

CITY OF WEST TORRENS



Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the

COUNCIL ASSESSMENT PANEL

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 11 FEBRUARY 2020
at 5.00pm

Donna Ferretti
Assessment Manager

City of West Torrens Disclaimer

Council Assessment Panel

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

Note: The plans contained in this Agenda are subject to copyright and should not be copied without authorisation.

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1 MEETING OPENED**1.1 Evacuation Procedures****2 PRESENT****3 APOLOGIES****4 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 21 January 2020 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

In accordance with section 7 of the *Assessment Panel Members – Code of Conduct* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
- b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 362 Henley Beach Road, LOCKLEYS

Application No 211/950/2018

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Demolition of a Local Heritage Place (Lockleys Memorial Hall) and construction of three (3) masonry walls for interpretive signage (history walls) and relocation of existing Foundation Stone
APPLICANT	City of West Torrens
APPLICATION NUMBER	211/950/2018
LODGEMENT DATE	07/09/2018
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 21
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> Heritage Advisor External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	Consolidated
DELEGATION	<ul style="list-style-type: none"> Where the Chief Executive Officer or Assessment Manager form the opinion that the relevant application warrants consideration and determination by the CAP.
RECOMMENDATION	Support with reserved matter and conditions
AUTHOR	Brendan Fewster

BACKGROUND

The City of West Torrens is the owner of the Lockleys Memorial Hall situated at 362 Henley Beach Road, Lockleys. The existing Hall and the adjacent Mellor Park Reserve has 'Community Land' status as prescribed under the *Local Government Act 1999*.

This application for the demolition of the Hall is in response to a Master Plan for the upgrade of Mellor Park. The Master Plan, which was endorsed by Council in 2015, was based on several recommendations made by Council's Community Hubs General Committee in 2013. These recommendations included:

- Relocation of competitive tennis facilities to Lockleys Oval;
 - Demolition of all buildings except the Seniors Centre;
 - Improvements to the Seniors Centre to provide for shared use with other groups and the provision of public toilets to service the park;
 - The provision of 2 or 3 multi-use courts; and
 - Provision of off-street parking.

SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 36 in Filed Plan 124330 in the area named Lockleys, Hundred of Adelaide, Volume 5842 Folio 983, more commonly known as 362 Henley Beach Road, Lockleys. The subject site is a rectangle shape with a 21.39 metre (m) wide frontage to Henley Beach Road and a site area of approximately 825 square metres (m²).

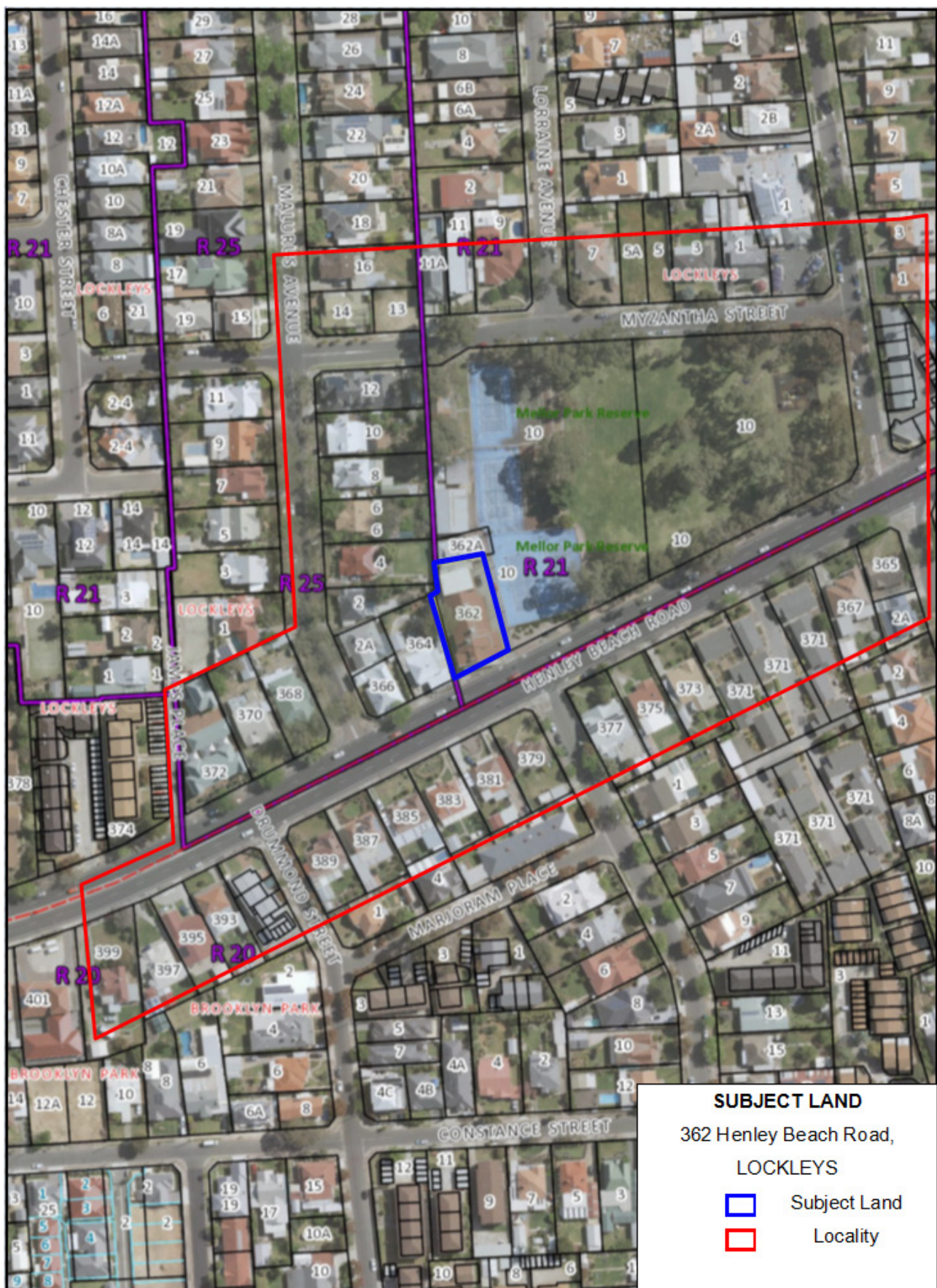
It is noted that there are no easements, encumbrances or Land Management Agreements on the Certificate of Title and there are no regulated trees on the subject site or on adjoining land that would be affected by the development.

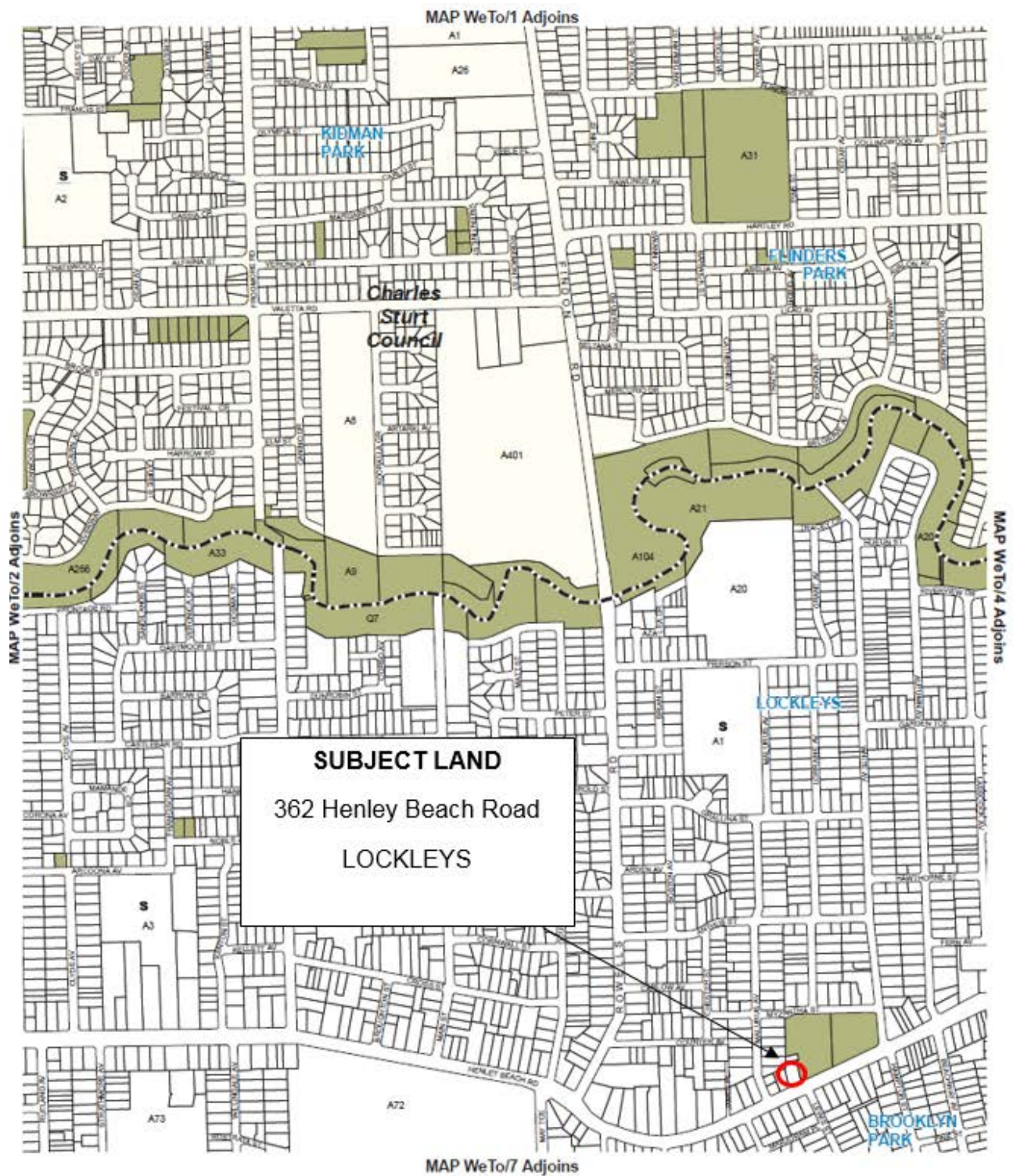
The site currently contains an existing building that is known as the Lockleys Memorial Hall. The building is identified as a Local Heritage Place in the West Torrens Development Plan. The site is relatively flat and is covered almost entirely by the hall building and hard paved surfaces.

The locality is dominated by the Mellor Park Reserve that is immediately adjacent to the subject land and is bound by Myzantha Street to the north, White Avenue to the east and Henley Beach Road to the south. The reserve, which includes several tennis courts, a playground and grassed areas is surrounded by established residential areas comprising predominantly of detached dwellings on allotments of varying size. There is a small deli (shop) adjoining the subject land on the western side and an aged care facility at the corner of Myzantha Street and White Avenue to the north-east. Further to the east along Henley Beach Road is a child care centre and a larger aged care facility.

The amenity of the locality is relatively high due to the existing vegetation and spacious character derived from Mellor Park Reserve.

The subject land and locality are shown on the aerial imagery and maps below.





Location Map WeTo/3

- S School
- Local Reserves
- Development Plan Boundary

WEST TORRENS COUNCIL
Consolidated - 12 July 2018

RELEVANT APPLICATIONS

DA Number	Description of Development	Decision	Decision Date
211/111/1990	Extension to clubroom and kitchen	Approved	04/09/1990
211/177/1992	Sign	Approved	07/07/1992

PROPOSAL

The proposal is seeking the demolition of the Lockleys Memorial Hall, which is a Local Heritage Place. The existing building consists of the original hall and later additions to the front and rear.

The proposal also includes the construction of three (3) masonry walls for interpretive signage and the relocation of an existing Foundation Stone. The walls will be constructed using bricks from the existing building and will follow the footprint of the existing building on the east, south (front) and west sides. The walls will have a maximum height of 1.5 metres.

Note: This application does not include the construction of a new car park. The plans depicting the proposed car park are indicative only and form part of future works.

The relevant plans and documents are contained in **Attachment 2**.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to the Procedural Matters section of the Residential Zone:

Demolition of a building or structure listed in any of the following tables:

- (a) *Table WeTo/3 - Contributory Items*
- (b) *Table WeTo/4 - Local Heritage Places.*

Properties notified	12 properties were notified during the public notification process.
Representations	Three (3) representations were received. One representation was subsequently withdrawn.
Persons wishing to be heard	No representors wish to be heard.
Summary of representations	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> • Replacement of boundary fencing; • Removal of asbestos from the building; • Dust control and security during demolition; and • Time frames for the development.
Applicant's response to representations	<ul style="list-style-type: none"> • Demolition is likely to take place between February and April 2019; • Residents adjacent to the site will be advised in writing when work is to commence; • Once a contractor has been engaged to undertake the demolition work, a Project Management Plan will be prepared to ensure safety and minimise environmental impacts; • Asbestos in the building will be removed by a licensed contractor; • The reduced number of tennis courts is a result of damage caused by trees; and • Security fencing will be erected during demolition and will be replaced with Colorbond fencing of between 1.8m-2m in height in consultation with owners.

A copy of the representations and the applicant's response is contained in **Attachment 3**.

INTERNAL REFERRALS

Department	Comments
Heritage Advisor	<p><u>Comments - 27/09/18</u></p> <p>The application in its current form is not supported for the following reasons:</p> <ul style="list-style-type: none"> • The review of the current listing is in draft form; the review fails to acknowledge the strong, almost continuous use and evolution of the buildings as a place to watch movies and the prominence of the 1950's design facing Henley Beach Road; • The existing 1925 building and its later 1950s stage is considered to have some Heritage Value; • The extent of demolition and making good is unclear in the application; • There is no compelling information relating to the structural condition of the building; • There is no information provided on the treatment of the disturbed site once demolition occurs; the Master Plan indicates a car park, but the timing of this is unclear; • The replacement of a Local Heritage Place with a car park, should the Master Plan proceed, will diminish the prominence of the building and its importance as a landmark to Henley Beach Road; • The existing building could be integrated into the Mellor Park redevelopment. <p><u>Comments - 17/02/19</u></p> <p>While the preference would be to retain and adapt the building and to see it become part of the Mellor Park project as a café or community meeting rooms, the application for demolition is supported for the following reasons:</p> <ul style="list-style-type: none"> • The review of the current listing has been undertaken in the light of further information provided. The listing itself is considered to be flawed and the building of poor integrity, failing to adequately fulfil Section 23(4) Criteria; • No compelling reasons could be reasonably established for the retention. The highly visible 1950s addition is not considered to be a meritorious example of its era and the later addition ensures the clarity of the original building has been lost. <p>It is recommended that:</p> <ul style="list-style-type: none"> • Information be provided on the landscape treatment of the disturbed site once demolition occurs; • Material from the existing building could be integrated with the Mellor Park redevelopment in the form of an entry statement, paving and interpretive material. <p><u>Final Comments</u></p> <p>Supportive of the demolition subject to the inclusion of the walls and interpretive signage.</p>

A copy of the relevant referral response is contained in **Attachment 4**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Low Density Policy Area 21 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

Residential Zone - Desired Character	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3 & 4
Principles of Development Control	1, 3, 5, 11, 12, 13 & 14

Low Density Policy Area 21 - Desired Character	
<p><i>This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).</i></p> <p><i>There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.</i></p>	

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

Objectives	1
Principles of Development Control	1, 2

Additional provisions of the Development Plan which relate to the proposed development are contained in **Attachment 1**.

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under the following sub headings:

Land Use

The existing building was last used as a theatre (Odeon Theatre). The theatre ceased to operate several years ago and the building has been vacant ever since.

Objective 2 of the General Section (Heritage Places) seeks the continued use or adaptive reuse of local heritage places. The applicant has provided some general information on the structural condition of the building and the cost estimates for the on-going maintenance and management of the building, including asbestos removal. In terms of the capability and feasibility of reusing the building, whether that be in its current form or through adaptive works, Council's Heritage Advisor has stated that:

"While I agree the building has been neglected through lack of occupancy and is in poor condition, I am not convinced the structural condition of the place is seriously unsound and cannot reasonably be rehabilitated".

While it appears that the building would require significant repairs for adaptive reuse, in the absence of a detailed assessment by a Quantity Surveyor, the applicant has not sufficiently demonstrated that the *"structural condition of the place is seriously unsound and cannot reasonably be rehabilitated"* as required by PDC 1(c) of the General Section (Heritage Places). Notwithstanding that the building could potentially be reused and that its demolition does not satisfy the structural test in PDC 1, the main test for the overall merits of the proposed demolition is based around whether the actual heritage listing in the Development Plan satisfies the criteria in Section 23(4) of the *Development Act 1993*. This is considered in further detail below.

The applicant intends to replace the existing building with a new car park that is to form part of future enhancements to the Mellor Park precinct. This application does not include the construction of the car park and therefore the merits or otherwise of a car park on the land are not being considered at this time. In relation to the intended use of the land post-demolition, Council's Heritage Advisor considers *"the Local Heritage Place deserves something better than to be replaced by a car park, with no acknowledgement of history"*. In response to these concerns, the proposal includes the construction of several masonry walls for interpretive signage and relocation of an existing Foundation Stone. The existing bricks and some parts of the building foundations will be reused to construct the masonry walls. The proposed walls would contribute positively to conserving the cultural significance of the Local Heritage Place in accordance with Objective 2.

Heritage Significance and Impact

The existing building on the land, known as the Lockleys Memorial Hall, is listed as a Local Heritage Place. The extent of the listing is described in *Table WeTo/4 - Local Heritage Places* of the Council Development Plan:

*Soldier's Memorial Centre (now Odeon Cinema); **External form and detailing of original memorial hall, particularly the elevation to Henley Beach Road.** Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. LO02 (highlighted for emphasis)*

The listing is based on criteria (a, c & e) outlined in Section 23(4) of the *Development Act 1993* which states:

- (4) A Development Plan may designate a place as a place of local heritage value if:
- (a) it displays historical, economic or social themes that are of importance to the local area; or
 - (b) it represents customs or ways of life that are characteristic of the local area; or
 - (c) it has played an important part in the lives of local residents; or
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
 - (e) it is associated with a notable local personality or event; or
 - (f) it is a notable landmark in the area; or
 - (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Given the heritage-related implications of the proposal, the application was referred to Council's Heritage Advisor for assessment. Initially, the heritage advice was not supportive of the proposed demolition as the information provided by the applicant failed to demonstrate that the proposal would satisfy the relevant provisions of the Development Plan. Also, the heritage advice at the time was based on an incomplete analysis of the heritage listing of the building.

As highlighted above, the listing relates to the "external form and detailing of original memorial hall, particularly the elevation to Henley Beach Road". In 2018 a heritage assessment of the building was conducted by Katrina McDougall of McDougall and Vines. The assessment observed that the front of the building is a later extension/addition and the original elevation to Henley Beach Road no longer exists. It was therefore concluded that were the building's original fabric to be retained, there would be no front elevation. This was one of the reasons the heritage assessment recommended that the building be removed from the Local Heritage register.

Having inspected the building and reviewed all of the past heritage surveys and the relevant provisions of the Development Plan, the Heritage Advisor has resolved the following:

While the preference would be to retain and adapt the building and to see it become part of the Mellor Park project as a café or community meeting rooms, the application for demolition is supported for the following reasons:

- *The review of the current listing has been undertaken in the light of further information provided. The listing itself is considered to be flawed and the building of poor integrity, failing to adequately fulfil Section 23(4) Criteria;*
- *No compelling reasons could be reasonably established for the retention. The highly visible 1950's addition is not considered to be a meritorious example of its era and in fact the later addition ensures the clarity of the original building has been lost.*

It is recommended that:

- *Information be provided on the landscape treatment of the disturbed site once demolition occurs;*
- *Material from the existing building could be integrated with the Mellor Park redevelopment in the form of an entry statement, paving and interpretive material.*

While the demolition of any Local Heritage Place is unfortunate given the historical, cultural and social benefits that such places typically provide, in this instance, the circumstances are such that the listing does not satisfy the required criteria to be reasonably regarded as a place of local heritage value.

For these reasons, the proposal to demolish the Local Heritage Place is considered, on balance, to satisfy PDC 1 of the General Section (Heritage Places). As recommended by the Heritage Advisor, support for the demolition of the building should be on the basis that existing building materials are reused and historic and cultural interpretive material provided on the site. The proposal to construct masonry walls for interpretive signage and to relocate an existing Foundation Stone is considered to adequately address this requirement and meet the intent of Objective 1 of the General Section (Heritage Places).

Building Work

The only building work proposed relates to the construction of three masonry walls for interpretive signage and relocation of an existing Foundation Stone. The walls will be constructed using bricks from the existing building and will follow the footprint of the existing building on the east, south (front) and west sides. At a height of no more than 1.5 metres, the walls will be low-scale. The wall will provide a culturally informative and visually interesting built form element to the site.

Landscaping

Landscaping will be provided as part of the future development of the land and enhancements to the adjacent Mellor Park Reserve. A reserve matter is recommended that requires the applicant to provide a detailed landscaping scheme for the site.

SUMMARY

While the demolition of the Local Heritage Place is unfortunate, in this instance, the circumstances are such that the listing does not satisfy the required criteria to be reasonably regarded as a place of local heritage value.

The proposal to demolish the Local Heritage Place is therefore considered to satisfy PDC 1 of the General Section (Heritage Places) and the reuse of existing building materials on the site and the provision of historic and cultural interpretive material would ensure the cultural significance of the place is conserved.

Having considered all the relevant provisions of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance, the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 12 July 2018 and warrants Development Plan Consent.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/950/2018 by City of West Torrens to undertake the Demolition of a Local Heritage Place (Lockleys Memorial Hall) and construction of three (3) masonry walls for interpretive signage (history walls) and relocation of existing Foundation Stone at 362 Henley Beach Road, Lockleys (CT5842/983) subject to the following reserved matter and conditions of consent:

Reserved Matters

The following information shall be submitted for further assessment and approval by the City of West Torrens as reserved matters under Section 33(3) of the *Development Act 1993*:

1. A full architectural survey of the Local Heritage Place to be demolished shall be undertaken by a suitably qualified architect and/or heritage expert with the following information provided:
 - A scaled drawing of the building;
 - A survey that identifies sequential development of the building and physical evidence that can be reused as interpretive or entry statement material; and
 - Details of landscaping that is to be provided following the demolition of the building.

Pursuant to Section 42(1) of the *Development Act 1993*, the Council reserves its decision on the form and substance of any further conditions of Development Plan Consent that it considers appropriate to impose in respect of the reserved matter outlined above.

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below:

Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.

2. During the course of demolition and following completion of the demolition works, the existing building fabric shall be retained and safely stored as required for reuse for the construction of the masonry walls that are approved herein.

Reason: To ensure the existing fabric of the building can be reused in accordance with the approved plans and documents.

Planning Notes

1. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf for additional detail
2. The emission of noise from the premises is subject to control under the *Environment Protection Act and Regulations 1993* and the applicant (or person with the benefit of this consent) should comply with those requirements.

