

1 May 2018

The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Attention: Elysse Kuhar – Planning Officer
(elysse.kuhar@sa.gov.au)

Dear Elysse Kuhar

SUBJECT: DA 090/M004/16 Variation 1 – 179 Greenhill Road Parkside

Thank you for the Informal Referral of the development application for Variation #1 of the approval (27 October 2016) for the:

construction of a mixed use development comprising dwellings, office and shop; adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping;

at 179 Greenhill Road and 1 George Street Parkside.

Proposed Variation #1 Application

The Informal Referral was received on the 22 March 2018 regarding a variation to the existing consent involving the ... *increase in building height by 1.1m, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer and inclusion of pump room.*

It is noted further information from the applicant was included with the plans indicating an amendment to the variation in building height whereby ... *the increase in the overall height of the building at the front is 0.64m not 1.1m (i.e. from 30.0m to 30.64m not 31.0m) over 10 storeys.*

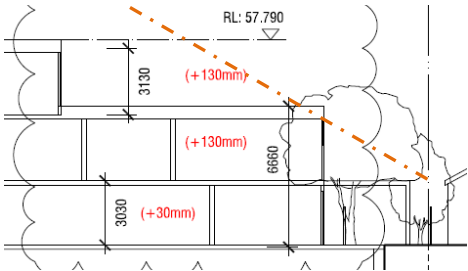
Six (6) weeks pursuant to Regulation 38(2)(b) was provided for Council to comment, ie 3 May 2018.

It is noted Council comments may include matters of more direct involvement, for example: local plans, public realm improvements, street trees, stormwater, traffic management, waste services, encroachments, or the like; but only make observations regarding the planning assessment to highlight matters for further analysis / assessment by SCAP.

The original proposal raised a number of issues for Council. In regard to direct matters they were resolved. However, it raised a range of planning concerns about the building height, rear transition envelope, over-looking, significant tree and environmental sustainability.

The current proposed variation is minor but raises some further implications for planning assessment that warrant consideration.

In summary, from Councils review of the variation it entails the following design changes and planning assessment implications:

Changes	Planning policy implications
<p>Main new tower building height increased from 30.0 metres to 30.64 metres (plus roof top plant facilities) = + 0.64 metres</p> <p>Required by virtue of increased floor to floor heights</p> <p>Increase in building height to south <i>'town houses at the rear being increased by 160mm (from 7.1m to 7.26m)'</i></p>  <p>Rear 3rd storey increased by 0.29 metres (0.13 in addition to 0.16 metres at level 2)</p>	<p>Already over-height at 118% compared to policy of 25.5 metres. While 0.64 metres is a limited increase, the over-height is further increased to 120%</p> <p>The affect is compounded by virtue of an already significant intrusion into the building transition envelope (30° @ 3.0m) at the zone boundary</p> <p>The removal of 1 level (3.05m) would reduce the over-height to a more modest 108%</p> <p>Floor heights (3.0m) were specifically queried prior to approval if they were realistic – disappointing a change has occurred</p> <p>Quoted dimensions differ from approved plans - 6.4 metres above ground level (agl) being increased by amended plans to 6.56 metres Represents a minor change of 0.16 metres at 5.0 metres from the boundary but does compound the intrusion into the rear building transition envelope (30° @ 3.0m) at the boundary from 0.5 metres to 0.66 metres, ie exceeds 5.9 metres agl</p> <p>Review height and/or set-back to mitigate unreasonable impact</p> <p>Located 17.5 metres from the boundary to mitigate any effective impact</p>
<p>Affordable housing requirement by Minister of Housing and Urban Development rescinded in May 2017</p> <p>Level 1 gym and spa rooms reconfigured and 8x1 bedroom apartments combined into 2x1 and 3 x2 bedroom apartments</p>	<p>Note required market testing failed to raise interest</p> <p>Internal reconfiguration with minimal external elevation change</p>
<p>Fire Services pump room relocated to extended basement area under visitor carpark area between buildings</p>	<p>Noted</p> <p>Contained below ground</p>

Changes	Planning policy implications
<p>Electricity Transformer relocation required as cabling and 'easement' under building 'unacceptable'</p> <p>Electricity Transformer relocated from room within front of new building to external surface location in visitor carpark behind south west corner of State Heritage Place (SHP). Paint colour 'Deep Indian Red' gloss to complement heritage building brick colour</p>	<p>Wherever transformer located Cables will need to go under buildings to service new and SHP buildings and maintained in any event. Easements can be created in 3 dimensional space to legally identify and protect access and maintenance requirements. Query need for relocation.</p> <p>Relocation results in loss of one (1) critical visitor space (already in short supply), landscaping (including tree) and positive street aspect of SHP.</p> <p>Relocation could occur to space behind SHP on east side (with minor modification to new addition) to avoid loss of parking, landscaping and visibility while providing for cabling around buildings.</p> <p>If proposed location of transformer is proven absolutely necessary it is suggested:</p> <ul style="list-style-type: none"> - colour be a 'dull light grey' to play down rather than highlight presence - landscaping be added around sides and in area wherever possible to help minimise extent of paving and soften presence - increase landscaping density to George Street frontage to help screen - reinforce commercial tenant parking be allocated (by condition) within new underground parking areas to maximise required availability of visitor parking.

Council Comments

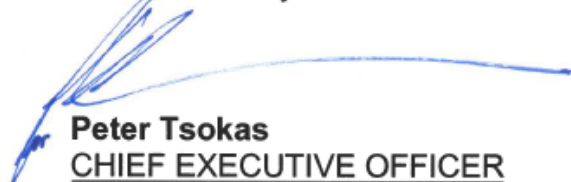
Council provides the following comments for further consideration by SCAP in relation to the implications of the proposed Variation#1:

- The tower over-height is further increased from 118% to 120%;
- Rear building height and impact to adjacent neighbour increased;
- The intrusions into the rear transition envelope is further compounded;
- Unfortunate reduction in provision of affordable housing;
- Query need for relocation of transformer;
- Suggest transformer be relocated to west rather than east side at rear of State Heritage Place;
- If transformer relocation is necessary the colour be a 'dull light grey' to play down presence, landscaping opportunities be maximised and paving minimised, and commercial tenant parking be allocated (by condition) within underground parking areas to maximise availability of required visitor parking.

It is trusted these comments will be given further consideration and the issues that have been raised addressed by review of the nature of the proposed variations.

If there are any queries, or opportunity to contribute to the review and/or assessment by SCAP, please contact Mr David Brown, Principal Policy Planner on 8372 5185 or dbrown@unley.sa.gov.au

Yours Sincerely



Peter Tsokas
CHIEF EXECUTIVE OFFICER