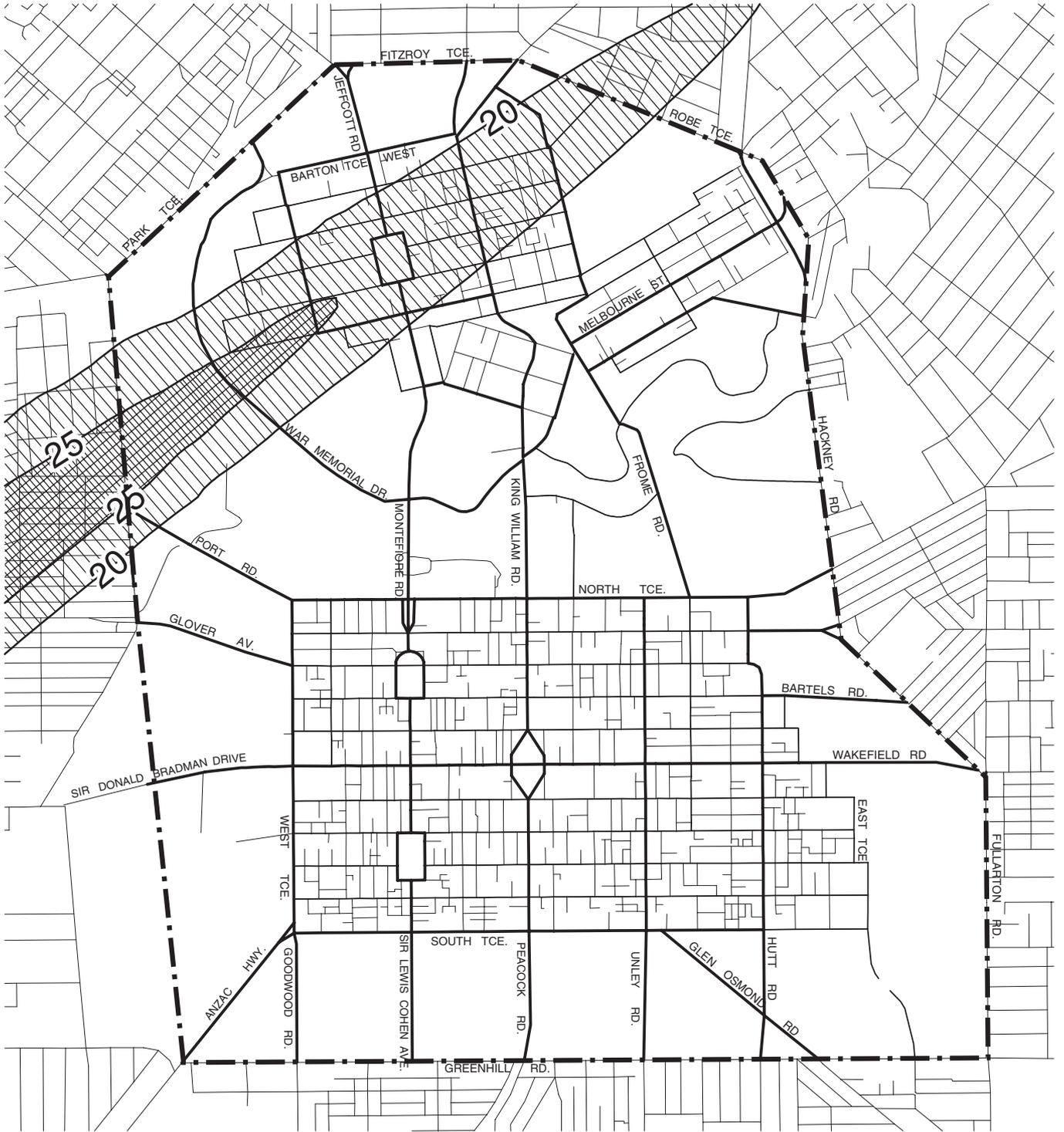
Referral to the Department of Transport and Regional Services through Adelaide Airport Limited is required where a development would exceed the Obstacle Limitation Surface (OLS) contours on this map.

- 100** OLS Values in Australian Height Datum (AHD)
- OLS Contour Boundary
- * 40m** Indicative ground level in AHD. Note: Ground level varies throughout the Council area and accurate ground level in AHD would need to be confirmed
- - -** Development Plan Boundary



ADELAIDE (CITY) AIRPORT BUILDING HEIGHTS MAP Adel/1 (Overlay 5)

Note: Approval is required under the Commonwealth Airports Act 1996 for structures and the like that penetrate prescribed air space (as defined in the Airports Act 1996)