3. The applicant is reminded that in accordance with the *Aboriginal Heritage Act*, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area. Their contact details are:
Darren Wanganeen, Chairperson
c/- Emma Riggs
Camatta Lempens Pty Ltd Lawyers
Phone: (08) 8410 0211
Email: ERiggs@camattalempens.com.au
 4. Once development approval is granted, the development must be:
 - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
 - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
 - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
 5. Management of the property during demolition shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
-

Attachments

1. **Relevant Development Plan Provisions**
2. **Proposal Plans and Documents**
3. **Representations and Applicant's Response**
4. **Referral Response**

Relevant Development Plan Provisions

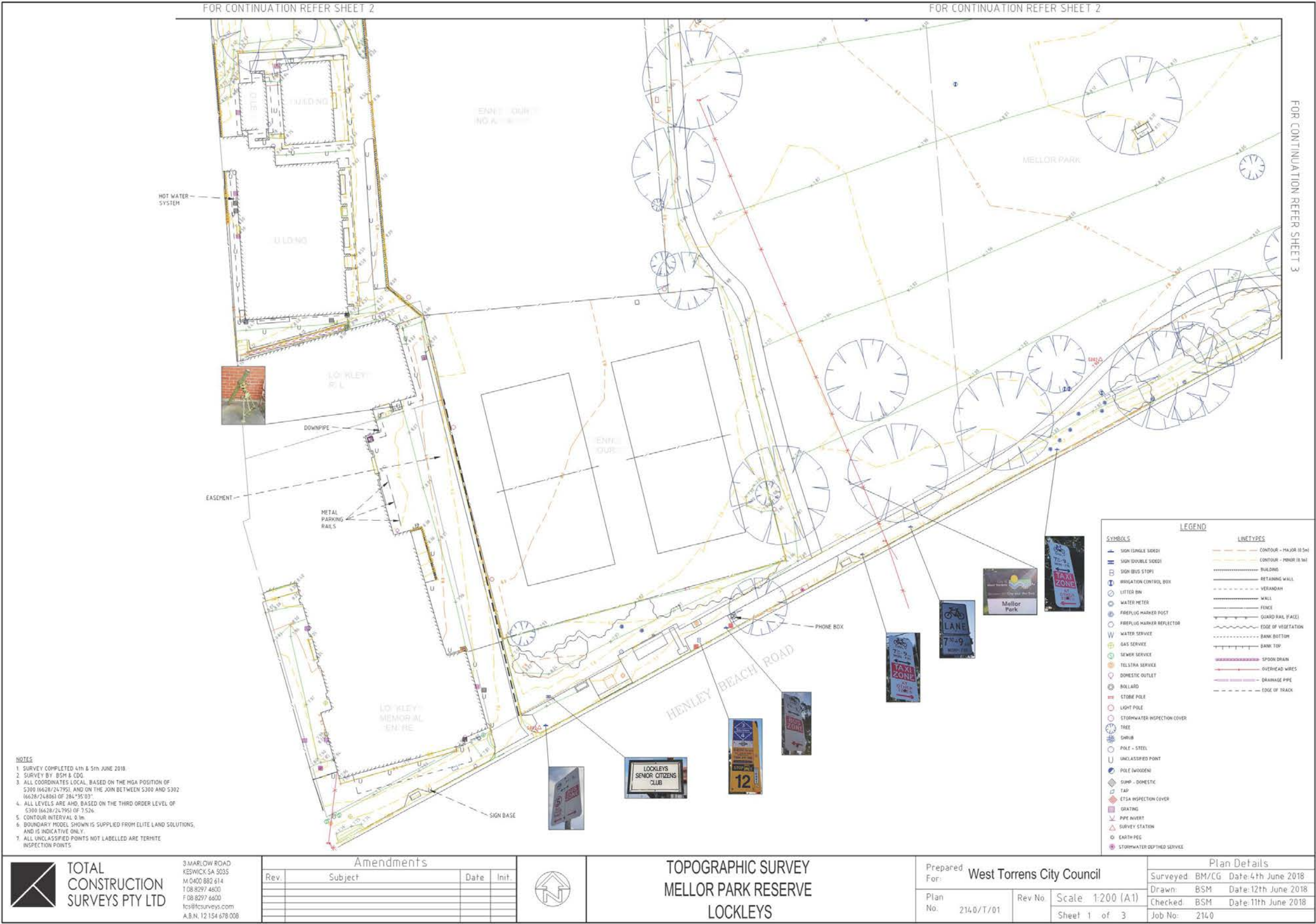
<u>General Section</u>		
<i>Heritage Places</i>	<i>Objectives</i>	<i>1, 2 & 3</i>
	<i>Principles of Development Control</i>	<i>1, 2, 3 & 4</i>
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	<i>1 & 2</i>
	<i>Principles of Development Control</i>	<i>1, 2, 3, 4, 5 & 6</i>
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	<i>1, 2, 3, 4 & 5</i>
	<i>Principles of Development Control</i>	<i>1, 3, 5, 7 & 8</i>

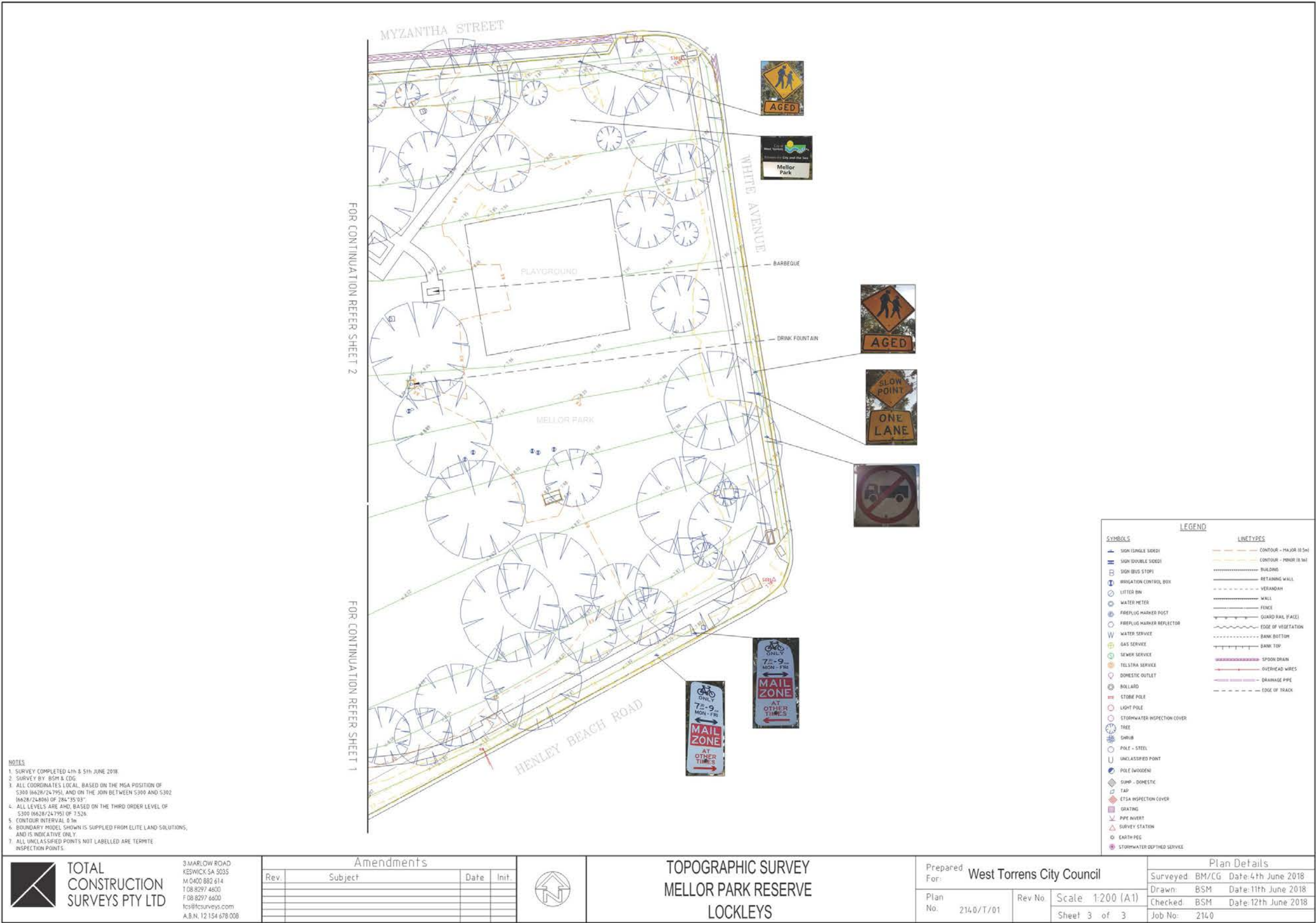


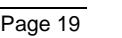
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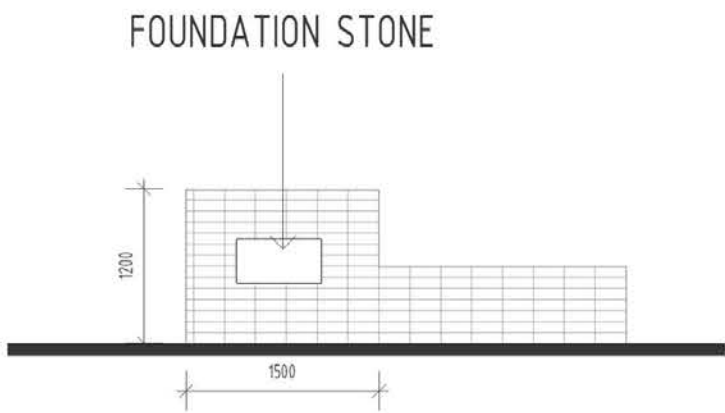
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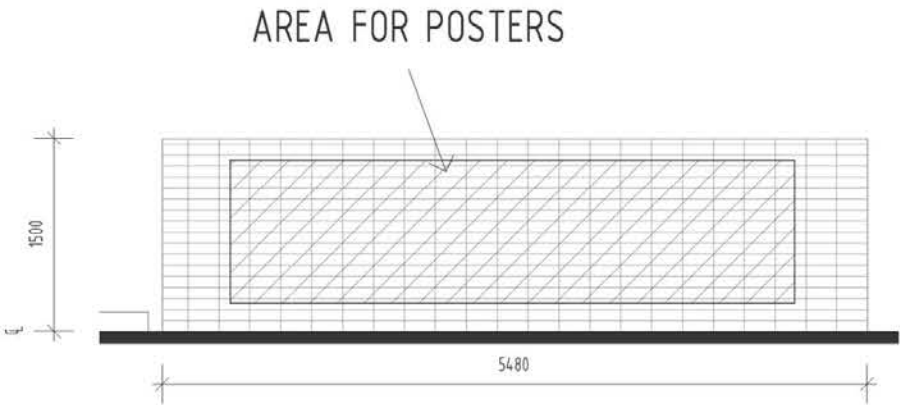




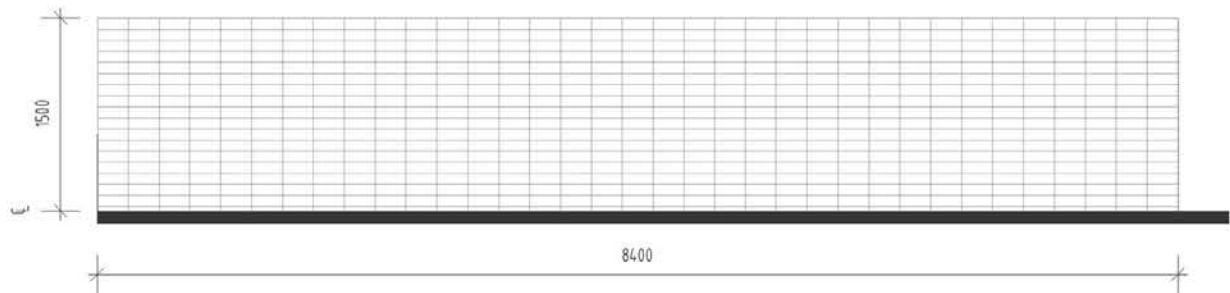




FOUNDATION STONE ELEVATION
1 : 50



HISTORY WALL ELEVATION
1 : 50



WAR TRIBUTE
1 : 50

REASON FOR ISSUE	RE V	DATE

**WALTER
BROOKE** ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

MELLOR PARK
HENLEY BEACH ROAD, LOCKLEYS

ELEVATIONS	DRAWING — SK-102
Issue Date FOR TENDER	REVISION —
1 : 50 @A3	PROJECT — 14-5103M

DRAWN BY: Andrew R. JOT DATE: 4/12/2019 10:54 AM C:\Users\Andrew.R\Documents\Projects\14-5103M\Drawings\14-5103M-02.dwg

Proposed Demolition of Lockleys Soldiers Memorial Hall - Supporting Documentation

18 December 2019

The City of West Torrens seeks to demolish the Lockleys Soldiers Memorial Hall located at 362 Henley Beach Road, Lockleys. A Development Application has been lodged and assessed by Council's Heritage Advisor (Mr Douglas Alexander, Flightpath Architects). This commentary seeks to address the comments and recommendations made by Council Planning Officer Ms Ebony Cetinich and the West Torrens Council Planning Department regarding the demolition.

The Lockleys Soldiers Memorial Hall building is listed on the Local Heritage Register and is attached to the former Lockleys RSL building at the western edge of Mellor Park. There is a Local Heritage listing for the Lockleys Soldiers Memorial Hall (1925) and not for the former Lockleys RSL building. The Soldiers Memorial Hall is also referred to as the (former) Windsor Theatre/Cinema, and the extensions and alterations made to the Memorial Hall building in order to convert the facility into a Movie Theatre do not form part of the Local Heritage listing. Nevertheless, the proposed concept plans aim to honour both the Lockleys Soldiers Memorial Hall as well as the former Windsor Theatre.

Landscaping / Design Features:

The updated Carpark and Landscape Plans for the site contain a number of features which pay tribute to the former Soldiers Memorial Hall and Windsor Theatre and some include the reuse of elements of the 1925 building as follows:

1. Outline of the building footprint on carpark surface with reused red bricks from facility as double brick inlay (stamped red concrete to be used on highly trafficable areas);
2. Newly constructed 1200mm high x 1500mm long (300mm thick) entry wall constructed along southern end of the building footprint using bricks from the building and featuring the existing Foundation Stone in the centre of the wall. Elevations attached.
3. The inclusion of two visual history walls. One on the eastern side of the carpark - will be a newly constructed wall 1500mm high x 5480mm long (300mm thick) and will be constructed using bricks from the building. It will feature replica movie posters to those present in the hallway of the Windsor Cinema (originals cannot be used due to the presence of asbestos). The second wall will be constructed on the western side of the carpark and will be a tribute wall to Australian War movies such as Gallipoli. This wall will be 1500mm high and 8400mm long (300mm thick) and elevations are attached.



Foundation Stone and red bricks to be used to form new wall. Elevations attached.

Note: Engineering of the three new heritage walls (Memorial Stone entry wall; Movie Poster tribute wall; and Australian War Movies tribute wall) is currently in progress and a separate building application will be lodged once complete.

4. All walls have been designed with CPTED (crime prevention through environmental design) principles in mind. The wall at the entrance is low so as not to obstruct traffic visibility; and the western tribute wall will be built approximately 3-4metres from the western site boundary in order to reduce the ability for people to hide behind the wall.
5. A Heritage Marker will be developed and installed on Henley Beach Road in close proximity to the front of the existing building. The Heritage Marker will be similar to those installed at other Heritage locations around



Example of a Heritage Marker.



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the Council area such as Beare Ave Reserve. The Marker will include information on the Soldiers Memorial Hall as the Local Heritage Listed site;

6. Recycled bricks from the building will also be used in path paving leading from the carpark to Mellor Park.
7. An RSL Memorial will be designed and installed in close proximity to the former RSL Sub-branch building. The Memorial will be designed in consultation with the RSL State Branch and Council Staff. It will pay tribute to the former Lockleys RSL and residents of Lockleys who served in both Wars.

Additional Landscaping features include:

1. Permeable paving along the western edge of the proposed carpark in order to reduce the amount of hard-surface paving on the site and to assist with stormwater run-off (similar to what was designed and installed at Council facility 173 Sir Donald Bradman Drive);



Example of a Permeable Paving.

2. The inclusion of 3 raingardens in the carpark design to assist with stormwater run-off (similar to what was designed and installed at Council facility 173 Sir Donald Bradman Drive).
3. Soft landscaping will feature to the north of the carpark (area identified on the plan). The type of plants are being selected in conjunction with Council's Horticulture staff. Although the list is not finalised, species may include South Australian natives such as *Kunzea pomifera*; *Dianella brevicaulis*; *Poa poiformis* and Australian native *Lomandra multiflora*.



Example of Rain Garden design.



4. 4 x Secure bicycle racks will be installed (identified on the plan);
5. Car park lighting will be installed along the western boundary of the carpark (identified on the plan);

Draft Planting Schedule for carpark.

PLANTING SCHEDULE			
CODE	BOTANICAL NAME	COMMON NAME	IMAGE
KP	<i>Kunzea pomifera</i>	Matrass	
LH	<i>Lomandra multiflora</i>	Hardy Mat-rush	
DB	<i>Dianella brevicaulis</i>	Short-stemmed Flax-lily	
PP	<i>Poa poiformis</i>	Coast Tussock Grass	

Although the works will be staged (demolition will occur followed by carpark construction and landscape installation); the separate elements will occur consecutively and the entire project will be completed within four months.

Council Support:

The Council has considered a number of reports dealing with the redevelopment of Mellor Park in its capacity of landowner/landlord. In April 2009 Council resolved to develop a network of Community Hubs across the City of West Torrens - included within these was Mellor Park. The original intent was to build a small Council-managed community centre and upgrade the recreational opportunities and amenity of the park, due to the site restrictions (i.e. positioning of existing buildings and limited on-site car-parking).

In 2012 a number of events occurred which led to a rethink of this proposal:

- The Mellor Park Tennis Club was successful in obtaining grant funding to upgrade the tennis courts at Mellor park;
- The operators of the Windsor Theatre advised they would cease business in August 2012 and wished to vacate the premises;
- Discussions commenced with Lockleys RSL Sub-branch regarding the possible relocation to an alternative site due to reduced membership.

Council considered a report on 21 August 2012 regarding the above events and resolved (amongst other things) that:

"A further report be presented to Council following due diligence measures undertaken by the Administration to review project costings and scope of work and any deleterious impact on the stand of significant trees on the eastern side of the courts resulting from the proposal to upgrade the tennis courts.

Opportunities for the Mellor Park Precinct, given the closure of the Lockleys Cinema and probable relocation of the Lockleys RSL....., be investigated and reported to Council....prior to a decision being made on the reconstruction of the tennis courts..."

A number of options were presented to the (former) Community Hubs General Committee on 11 June 2013, and the Committee recommended that:

"...concept designs and costings be prepared for the next meeting of the Committee based on the following:

At Mellor Park

- *Relocation of competitive tennis facilities to Lockleys Oval*
- *Demolition of all buildings except the Senior's Centre*
- *Improvements to the Seniors Centre to provide for shared use with other groups and the*
- *provision of public toilets to service the park*
- *The provision of 2 or 3 multi use courts*
- *Off street parking"*

The Council endorsed the recommendation of the Community Hubs General Committee at its meeting held 18 June 2013.

The direction of the Council led to the development of an endorsed combined Masterplan document for Lockleys Oval, Apex Park and Mellor Park and Council's submissions and subsequent award of grant funding from the Federal Government to assist with the delivery of these combined projects. The funding which has been received is conditional upon all aspects of the project (including the demolition of the Lockleys Soldiers Memorial Hall, and conversion of the building footprint to carpark/greenspace) being undertaken and completed.

Update reports have continued to be provided to Council following the endorsement of the Masterplan.

Further, the Prudential Report undertaken by external consultants JAC Comrie Pty Ltd, and endorsed by Council indicated:

"By undertaking the Lockleys Oval Apex Park and Mellor Park (LOAMP) redevelopment Council will be addressing specific strategic objectives set out in the Towards 2025 Community Plan, the Infrastructure and Asset Management Plan (buildings) and the Strategic Directions Report Vision 2025....The existing use is in accord with Council's Development Plan and this project does not propose changes of land use, nor is it at odds with existing Community Land Management Plans or Infrastructure and Asset Management Plans".

Buildings Asset Management Plan (2017):

The Buildings Asset Management Plan (2017) was developed by Council's Administration and was subsequently endorsed by Council at its meeting of 12 December 2017. The document references the Mellor Park site, and more specifically the former Windsor Theatre. In particular, at Section 5.6 it advises as follows:

5.6 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition, or relocation. The following assets in Table 5.6.1 below have been identified for disposal in the preparation of this Asset Management Plan and are linked to the sporting hub redevelopments.

Table 5.6.1 Disposal Program

Disposal Year	Building Name	Written Down Value (WDV \$)
2018	Lockleys Oval Complex - Lockleys Girl Guides Hall	\$144,522
2018	Lockleys Oval Complex - Homing Pigeons Clubrooms	\$98,759
2018	Lockleys Oval Complex - Lockleys Football Clubrooms	\$466,736
2018	Lockley Oval Complex - Toilet Block	\$30,092
2018	Lockleys Reserve Complex - Mellor Park Tennis Club Bar	\$34,337
2018	Lockleys Oval Complex - West Torrens Baseball/Soccer Clubrooms	\$1,001,410
2018	Camden Oval Complex - Camden Athletics Club Change Rooms	\$220,644
2018	Camden Oval Complex - PHOS Camden Clubrooms	\$378,301
2019	Lockleys Reserve Complex - Windsor Theatre	\$1,277,217
2019	Lockleys Reserve Complex - Mellor Park Tennis Clubrooms	\$23,588
2019	Lockleys Reserve Complex - Lockleys Reserve Toilet Block	\$8,601
2019	Weigall Oval Complex - Adelaide Baseball/Omonia Soccer Clubrooms	\$397,371
2019	Weigall Oval Complex - Plympton Tennis Clubrooms	\$61,148

Asset Review Report (of) Council Owned Properties:

The Asset Review Report (of) Council Owned Properties was prepared by Council's administration and endorsed by Council at its meeting of 4 August 2015 following a number of workshops.

The most recent review was undertaken during 2014/15 and the Review's comments in relation to the Lockleys Soldiers Memorial Hall/Windsor Theatre premises are as follows:

"The site for the Windsor Theatre has recently been valued by Maloney Field Services (June 2014), with a land value of \$425, 760 and building value of \$3,070,520. The replacement cost of the current building structure is estimated to be in the vicinity of \$3,195,000. The estimated maintenance and capital renewal works would amount to \$721,150 over the next ten year period.

.....

Recommendations

Consider redevelopment of site."

This Report supplements Council's Asset Management Plan and is informed by (principally), the Building Condition Audits, Property Valuations and Asbestos Registers prepared by external consultants engaged by Council.

The Building Condition Audit (BCA) was undertaken in 2013 by external consultants, (GHD). It is a high level document which is used to assist in the preparation of the annual budgets (and is also included into Council's Long Term Financial Plan) and the building maintenance/upgrade programs. It should also be qualified the budget estimates are only conservative in value and is only developed from a visual (not intrusive) inspection the building asset. Since the development and adoption of the BCA, it become evident that the extent of maintenance and renewal works required on the building to ensure it is long term future use was far in excess of what has been reported by GHD and exceeded the buildings 2017 written down value.

In recent years major issues with termite damage and asbestos have further compounded any potential reuse of the building.

The BCA acknowledges, albeit perhaps insufficiently, the Asbestos Register which had been prepared for the premises. The Asbestos Register (which at the time of preparation of this document is non-intrusive in nature) indicates the (suspected or) confirmed presence of asbestos in a number of locations throughout the building, namely within the:

- Ceiling lining of the HWS room (SW corner of building)
- Paint which has been used to provide a textured surface for all walls (and the ceiling) within the foyer area *
- Electrical switchboard backing board (SW corner of building) - suspected
- Infill above windows at rear entrance to kitchen
- Floor covering to kitchen
- Floor covering under carpet to foyer area
- Electrical switchboard backing board (west wall at top of stairs) - suspected
- Electrical switchboard backing board (west wall of projector room) - suspected
- Fire door at top of stairs - suspected.