Areas within ANEF contours

ANEF LEVEL

 20-25

 25+

 Development Plan Boundary



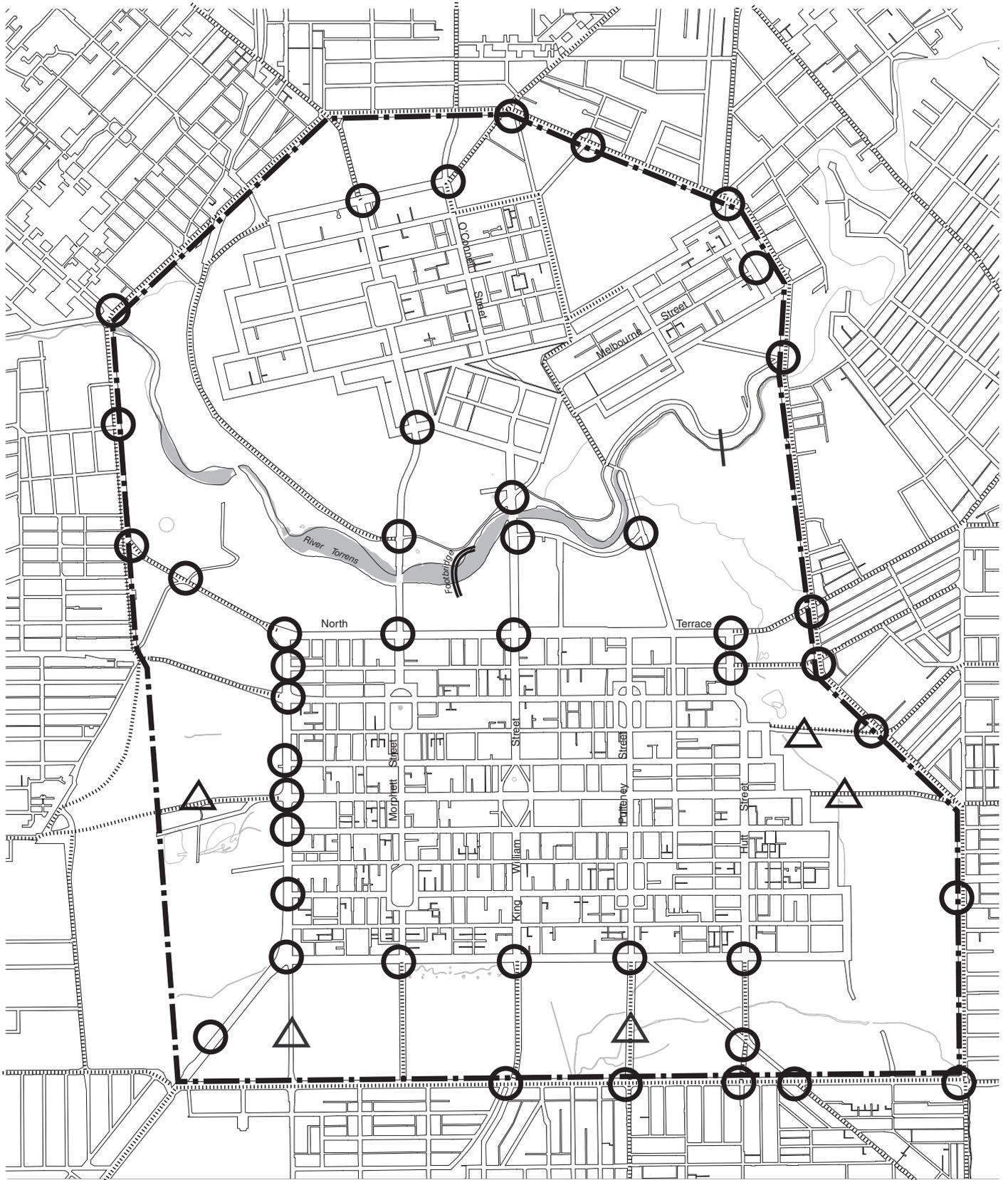
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ADELAIDE (CITY) AIRCRAFT NOISE EXPOSURE FORECAST MAP Adel/1 (Overlay 6)

Consolidated - 17 October 2019



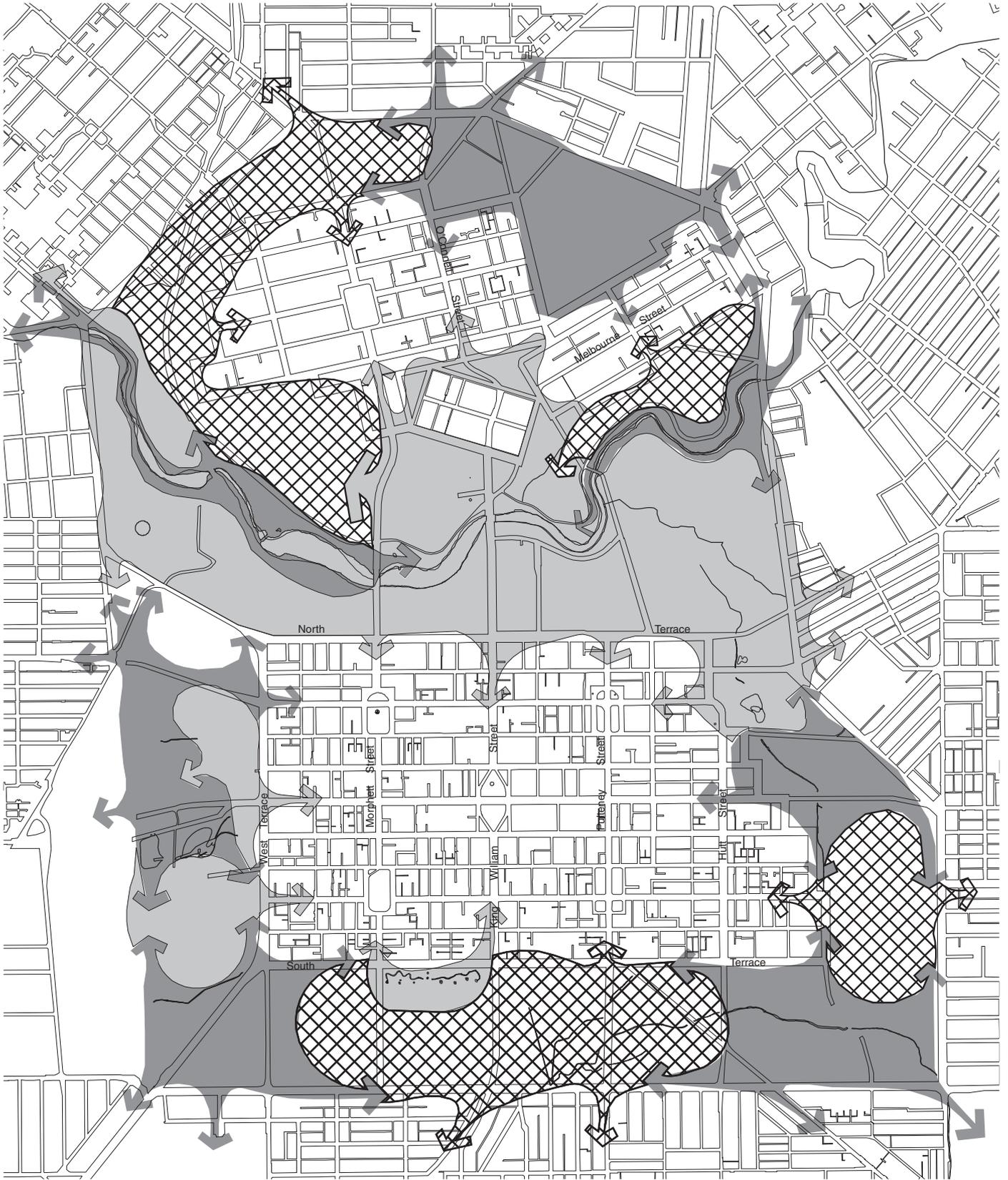
- Shared Main Bicycle / Pedestrian Paths
- - - Pedestrian Only Paths
- On-Road Bicycle Lanes
- Metropolitan Cycling Network
- Existing Traffic Lights
- △ Proposed Traffic / Pedestrian Lights
- ≡ Proposed Adelaide Oval Footbridge



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY) PROPOSED PEDESTRIAN / CYCLE ROUTES MAP Adelaide (Overlay 6)

Last updated: 10 May 2019



- Predominantly Natural Landscape
- Predominantly Cultural Landscape
- Predominantly Recreational Landscape



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY)
FUTURE LANDSCAPE CHARACTER
MAP Adel/1 (Overlay 9)

Consolidated Planning Scheme No. 9



-  Priority Return Areas to Park Lands Use Subject to Agreements
-  Possible Future Return to Park Lands Use Subject to Agreement
-  Government Reserves / Other Uses
-  Park Lands Under Care and Control of Adelaide City Council
-  Development Plan Boundary



Scale 1:26,000

0metres 500 1000



ADELAIDE (CITY)
ALIENATED LAND 1999
MAP Adel/1 (Overlay 10)

Consolidated October 2019



- Future Focus for Sports Activities
- Provision for Water Craft Activities

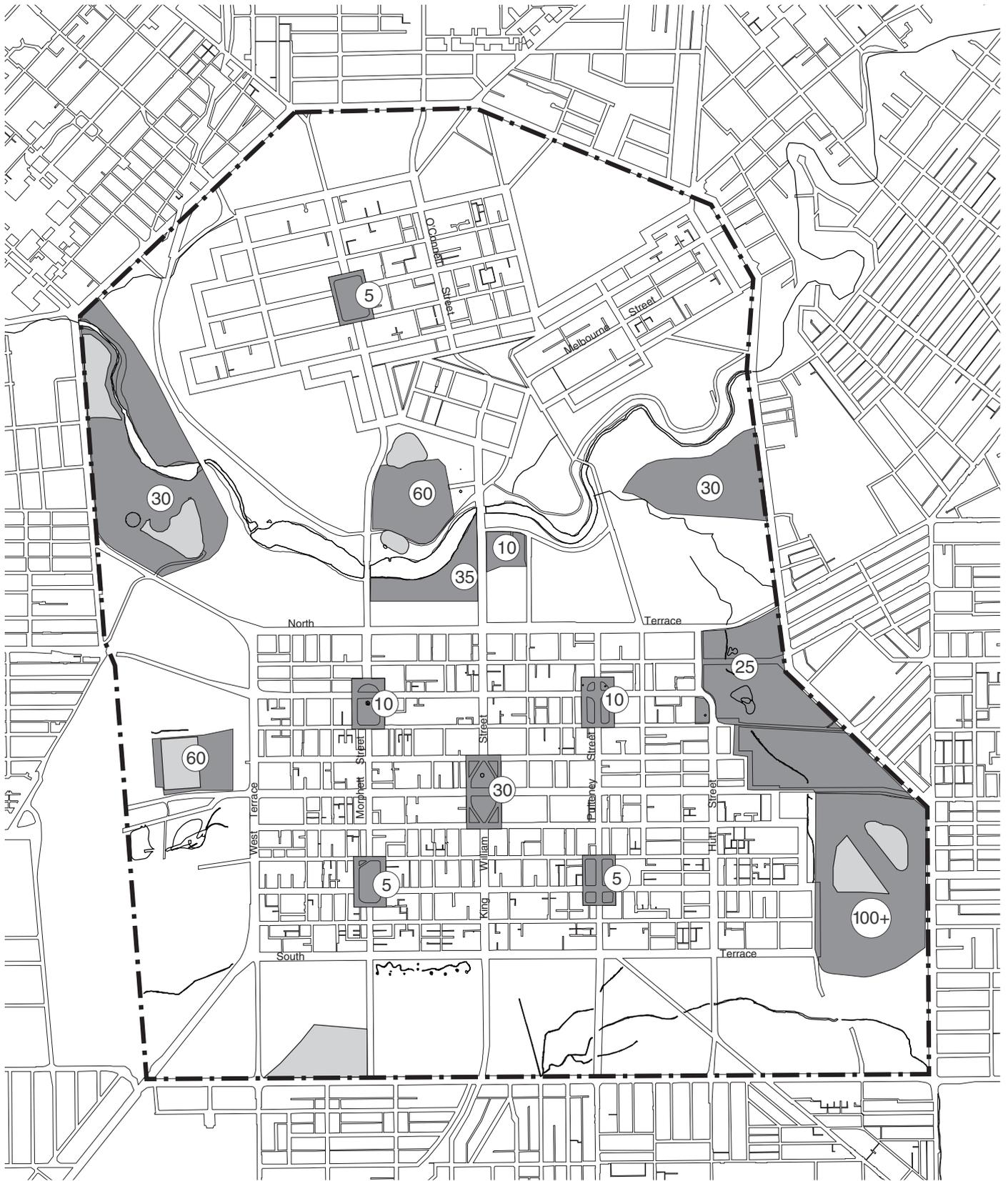
- - - Development Plan Boundary



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY) PROPOSED SPORT CONSOLIDATION MAP Adel/1 (Overlay 11)