(*NB: a subsequent visual inspection indicates that the extent of the textured paint extends beyond solely the foyer area to sections of the passage leading to the theatre auditorium - i.e. portions of the "Nostalgia Walk" - movie posters).

The removal and replacement of the asbestos is estimated (for budget purposes) at approx. \$125,000 to \$150,000, (this is not including the removal of the textured paint to the walls in the foyer). The nature and extent of the *'paint which has been used to provide a textured surface for the walls (and the ceiling) within the foyer area'* is of concern and is difficult to budget with some significant investigation with options regarding the (final) type of material (or surface finish) that will be used for any replacement, (initial investigations would be estimated at \$20,000.)

The total estimated value of maintenance and capital renewal works will be in the order of \$900,000 (excluding any improvement/upgrade works to front foyer area).

Public Consultation:

Although Council undertook preliminary consultation regarding the proposed upgrade of Mellor Park in association with the proposed Lockleys Oval and Apex Park upgrades late in 2015, further targeted consultation with surrounding residents of Mellor Park occurred during December 2018. Responses from 8 residents were received from the 200 or so surrounding premises that were letterboxed during this subsequent consultation. Their responses mainly related to the amenity of the reserve such as fencing, tree planting and shade. Car parking was identified by two residents as an important element to be included in the upgrade, and one of these respondents also commented "the demolition of the Windsor Theatre is questionable as it is a visible landmark on Henley Beach Road".

As part of the Development process, the matter proceeded to public (Category 2) notification in late 2018, and responses were received from three parties whose properties adjoin the former theatre building. Two of the three respondents specifically advised that they had no issues with the demolition of the former theatre:

"...I would like to make it clear that (we) are completely in favour of the council's proposal to knock down the Lockleys Memorial Hall" (party 1; and

"I am not objecting to the demolition of the hall..." (party 2)

Additionally, both parties responses principally sought information or clarification regarding the timing and nature of the demolition process and how perceived/anticipated issues (eg asbestos removal, dust minimisation) would be managed, and all three parties had concerns relating to the boundary fencing (and privacy/safety matters) both during and following demolition works.

PROPOSED DEMOLITION OF LOCKLEYS MEMORIAL SOLDIERS HALL

STATEMENT IN SUPPORT OF (DEMOLITION) PROPOSAL

1. Executive Summary

The City of West Torrens seeks to demolish the building known as the Lockleys Soldiers Memorial Hall (and the attached former Lockleys RSL building), at 362 (and 362a) Henley Beach Road, Lockleys, which is sited on the western side of the Mellor Park Reserve.

The Lockleys Soldiers Memorial building (which is also referred to as the former Windsor Theatre/Cinema) is listed on the Local Heritage Register whilst no listing is applicable to the former Lockleys RSL building.

Whilst this report acknowledges and addresses many of the issues raised by Mr Douglas Alexander (Heritage Advisor) it also provides background information and discussion detailing the reasons Council is seeking the demolition of the building and identifies that the removal of the former theatre has been endorsed and/or acknowledged by the Council (in its capacity as landowner) both directly through specific resolution(s) and also through its strategic and other plans.

2. Building History

Ownership of the building passed to the Council in October 1991. As such, the Council is familiar with the events that have occurred since this time and notes that the building was leased to commercial operators, who conducted a theatre business on the premises until closure of the theatre in late August 2012. Subsequent to this the foyer area of the building was leased to a political party for a short time during the 2013 Federal Election campaign. The building has been vacant since the 2013 Federal Election campaign period. Whilst in Council ownership the building had a white ant infestation which required replacement and treatment of a number of timber members.

For information relating to the building prior to this time the Council acknowledges and is reliant on the research undertaken, and information provided, by the West Torrens Historical Society Inc (WTHS).

The WTHS featured an article in its August 2015 newsletter (Volume 7 Number 2) which provides a potted history of the building from its opening in 1925 until the present day. Amongst other things the article advises that:

- The foundation stone of the Lockleys Soldiers' Memorial Hall was laid on 28 March 1925 by Colonel J Rowell CB VD and the building was officially opened on 16 August 1925 by Mr T A Powell.
- The (original) hall was similar in design to other memorial halls of the time with a central front double door entrance opening onto a long passageway leading to the main auditorium. Meeting rooms were on each side of the entrance hall. The hall also contained supper rooms, storage and dressing rooms and a silence room.
- The Hall was utilised by the Lockleys RSL Sub-branch (formed in 1935)
- Ownership of the hall was formally vested in the Lockleys Soldiers' Memorial Hall Inc in January 1946 and subsequently in Lockleys Servicemen's Memorial Centre Inc in February 1954.
- Pictures were first screened in the hall in October 1925 and regular screenings continued until the theatre closed in February 1963. (The introduction of television in 1959 is believed to have contributed to the demise of the theatre [business] at that time.)
- During the period 1963 until 1993 the theatre operated only spasmodically.
- The theatre was upgraded in 1992 and operated from 1993-2000 as the Lockleys Odeon Star and then as the Windsor Cinema until its closure in August 2012.

Thus, while the building has been used as a cinema for some 45 years, this period has been punctuated by periods of dormancy of 37 years or so.

A copy of the article is attached (Appendix 1).

3. Other Heritage Listed Theatres within the City of West Torrens

The Council is committed to retention of the two other Council owned and heritage listed theatre complexes within the City of West Torrens.

Considerable financial resources (approximately \$5M) have been spent or allocated to the upgrade of building services and other elements within the Thebarton Theatre (State Heritage listing), including the fire safety system, electrical upgrades and theatre effect lighting. In addition to this, the current lessees are also exploring options (and seeking Federal and/or State Government funding) for a significant upgrade of the building in association with its centenary (in June 2028).

The Star Theatre complex (Local Heritage listing) is also currently undergoing Council funded redevelopment/upgrade of its facilities. Funding of approximately \$1.2M is allocated to these works.

The use of funds to remediate and/or upgrade the former Windsor Theatre could impact the scope, timing and delivery of works to these other theatre complexes.

4. Discussion

4.a. Council Reports

The Council has considered a number of reports dealing with the redevelopment of Mellor Park in its capacity of landowner/landlord, ostensibly through the Community Facilities General Committee, and its predecessor, the Community Hubs General Committee.

Both of these Committees were charged or mandated with considering matters of significance relating to Council's property portfolio and projects. These Committees did not have the authority to make decisions on behalf of the Council - rather they made recommendations which the Council could then choose to either endorse, amend or reject.

In April 2009 Council resolved to develop a network of Community Hubs across the City of West Torrens - included within these was Mellor Park. Due to site restrictions (principally relating to the positioning of the existing buildings and limited on-site carparking) the intent (until mid-2012) was to build a small Council managed community centre and upgrade the recreational opportunities and the amenity of the park.

A number of events occurred in early-mid 2012 which led to a rethink of this proposal, viz

- Advice was received from the Mellor Park Tennis Club (MPTC) that they had been successful in their endeavours to obtain grant funding to upgrade the tennis courts at Mellor Park;
 - The operators of the Windsor Theatre advised that they would cease business in August 2012 and wished to vacate the premises; and
- Discussions with Lockleys RSL Sub-branch regarding possible relocation to alternate site due to reduced members

The success of the MPTC in securing grant funding to upgrade the tennis courts resulted in a re-evaluation of the impacts of the immediately adjacent significant trees on the tennis courts and vice versa and the impacts that were likely to arise should the court upgrade program proceed.

A report was considered by Council on 21 August 2012 at which time Council resolved (amongst other things) that:

"A further report be presented to Council following due diligence measures undertaken by the Administration to review the project costings and scope of works and any deleterious impact on the stand of significant trees on the eastern side of the courts resulting from the proposal ...to upgrade the tennis courts.

Opportunities for the Mellor Park Precinct, given the imminent closure of the Lockleys Cinema and probable relocation of the Lockleys RSL..., be investigated and reported to Council...prior to a decision being made to on the reconstruction of the tennis courts...."

At its meeting of 11 June 2013 the Community Hubs General Committee considered the follow up report dealing with the Mellor Park Reserve site. This report provided the Committee with the following 5 options for the site, and perceived advantages and disadvantages associated with each option.

1. Retain the Mellor Park Tennis Club (MPTC) and courts at Mellor Park on condition that the significant trees immediately adjacent (the eastern side of) the courts are removed prior to any tennis court upgrade works occurring (RSL and Theatre building are also to be retained)
2. Relocate the MPTC to an alternate facility e.g. Lockleys Oval and subsequently demolish the tennis club building(s) and some/all of the existing tennis courts. Retain the cinema building, RSL building and Senior Citizens building and increase the reserve (turf area and/or off street carparking capacity.
3. Demolish the former Lockleys Cinema building and retain all other facilities including Mellor Park Tennis Club
4. Sale of the former Lockleys Cinema building and portion of the Henley Beach Road frontage (to allow conversion of existing southern tennis court(s) to carparking), relocate Mellor Park Tennis Club & Lockleys RSL and demolish the tennis club and RSL buildings and existing public toilet facility
5. Demolish the former Lockleys Cinema building, RSL building (once vacated by the Lockleys RSL), Tennis Club building(s) and all/some tennis courts.

Following its consideration of the matter the Committee recommended to Council that:

"...concept designs and costings be prepared for the next meeting of the Committee based on the following:

At Mellor Park

- *Relocation of competitive tennis facilities to Lockleys Oval*
- *Demolition of all buildings except the Senior's Centre*
- *Improvements to the Senior's Centre to provide for shared use with other groups and the provision of public toilets to service the park*
- *The provision of 2 or 3 multi-use courts*
- *Off street carparking"*

The Council endorsed the recommendation of the Community Hubs General Committee at its meeting of 18 June 2013.

A copy of the report of 11 June 2013 is attached (Appendix 2).

The direction provided by the Council led to the development of an endorsed combined Masterplan document for Lockleys Oval, Apex Park and Mellor Park and Council's submission seeking (and subsequently being awarded) grant funding from the Federal Government to assist with the delivery of

these combined projects. The funding which has been (is to be) received is conditional upon all aspects of the projects (including the demolition of the Lockleys Soldiers Memorial Hall and conversion of the building footprint to carpark/green space) being undertaken and completed.

Update reports have been provided to the Community Hubs General Committee or Community Facilities General Committee subsequent to its consideration of the report of 11 June 2013 as, and when, the guidance or direction of Council is required or when significant milestones have been reached. The Committee's recommendations are provided to the subsequent/following Council meeting (generally in the following week).

NB: The Anticipated Expenditure figures which were provided to the Community Hubs General Committee in the report dated 11 June 2013 were later revised by Council's external consultant - these revised figures are included within the Asset Review Report (of) Council Owned Properties (2015) and the Buildings Asset Management Plan (2017). This accounts for the discrepancy in figures within the reports.

4.b Council's Strategic Documents and Plans

There are two key documents/plans that have been prepared by Council's Administration, which have been subsequently endorsed by Council, and which speak to the proposed demolition of the Lockleys Memorial Soldiers Hall/former Windsor Theatre, viz the Buildings Asset Management Plan (2017) and the Asset Review Report (of) Council Owned Properties (2015).

- ***Buildings Asset Management Plan (2017)***

The Buildings Asset Management Plan (2017) references the Mellor Park site, and more specifically the former Windsor Theatre. In particular, at Section 5.6 it advises as follows:

5.6 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition, or relocation. The following assets in Table 5.6.1 below have been identified for disposal in the preparation of this Asset Management Plan and are linked to the sporting hub redevelopments.

Table 5.6.1 Disposal Program

Disposal Year	Building Name	Written Down Value (WDV \$)
2018	Lockleys Oval Complex - Lockleys Girl Guides Hall	\$144,522
2018	Lockleys Oval Complex - Homing Pigeons Clubrooms	\$98,759
2018	Lockleys Oval Complex - Lockleys Football Clubrooms	\$466,736
2018	Lockley Oval Complex - Toilet Block	\$30,092
2018	Lockleys Reserve Complex - Mellor Park Tennis Club Bar	\$34,337
2018	Lockleys Oval Complex - West Torrens Baseball/Soccer Clubrooms	\$1,001,410
2018	Camden Oval Complex - Camden Athletics Club Change Rooms	\$220,644
2018	Camden Oval Complex - PHOS Camden Clubrooms	\$378,301
2019	Lockleys Reserve Complex - Windsor Theatre	\$1,277,217
2019	Lockleys Reserve Complex - Mellor Park Tennis Clubrooms	\$23,588
2019	Lockleys Reserve Complex - Lockleys Reserve Toilet Block	\$8,601
2019	Weigall Oval Complex - Adelaide Baseball/Omonia Soccer Clubrooms	\$397,371
2019	Weigall Oval Complex - Plympton Tennis Clubrooms	\$61,148

The Plan was adopted by the Council at its meeting of 12 December 2017.

- ***Asset Review Report (of) Council Owned Properties***

The other leading document which Council's Administration prepared and which informs Council's decision making regarding property matters is the Asset Review Report (of) Council Owned Properties. This document takes a high level strategic perspective of Council's existing property portfolio and identifies:

- Those properties that should be retained and where applicable, upgraded or redeveloped; and
- Opportunities for acquisition and disposal of properties

to enable Council to meet/address its strategic priorities.

This document also supplements Council's Asset Management Plan.

The most recent review was undertaken in/during 2014/15 and the Review was endorsed by Council following a number of workshops and meetings at Council's meeting of 4 August 2015.

The Review's comments in relation to the Lockleys Soldiers Memorial Hall/Windsor Theatre premises (and the other buildings on the Mellor Park site) are as follows:

12.5 Mellor Park Complex Lockleys Site Overview

Lockleys Reserve (Mellor Park) is situated on a 17,010m² site located on Henley Beach Road (corner of White Avenue), Lockleys. The site consists of four (4) land parcels of which lots 36,108, 95 and 96 contain the Windsor Theatre, Mellor Park Tennis Clubrooms, Mellor Park Tennis Club bar facilities, Lockleys Senior Citizens clubrooms, Lockleys RSL (Lot 108 not council owned) and Lockleys Reserve Toilet Block.

The site (not including the Windsor Theatre) has recently been valued by Maloney Field Services, (June 2014), with a land value of \$5,953,500 and collective building value of \$905,390. The replacement costs of the current building structures are estimated to be in the vicinity of \$948,000. The estimated maintenance and capital renewal works would amount to \$434,314 over the next ten year period.

The site for the Windsor theatre has recently been valued by Maloney Field Services, (June 2014), with a land value of \$425,760 and building value of \$3,070,520. The replacement cost of the current building structure is estimated to be in the vicinity of \$3,195,000. The estimated maintenance and capital renewal works would amount to \$721,150 over the next ten year period.

The combined estimated maintenance and capital renewal works for all the buildings at Mellor Park amount to \$1,155,464 over the next ten year period. There is currently a minimal cash inflow from the Mellor Park Tennis Club based on a reduced lease amount of \$679.32 per annum, due to the non-playable condition of a number of the tennis courts.

Should Council be required to rebuild/replace all the assets, then the estimated replacement cost is \$3,975,910 and the value of all the buildings is \$4,143,000 which have recently been valued by Maloney Field Services, (June 2014).

Recommendations

Consider redevelopment of site.

Mellor Park Complex - Lockleys Reserve

Asset Name: Windsor Theatre

Asset ID: 35846

MFS No: 84.01

Brief Description

Located on Henley Beach Road on a slightly irregular shaped parcel of land of 639m² with a land value of \$452,760 which faces south on Henley Beach Road and directly adjoins the larger Mellor Park.

Large older style structure built in 1925 and previously used as a cinema and theatre activities. Predominantly constructed of red brick, although it has a rendered facade and mostly timber framed windows. Internally the building comprises the main cinema auditorium, storage facilities, entrance foyer, reception, ticket booths, Manager's office, well-appointed toilets and a concrete block lean-to which houses a kitchen and storeroom.

The structure has a relatively new Colorbond roof and is air conditioned with a 330 seat capacity.

Generally the building is in a poor to average condition with most internal elements requiring replacement. External features are in average condition.

Mellor Park Complex - Lockleys Reserve	
Discussion / Commentary	<p>This facility has a suitability rating of adequate which is lower than the required rating of Good. The current rating is based on the building currently is vacated and has many elements in that are aged and poor condition.</p> <p>Any new occupants would expect deficiencies to be remedied and at a minimum non-compliance or safety issues attended to as a priority. There are some code compliance issues which need to be addressed including a non-compliant fire system. The Building contains asbestos, on site car parking has not been provided and an auditorium size and layout of spaces appears satisfactory.</p> <p>A Right Of Way exists over the driveway to the RSL Clubrooms; ownership of the driveway is retained by Council.</p> <p>The estimated maintenance and capital renewal works would amount to \$721,150 over the next ten year period.</p>
Options/Considerations	<ul style="list-style-type: none"> ▪ Building contained on separate allotment. ▪ Community Land. ▪ Issues regarding car parking. ▪ Potential disposal option subject to public consultation - revocation and ministerial approval. ▪ Land strategically important. ▪ Buildings not strategically important. ▪ No major investment in buildings. ▪ Demolition
Recommendations	Subject to future redevelopment in accordance with Masterplan for site.

These documents have been informed by other reports (principally the cyclical Building Condition Audits, Property Valuations and Asbestos Registers) prepared by external consultants engaged by Council.

The Building Condition Audit (BCA), undertaken by external consultants GHD in 2013 is a high level document which is used to assist in the preparation of budget figures (which also feed into Council's Long Term Financial Plan) and building maintenance/upgrade programs.

A copy of the BCA report is attached (Attachment 3).

The BCA also acknowledges, albeit perhaps insufficiently, the Asbestos Register which has/had been prepared for the premises. The Asbestos Register (which at the time of preparation of this document is non-intrusive in nature) indicates the (suspected or) confirmed presence of asbestos in a number of locations throughout the building, viz. in/within the:

- ceiling lining of the HWS room (SW corner of building)
- paint which has been used to provide a textured surface for all walls (and the ceiling) within the foyer area*
- electrical switchboard backing board (SW corner of building) - suspected
- infill above double doors to kitchen
- infill above windows at rear entrance to kitchen
- floor covering to kitchen
- floor covering under carpet to foyer area
- electrical switchboard backing board (west wall room at top of stairs) - suspected
- electrical switchboard backing board (west wall of projector room) - suspected
- fire door at top of stairs - suspected

(*NB: a subsequent visual inspection indicates that the extent of the textured paint extends beyond solely the foyer area to sections of the passage leading to the theatre auditorium - i.e. portions of the "Nostalgia Walk".)

A copy of the Asbestos Register for the Premises is attached (Appendix 4).

The adopted Budget and Annual Business Plan 2017/18 also recognises the (costs of) works associated with the Council agreed Mellor Park concept upgrade.

Further, and as indicated within the Prudential Report undertaken by external consultants JAC Comrie Pty Ltd,

"By undertaking the Lockleys Oval Apex Park and Mellor Park (LOAMP) redevelopment Council will be addressing specific strategic objectives set out in the Towards 2025 Community Plan, the Infrastructure and Asset Management Plan (Buildings) and the Strategic Directions Report Vision 2025..... The existing use is in accord with Council's Development Plan and this project does not propose changes of land use, nor is it at odds with existing Community Land Management Plans or Infrastructure and Asset Management Plans."

5. Public consultation regarding proposed upgrade/Mellor Park concept plan

Although Council undertook preliminary consultation regarding the proposed upgrade of Mellor Park in association with the proposed Lockleys Oval and Apex Park upgrades in late 2015, further targeted consultation with surrounding residents of Mellor Park occurred during December 2018.

Responses from 8 residents were received from the 200 or so surrounding properties that were letterboxed during this subsequent consultation. The residents' individual responses are summarised below:

- *Happy with whole concept. Would like to see shade over playground like at Apex.*
- *Happy with Concept. Would like to see some type of fencing along Henley Beach Road and onto White Ave for toddlers and young children. Not necessarily playground standard - just a barricade from the busy road.*
- *Would like a straight (as straight as possible) path from Myzantha Street to Henley Beach Road near bus stop as many old people walk through park to bus stop.*
- *Shade over playground and carparking on site would be good to alleviate congestion on side streets.*
- *Would like site developed into open space. Lockleys Theatre should be developed into open space and creative play area for children. Community Garden on site would be beneficial as loss of traditional sized blocks. Nature play for children.*

- *Carparking and more open space. Our driveway is often covered by cars of people using the park so a carpark on site would be good but want as much new green space returned as possible.*
- *Would like Council to recognise the value of existing trees and shrub vegetation on site and devise a plan for additional, ongoing plantings of new trees including red gums and shrub understory; ensure future alterations of park take into consideration the welfare of existing trees, and move events such as Christmas Carols to Lockleys Oval to avoid the need for an amphitheatre style facility on site.*
- *Overall happy with concept. Public toilets are needed and will be more accessible. Off street carparking is also good. The demolition of the Windsor Theatre is questionable as it is a visual landmark on Henley Beach Rd and part of the social and cultural fabric of the western suburbs. Consultation should include discussions with event organisers to ensure the new design meets their needs. An information day or workshop would be beneficial similar to that of Whitmore Square upgrade as a more interesting outcome may be achieved.*

As is evident from the above summary, the majority of comments are not directly related to the matter in question and only one respondent has sought retention of the former theatre building. However, the remaining respondents have indicated, directly or by inference, their support for the proposed concept, which includes demolition of the former theatre building.

6. Representations received during the Public Notification period

Council notes that responses were received from three parties whose properties adjoin the former theatre building as a result of the matter proceeding to public (Category 2) notification (in late November/early December 2018).

Two of the three respondents specifically advised that they had no issues with the demolition of the former theatre viz.

"... I would like to make it clear that (we) are completely in favour of the councils proposal to knock down the Lockleys Memorial Hall" (party 1); and

"I am not objecting to the demolition of the hall..." (party 2)

Additionally, both parties responses principally sought information or clarification regarding the timing and nature of the demolition process and how perceived/anticipated issues (e.g. asbestos removal, dust minimisation) would be managed during this.

The other issue that was raised by all (3) parties relates to boundary fencing (and privacy/safety matters) both during and following the demolition works.

(One of the parties also took the opportunity to provide further comment on the concept plan, indicating a belief that additional sporting courts should be provided/retained as part of the upgrade.)

7. Comments regarding Mr Alexander's suggestions

Turning specifically to the suggestions raised within the *Heritage Advisor Comment* prepared by Mr Alexander (at p11) Council wishes to advise as follows:

- ***A full measured survey of the building occur so that its various stages are better understood:***
Council is in possession of aerial photography of the entire Council area dating back to 1935. Whilst there are issues with the clarity of some of the earlier aerial imagery it is still possible to identify the building footprint from 1949 and thus determine building areas. Later imagery is significantly clearer and indicates when works to the building have occurred.
(Copies of aerial imagery are attached - Appendix 5).

NB: Council will arrange for a full measured survey should the CAP so determine that this be undertaken.

- ***A structural services and condition survey be undertaken***

Whilst a full structural services and condition survey has not been undertaken to this time, the 2013 Building Condition Audit undertaken by GHD (which is referenced earlier in this submission) is attached.