Consolidated - 17 October 2019



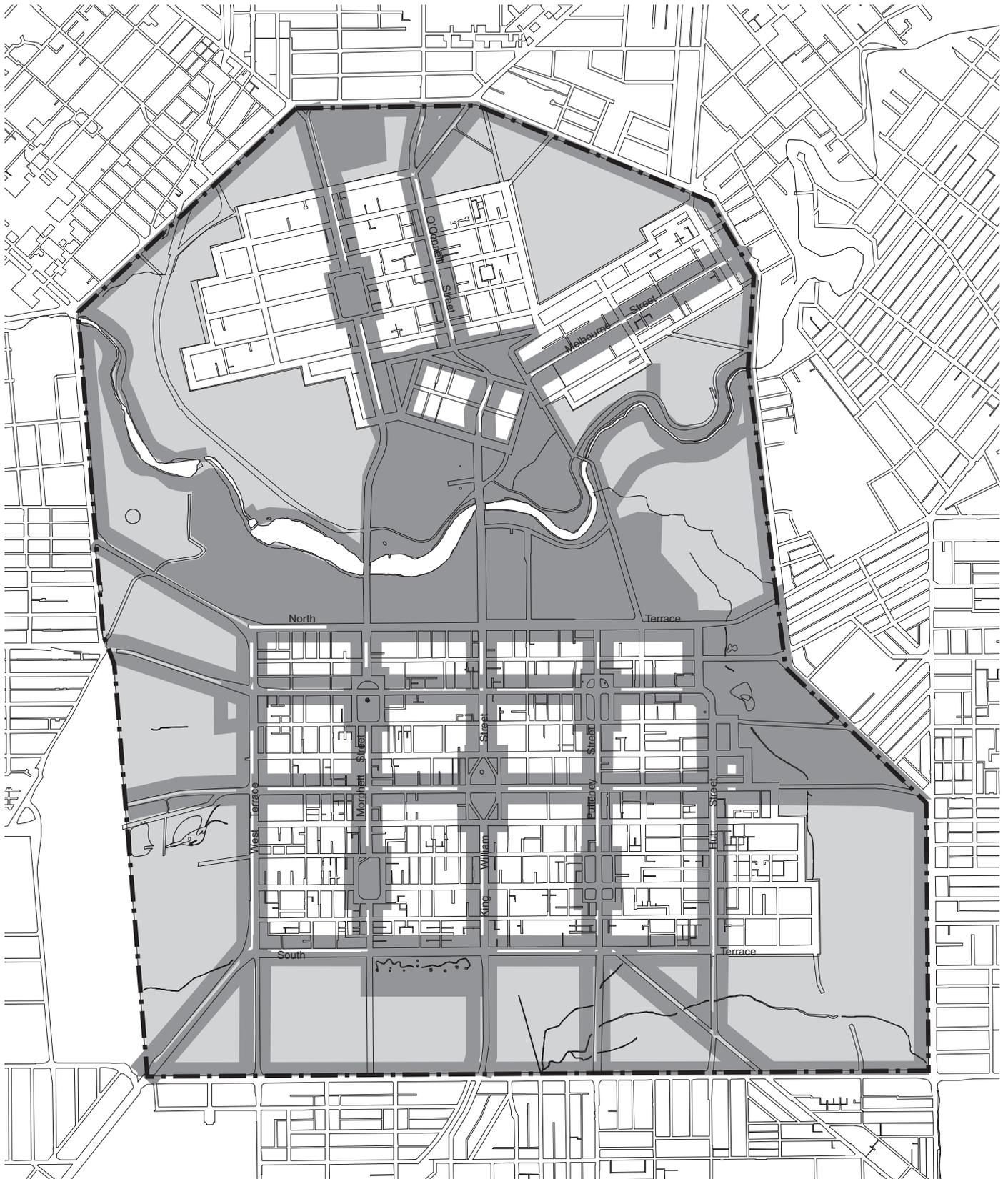
-  Major Events Venue
-  Capacity in Thousands
-  Occasional Major Event Car Parking
-  Development Plan Boundary



Scale 1:26,000
 0metres 500 1000

ADELAIDE (CITY) SPECIAL EVENTS PARKS MAP Adel/1 (Overlay 12)

Consolidated - 17 October 2019



-  Precincts of Higher Coverage / Amenity / Safety
-  Precincts of Lower Coverage / Amenity / Safety

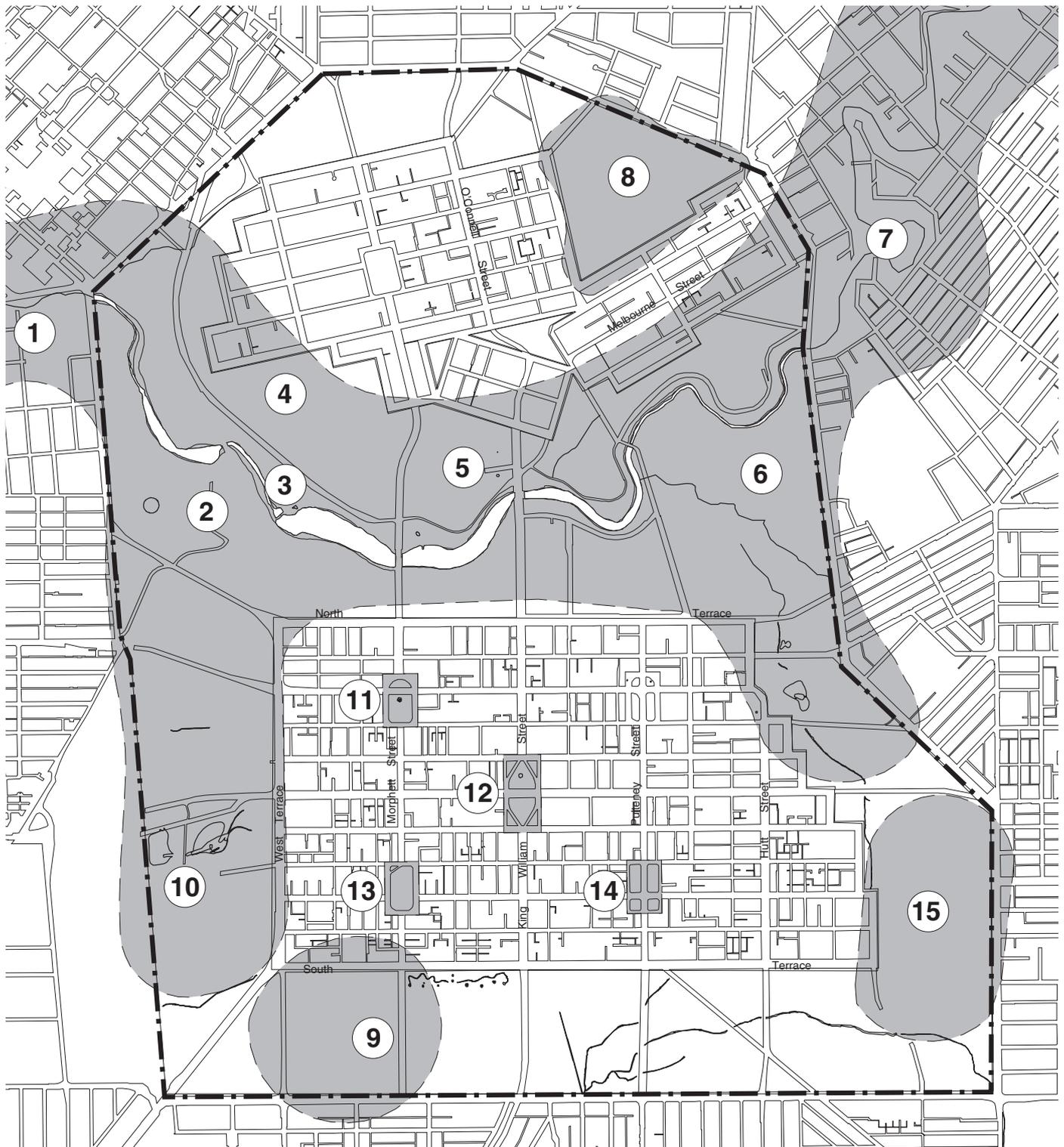


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 Development Plan Boundary

ADELAIDE (CITY) PROPOSED LIGHTING FRAMEWORK MAP Adel/1 (Overlay 13)

Consolidated - 17 October 2019



--- Development Plan Boundary

Areas of Significance

- 1 Hindmarsh (Karra(K)undunga) Kaurna Burial Site
- 2 Adelaide Gaol and Bonython Park (initial site for Native Location 1837)
- 3 Native Location (1837)
- 4 Major Camping Area near Colony Store
- 5 Major Living Area (1840s)
- 6 Major Camping Area (1840s – 1900)
- 7 Tennyson Bridge Burial Ground (Major Burial ground after Colonisation)
- 8 Proposed Aboriginal Reserve with Identifying Tags (1846)
- 9 Campsite used on the way to and from Glenelg
- 10 Cemetary and Campsite
- 11 West End, many Indigenous Families lived in this part of the City (1930 – 1960)
- 12 Victoria Square Major Meeting Area, Aboriginal Flag first flown 1971
- 13 Frequented (1930s – 1940s)
- 14 Meeting Area
- 15 Meeting Area

Derived from Tamdanyungga Kaurna Yerta, a report on indigenous cultural significance of the Adelaide Park Lands
Steve Hemming & Rhonda Harris 1998