Although it is accepted that the building is likely to, or may be, structurally sound (albeit in poor condition) there are a number of matters that contribute to its refurbishment or any reuse of it being problematic. These include, but are not limited to (not within any order):

- The inability to meet the requirements/deliverables of the funding agreement
- The presence of asbestos in a number of locations throughout the building
- The lack of off (and on) street carparking for any (alternate) commercial or community activity/ies which may be generated by reactivating this building
- The tension created by limited funding resources between refurbishing and/or upgrading Council's other heritage listed theatre properties, which are regarded as being higher priority sites, and this building
- The desire to return a significant portion of this site to recreational/green space use and to provide off street carparking for that use.

- ***Cost estimates for the refurbishment be prepared***

Council's Administration has updated the anticipated expenditures provided by GHD using cost indices provided within the Rawlinson's Cost Construction Guide 2018 (costings escalated using 31 December 2017 figures).

The updated/escalated estimated 10 year forward works projection costing for the Windsor Theatre using the suggested inflator is \$768,328. (Although the 10 year time horizon runs until 2023 any works envisaged to the premises would necessarily require the full scope of/ vast majority of works to be undertaken at the one time.)

Nevertheless, the Administration again notes and emphasises that the principal purpose of the GHD reports, and use to which they are put, is that of determining high level budgetary figures and for maintenance program purposes. Thus, the costings and suggested works tend to be conservative and significant reliance cannot be accorded to them. Other instances where Council has more thoroughly investigated the extent, scope and costing of works suggested within the GHD BCA reports have generally or invariably resulted in increased scope of works and consequent (and substantially) increased costings. For example, a minor amount (\$3,750) has been allowed to address DDA compliance matters. The consultant advised that this amount relates to provision of a ramp and handrail and future upgrade and replacement of signs, reflective strips etc. However, it is apparent that other significant work (as detailed in the consultant's report at 1.2.2) would be required and consequently significant expenditure would need to be allocated to bring the building to a standard which would meet current DDA/building code requirements.

Additionally, this anticipated expenditure does not encompass any proposed improvement to the premises - it is merely addressing some compliance issues and replacement of plant/building elements at the end of its/their useful life.

Further, no expenditure for removal of asbestos has been identified within the BCA. An estimate to remove all known asbestos within the building is of the order of \$250,000.

In respect of the recommendations from the Katrina McDougall DRAFT Assessment of Current Heritage Values dated 14 June 2018 (which Mr Alexander indicates should be implemented) Council wishes to advise that it acknowledges them and has already acted upon them, or proposes to act on them, as follows:

- ***Photographic record***

A number of parties (including Council staff, the State Library of South Australia, Messenger Press and the West Torrens Historical Society) have taken numerous photographs of, and within, the building.

The State Library project involved the library taking numerous normal and panoramic images of the building (in mid-2017) with the intent that these photographic records would/will result in the production of a virtual tour of the premises which could be accessed by interested parties.

Other photographs that have been taken are generally static in nature.

- ***Retaining posters glued to walls***

Advice has been sought from the former operator of the theatre in relation to the monetary value of the posters which have been attached (glued and varnished) to the walls in the former office area and also on the walls of the "Nostalgia Walk" (which leads from the theatre foyer to the auditorium).

The former operator advised that there was little or no monetary value which could be ascribed to the posters.

Nevertheless the Council empathises with the views expressed by a number of parties, including Mr Alexander, who seek retention of the posters in some fashion.

Thus, guidance and advice has also been sought from persons/organisations who have expertise in the retention/removal of the posters. Information and updates on Council's enquiries and endeavours in this regard has been reported to Council (at its meeting of 3 October 2017) and Council's Community Facilities General Committee at its meetings of 27 March, 22 May and 25 September 2018.

Most recently, at its meeting of 25 September 2018, Council's Community Facilities General Committee was advised that:

"Through the final design, consultants will be exploring options to include the movie posters from the Lockleys Cinema building in the Park. This may involve removing sections of walls from the building, having them treated to minimise weathering, and finally installing them as public art within the reserve. Photographic records of the movie posters have been completed."

Unfortunately, and as alluded to above, the safe removal of the posters from the walls of the building would not appear to be either achievable or feasible.

- ***Retain 1925 foundation stone***

The foundation stone will be retained and will be utilised within a memorial within Mellor Park.

- ***Reincorporate building elements***

Retention of a significant component of the building will impact the flexibility and use of the remaining portion of the site. Nevertheless, also refer above comments which indicate that it is the intention that portion of the building (principally (portion of) the walls upon which the posters are glued) will be utilised as part of a memorial or similar feature.

- ***Construct a memorial with suitable interpretation***

As stated above Council's consultants have been instructed to provide concept drawings which can be considered and which are proposed to include element(s) of the Soldiers Memorial Hall/former theatre.

8. Conclusion

The City of West Torrens seeks to demolish the Lockleys Soldiers Memorial Hall and the attached former Lockleys RSL Building.

The Memorial Hall (Windsor Theatre) is listed on the Local Heritage Register and comment was sought from Heritage Advisor Mr Douglas Alexander.

Mr Alexander's comment concludes that should demolition be approved, the following recommendations (from the Katrina McDougall DRAFT Assessment of Current Heritage values dated 14 June 2018) be implemented including:

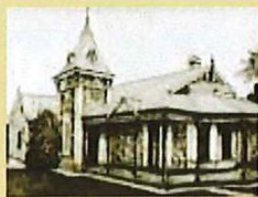
- Photographic record
- Retaining posters glued to walls
- Retain 1925 foundation stone
- Reincorporate building elements
- Construct a memorial with suitable interpretation

Additionally, Mr Alexander recommends further information be provided, such as a full measured survey of the building, and condition survey, cost estimates for refurbishment and the integration of the building into the park be explored.

Considerable work has been undertaken by Council and consultants in order to implement the recommendations as outlined in Section 7 and accordingly Council thus forms the opinion that it has adequately addressed the comments and concerns raised by Mr Alexander (and Ms McDougall). Nevertheless, should the Panel take a contrary view, Council is happy for the Panel to provide any additional guidance to it in regard to this matter.

APPENDIX 1

**WEST TORRENS HISTORICAL SOCIETY ARTICLE - THE CINEMAS OF WEST TORRENS - Part 3
(VOLUME 7 NUMBER 2 AUGUST 2015)**



The West Torrens Historian

VOLUME 7 NUMBER 2 AUGUST 2015

BAY ROAD TO ANZAC HIGHWAY.

ANZAC Highway was originally known as the Bay Road (and occasionally also, especially to residents at the western end of the road, as the Adelaide Road). The Bay Road ran from Holdfast Bay to the city of Adelaide from the time European settlement began in South Australia. In the early years the road, of approximately 7.2 kilometres, was little more than a narrow track skirted by thick forests of shrubs and gum trees. It was not unknown for early settlers to become lost in the bush while moving to and from Glenelg. By the end of 1841 labourers had managed to clear a rough though distinct track along much of the Bay Road. Travellers made their way along the road as best they could by horse, bullock dray or on foot. As Glenelg slowly became a popular place of residence – mainly for the wealthy at first – and grew as a holiday destination, traffic along the road increased. In 1845 Thomas Hay-



Early Adelaide horse-drawn carts.

mes set up the first public transport along the Bay Road, offering to convey passengers to and from Adelaide two days a week in a small spring cart drawn by a skewbald Timor pony. The return fare was two shillings and six pence though, as observers noted, 'the passengers were just as likely to arrive on foot as in the cart on account of the swampy road ... frequently the walkers reached town before the conveyance'. Other contractors were encouraged to offer similar services. In October 1846 for example Adelaide shopkeeper James Wiseman started a twice-daily carriage service to Glenelg from the Adelaide Oyster Rooms in Hindley Street. In 1848 John McDonald, licensee of the St Leonards Inn at Glenelg, began a similar service. McDonald updated his service in 1853 by importing three large omnibuses from Glasgow, calling them 'The Rose', 'The Shamrock' and 'The Thistle' and painting each in different Scottish tartans. Richard George, known as 'Flash Dick', also operated an Adelaide-Glenelg carriage service at this time. In late 1855 it was estimated that an average of 132 vehicles, carrying in total an average of 445 persons, used the Bay Road each day. It was an unhappy arrangement in many ways. Passengers complained regularly of rude or intoxicated drivers, of overloaded carriages, of drivers racing each other, and of the poor condition of many of the horses used in the businesses. One observer noted that the horses' plight was 'most pitiable, their bones almost protruding through their skin. One of them, I was informed, was a worn out racer and my heart ached to see the still noble animal tottering along, scarcely able to drag one leg after the other ... [the horses] are quite unable to perform the work allotted to them and receive,



The Bay Rd looking east prior to the 1930s upgrade.

in consequence, brutal floggings ...' In the 1860s the small private transport concerns were bought out by Cobb and Co. which then ran twice daily services between the St Leonards Inn and Adelaide six days a week at a fare of nine pence each way. Complaints about most aspects of the service continued however. In an attempt to weed out the worst malpractices the Adelaide City council eventually appointed several inspectors to oversee the service. The most nagging passenger complaint concerned the poor condition of the Bay Road itself.

Newsletter of the West Torrens Historical Society Inc PO Box 43 Marlestone SA 5033

THE CINEMAS OF WEST TORRENS - Part 3.

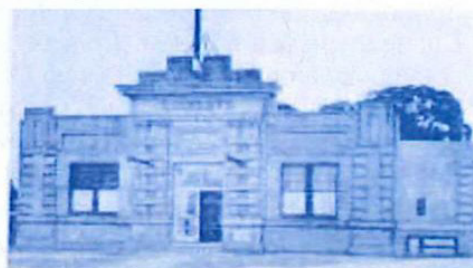


Local newspaper advertisement for Lyric Theatres 1954.

In the 1920s and 1930s many halls were built in South Australia and beyond to recognise the wartime contribution of Australian service personnel - in particular those who had lost their lives. Three of West Torrens's six permanent cinemas were located in soldiers' halls at Lockleys, Richmond and Hilton.

Lockleys: After vigorous fund-raising for the project by a 14-member committee, the foundation stone of the Lockleys Soldiers' Memorial Hall on Henley Beach Road (eastern corner of Malurus Avenue) was laid on Saturday 28 March 1925 by Colonel J. Rowell CB VD. The land for the hall was donated by local identity John White Mellor. The hall was officially opened on Sunday 16 August 1925 by Mr T.A.

Powell, chairman of the Memorial Hall committee. The Reverend Thomas Vigis presided. The hall was designed by local architect Donald Graham and built for £3,600 (at a substantial discount) by contractors C. and E. Curtin. Of the total cost of the hall £1600 was raised by public donation and the remainder borrowed from the State Bank. The hall was built of brick and iron and lit by gas and electricity. Its design was similar to other memorial halls of the time, with a central front double door entrance opening onto a long passageway leading to the main auditorium. Meeting rooms were on each side of the entrance hall, the one on the west doubling as a ticket sales office. The hall also contained supper rooms, storage and dressing rooms and a 'silence room' containing photographs of fallen soldiers and a marble commemoration tablet. Responsibility for the hall formally rested with its seven trustees: John White Mellor, John Fewings, T.A. Powell, T.H. Hayman, James Rowell, Clifford Stanford and J.A. Inkster, all of Lockleys. The Lockleys sub-branch of the RSL, formed in July 1935, also used the Memorial Hall. Ownership of the hall was formally vested in the Lockleys Soldiers' Memorial Hall Inc in January 1946. Clubrooms were later built at the rear of the hall and this building, in combination with the Memorial Hall, was known as the Lockleys Memorial Centre. Ownership of the centre was formally vested in Lockleys Servicemen's Memorial Centre Inc in February 1954. Ownership of the land passed for no monetary consideration to the West Torrens Council in October 1991.



The Lockleys Memorial Hall in mid 1900s.

Commencing on Saturday evening 10 October 1925, films were shown in the 360-seat hall and the cinema was known as the Lyric Theatre or Lyric Pictures, (or even more simply as the Lockleys Theatre). Early films shown at the theatre included 'Sally' with Colleen Moore, 'Getting Her Man' with Ora Carew and 'Hurricane Gale' with Dorothy Phillips. Lyric Pictures's James Dundas was in charge of the business during the 1920s and again from the late 1930s to mid-1940s. Dundas's son-in-law Geoff Krishock managed the cinema during this time. George Vowles was one of the cinema's first projectionists, followed by Max Burpee until the 1950s - the latter lived next door and had first talked his way into the projection room as an eager 14-year-old in 1938. From the 1930s to the 1950s the cinema was a hub of social activity, with 'going to the pictures' on a Saturday night a highlight of the week for many locals.

Patrons often had 'permanent' seats which they booked every week. During its best years the theatre was open four or more nights a week. Children's Saturday afternoon matinees, featuring the serialised adventures of Flash Gordon, Zorro, The Lone Ranger and others were noisily popular. The hall was also used for dances, concerts and social functions during these years. For a time the Anglican Church conducted services in the hall. After the acquisition of the lease by B.E. Cunnew and Sons from October 1948 the cinema became the Lockleys Windsor Theatre. At its peak the Windsor group ran cinemas at Brighton and St Morris as well as its two West Torrens cinemas at Lockleys and Hilton. From 1948 Harold Slade was the manager/usher of the Lockleys



"Windsor Theatre" Lockleys.

theatre with Allan Rainey the chief projectionist. In the early 1950s the theatre underwent two substantial redevelopments with two side aisles being built to replace the centre aisle, the auditorium given a facelift and the foyer carpeted. The hall was now able to hold 495 patrons. However, as with other cinemas, the coming of television to Adelaide in 1959 immediately affected the theatre's viability. Despite enjoying some success with

occasional showings of Greek and Italian-language films, the theatre closed in February 1963. Over the next thirty years the venue was used only spasmodically. For several years from the mid 1970s the theatre was run by Mr Stephen Buge and operated commercially as the Lockleys Cine Centre. Buge had frequented the theatre in his youth in the 1950s and had vowed to one day manage it. He later recalled that he was married on a Saturday and spent all the next day painting the front of the cinema in preparation for its reopening. During these years the theatre was also used by community groups for fund raising film screenings. In 1992 it underwent a \$60,000 upgrade and operated in 1993-2000 as the Lockleys Odeon Star. From July 2000 the theatre was again part of the



In the projection room at Lockleys Theatre.



Interior view of "Odeon Lockleys".

Windsor cinema group. On 30 August 2012 the Lockleys cinema again closed – the last films screened were 'Ted' and 'Snow White and the Huntsman'. John Spooner was the projectionist during the cinema's final twenty years. The main reasons given by Windsor Theatres for the closure were falling attendances and the apparently prohibitive cost of moving to a digital film projection system. Since then the hall has remained vacant apart from a brief period as the headquarters of Katter's Australia Party in the 2013 federal election. The future of the hall

is uncertain, with options discussed including allocating the space to the Lockleys RSL or using the hall as part of a community hub. Demolition is also a possibility.

Geoff Grainger.

APPENDIX 2

REPORT TO COMMUNITY HUBS GENERAL COMMITTEE - 11 JUNE 2013

7.5 UPDATE- MELLOR PARK PRECINCT

7.5 Update - Mellor Park Precinct

Brief

This report provides an update to Members in relation to matters principally concerning the Mellor Park Tennis Club, but also peripheral and associated issues in regard to the Mellor Park Precinct.

RECOMMENDATION

It is recommended to the Committee that the report be received.

Introduction

Members are aware that a number of events have recently occurred within the Mellor Park precinct, namely the closure of Lockleys Cinema and a request from the Mellor Tennis Club to proceed with the reconstruction of the tennis courts. In particular, matters arising from these most recent events required the direction of, and guidance from, Council.

The existing 5 year lease held by the Mellor Park Tennis Club Inc for the Council owned facilities it occupies at Mellor Park, Henley Beach Road, Lockleys commenced on 1 March 2009 and expires on 28 February 2014.

Rental under the existing lease is adjusted annually by the Consumer Price Index (CPI). The current rental (from 1 March 2012) is \$1,625.81pa plus GST.

While the Club's lease includes the use of all 6 courts at the facility, the two southerly courts are required to remain available for use by the community when not required for use by the Tennis Club.

The Club's lease also incorporates the Clubhouse building. Although not included within the lease, the Club is also permitted to use the former Child, Adolescent and Family Health Services (CAFHS) building at the northern end of the reserve. The latter may be revoked by Council with 3 months notice.

On 27 September 2011 the tennis club verbally advised Council that a number of the courts within the facility were unsuitable for use due to the deterioration of the court surface. The Club formally advised Council in writing on 12 March 2012 that four of the courts at the facility had been deemed to be unusable for competition by the tennis association within which the Club participates.

The Club also advised that it submitted an application for, and was successful in obtaining, grant funding from the State Government's Office of Recreation and Sport to upgrade and repair the courts at the facility.

As a result of this, Administration prepared a report that was tabled at a meeting of Council held 21 August 2012, seeking Council's consent to vary the lease payment made by the Mellor Park Tennis Club to reflect the inability of the club to use all courts within the facility due to their condition and to further explore options relating to the Mellor Park precinct, prior to any decision being made on the reconstruction of the tennis courts and the extension of any further leases.

At that meeting Council resolved (amongst other things) that:

1. *A further report be presented to Council following due diligence measures undertaken by the Administration to review the project costings and scope of works and any potential deleterious impact on the stand of significant trees on the eastern side of the courts resulting from the proposal received by the Mellor Park Tennis Club to upgrade the tennis courts.*
2. *Opportunities for the Mellor Park precinct, given the imminent closure of the Lockleys Cinema and probable relocation of the Lockleys RSL to the Civic Centre Hub following its construction, be investigated and reported to Council prior to a decision being made on the reconstruction of the tennis courts and the extension of any further lease.*
3. *The Mellor Park Tennis Club be offered the use of the two (2) courts on the northern end of the Lockleys Oval complex (formerly used by St Richards Tennis Club) on a short term licence.*
4. *Should the Club accept the offer of use of the courts at Lockleys Oval, Council engage a suitable qualified contractor to apply an approved synthetic topcoat to the courts.*

The Administration then provided a position paper for discussion by Elected Members at the Mount Lofty workshop held in late November 2012. Many of the issues raised within that position paper are revisited (and have been updated to reflect subsequent actions and activities etc) within this report.

For the purposes of this report the Mellor Park Precinct is delineated by Myzantha Street on the northern side, Henley Beach Road on the southern side, the private properties on the western side and White Avenue on the eastern side (**refer Attachment 1**).

Currently the reserve precinct comprises:

- a large area of green reserve space (approximately 10,000 m² i.e. 1Ha)
- a recently constructed and reasonably substantial playground at the eastern end, with a number of items of play equipment and compressed rubber softfall,
- a number of mature significant Eucalypt trees,
- 6 tennis courts (2 of which are designated as public when not required by the Mellor Park Tennis Club) - total area of approximately 3600m²;
- the now vacant and former Lockleys Cinema (Windsor Theatre) building (area approx 640 m²); and
- clubrooms used by Mellor Park Tennis Club (the two northern most buildings - area of each building approx 60m²),
- the Lockleys Senior Citizens Club (approx 235 m²),
- the Lockleys RSL (area approx 120m²). NB The Lockleys RSL building is on private land owned by the Lockleys Servicemen's Memorial Centre; and
- a public toilet facility at the rear of the RSL/Tennis Clubroom buildings.

The total area of the reserve precinct is approximately 17,300 m² (1.73 Ha), with slightly in excess of 40% of the reserve precinct currently occupied by "non-green" space.

As can be seen from the attached aerial plan (**refer Attachment 2**), the clubroom buildings and former cinema buildings are located on the western side of the reserve. A narrow roadway/laneway running north off Henley Beach Road provides access and drop off/set down to the RSL building and is also used by some drivers to minimise the walking distance to the Senior Citizens building (which is entered from a walking path from the laneway south of the RSL building).

The roadway/laneway can accommodate parking (albeit "tight") for approximately 7 motor vehicles. Nevertheless, and although this alternative exists, in regards to persons visiting the Senior Citizens clubroom building, anecdotal evidence suggests that Myzantha Street is the primary set down / drop off zone.

Community Land Status and Community Land Management Plan (CLMP)

The Reserve land, including the land upon which the tennis club buildings and Senior Citizens building sits, is currently listed as Community Land within the Community Land Register. The former cinema building, although listed on a separate title is also included as Community Land on the Community Land Register - albeit within a different CLMP (The land upon which the RSL building sits is not on the Register).

The CLMP for the Reserve indicates that Mellor Park falls under the Recreation/Sports Grounds category. This category recognises that these assets are valuable community assets that are held for the enjoyment of residents and ratepayers, sporting clubs and visitors. The plan also acknowledges that many are used as venues for organised sports and that they are also popular as places for informal recreation. The CLMP allows the grant of leases or licences to sporting clubs and other organisations.

The land upon which the former cinema sits is contained within the Occupied or Leased Properties CLMP. Assets within this category provide a range of functions e.g. Community Centres, Theatres, Halls, Clubrooms and Libraries and are primarily held by Council to provide benefits or enjoyment to ratepayers and local residents or to generate a commercial return for Council.

Any proposed significant change in usage may require amendment to the existing CLMP.

Matters relating to the current and future use of the Reserve

There are a number of factors that have contributed to the current state of play within the Mellor Park Reserve Precinct and others that will come into play and impact the possible future uses within the precinct. These can be summarised as follows:

Mellor Park Tennis Club (MPTC) related matters:

- The significant deterioration of a number of the tennis courts which are currently used by the Mellor Park Tennis Club, primarily resulting from the stand of significant Eucalypt trees immediately adjacent to the courts on their eastern side (Members may recall that the rental payable by the club for its use of the facility was decreased in recognition of the poor/unusable condition of a number of the courts. The Club has now indicated that only one court at the facility meets competition standards).
- The need to determine whether to retain or remove the stand of significant Eucalypt trees on the eastern side and immediately adjacent to the tennis courts at the western end of Mellor Park Reserve.
- The success of the Mellor Park Tennis Club in securing substantial grant funding (\$100,000) from the Office of Recreation and Sport (ORS) to reconstruct and upgrade the 4 northerly tennis courts within the precinct (Project cost - approximately \$205,000 - financed via ORS grant of \$100,000, Club contribution approximately \$45,000, Council funding - \$60,000).
- Whether upgrade of the ("Club" and "public") tennis courts is fundamentally sound i.e. will the proposed works and expenditure on the courts deliver a positive asset management outcome?
- The condition of the tennis clubroom buildings and costs associated with any necessary upgrade works.

Windsor Theatre/Cinema related matters:

- The closure of the Windsor Theatre business and current vacant status of the former cinema building (NB: Council assumes the responsibility for a number of holding costs associated with retention of this building e.g. foregone rates of \$3,347 and building insurance premium of \$5,627).
- The approach by a number of parties seeking to use the former cinema building.
- The condition of the former cinema building and costs associated with any necessary upgrade works,
- The lack of off-street parking to adequately service the cinema building and (depending on proposed usage) meet any necessary planning requirements or conditions.

Other matters:

- The possibility of relocation and subsequent closure of the Lockleys RSL to the Civic Hub redevelopment in the medium term.
- Given that it is not currently owned by Council, the unknown condition of the RSL building and expectation that the condition would continue to deteriorate - based upon the premise that the RSL is unlikely to dedicate (significant) financial resources to the building as it is envisaged that the club would relocate/collocate to an alternate facility (Civic Hub).
- The lack of off-street parking available for persons using the Reserve generally (partially arising from the inability to park on the Henley Beach Road frontage).
- The "competing" land uses within the reserve precinct, viz. (until recently) commercial, sporting, community and passive recreation.