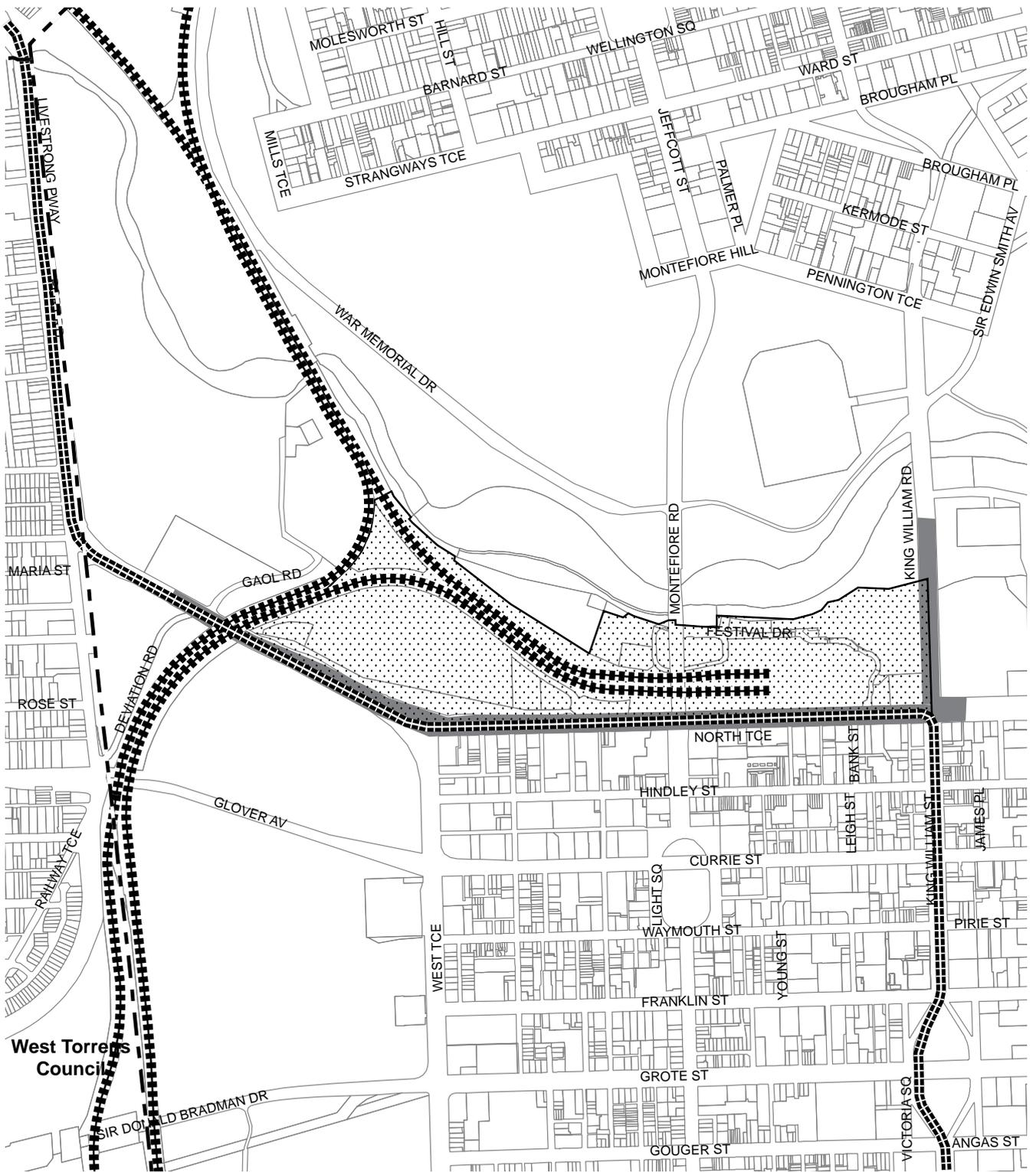
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ADELAIDE (CITY) INDIGENOUS CULTURAL SIGNIFICANCE MAP Adel/1 (Overlay 14)

Consolidated - 17 October 2019



West Torrens Council



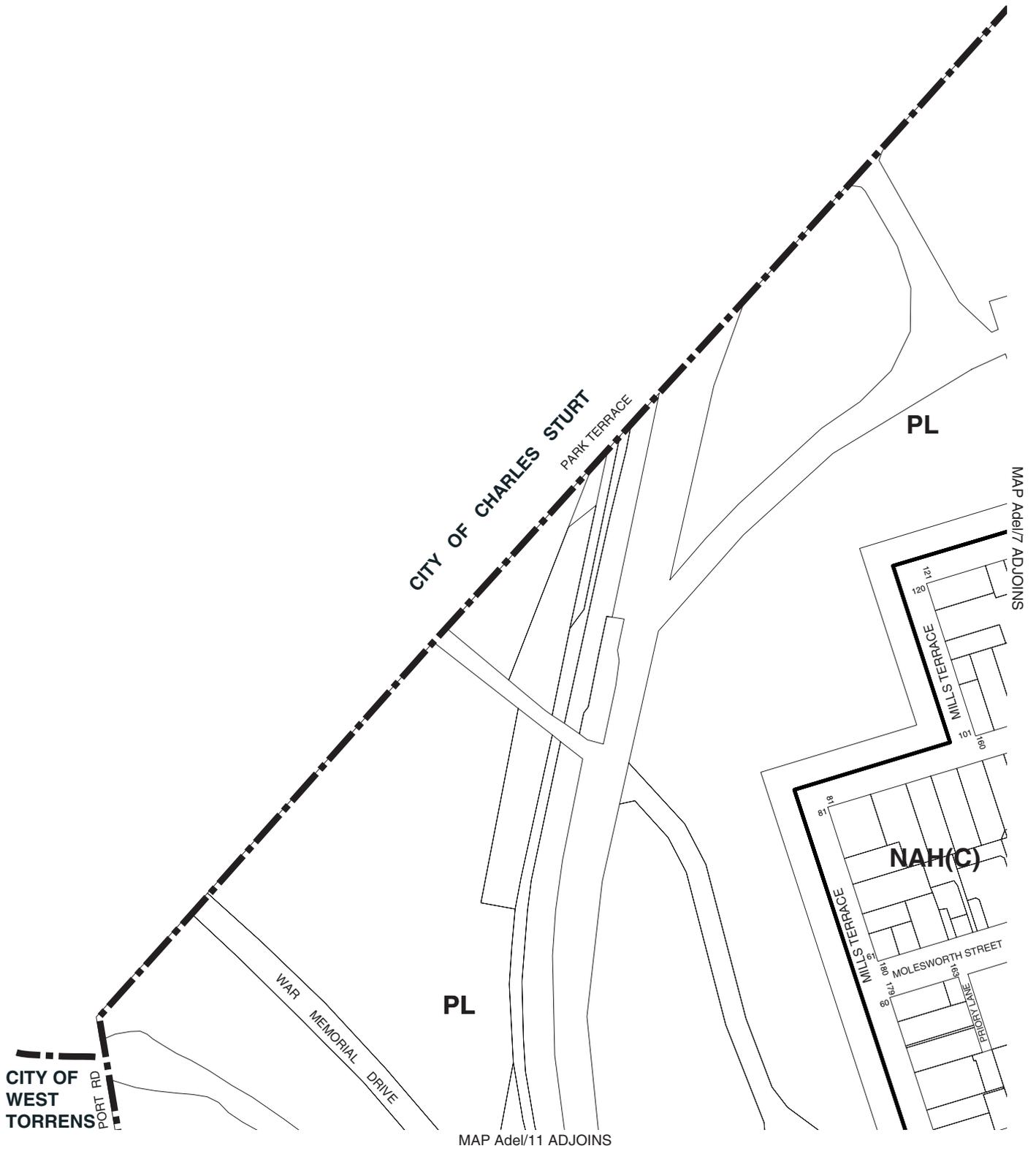
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-  Train Corridor
-  Tram Corridor
-  Designated Road: Type B road
-  Designated Area
-  Development Plan Boundary