There are generally 4 broad alternatives in regard to each asset (or portion of asset) viz,

- Retention
- Removal
- Modification - an alternate use; or
- A combination of the 3 aforementioned choices

Retention (no action) is the path of least resistance (as it is unlikely to generate any, or only minimal, negative feedback), retention is also unlikely to deliver an optimal outcome from an asset management or community usage perspective.

Further, retention of a number of these assets will still have financial implications associated with them resulting from, for example, the need to:

- address building maintenance (and often maintenance backlog) issues
- address other asset maintenance (and often maintenance backlog) issues
- provide/update necessary infrastructure etc to either meet current building codes or accommodate lessee/licensee (and/or public) requirements and/or expectations.

In this regard it should be noted that Council's consultant engineers (GHD) have recently (Feb/Mar 2013) reinspected the buildings at Mellor Park as part of Council's Building Condition Audit program to determine the costs of maintenance, compliance and other refurbishment or upgrade works over a 10 year time horizon.

In regard to the built structures on Mellor Park, the costs are summarised in **Attachment 3**:

The following options are provided to highlight some of the interactive effects mentioned above and to promote considered discussion.

Options

There are a number of broad options (listed with brief comments hereunder) in regard to the mix of users and uses of the Mellor Park Precinct. It is noted that these option canvas possibilities starting from a minimalist position to one that would result in fairly substantial changes within the precinct

Option 1 *Retain the Mellor Park Tennis Club (MPTC), "bar" and courts at Mellor Park on condition that the significant trees immediately adjacent (the eastern side of) the courts are removed prior to any tennis court upgrade works occurring (all other buildings i.e. RSL, Cinema, Senior Citizens and public toilets are also to be retained).*

The Mellor Park Tennis Club has indicated that, given its lengthy association with the Mellor Park location (the Club is in its 80th year); its preferred option is to remain on the Mellor Park Reserve.

While the Club has not requested that the trees immediately adjacent the eastern side of the courts be removed, the Administration continues to express significant concern with the interaction effects between the courts and these trees and believes that it is not feasible for them to coexist such that the long term viability of both trees and courts could be guaranteed.

Although the Club's intention is to raise the level of the playing surface in an attempt to minimise possible medium to longer term damage to the court surface, existing tree roots are still likely to be impacted via the project. The removal of the trees may eliminate the likelihood of the court surface lifting due to the presence of sub-surface roots, but it may also result in depressions of the court surface forming if/when any subsurface roots that originated from the stand of significant trees decompose as a result of the tree removals.

Further, the contractor which has/had been engaged to undertake the works indicated that, given the presence and proximity of the significant trees to the courts, it would not be prepared to offer or provide any guarantee in relation to works undertaken to upgrade the courts.

Option 2 *Relocate the MPTC to an alternate facility e.g. Lockleys Oval and subsequently demolish the Tennis Club building(s) and some/all of the existing tennis courts. Retain the cinema building, RSL building and Senior Citizens building and increase the turf area and/or off street carparking capacity.*

This option would require the construction of a new facility for MPTC, albeit in a different ("non-club desired") location, allow the stand of significant trees on the eastern side of the courts to remain and allow the land upon which a number of the existing courts sit to either revert to reserve or provide off street carparking on the reserve.

There would be no disruption to the owners/tenants of the RSL and Senior Citizens facilities and an opportunity to either use the former Cinema building for an alternate use or consider alienation of it (e.g via lease/licence) or possible sale. One of the significant downsides associated with this option is that the consultants that Council have engaged to undertake the recent Building Condition Audits have identified that there is considerable expenditure required to upgrade the built structures (particularly the former cinema building).

Option 3 *Demolish the former Lockleys Cinema building and retain all other facilities including Mellor Park Tennis Club.*

This option would allow the existing footprint upon which the former cinema sits to be used for an alternate purpose (e.g. off street carparking or tennis court) and also avoid the significant compliance, maintenance and refurbishment costs identified by the building auditors to upgrade this structure.

Option 4 *Sale of the former Cinema Building and portion of the Henley Beach Road frontage (to allow conversion of existing southern tennis court(s) to carparking), relocate Mellor Park Tennis Club & Lockleys RSL.*

In suggesting sale of the theatre building (and a portion of land to provide for offstreet carparking) this option also avoids expenditure to upgrade the cinema building. The proceeds from any sale are nevertheless likely to reflect the intrinsic ongoing value of the building to the purchaser i.e. a purchaser would be likely to only offer land value or similar if it planned to rebuild the facility or factor in the costs of any necessary upgrades to the structure in the event that it wished to retain and refurbish the building.

As previously, noted relocation from this site is not the preferred option of the tennis club.

Option 5 *Demolish the former Lockleys Cinema Building, RSL building (once vacated by the Lockleys RSL), Tennis Club building(s) and all/some tennis courts.*

In addition to avoiding upgrade costs associated with the theatre building, this option also removes the need to budget for other identified building works at this complex. Funds that would otherwise be required at Mellor Park (other than any costs associated with e.g. demolition, reversion to reserve, conversion to alternate use or construction of hardstand for carparking etc) potentially becomes available to fund other projects or initiatives that may or should deliver better outcomes from an asset management perspective.

A further discussion identifying the perceived key or major advantages and disadvantages of each of the above options follows. NB: While there are some costs identified in the following discussion, they are provided on the basis of maintaining the existing building footprints. Should there be a desire to expand the building footprint(s) additional costs will be applicable.

Additionally, a table/matrix has been provided in an attempt to visually summarise the perceived advantages and disadvantages of the options discussed and an attempt to quantify some of the costs associated with various aspects or components of each of these options (**Attachment 4**).

Option 1 *Retain the MPTC and courts at Mellor Park on condition that the significant trees immediately adjacent (the eastern side of) the courts are removed prior to any tennis court upgrade works occurring (RSL and Theatre building are also to be retained).*

(Refer Attachment 5 re identified significant trees)

Advantages -

- Reduced leaf litter and thus reduced impact on/deterioration of the tennis court surface
- Reduced likelihood of damage to courts caused by surface or near surface roots
- Reduced concern with slipping/safety matters
- No costs or negative feedback associated with relocation of the tennis club
- Former theatre building remains available for ongoing/alternative use by either commercial or community tenants.

Disadvantages -

- Will eliminate the likelihood of active tree roots damaging the tennis courts, but the eventual deterioration and decomposition of the existing subsurface roots may ultimately cause sections of the courts to subside.
- The size of the "main" (southern) tennis clubroom is currently unable to fulfil all requirements of the Club. The northern-most building (ex CAFHS) is also used by the Club as a bar. This building is not embodied within the current lease agreement to the Club- the Club is permitted to use the facility by Council on condition that it must vacate within three (3) months of notice being served by Council.
- Anticipated negative community impact following notification of decision to remove, and possible subsequent removal of, significant trees (subject to obtaining any necessary development consents).
- Cost to remove significant trees (approx cost - \$25,000).
- Council's consultant engineers (GHD) have recently reinspected the buildings at Mellor Park as part of Council's Building Condition Audit and updated their cost estimates in regard to necessary maintenance and upgrade works.

In regard to the theatre they have indicated that the estimated costs of compliance works and maintenance backlog expenditure up to and including the year ended 30 June 2014 is \$243,050 (with an additional \$21,000 maintenance expenditure forecast in the year ended 30 June 2015).

They further suggest that renewal/replacement costs for this building amount to approximately \$650,000 and anticipate that these costs will need to be expended by the year ended 30 June 2021.

In relation to the two buildings occupied by the tennis club the consultants have indicated that the estimated costs of compliance works and maintenance backlog expenditure up to and including the year ended 30 June 2014 is approximately \$30,000.

They further advised that renewal/replacement costs for these buildings amount to approximately \$140,000 and anticipate that these costs will need to be expended by the year ended 30 June 2023.

- As there has been no continuation of use of the theatre business, any use of that building, either as a theatre and/or any proposed alternate use, may trigger a requirement under the relevant development plan to provide off-street carparking in accordance with the activity/ies proposed.
- The lack of suitable public toilet facilities on the Reserve (approximate cost \$200,000). A public toilet building is located behind the main tennis clubroom building. However, due to its location, and the building's relationship to other buildings adjacent to it on the reserve, there are potential entrapment issues associated with its use (two blocked corridors -**refer photographs in Attachment 6**).

Option 2 *Relocate the MPTC to an alternate facility e.g. Lockleys Oval and subsequently demolish the tennis club building(s) and some/all of the existing tennis courts. Retain the cinema building, RSL building and Senior Citizens building and increase the reserve (turf area and/or off street carparking capacity).*

Advantages -

- Allows the stand of significant trees to be retained at Mellor Park.
- Would allow the vacated land (approximately 3,750m²) to be either converted to carparking, an alternate use, returned to reserve or a combination of the above. (The amount of land available for alternate use/consolidation with the reserve will depend on the number of tennis courts retained e.g. if one court is retained for community usage and e.g. another converted to an alternate similar use e.g. basketball/netball/futsal, then the net gain available for alternate uses would be approximately 2550m² - i.e. 4 courts plus the tennis clubroom building(s).
- Would allow the costs of the works identified through the Building Condition Audit regarding the facilities used by the club to be utilised at an alternate site.
- The initiative aligns with Council's strategic direction i.e. seeking the collocation of clubs rather than provision of individual facilities for each.
- Information received from Office of Sport and Recreation indicates that the grant funding secured by the club may be able to be transferred to an alternate site or facility.
- Former theatre building remains available for ongoing/alternative use by either commercial or community tenants.
- The space formerly occupied or used by the tennis club under lease or licence reverts to community usage.

Disadvantages -

- Relocation is not in accordance with MPTC's desire to remain at Mellor Park - thus Council could anticipate that there may be negative feedback from the club in regard to this proposal.
- Costs of relocation of the club to an alternate facility.
- Costs of demolition and removal of clubhouse buildings and court infrastructure and provision of any replacement alternate infrastructure at Mellor Park e.g. reversion to grassed reserve, provision of hardstand for off-street carparking.
- Council's consultant engineers (GHD) have recently reinspected the buildings at Mellor Park as part of Council's Building Condition Audit and updated their cost estimates in regard to necessary maintenance and upgrade works.

Refer Option 1 above for the details.

- As there has been no continuation of use of the theatre business, any use of that building, either as a theatre and/or any proposed alternate use, may trigger a requirement under the relevant development plan to provide off-street carparking and/or open space in accordance with the activity/ies proposed.

Option 3 *Demolish the former Lockleys Cinema building and retain all other facilities including Mellor Park Tennis Club.***Advantages -**

- Allows the building footprint (approx 640m²) to be converted to either carparking (expected to be able to cater for approximately 53 vehicles), returned to reserve, tennis court or other complementary usage.
- Releases Council from the need to bring the building up to compliant standard and meet the costs of renewal. (Council's consultant engineers (GHD) have recently reinspected the buildings at Mellor Park as part of Council's Building Condition Audit and updated their cost estimates in regard to necessary maintenance and upgrade works.

Details as per Option 1 above.

- Demolition will also result in the removal of any requirement to address off-street carparking issues for this building. In its current configuration (i.e. providing seating for approximately 220 patrons) the off-street carparking requirement for the building would be in the order of 50 - 60 parking spaces.
- No negative sentiment or feedback anticipated from the tennis club or from parties who may be aggrieved via the possible removal of the stand of significant trees.
- The space formerly occupied or used by the cinema under lease reverts to community usage.

Disadvantages -

- Loss of a commercial income source - albeit commercial income received from the operators of the former Windsor Theatre was not significant in recent years.
- Loss of a "perceived community" cinema or hall facility (however, the previous commercial and experienced operator was unable to profitably run a cinema business from these premises - necessary costs of upgrade to new technology further exacerbated financial pressures on that operator).
- There have been a number of persons/groups that have contacted Council following the cessation of the theatre business expressing an interest in/seeking to use the facility. The (alternate) proposed uses have included - cinema, intimate venue for concerts for e.g. local bands, retro fashion market/outlet - occasional use only, and a choir rehearsal and performance facility (The enquirer's details have been noted). As noted previously, the major impediments regarding further use of the building are the costs of upgrade and the lack of off-street carparking. Although there has been no evaluation of these alternate usage proposals to determine their suitability, desirability of proceeding with negotiations, entering into agreements etc, the demolition of this facility will mean that those enquirers will need to locate alternate facilities for their activities.
- As the north-eastern corner of the Cinema building is attached to/shares a boundary wall with the RSL building, there may be some issues in demolishing just the Cinema building.
- The cost of demolition (approximately \$100,000).
- Cost of provision of any necessary hardstand and line marking of carpark.
- The loss of an item from the Local Heritage Register.
- Costs identified within the building condition audit associated with retention and consequent maintenance and upgrade etc of the buildings occupied by the tennis club.

Option 4 *Sale of the former Cinema Building and portion of the Henley Beach Road frontage (to allow conversion of existing southern tennis court(s) to carparking), relocate Mellor Park Tennis Club & Lockleys RSL and demolish the tennis club and RSL buildings and existing public toilet facility*

Advantages -

- If limited to the former cinema building, it removes the financial burden associated with building maintenance and upgrades from Council.
- Monies realised from any sale of the Theatre building (and portion of the Henley beach Road frontage) could be used to provide funding for Council to implement other upgrades/initiatives/improvements to the Reserve or to assist with relocation of the RSL and tennis club.
- Sale of portion of the Henley Beach Road frontage for carparking purposes may allow the continued use of the theatre building (dependent on the type of use to which that building is put).

Disadvantages -

- It will be necessary to remove the Community Land classification for the portion(s) of land to be disposed of - the revocation process requires Ministerial consent, can be lengthy and may result in negative community sentiment (particularly in regard to any areas perceived by the community to be "reserve").
- Off-street carparking which may be created for public use following the implementation of any carparking initiatives (e.g. conversion of tennis court(s) to carparking) may be utilised by a purchaser (and/or customers) of the former cinema building. Whilst a number of carparks that may be created could be sold or leased to the purchaser, policing on behalf of either party (i.e. Council or purchaser) could be problematic.

Option 5 *Demolish the former Lockleys Cinema Building, RSL building (once vacated by the Lockleys RSL), Tennis Club building(s) and all/some tennis courts.*

Advantages -

- Allows (portion of) the building footprint (approximately 820m²) to be converted to either carparking or returned to reserve usage.
- The area of each tennis court is approximately 600m², - thus each court removed will deliver up this amount of space for either carparking (approx 50 carparks per court), reserve or alternate use. (As an option one of the western courts - which are generally in better condition than the eastern courts - could be retained for tennis and another court could be converted for alternate sporting use e.g. basketball, netball, futsal etc).
- Removes the necessity of having to deal with any issues associated with demolition of either just the cinema building or just the RSL building (as there appears to be a party wall).
- Providing some or all of the tennis courts are converted to carparking this will facilitate improved access to the Senior Citizens clubroom building which is currently effectively "land-locked"- and thus provide easier access and set down/ pickup of elderly patrons/visitors from or to this facility.
- Eliminates the maintenance burden and costs that would be required for renewal of facilities, should they be retained. This amount, approximately \$1,035,000 less costs of demolition, could be allocated to other projects/facilities e.g Lockleys Oval.
- While consideration could be given to retention of the northern most building (former CAFHS building - currently used by MPTC as a bar facility) for conversion of it to a public toilet facility, it may be more appropriate to site such facility at the eastern end of the reserve in closer proximity to the playground etc.

Disadvantages -

- Costs of demolition of buildings/infrastructure (approximately \$140,000).
- Need to justify demolition of Local Heritage listed building.
- Timing may be an issue in regard to RSL relocation and potential subsequent demolition of that building (no definite agreement yet).
- Costs of relocation of tennis club.
- Costs of provision/upgrade of any alternate infrastructure (e.g. hardstand, line marking for carparks).

Other Matters***Senior Citizens Building***

There has been little or no reference to the Senior Citizens Clubroom building within this report. The Senior Citizens building is in good condition, but it does require upgrading - primarily to meet DDA requirements - particularly as the facility caters for persons who are likely to require facilities of this nature. Estimated costs of upgrade at 2005 (the date of the previous Building Condition Audit) were \$187,000 (The results of the recent audit have not been provided to Council at this time). Simple indexation of this figure by CPI (and excluding any additional requirements which may be imposed by new/updated legislation) results in this cost estimate increasing to approx \$225,000. It is also noted that the recent Disability Access and Inclusion survey elicited some issues (related to DDA) from members of the Senior Citizens Club.

It is considered that the building is well sited to service its catchment, is close to public transport and closure/relocation of the facility in the short to medium term may not be beneficial. The Club is active and has a solid community focus.

Administration Comment

As indicated at the outset of this report there are a myriad of factors to consider in regard to the ongoing configuration of the reserve. Nevertheless, essentially the guidance sought from Council at present can be distilled into 2 specific decisions viz.

- Should the Mellor Park Tennis Club remain at Mellor Park?; and
- Should Council demolish the Windsor Cinema building? If not, should the building be leased or sold?

The principal concerns of Administration in regard to retention of the MPTC at Mellor Park relate to the interaction of the significant trees (subsurface roots) and the tennis courts (and, in particular, those courts on the eastern side of the tennis facility). Although the courts have not been upgraded for some considerable time, the reticence of the contractor to provide any guarantee in relation to the works proposed, the need to remove roots close to the surface and the absolute proximity of the three significant trees on the eastern side of the courts would suggest that there are likely to be ongoing issues should the courts be upgraded if the trees are retained.

The alternative position i.e. removal of those three significant trees adjacent the eastern boundary of the courts will not necessarily resolve the issue of "roots v courts", as the deterioration of any large roots under the courts may result in the eventual subsidence of the court surface. Further, any (proposed) removal of the trees is likely to result in negative community feedback, particularly given the issues raised with the closure and relocation of the Lockleys Kindy.

Additionally, there is an expectation that the membership of the club is likely to increase should the courts at Mellor be upgraded/resurfaced. This expectation must be acknowledged in association with the fact that the existing tennis club facilities are of a poor standard and do not meet the club's existing requirements (the club is also using the former CAFHS building as its bar).

The closure of the theatre business and anticipated relocation of the RSL to an alternate site in the short to medium term does provide an opportunity for the proportion of green space to be extended and returned to wider community usage (without the restrictions of leases or licenses).

The closure of the theatre business, subsequent vacation of the building, and significant identified costs (of approximately \$900,000) to bring the cinema building up to standard are also of concern. Whilst the building could be updated, it must be recognised that it is an old facility and there may be ongoing issues in relation to structural or functional obsolescence of it.

Further, and as indicated, even with the cinema building remaining vacant and Council not addressing any of the matters raised in the recent Building Condition Audit, Council effectively assumes holding costs of approximately \$10,000pa (in terms of the insurance premium payable on the facility and the foregone rates) applicable to the property.

Given the above it is difficult to recommend that the theatre be retained.

Conclusion

A number of possible options and permutations in regard to the existing users, uses and buildings at Mellor Park have been presented for consideration and comment.

ATTACHMENT 1



COMMUNITY HUBS GENERAL COMMITTEE
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ATTACHMENT 2



COMMUNITY HUBS GENERAL COMMITTEE
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ATTACHMENT 3

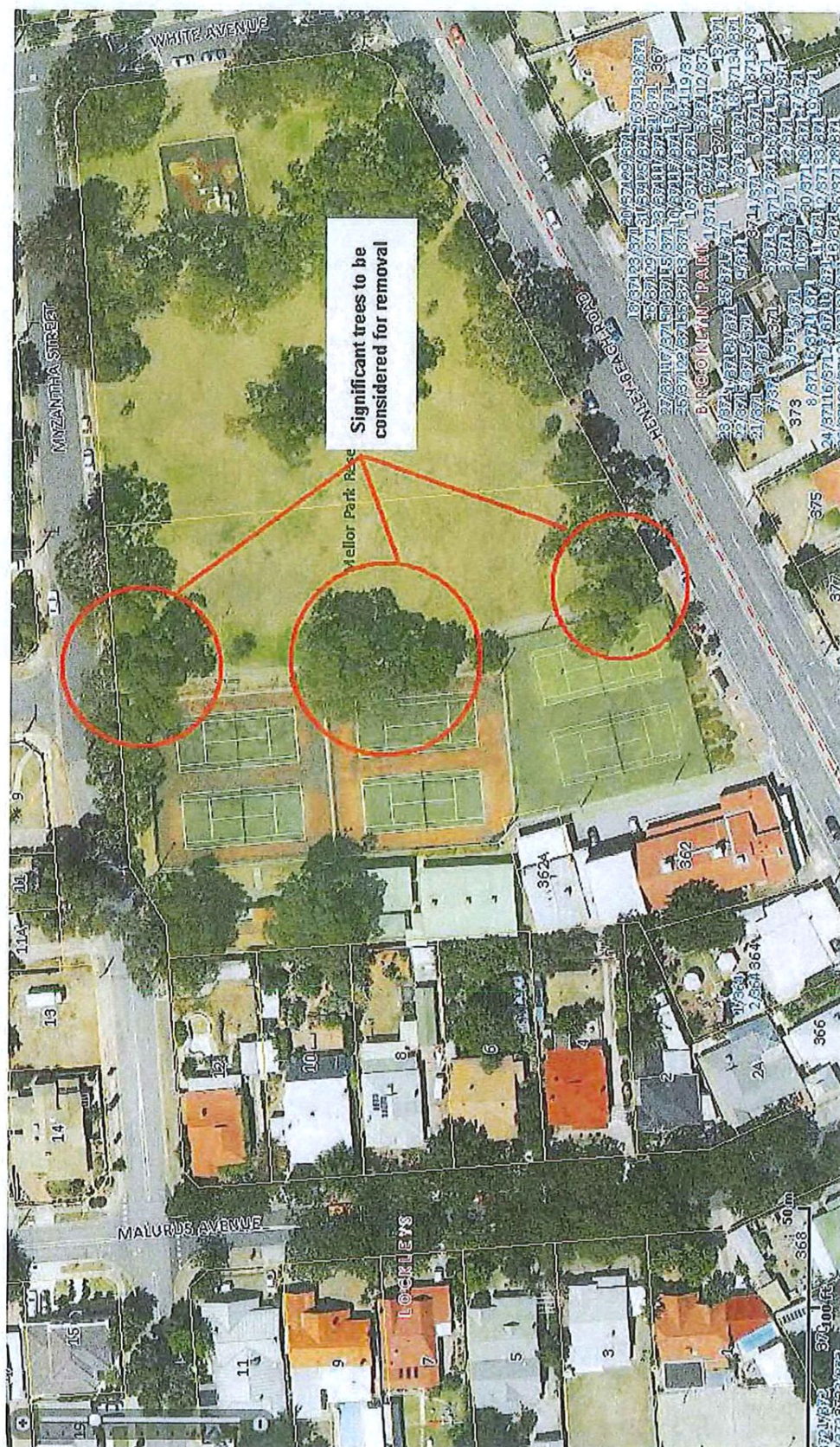
COST SUMMARY - MELLOR PARK TENNIS CLUB BUILDINGS AND CINEMA BUILDING

		Retention												Demolition
	Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	2014/2015
Building														
	Mellor Park Tennis Clubroom	\$ 7,400	\$ 4,100	\$ 800	\$ 1,750		\$ 21,700	\$ 20,700		\$ 14,475		\$ 17,400	\$ 88,325	\$ 20,000
	Mellor Park Tennis Club Bar Facility	\$ 17,500	\$ 1,100		\$ 1,000			\$ 53,410				\$ 26,170	\$ 99,180	\$ 20,000
	Windsor Theatre Building	\$ 37,300	\$ 205,750	\$ 21,200	\$ 27,925		\$ 108,765	\$ 459,110		\$ 2,720		\$ 51,630	\$ 914,400	\$ 100,000
	Total	\$ 62,200	\$ 210,950	\$ 22,000	\$ 30,675	\$ -	\$ 130,465	\$ 533,220	\$ -	\$ 17,195	\$ -	\$ 95,200	\$ 1,101,905	\$ 140,000

ATTACHMENT 4

OPTIONS/COST MATRIX	OPTION			
	1	2	3	4
OPTION 1: MPTC stay at MPTC, significant trees removed, tennis courts upgraded, status quo retained for remainder of improvements				TOTAL - \$ 1,661,905
Reduced leaf litter and reduced impact on/deterioration of court surface				
Reduced likelihood of damage to court surface by trees roots				
Less likelihood of slipping/tripping (2, thus consequent pl claims for Club/Council)				
No costs or negative feedback resulting from need to relocate Moller Pk Tennis Club (costing for 3 courts @ \$60K/court)				
Cinema building potentially available for alternate use (commercial or community)				
Local Heritage Register item (Cinema building) retained				
Decay of subsurface roots may cause court subsidence				
Existing tennis clubroom building is not sufficient/does not meet club's existing needs/requirements				
Likelihood of negative community feedback should significant trees be removed				
Cost of removal of significant trees	\$ 25,000			
Requirement to maintain, upgrade, renew existing tennis clubroom and bar facility buildings	\$ 187,505			
Requirement to maintain, upgrade, renew existing Cinema building	\$ 914,400	\$ 914,400		
Requirement to maintain, upgrade, renew existing Lockleys Senior Citizens building (NB: 2005 costings - escalated by CPI)	\$ 225,000	\$ 225,000		
Requirement to address planning issues re possible future use of cinema building (no/insufficient off street carparking)				
Council contribution to court upgrade	\$ 60,000			
Cost of provision of suitable public toilet facilities on Reserve	\$ 250,000	\$ 250,000		
OPTION 2: Relocate MPTC to an alternate joint/shared clubroom facility, remove/convert some/all tennis courts to alternate use - retain other buildings				TOTAL - \$ 1,609,400
Aligns with Council's strategic direction (reduce # of "sole use" facilities)				
No requirement to remove significant trees (financial and reputational benefits)				
Increase usable open space footprint				
Increase in Community usage of facilities				
Savings re maintenance, upgrade and renewal costs of tennis club buildings				
OBS Grant funding may be able to be transferred				
No requirement to contribute to upgrade of courts at Moller Park				
Cost of demolition of tennis club buildings		\$ 40,000		\$ 40,000
Cost of conversion of court/buildings footprint to either carparking, reserve green space of alternate				
Anticipate negative feedback from Moller Park Tennis Club				
Costs associated with relocation of Moller Park Tennis Club (3 courts @ \$60K/court - NB no clubroom costs)		\$ 180,000		\$ 180,000
OPTION 3: Demolish former cinema building and retain all other infrastructure incl MPTC				TOTAL - \$ 822,505
Allow building footprint to be converted to tennis courts, carparking, reserve or complementary use				
Savings re maintenance, upgrade and renewal costs of Cinema building				
No requirement to address parking issues (off street parking provision for cinema building use)				
Cost of demolition of theatre building			\$ 100,000	
Cost of conversion of building footprint space to alternate use (either tennis courts, reserve [green] space or off-street parking)				
Loss of commercial income stream (albeit low income received in recent years)				
Loss of item from Local Heritage Register				
Former cinema facility not available for groups that have expressed interest in it following closure of cinema business				
OPTION 4: Sell cinema building and sell/lease portion of Henley Beach Rd frontage/former tennis courts, relocate MPTC and Lockleys RSL, demolish tennis club buildings, RSL building (once vacated) and toilet, build new toilet, remove/convert all/some existing tennis courts to alternate use				TOTAL - \$ 145,000
Proceeds received from sale of building and adjacent land (conservatively based on current CV of \$600K for cinema block)				\$ 600,000
Loss of Community Land (cinema) - albeit predominant (non-car-park portion) previously alienated via long term lease (5 - pa figure shown)				\$ 50,000
? Need to modify existing CLMP if planning to lease portion of reserve for carparking (public consultation etc)				
Requirement for revocation of community land status (either process/time factor [minor] OR significant community objection/consent not provided by Minister [major]) if sale proposed				
(alienation/disposal) of less land if former cinema building converted to residential use (no coking requirement - existing off-street parking west of bldg, requirement for 20% open space? (waive as reserve adjacent?) - comparable sales/conversions former church hall in Terrans Ave, former Hayhurst RSL, former Trinity Church on Moseley St)				
OPTION 5: Relocate MPTC and demolish the cinema building, RSL building (once vacated), tennis club building(s) and remove/convert all/some tennis courts to alternate use				TOTAL - \$ 695,000
TOTALS (assuming option 1)	\$ 1,661,905	\$ 1,609,400	\$ 822,505	\$ 145,000

ATTACHMENT 5



ATTACHMENT 6



Fence at southern end of corridor between rear of tennis club building and public toilet block



Blocked corridor on western side of public toilet block

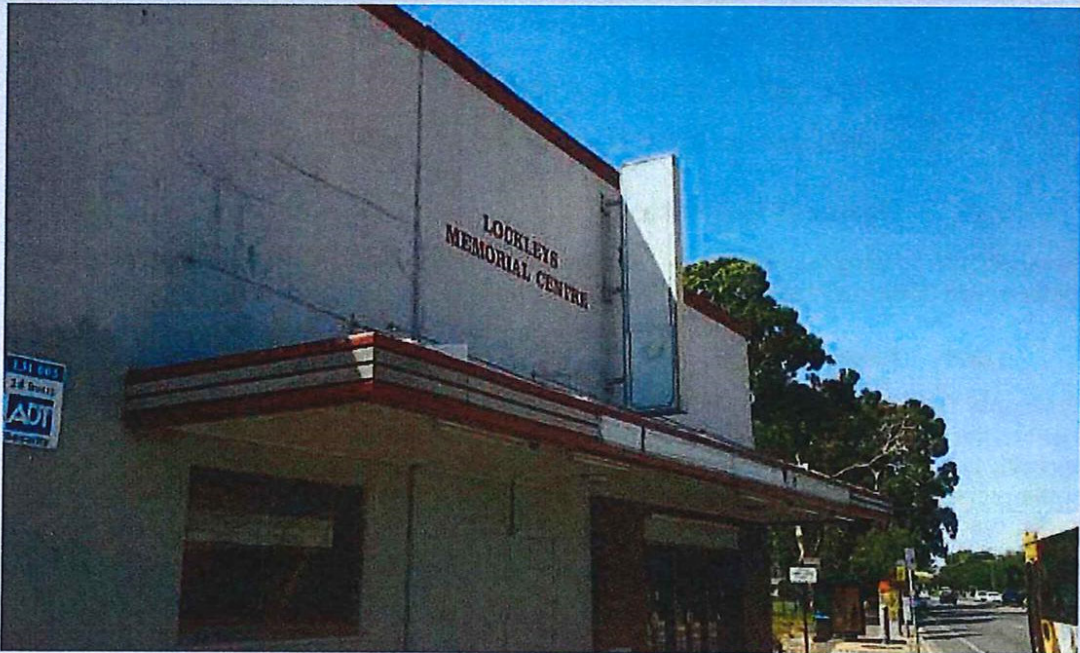
APPENDIX 3

GHD BUILDING CONDITION AUDIT (2013)

MELLOR PARK COMPLEX LOCKLEYS - WINDSOR THEATRE

1. Mellor Park Complex Lockleys - Windsor Theatre

1.1 Building Summary

Item	Description
	
Building ID:	35846
Building Type	Cinema
General Building Description	Building was previously used as a cinema. It contains one main viewing area and also contains toilets and a bar Building. It is currently un-occupied.
Building Construction Date	1925
Floor Areas	639m ²
Number of Levels	1 (projection room located on 2 nd level)
Required Building Condition Standard	S2 – Better Standard
Current Building Condition	4 - Poor
Current Suitability	3 - Adequate
Functionality	Cinema (Former)
Heritage Considerations	Nil

Mellor Park Complex Lockleys - Windsor Theatre

1.1.1 Suitability

This facility has been rated as a Suitability level of 3 – Adequate which is lower than the required rating of 2 – Good. The current rating is based on the following:

- The building is currently vacated and has many elements in that are aged and poor condition. Any new occupants would expect deficiencies to be remedied and at a minimum non-compliance or safety issues attended to as a priority.
- There are some code compliance issues which need to be addressed including a non-compliant fire system.
- Building contains asbestos.
- On site car parking has not been provided.
- Auditorium size and layout of spaces appears satisfactory.

1.2 General Condition

Generally the building is in a poor to average condition with most internal elements requiring replacement. External features are in average condition.

1.2.1 Architectural

Externally: Brick walls are in a satisfactory condition, with the exception of salt damp to some areas. Paint to the rendered walls at the front of the building is 'bubbling' and will require re-painting. Roof appears to be in adequate condition though there was some indication of water damage on the ceiling of the projector room. A number of external defects exist including: cracked glass blocks, damaged doors, damaged canopy etc.

Internally: The internal finishes to the cinema have passed their life expectancy and will require replacement if this building was to be re-occupied. A number of internal defects exist including: salt damp, white ant damage, flaking paint. Detailed inspection was not possible, as visibility was poor due to no power in the building.

The issues recommended for prioritised attention as summarised below.

Priority 1	Cracking to internal walls requires investigation and repairs.
Priority 2	Timber stairs to Projector Room in Poor condition. Water stains to ceiling tiles indicating roof requires checking and repairs.

1.2.2 Disabled Access

The building is non compliant in a number of areas including:

- Clearance dimensions to some internal doors are non compliant; (Nil recommendations made).
- Compliant access has not been provided to main entry area located on Henley Beach Road. A ramp has been provided on the eastern elevation which is non compliant. This ramp should be modified to comply with AS 1428.1.
- Designated disabled space has not been provided to cinema area.
- Non complying internal steps;
- Non complying external steps;

Mellor Park Complex Lockleys - Windsor Theatre

The Premises Standard (V2 – February 2013) prescribe national requirements for new buildings and where new building work is being undertaken in existing buildings in order to comply with the DDA in the areas and for the buildings covered by these Standard.

In this instance, compliance with the premises standards is not required unless the building is being upgraded.

Although compliance is not retrospective, GHD have recommended that the items noted above be addressed as part of the Councils DDA plan.

1.2.3 Other Compliance Issues:

Employers have a responsibility under state based Occupational Health & Safety Legislation to provide a safe work place for their employees including during emergencies.

Building owners also have a duty of care to make sure that occupants and visitors are safe in the building, including during emergencies.

A number of non complying items were noted during the inspection which should be rectified. These include:

- Non-compliant access to roof to service / maintain plant and or equipment. GHD recommend that safe methods be provided for accessing roof. Ladder anchor points, static lines or walkways should be installed as required.
- Non compliant EXIT doors exist within this Building.
- Sufficient numbers of pans and basins have not been provided to this Building.
- Non compliant evacuation Plans.

1.2.4 Structural

The building is in a satisfactory condition with moderate salt damp in some areas and general cracking to masonry walls due to building age. These areas should be treated during the recommend refurbishment works.

Evidence of white ants damage exist internally and an inspection and treatment is required as soon as possible.

1.3 Services

1.3.1 Electrical

The electrical services to the building are aged and appear to be generally in poor condition, commensurate with their age. Due to the power being disconnected detailed inspection was not possible.

The main switchboard is aged. There is no RCD protection provided.

The air conditioning distribution board on level 2 is aged and in poor condition. We expect it will require a life cycle replacement over the next 2 years

The distribution board in the projector room on level 2 is aged and in poor condition. It contains asbestos, has 6 fuses have been taped over to prevent usage and no RCD's. We expect it will require a life cycle replacement if the building was to be re-occupied.

The projector equipment distribution board is in old condition and likely to require replacement if the building was to be re-occupied.

The lighting generally comprises a mix of:

- Surface mounted fluorescent luminaries.
- Ceiling Incandescent fittings.

Mellor Park Complex Lockleys - Windsor Theatre

- Incandescent down lights and spotlights.
- Miscellaneous other fixtures.

The internal lights appear aged but generally in reasonable condition.

The internal switches and electrical sockets appear are aged but below average condition. We would expect the switches and socket outlets would a general upgrade within 6 to 8 years

The external lights at the front entrance are in below average condition. We would expect they would require a general upgrade within 6 to 8 years.

There are exit lights installed at the front east of the main auditorium, and the rear of the auditorium. Whilst this appears to provide sufficient coverage, the areas that they are directing towards, the east corridor and the south foyer, are not provided with exit lights. We recommend the installation of additional exit lights in the front foyer and the east corridor egress door to meet the intent of the BCA.

The existing exit lights in the auditorium are 'dc' lights and aged. They are in average condition. We recommend a general improvement by replacing with new mains connected exit lights.

The building has emergency lighting installed only in the main hall. Under current BCA requirements, emergency lighting would be required throughout. We recommend the installation of additional emergency lights.

We would expect the whole building wiring should be inspected and upgraded within the next 5 years but if the switch and distribution boards are to be replaced it should be undertaken at the same time. The recommended timeframe is if the building is to be reoccupied.

The security system appears in reasonable condition.

The issues recommended for prioritised attention as summarised below.

Priority 1	Investigate and scope installation of new switch and distribution boards and electrical distribution if building is to be re-occupied.
	Install additional emergency lights throughout the building.
	Install RCD protection.
Priority 2	Replace existing 'dc' exit lights with new mains connected.

1.3.2 Fire Detection

There are no smoke/thermal detectors installed. These are not required under BCA requirements due to the size of the building.

The issues recommended for prioritised attention as summarised below.

Priority 1	Nil
Priority 2	Nil

1.3.3 Fire Protection

There is an internal fire hose reel located at the eastern exit door. BCA E1 specifies the requirement for hydrants and hose reels where the building area is greater than 500m². This building has a floor area of 639m². A hydrant is installed at stage level on the eastern end. It appears that this hydrant was adjacent a door that was previously used as an exit door, but is no longer required or used as an exit door. The hydrant is now greater than 4 m from the exit door. It appears from the age and condition of the hydrant, and the absence of a maintenance tag, that it is not maintained.

We understand from discussions with the operator, that the fire hose reel was installed in the late 90's. We expect that the overall fire protection and egress arrangement would have included a review of the location of the fire protection equipment, including this hydrant. We expect that the hydrant is required for use, however we recommend in the first instance that the owner of the cinema be requested to show planning documentation from the fire upgrade that would indicate how the existing

Mellor Park Complex Lockleys - Windsor Theatre

fire hydrant was to be treated. Should this not be provided, we recommend the exit door adjacent the stage is reinstated, and the fire hydrant brought back into service.

Fire extinguishers are installed throughout and appear to provide good coverage, with the exception of the area at the front of the seating in the theatre. The distance of travel from front section of seating to any extinguisher greater than code recommended 15m. We recommend the installation of a new extinguisher adjacent seating area to provide travel distance less than 15m.

The issues recommended for prioritised attention are summarised below.

Priority 1	<p>Check if any planning documents exist identifying how the hydrant is to be treated. Should this not be provided, we recommend the exit door adjacent the stage is reinstated, and the fire hydrant brought back into service.</p> <p>Install fire extinguisher at the front of the seating area in the main hall.</p> <p>Provided maintenance to fire extinguishers that are not tested.</p>
Priority 2	Nil

1.3.4 Mechanical

The air conditioning to the building comprises two roof mounted evaporative coolers. We were previously advised they were installed in 1997. The units look in reasonable condition. The supply ducts on the bottom of both units show external rust. We would expect the ducts would require replacement within 3 years. Outside air is provided to the main hall and the dining area via these air conditioning units. Return air is provided by a roof mounted exhaust fan which operates in parallel to the evaporative coolers. The fan appears in reasonable condition.

Ventilation to the toilets is provided by openable windows and would appear to meet the requirements of the BCA.

The projection room has a wall mounted heater which appears aged and in poor condition We recommend to replace the heater and repair the terminals.

The issues recommended for prioritised attention are summarised below.

Priority 1	Nil
Priority 2	<p>Replace the wall mounted heater and repair terminal.</p> <p>Supply ducts on the bottom of two roof mounted evaporative coolers require replacement within the next 3 years.</p>

1.3.5 Hydraulics

The hydraulic systems appear to be in aged but in general sound condition. With the exception of minor plumbing issues, we do not expect any significant hydraulic work requirements.

The electric hot water unit located in the external west Plantroom was installed in 1996. There are surface water marks along the top and down the sides, but these appear external only. A Rheem hot water unit was also installed in 2007 and appears to be in good condition. There is no hot water from the taps in the building, and the hot water unit appeared empty at the time of the inspection. We recommend this be checked and rectified by a plumber. We expect the hot water unit would require a life cycle replacement over the next 10 years.

The issues for prioritized attention are;

Priority 1	Nil
Priority 2	Check hot water unit and rectify.

Mellor Park Complex Lockleys - Windsor Theatre

1.4 Cost Summary

Over a 10 year horizon, the building is projected to require approximately \$721,150 in expenditure on asset renewals, compliance and backlog maintenance. This estimate does not include any escalation or ongoing building maintenance such as cleaning and servicing of building components.

The table and charts provided below are a representation of a 10-year expenditure/works program. The majority of the expenditure is generally related to elements reaching their end of useful life.

Figure 1 Anticipated Expenditure by Code Category

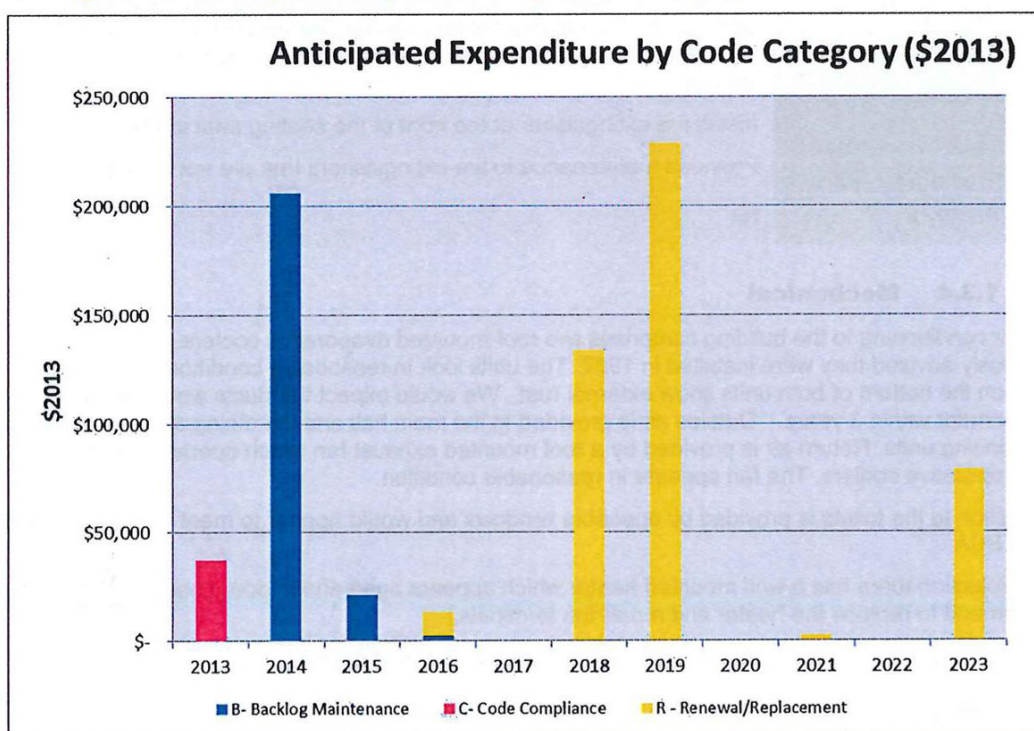


Table 1 10-year Forward Works Projection

Work Code	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
B- Backlog Maintenance	\$ 500	\$205,750	\$ 21,200	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$229,750
C- Code Compliance	\$ 36,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,800
R - Renewal/Replacement	\$ -	\$ -	\$ -	\$ 11,000	\$ -	\$ 133,515	\$ 228,535	\$ -	\$ 2,720	\$ -	\$ 78,830	\$454,600
Grand Total	\$ 37,300	\$205,750	\$ 21,200	\$ 13,300	\$ -	\$133,515	\$228,535	\$ -	\$ 2,720	\$ -	\$ 78,830	\$721,150

Figure 1 and Table 1 above shows there is a spike in estimated costs in 2019 due to a large number of elements requiring replacement. Table 2 shows the anticipated expenditure by element group. This figure shows that there is a significant costs for works associated with the recommended refurbishment of this building if it is to be re-occupied.

Mellor Park Complex Lockleys - Windsor Theatre

Table 2 Anticipated Expenditure by Element Group

Element Group	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Grand Total
Alterations and Renovations	\$ 20,000	\$200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000
Boundary Walls, Fences and Gates	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 2,100
Building Ceiling Finishes	\$ -	\$ 2,000	\$ 2,000	\$ 1,000	\$ -	\$ 66,865	\$ -	\$ -	\$ 2,720	\$ -	\$ -	\$ 74,585
Building Door External	\$ 2,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Building Door Internal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 900
Building Fitments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,150	\$ -	\$ -	\$ -	\$ -	\$ 22,150
Building Floor Finishes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,360	\$ -	\$ -	\$ -	\$ 29,280	\$ 70,640
Building Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,800	\$ -	\$ -	\$ -	\$ -	\$ 25,800
Building Interior Stairs	\$ -	\$ 3,750	\$ 3,000	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 16,500
Building Roofing	\$ 10,000	\$ -	\$ 600	\$ 11,000	\$ -	\$ 1,800	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ 25,800
Building Screens Internal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 900
Building Wall External	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Building Wall Finishes	\$ -	\$ -	\$ 8,000	\$ 1,000	\$ -	\$ -	\$ 5,625	\$ -	\$ -	\$ -	\$ -	\$ 14,625
Building Walls Internal	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Building Windows	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ 15,000	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 19,000
Disabled Access Services	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 3,750
Electrical Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,600	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 14,600
Electrical Switchboard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Fire and Safety Services	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 10,800
Gas Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Gas Supply	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000
Heating, Ventilation & Air Conditioning	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ 35,000
Lighting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,700	\$ -	\$ -	\$ -	\$ -	\$ 8,700
Medical Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 300
Outbuildings and Covered Ways	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 22,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,500
Sanitary Fixtures	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ 14,600	\$ -	\$ -	\$ -	\$ -	\$ 15,100
Whitegoods	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Window Coverings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,600	\$ -	\$ -	\$ -	\$ -	\$ 97,600
Grand Total	\$ 37,300	\$ 205,750	\$ 21,200	\$ 13,300	\$ -	\$ 133,515	\$ 228,535	\$ -	\$ 2,720	\$ -	\$ 78,830	\$ 721,150

APPENDIX 4

ASBESTOS REGISTER (NO. 8150)

WINDSOR THEATRE - 362 HENLEY BEACH ROAD, LOCKLEYS

(January 2016 J142408)

GREENCAP

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ASBESTOS REGISTER

NO. 8150

City of West Torrens

Windsor Theatre- 362 Henley Beach
Road, Lockleys

January 2016

J142408

C114662



January 2016

GREENCAP

Asbestos Register

City of West Torrens

Windsor Theatre- 362 Henley Beach Road, Lockleys



Prepared for:
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Date: January 2016
Register No: 8150
Register Version: 8150/01
Our Ref: MH/dr

Prepared by:
Greencap

Written/Submitted by:

A handwritten signature in black ink, appearing to read "Mark Hopper".