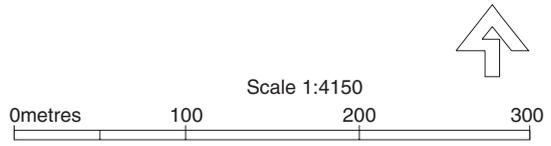
ADELAIDE (CITY) NOISE AND AIR EMISSIONS MAP Adel/1 (Overlay 16)

Consolidated - 17 October 2019



NOTE : For Policy Areas See MAP Adel/37

NAH(C) North Adelaide Historic (Conservation) Zone
PL Park Lands Zone



ADELAIDE (CITY) ZONES

MAP Adel/6

Consolidated - 17 October 2019

-  Zone Boundary
-  Development Plan Boundary

MAP Adel/3 ADJOINS

PL

BARTON TERRACE EAST

BARTON TERRACE WEST

JEFFCOTT ROAD

TRAVERS PLACE

CHILDERS STREET

NAH(C)

CHILDERS STREET

JEFFCOTT STREET

MAP Ade/6 ADJOINS

PL

MILLS TERRACE

NAH(C)

BUXTON STREET

GOVER STREET

MAP Ade/8 ADJOINS

WELLINGTON SQUARE

TYNTE STREET

BUXTON STREET

MOLESWORTH STREET

HILL STREET

NAH(C)