Mark Hopper
Principal Hazmat Consultant

January 2016



Statement of Contractual Limitations

This report has been prepared in accordance with an agreement between City of West Torrens and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of City of West Torrens and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for the purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective other than those set out in the report, except where written approval with comments are provided by Greencap.

Greencap and AEC Environmental
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Asbestos Register

City of West Torrens

Windsor Theatre- 362 Henley Beach Road, Lockleys

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1.0 INSTRUCTIONS

Greencap was contracted by City of West Torrens ("the client") to compile this Asbestos Register for Windsor Theatre- 362 Henley Beach Road, Lockleys.

The property was inspected in January 2016. The inspection and asbestos register document supports compliance with South Australian Work Health & Safety Regulations 2012, Chapter 8 - Asbestos, Part 3 - Management of Asbestos and Associated Risks. All reasonable steps have been taken to identify asbestos containing materials (ACM's) in the building or structure. Inaccessible areas have not been inspected. Under the South Australian Work Health & Safety Regulations if demolition or significant alterations are contemplated a review of the asbestos register is required. Following that review an intrusive or destructive audit may be advised.

2.0 PURPOSE OF AN ASBESTOS REGISTER

An asbestos register inspection survey is a non-intrusive and non-destructive audit to identify accessible and visually evident ACM's. The purpose of an asbestos register is to ensure that persons conducting a business or undertaking, persons with management or control of a workplace and workers, contractors, clients and other stakeholders are aware of the location, type, condition and risk of each ACM situation identified.

An asbestos register details the type, condition and location of readily and visibly accessible ACM's to assist in the adoption of appropriate & regulatory compliant asbestos management practices.

It is a requirement of asbestos management regulations that inspections of the asbestos are conducted by a competent person, firstly to identify the type, condition and location of asbestos and secondly to assess any changes in the state of the asbestos; effectively an ACM safety risk assessment.

This report is not intended for use as a pre demolition or pre refurbishment survey. With reference to South Australian Work Health & Safety Regulations 2012, Chapter 8 – Asbestos, Part 6 – Demolition and Refurbishment it is recommended that if demolition, significant alterations, refurbishment, or structural disturbance is contemplated, contact Greencap for information regarding recommendations relevant to an intrusive audit, prior to demolition, refurbishment or major works commencing.

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3.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

Comprehensive asbestos management protocols and regulatory requirements are regulated under the South Australian Work Health & Safety Act 2012 and the South Australian Work Health & Safety Regulations 2012. These regulations stipulate that a Person with Management or Control of a Workplace must ensure that an asbestos register is prepared and is kept at and is accessible at the workplace. Additionally, a Person Conducting a Business or Undertaking (PCBU) must ensure that exposure of a person to airborne asbestos is eliminated so far as is reasonably practicable.

A copy of the asbestos register must be readily accessible to:

- Workers who have carried out, carry out or intend to carry out work at the workplace
- Health and Safety Representatives
- A person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace, (e.g. Contractors)
- A person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace.

Furthermore, a Person with Management or Control of a Workplace must ensure that a written Asbestos Management Plan (AMP) is prepared and is available and accessible, with established policies and procedures for the management of asbestos at a workplace, together with procedures for detailing incidents or emergencies involving asbestos containing material or suspected asbestos containing materials in the workplace. These policies should be enforced by the Person with Management and Control of a Workplace and other persons so that safe work practices in relation to asbestos management are adhered to. This will ensure that exposure to airborne asbestos fibres in the workplace is eliminated or minimised to as far as reasonably practicable, as required under the regulations.

If an AMP does not exist for the site or workplace, contact Greencap for assistance with the development of an Asbestos Management Plan.

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4.0 INSPECTION LIMITATIONS

Asbestos is known to have been used in some 3,000 building products, the most common being in fibro cement products, vinyl flooring, electrical switchboards and insulation materials to hot water and steam pipes. The list of acknowledged asbestos containing material's (ACM) varies (similar items sometimes may or may not contain asbestos) and knowledge of ACM's products are expanded to from time to time. Furthermore, asbestos is not necessarily homogenous in all ACM products. Asbestos can also be found in many products located in **inaccessible components, locations and situations** in buildings, plant and equipment including the following areas:

- Interior parts of air conditioning systems or heating systems
- Wall cavities, slabs, underside of floors or behind ceramic tiles
- Interior workings of plant and equipment, including brakes, clutches and gaskets
- Services located in ceiling cavities, or in floor spaces or underground
- Formwork to concrete strip footings and other concrete items
- Wall "chased" lagged pipework
- Floor coverings subsequently overlaid
- Where asbestos products have been removed (e.g. vinyl floor coverings), then residue may exist under skirting boards and/or subsequently over laid floor coverings
- Where 'Deep 6'/'Super 6' or corrugated roof sheeting is noted in the asbestos register. Gutters, flashings and sealing mastics associated with the material should be assumed to contain asbestos also.

Areas which cannot be accessed during normal building operations or without substantial damage to a buildings fabric should be assumed to contain asbestos until its absence can be verified. Given the constraints of practicable access encountered during assessments, the following areas often cannot be accessed or inspected and asbestos may need to be presumed to be present:

- Areas where there is an electrical risk such as sub-stations or behind backing boards and electrical control panels,
- Areas occupied by tenants or having restricted access due to building contents e.g. installed equipment, stored goods, furnishings or fittings,
- Areas where there may be friable asbestos that has been encapsulated with a building material, and
- Areas where there is insufficient lighting or no lighting restricting visibility, not allowing for suspect ACM's to be identified.

Whilst this report may provide measurements and quantities of some materials found they are approximate only. Accurate dimensional details would require a further visit to the site. It is recommended that the dimensions of ACM's, if noted, are not used for removal quotation purposes, they are a guide only.

The work involved in preparing an Asbestos Register is based on visual inspection of the accessible areas of building and/or plant and equipment. As well, representative samples of suspect materials are collected and reasonable assumptions are made from those representative samples. These samples may not be a true representation of every element, part or component of the area or material concerned. Further, it is becoming increasingly apparent that some building materials containing asbestos have been removed and replaced by non-asbestos containing materials, particularly cement sheeting. In some cases only partial removal may have occurred, leaving ACM remaining and this is may have been painted. While appropriate sampling has occurred the only sure determinant is to sample and analyse every section or piece in question. Full clarification would require a further visit(s) to the site to obtain additional representative samples.

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This asbestos register includes known ACM products detected in the course of the inspection. However, in some cases, builders have been known to mix loose, pure asbestos into materials that would not normally contain asbestos (e.g. mortar, plaster, renders, mastics, etc.). Asbestos may have been incidentally added to products the material may not have a homogenous mix of asbestos through it, making detection difficult. Unless stated otherwise, these have not been sampled during the course of the survey. Further, if an inaccessible area is suspected of having or containing ACM, it may need further verification. The decision regarding this will remain purely at the discretion of the client.

It is important to note that this report is not intended for use as a pre demolition or pre refurbishment survey. If demolition, significant alterations or refurbishment incorporating demolition or structural disturbance is contemplated, contact Greencap for information regarding recommendations relevant to an intrusive audit.

There is no known instrument available for in-situ asbestos detection. Asbestos is a naturally occurring mineral of inert characteristics. **For the above reasons, including the inaccessibility of many asbestos products, no guarantee can be given, expressed or implied, that the inspection will reveal all the asbestos containing materials that may be located in the structure or property described in this report.**

This report should be read in conjunction with any other asbestos related reports and or communication / documentation prepared for the property. No individual section of this report should be read in isolation without taking the whole report into account. If the report is to be copied for whatever reason the whole of the report should be included.

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5.0 INSPECTION REPORT

An inspection of the building(s) was undertaken using a systematic procedure. As previously stated, the identification of asbestos and/or products containing asbestos cannot be carried out with any known in-situ measuring instrument and final confirmation of asbestos in materials can only be determined by NATA accredited laboratory analysis. The inspection procedure developed relies on identifying asbestos containing materials by visual means

Full details of all asbestos products located within the property are found within the next section of this report.

Section 7.0 outlines suggested asbestos risk abatement measures.

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6.0 ASBESTOS REGISTER


6.1 Areas where asbestos has been identified

ASBESTOS CONTAINING MATERIAL DISTURBANCE


Before commencing any works that are likely to disturb building materials on the site, the asbestos management plan controller must be contacted.

This report is not intended for use as a pre demolition or pre refurbishment survey. Please contact Greencap for recommendation regarding an intrusive inspection.

EXTERNAL				
Location		Type of Material		
1. Remnant ceiling lining corners of hot water service room, South west corner of building.		Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.1)		
Recommendation and Action				
Remove under controlled Asbestos Removal Conditions as soon as practicable.				
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures				
Situational Asbestos Risk Assessment:				
Friability		Condition	Signage	Risk Rating
Non friable		Some damaged sections	Non applicable - remove	Low




Location		Type of Material		
2. Electrical switchboard backing board, south west corner		Area accessed but not sampled. Based on findings in similar areas, it is highly likely the resin board material contains asbestos.		
Recommendation and Action				
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures				
Situational Asbestos Risk Assessment:				
Friability		Condition	Signage	Risk Rating
Non friable		Stable	Warning signs in place	Low




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EXTERNAL (Cont.)


Location	Type of Material		
3. Infill above double door to kitchen	Fibre cement sheet material containing white (Chrysotile), grey/brown (Amosite) and blue (Crocidolite) asbestos (sample no.2)		
Recommendation and Action			
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures			
Situational Asbestos Risk Assessment:			
Friability	Condition	Signage	Risk Rating
Non friable	Stable	Install 2 small plastic warning signs	Low

Location	Type of Material		
4. Infill above windows at rear entrance to kitchen	Fibre cement sheet material containing white (Chrysotile) and blue (Crocidolite) asbestos (sample no.4)		
Recommendation and Action			
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures			
Situational Asbestos Risk Assessment:			
Friability	Condition	Signage	Risk Rating
Non friable	Stable	Install 2 small plastic warning signs	Low


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INTERNAL				
Location		Type of Material		
5. Floor covering to kitchen		Vinyl tile material containing White (Chrysotile) asbestos (sample no.5)		
Recommendation and Action				
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures				
Situational Asbestos Risk Assessment:				
Friability		Condition	Signage	Risk Rating
Non friable		Stable	Warning signs in place	Low



Location		Type of Material		
6. Floor covering under carpet to foyer area (extent unknown)		Vinyl tile material containing White (Chrysotile) asbestos (sample no.6)		
Recommendation and Action				
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures				
Situational Asbestos Risk Assessment:				
Friability		Condition	Signage	Risk Rating
Non friable		Stable	Install 5 small warning signs	Low




Location		Type of Material		
7. Textured wall paint in foyer area		Paint containing White (Chrysotile) asbestos (sample no.7)		
Recommendation and Action				
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures				
Situational Asbestos Risk Assessment:				
Friability		Condition	Signage	Risk Rating
Friable when exposed		Stable	Install 6 small warning signs	Medium




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INTERNAL (Cont.)			
Location		Type of Material	
8. Electrical switchboard backing board on west wall room at top of stairs		Area accessed but not sampled. Based on findings in similar areas, it is highly likely the resin board material contains asbestos.	
Recommendation and Action			
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures			
Situational Asbestos Risk Assessment:			
Friability	Condition	Signage	Risk Rating
Non friable	Stable	Warning signs in place	Low



Location		Type of Material	
9. Electrical switchboard backing board, west wall of projector room		Area accessed but not sampled. Based on findings in similar areas, it is highly likely the resin board material contains asbestos.	
Recommendation and Action			
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures			
Situational Asbestos Risk Assessment:			
Friability	Condition	Signage	Risk Rating
Non friable	Stable	Warning signs in place	Low



Location		Type of Material	
10. Fire door at top of stairs		Area not accessed or sampled. Based on past experience in similar areas, asbestos in some form may exist. It is recommended that if work is contemplated in this area, due care and diligence should be exercised.	
Recommendation and Action			
Refer to Section 7.0: Asbestos Risk Abatement Protocols & Procedures			
Situational Asbestos Risk Assessment:			
Friability	Condition	Signage	Risk Rating
Friable when exposed	Stable	Install 2 small warning signs	Medium



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**6.2 Suspect Materials Tested – No Asbestos Detected**

Location	Material Tested	Result
EXTERNAL		
Sealant to window frames	Mastic material (sample no.3)	No asbestos
INTERNAL		
Adhesive to floor covering under carpet to foyer area	Adhesive material (sample no.6a)	No asbestos
Floor covering to bar and adjacent kitchenette	Vinyl floor tile material (sample no.8)	No asbestos
Wall covering at end of corridor	Textured paint (sample 9)	

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7.0 ASBESTOS RISK ABATEMENT PROTOCOLS & PROCEDURES

NOTE: This is not an 'Asbestos Management Plan'

It is important to note that if asbestos containing materials (ACM) are disturbed, asbestos fibres are likely to be released, thereby resulting in airborne asbestos fibre being inhaled creating a risk to health. Therefore, great care must be exercised in the immediate and ongoing management of any products found to contain asbestos.

If products containing asbestos have been identified or are likely to be onsite at anytime, it is a requirement under the SA WHS Regulations 2012 that an Asbestos Management Plan is developed, with specific procedures for the on-going management of the ACM.

Risk ratings have been assigned to each item of ACM in its current 'as observed' situation. However it should be noted that if there is any change to the situation the assigned risk rating may no longer be applicable.

The risk rating definitions are described below.

Very High	The ACM in this category includes damaged or exposed friable asbestos such as insulation materials, which are likely to pose an elevated risk of asbestos fibre inhalation. Such occurrences require immediate remedial action in the form of removal or sealing or temporary encapsulation if not removed immediately or as soon as reasonable practicable.
High	The ACM rated in this category are generally in poor or damaged condition and has potential to pose an elevated risk of asbestos fibre inhalation. Remedial action should be undertaken as soon as reasonably practicable.
Medium	The ACM rated in this category do not pose an immediate or significant risk provided they are not disturbed. Items in this category include encapsulated friable materials (e.g. Fire Doors) and bonded materials with some damage. Remedial action is not required immediately; however any uncontrolled disturbance could alter the rating to high or very high.
Low	Asbestos materials rated in this category are generally in a stable condition and do not pose a significant risk provided they are not disturbed. The material has not deteriorated significantly, and unless it's condition changes, removal is not seen as necessary in the short to medium term.

The following is provided for information and a guide on specific actions:

- 7.1 Adopt procedures that restrict access to the asbestos containing products.
- 7.2 Within prescribed parameters, when either friable or non-friable materials are to be removed, SA regulations stipulate that only licensed asbestos removal companies can remove the materials. For further information contact Greencap or SafeWork SA.
- 7.3 When asbestos removal is planned engage an appropriately licensed ACM removal contractor – Greencap can assist in engagement as required. A 'Class A' license holder can remove friable and non – friable (bonded) ACM's. A 'Class B' license holder can only remove non – friable (bonded) ACM's.
- 7.4 Persons having management or control of a workplace should ensure all staff, contractors and sub-contractors are aware of the presence of asbestos on the site, particularly prior to work being carried out on asbestos containing materials.
- 7.5 Persons having management or control of a workplace should ensure that workers engaged by the person, whom the person reasonably believes may be involved in asbestos removal work or in the carrying out of asbestos-related work, are trained in the identification and safe handling of, and suitable control measures for, asbestos and ACM.
- 7.6 When changes to the workplace are required affecting ACM, management, staff, contractors and sub-contractors should be aware that breakage, cutting or machining of asbestos containing

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- materials is likely to cause asbestos fibres to be released, resulting in an increased health and safety risk. Therefore control measures are to be put in place to prevent asbestos fibre release.
- 7.7 In accordance with the South Australian WHS Regulations, asbestos registers must be reviewed / updated whenever the management plan is reviewed, whenever further asbestos is identified or when asbestos materials are removed, disturbed, sealed or enclosed, or before demolition or refurbishment. Typically asbestos register reviews (updates) are conducted annually, as a risk assessment of each ACM situation.
 - 7.8 In accordance with the Code of Practice – “How to Manage and Control Asbestos in the Workplace (December 2011)”, warning signs must be installed on asbestos containing materials. Contact GREENCAP regarding sign installation.
 - 7.9 Any person who intends to carry out work on the property or structure should first be shown this asbestos register.
 - 7.10 Vinyl tile and some vinyl sheet flooring manufactured prior to the mid 1980’s, in many cases, contained asbestos. It is safe practice therefore, in the event of renovation work or other activities disturbing such flooring, to assume that the material does in fact contain asbestos. NATA Laboratory testing ideally via X-ray diffraction, at the time of works would verify the presence or otherwise of asbestos in the representative sample.
 - 7.11 Asbestos contaminated dust (ACD) may also be present in the proximity to areas where ACM are or were present. ACD results from an ACM releasing fibres by deterioration, weathering or abrasion where it may have been mechanically drilled, sawn or cut i.e. switchboard backing panels or has been subjected to deterioration or natural abrasion i.e. roof materials.
 - 7.12 It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these “chased” pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes.
 - 7.13 If friable ‘limpet’ or other loose forms of asbestos containing material were ever fixed to the building or into equipment, whether currently visually evident or previously remediated (removed) in full or in part, it is likely that residual quantities of friable ACM remains on surfaces, in voids, in cavities and in normally inaccessible areas and possibly on accessible areas as residual ACM, not readily identified. Non-friable (bonded) ACM may also become evident if normally inaccessible voids or cavities are accessed.
 - 7.14 In the event that the subject workplace has been found to contain products-containing friable asbestos, in broad terms, great care should be taken at all times not to disturb the friable asbestos, signage must at all times be present and, finally, removal should take place as soon as reasonably practicable, or as recommended and as risk assessed in this report.
 - 7.15 If roof cladding contains asbestos (e.g. “Deep 6”/“Super 6” or corrugated fibre cement), the following special restrictions are recommended:
 - A regulatory compliance procedure for elevated access is to be drafted and adopted.
 - Limit access to the roof to suitably trained and qualified persons, adopting appropriate safety and control measures. Roof access walkways may be required.
 - Prepare and review safe work plan before any work is undertaken on the roof.
 - Incorporate annual audit of the roof to monitor its condition (incorporate airborne monitoring tests into audit results).

ACD is likely to exist on surfaces below a corrugated asbestos roof, and may remain after removal of the roof unless thoroughly remediated.
 - 7.16 All work which could involve disturbing the materials containing asbestos should be carried out in accordance with the South Australian Work Health and Safety Act and Regulations and to the requirements of the Code of Practice “How to Manage and Control Asbestos in the Workplace”, December 2011; Code of Practice “How to Safely Remove Asbestos”, December 2011.
 - 7.17 In the event of further asbestos products being located at the property, the asbestos register must be reviewed / updated.

January 2016



- 7.18 A copy of the Asbestos Register must be kept at the workplace at all times and be available for inspection.
- 7.19 If refurbishment is likely to disturb ACM or demolition or disposal of sections or the entire structure are to occur, as far as reasonably practicable all ACM is to be removed prior to works commencing.

January 2016



8.0 CONCLUSIONS & RECOMMENDATIONS

The inspection carried out has **identified asbestos** in some of the building materials on the property, plant or structure.

It is important to note that if asbestos products are disturbed, asbestos fibres may be released, thereby resulting in an increased health risk from asbestos fibre insulation. Therefore, great care must be exercised in the immediate and ongoing management of any products found to contain asbestos.

It is a requirement under the SA WHS Regulations that safe management procedures for asbestos management are developed and adopted in a written and accessible Asbestos Management Plan (AMP).

An elevated asbestos risk occurs if asbestos containing materials are disturbed. It is important that implementation of the recommendations listed in this report are adopted. If there is doubt as to appropriate management, please contact Greencap for advice.

In addition, it is important that any persons carrying out maintenance activities or any task that is likely to disturb asbestos containing materials in the workplace, are made aware of the asbestos register and are suitably trained to comply with SA WHS Regulations training requirements involving asbestos management before commencing any work.

All work with asbestos containing materials should be conducted in accordance with the guidelines set out in the:

- SA Work Health and Safety Act 2012
- SA Work Health and Safety Regulations 2012
- "How to Manage and Control Asbestos in the Workplace - Code of Practice" (December 2011)
- "How to Safely Remove Asbestos" - Code of Practice (December 2011)
- "Demolition Work" - Code of Practice (March 2015)

If the reader is in doubt in respect to any of the detail and or implications of the contents of this report, then they are invited to call the following:

Greencap Adelaide:	08 8299 9955
SafeWork SA:	1300 365 255

January 2016



Asbestos Register

City of West Torrens

Windsor Theatre- 362 Henley Beach Road, Lockleys

Appendix A: Laboratory Test Results

LOCATION	SAMPLE I/D NO.	LABORATORY RESULTS
EXTERNAL		
Remnant ceiling lining in south corner of hot water service room	No.1	White (Chrysotile) asbestos
Infill above double door to kitchen	No.2	White (Chrysotile), grey/brown (Amosite) and blue (Crocidolite) asbestos
Sealant to window frames	No.3	No asbestos
Infill above windows at rear entrance to kitchen	No.4	White (Chrysotile) and blue (Crocidolite) asbestos
INTERNAL		
Floor covering to kitchen	No.5	White (Chrysotile) asbestos
Floor covering under carpet to foyer area (extent unknown)	No.6	White (Chrysotile) asbestos
Adhesive to floor covering under carpet to foyer area	No.6a	No asbestos
Textured wall paint in foyer area	No.7	White (Chrysotile) asbestos
Floor covering to bar and adjacent kitchenette	No.8	No asbestos
Textured wall paint at end of corridor	No. 9	No asbestos

January 2016

Asbestos Register

City of West Torrens

Windsor Theatre- 362 Henley Beach Road, Lockleys

Appendix B: Abridged excerpts of the Work Health & Safety Regulations 2012

ABRIDGED EXCERPTS OF THE WORK HEALTH AND SAFETY REGULATIONS 2012 under the South Australian Work Health and Safety Act 2012

Chapter 8 – Asbestos, of the above regulations prescribes the management requirements in regard to asbestos and include the following:

Part 1 – Prohibitions and authorised conduct

Regulation 419 - A Person conducting a business or undertaking must not carry out, or direct or allow a worker to carry out, work involving asbestos unless the work is as specified under this regulation.

Part 2 – General duty

Regulation 420 - A person conducting a business or undertaking must ensure that exposure of a person at a workplace to airborne asbestos is eliminated so far as is reasonably practical, and that the exposure standard for airborne asbestos is not exceeded.

Part 3 – Management of asbestos and associated risks

Regulation 422 - A person with management or control of a workplace must ensure, so far as is reasonably practical, that all asbestos at the workplace is identified by a competent person.

Regulation 423 - A person with management or control of a workplace may identify asbestos by arranging for a sample of material to be analysed for the presence of asbestos, and that the sample is analysed only by a NATA accredited laboratory, or a laboratory operated or approved by the regulator

Regulation 424 - A person with management and control of a workplace must ensure that if it is reasonably practicable to do so, indicate the presence of asbestos by a label.

Regulation 425 - A person with management or control of a workplace must ensure that an asbestos register is prepared and kept at the workplace, and that the asbestos register is maintained and kept up to date. The asbestos register must detail the location, type and condition of the asbestos containing materials.