BARNARD STREET

HILL STREET

BARNARD STREET

MAP Adel/12 ADJOINS

NOTE : For Policy Areas See MAP Adel/38

NAH(C) North Adelaide Historic (Conservation) Zone
PL Park Lands Zone



Scale 1:4150

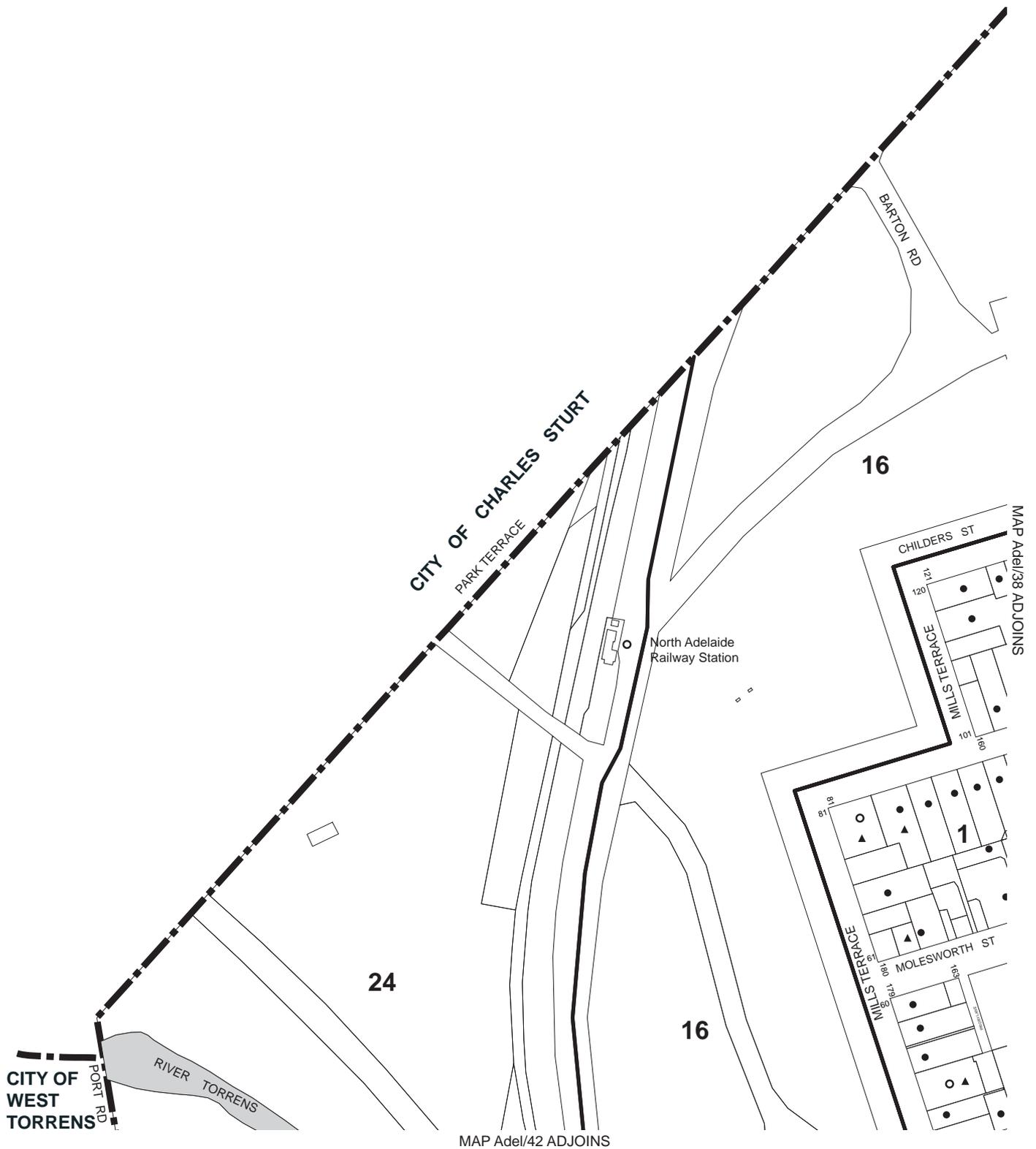


ADELAIDE (CITY) ZONES

MAP Adel/7

Consolidated - 17 October 2019

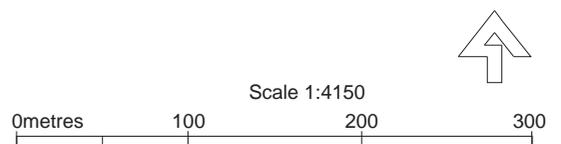
-  Zone Boundary
-  Development Plan Boundary



- 1 Hill Street Policy Area
- 16 Golf Links Policy Area
- 24 River Torrens West Policy Area

- o State Heritage Place
- Local Heritage Place
- ▲ Significant Tree

- Policy Area Boundary
- Development Plan Boundary



ADELAIDE (CITY) POLICY AREAS MAP Adel/37

Consolidated - 17 October 2019

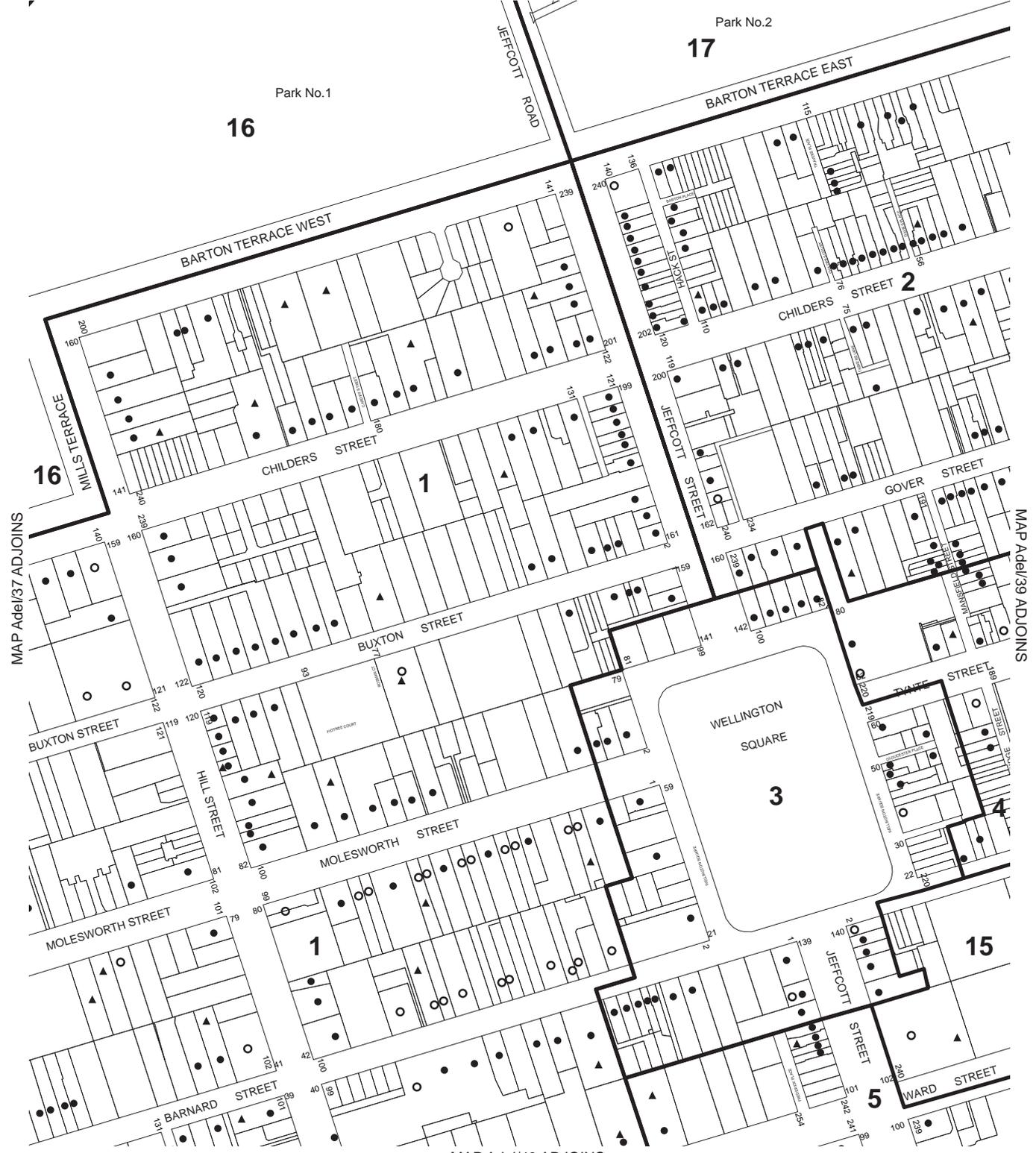
MAP Adel/34 ADJOINS

Park No.2

17

Park No.1

16



- 1 Hill Street Policy Area
- 2 Childers East Policy Area
- 3 Wellington Square Policy Area
- 4 Tynte Policy Area
- 5 Carclew Policy Area
- 15 Archer West Policy Area
- 16 Golf Links Policy Area
- 17 Northern Park Lands Policy Area

- State Heritage Place
- Local Heritage Place
- ▲ Significant Tree

Policy Area Boundary

Scale 1:4150

0metres 100 200 300

ADELAIDE (CITY) POLICY AREAS

MAP Adel/38

Consolidated - 17 October 2019