Regulation 426 - A person with management or control of a workplace where an asbestos register is kept must ensure that the register is reviewed or revised (updated) when:

- The asbestos management plan is updated
- Further asbestos is identified
- Asbestos is removed from, or disturbed, sealed or enclosed, at the workplace
- Before demolition or refurbishment (Regulation 448)

Regulation 427 - A person with management or control of a workplace must ensure that the register is readily accessible to persons as defined in this regulation (includes workers at a workplace).

Regulation 429 - A person with management or control of a workplace must ensure that a written asbestos management plan (AMP) for the workplace is prepared, and must ensure that the information in the plan is kept up to date and is readily accessible to workers at the workplace.

January 2016



Regulation 430 - A person with management or control of a workplace that has an asbestos management plan must ensure that the plan is revised in the following circumstances:

- There is a review of the asbestos register or a control measure
- Asbestos is removed from, disturbed, sealed or enclosed or at the workplace
- The plan is no longer adequate for managing asbestos at the workplace
- A Health & Safety representative requests a review under sub-regulation (2)
- At least once every 5 years

Part 5 - Asbestos at the workplace

Regulation 446 – A person conducting a business or undertaking must not use, or direct or allow a worker to use a high pressure water spray or compressed air on asbestos containing materials. Additionally, power tools, brooms or any other implements that cause the release of airborne asbestos must not be used unless the use of this equipment is controlled.

Part 6 – Demolition and refurbishment

Regulation 448 - The person with management or control of a workplace must ensure that, before demolition or refurbishment is carried out at the workplace, the asbestos register for the workplace is:

- Reviewed; and
- If the register is inadequate having regard to the proposed demolition or refurbishment – revised.

Regulation 451 - The person conducting a business or undertaking demolition or refurbishment must not commence such works until the structure or building has been inspected by a competent person to determine whether asbestos containing materials are present. If the presence of asbestos containing materials is confirmed or assumed the building occupants and the building owner must be informed.

Regulation 452 - The person with management or control of a workplace must ensure that all asbestos likely to be disturbed during demolition is identified and so far as reasonably practicable removed prior to the commencement of demolition.

- *Please note that the above is a summary only of several relevant sections. The SA Work Health and Safety Regulations 2012 can be downloaded in full at www.legislation.sa.gov.au*

January 2016



Asbestos Register

City of West Torrens

Windsor Theatre- 362 Henley Beach Road, Lockleys

Appendix C: Laboratory Test Report



Accredited for compliance with ISO/IEC 17025
Accreditation No. 5450
Greencap-NAA Pty Ltd Adelaide Laboratory
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ASBESTOS IDENTIFICATION REPORT No. 8150

CLIENT:	City of West Torrens	YOUR REF:	N/A
ATTENTION:	Rob Kraehe	RECEIVED IN LAB:	18 January 2016
LOCALITY:	Windsor Theatre	REPORT DATE:	18 January 2016
ADDRESS:	362 Henley Beach Road, Lockleys	SAMPLED BY:	Mark Hopper

Test Methods: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples) and In house method LOP-005 Serpentine Detection and Chrysotile Non-detection by X-ray diffraction

No	Location	Dimensions	Description	Asbestos by PLM	Serp by XRD	Organic Fibre
EXTERNAL						
1	South west corner HWS room, remnant ceiling lining in corners	10x10x5mm	Cement sheet	Chrysotile		
2	Infill above double door to kitchen	5x5x5mm	Cement sheet	Chrysotile, Amosite & Crocidolite		
3	Sealant to window frames	30x5x5mm	Mastic	No		
4	Infill above rear entrance to kitchen	5x5x5mm	Cement sheet	Chrysotile & Crocidolite		
INTERNAL						
5	Floor covering to kitchen	20x10x3mm	Vinyl tile		Yes	
6	Floor covering under carpet in foyer area	30x20x3mm	Vinyl tile		Yes	
6a	Adhesive to floor covering under carpet	1ml	Black glue	No		
7	Wall covering in foyer area	30x15x3mm	Textured paint	Chrysotile		
8	Floor covering to bar area	30x2x3mm	Vinyl tile		No	
9	Wall covering at end of corridor	1ml	Textured paint	No	No	

Approved Identifier & Signatory (PLM)

Mark Hopper

Approved Testing Officer & Signatory (XRD)

Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. PLM = Polarised Light Microscopy, XRD = X-ray diffraction. Serp = Serpentine mineral. Chrysotile is commonly known as white asbestos and is a Serpentine mineral, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and was not detected. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the Organic Fibre column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

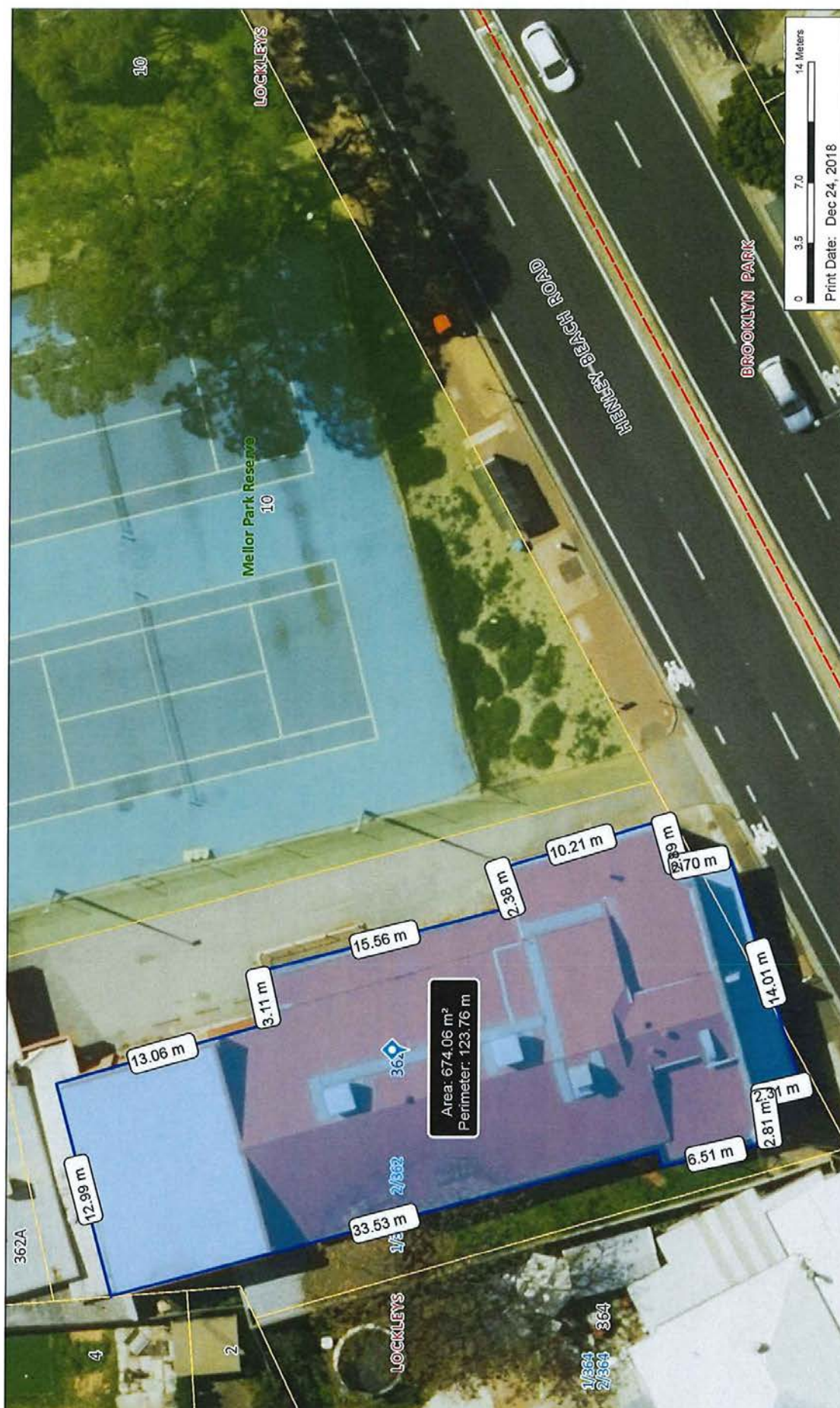
SOF062 NATA ID Report V3 December 2015

Page 1 of 1

Greencap-NAA Pty Ltd 12 Greenhill Road Wayville SA 5034 PO Box 582 Unley SA 5061
T (08) 8299 9955 E adelaide@greencap.com.au W www.greencap.com.au ABN 76006318010

APPENDIX 5
AERIAL IMAGERY - WINDSOR THEATRE SITE
362 HENLEY BEACH ROAD, LOCKLEYS

2018 Aerial



Disclaimer

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2004 Aerial

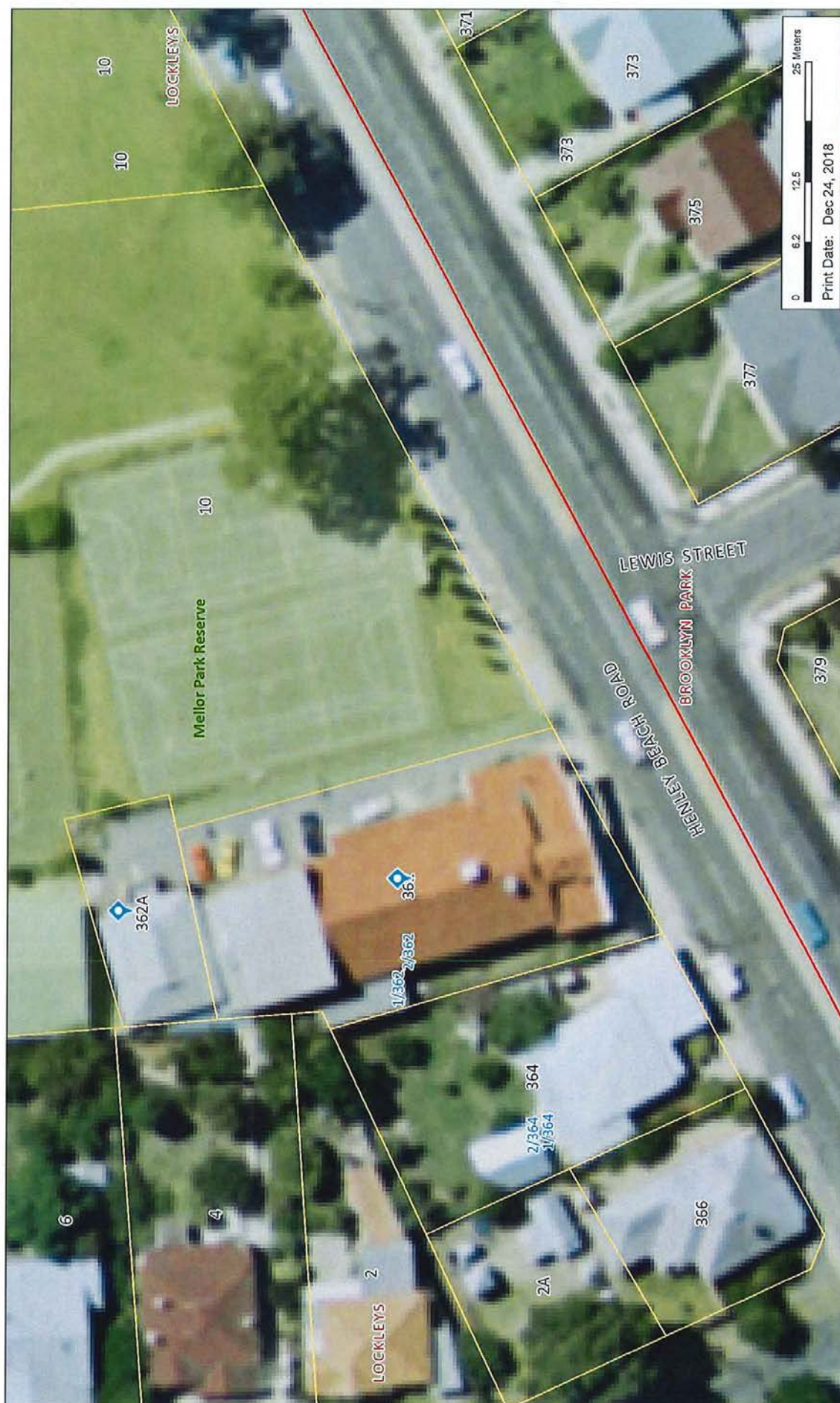


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1979 Aerial

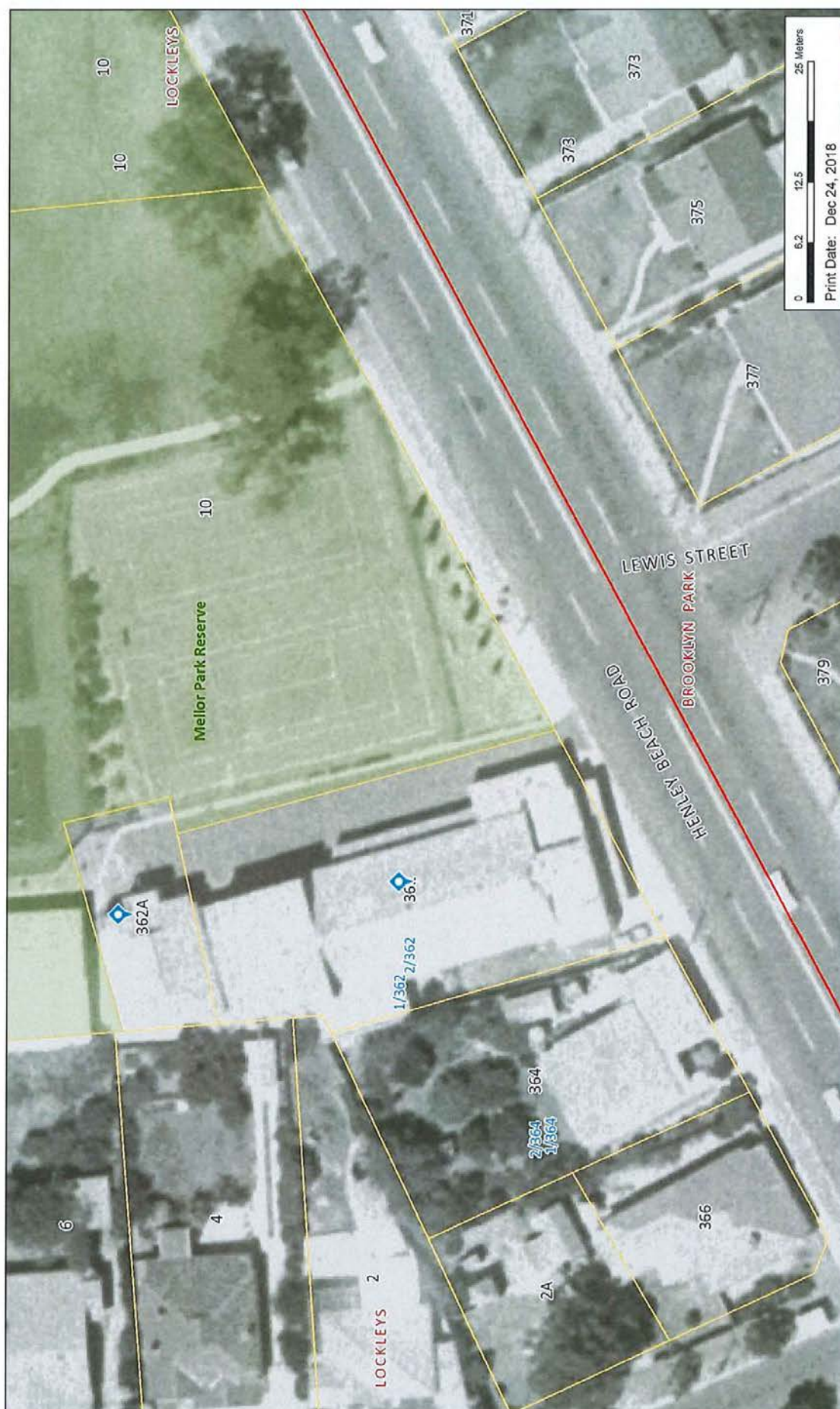


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1969 Aerial

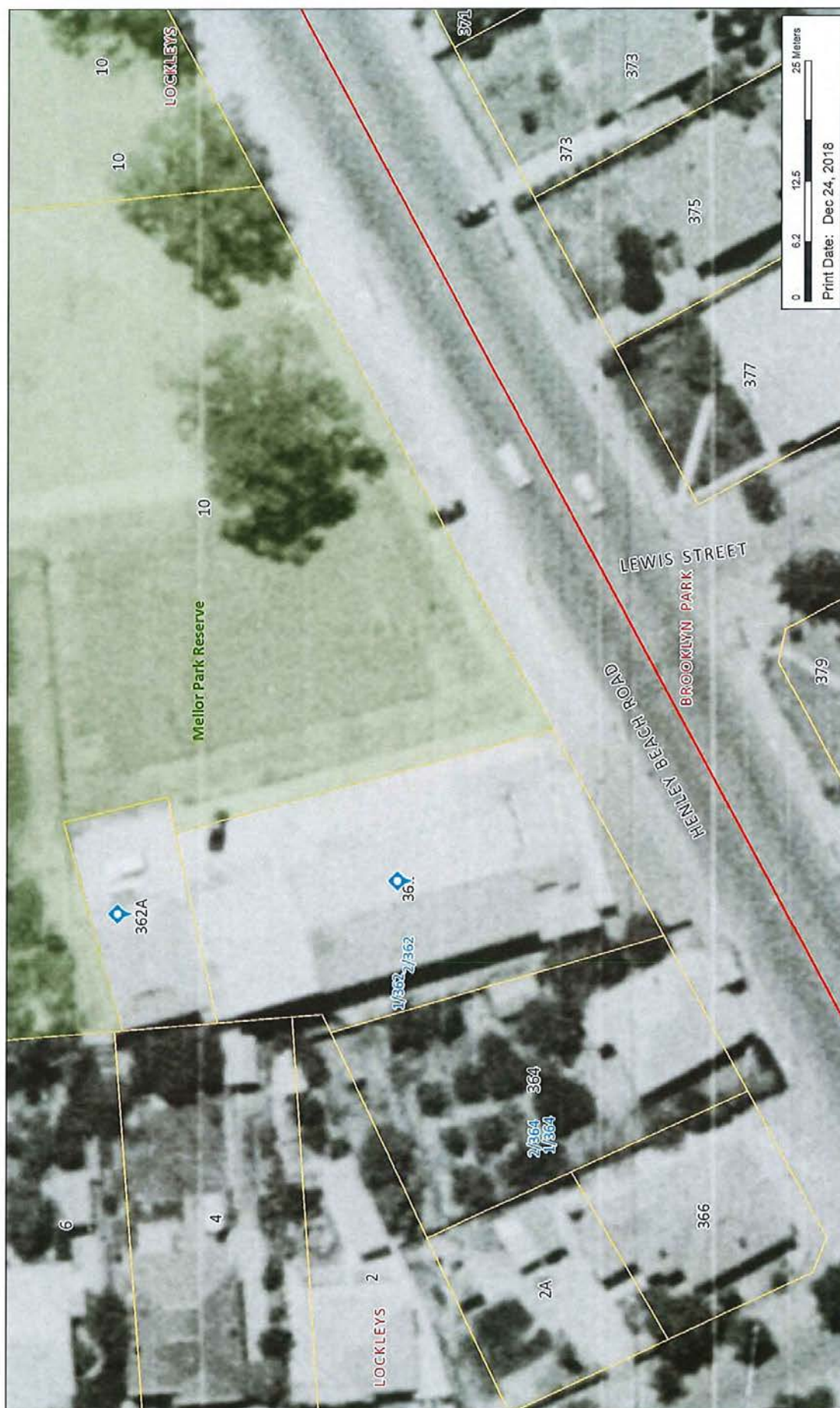


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1959 Aerial

**Disclaimer**

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1949 Aerial



Disclaimer

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1935 Aerial



Disclaimer

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From: Nicholas Mavratzas
Sent: Tuesday, 4 December 2018 1:17 PM
To: Development
Cc: Chantal <3; Chantal <3
Subject: Statement Of Representation - Development Number: 211/950/2018 - Demolition of Lockleys Memorial Hall

Dear,
Ebony Cetinich & To whom it may concern,

This email is in relation to Development Number 211/950/2018 and the demolition of the Lockleys Memorial Hall.

My name is Nicholas Mavratzas. My partner Chantal Allott and I are the property owners of 2 Malurus Ave, Lockleys. The rear of my property currently backs onto the rear of the Lockleys Memorial Hall. (Adjoining resident)

Firstly, I would like to make it clear that Chantal and myself are completely in favour of the councils proposal to knock down the Lockleys Memorial Hall and we do not wish to cause an obstacle to the proposed development.

We do however have some questions and concerns that I will raise in the hope that we can get some answers to the following:

- Chantal and I went into the West Torrens Council chambers yesterday to review the plans and proposals for Development Number 211/950/2018 and we noticed that there was no mention of a new rear boundary fence for the properties that are currently covered by the Lockleys Memorial Hall. I believe the properties affected are 2 Malurus Ave, 4 Malurus Ave and 364 Henley Beach Road. Demolishing the Lockleys Memorial Hall and replacing it with a car park will leave our back fence very exposed and raises a security and privacy risk. My properties back fence is currently not very tall, approximately 1.6-1.8m tall, and with a car park and main road so close to my small back fence it creates a privacy risk and could potentially become a security risk and become an attractive target to burglars and vandals. I intend to raise a family on the property and I am worried about the exposure to the rear of my property with a small back fence.
 - Is the boundary fence going to be replaced or upgraded?
 - If so, what type of fence is going to be erected?
 - What colour will the new fence be?
 - What Height will the new fence be?
- I also have so queries about the demolition of the Lockleys Memorial Hall.
 - Does the Lockleys Memorial Hall contain Asbestos?
 - If so, what steps are being taken to remove the asbestos and what steps are being taken to minimize the potential asbestos fibers from becoming airborne during the demolition process.
 - During a demolition of a large structure there is usually a lot of dust and debris that become airborne. Will the council offer a cleaning service to clean the potential pollution on my property? For example, a roof and gutter clean? And window cleaning services?

Once again Chantal and I would like to reiterate that we are 100% in favour of the proposed development, however we would appreciate if our concerns were thoroughly considered and a suitable outcome could be reached.

We welcome a response from West Torrens City Council and would be happy to participate in any discussion.

Kind regards,
Nick Mavratzas & Chantal Allott

From: Jarrod Tregenza
Sent: Wednesday, 5 December 2018 9:48 AM
To: Development
Subject: Development No. 211/950/2018 - Demolition of Lockleys Memorial Hall - Statement of Representation

Dear Ebony,

With regard to the subject matter, I am writing to you in my capacity as an adjoining resident (owner of 4 Malurus Avenue) to the Lockleys Memorial Hall.

I am not objecting to the demolition of the hall, however I have a number of queries regarding this;

1. What are the planned time frames for this?
2. How will residents be advised on the progress of this application?
3. How will the properties of adjoining residents be protected during the demolition works? This is from both an environmental and a security perspective.
4. Is there any asbestos in the building that we should be aware of?
5. What measures will be put in place to ensure that disturbances to the neighbouring community will be kept to a minimum and the privacy of residents protected?

I would also like to record my thoughts on the concept plan for the upgrade of the park, these are;

6. The concept plan short changes the community in detailing only a half court for basketballers, and a single tennis court. This is insufficient. A full size basketball court and 4 tennis courts should be the minimum amount that is detailed for the upgraded park.

7. What assurances can the council provide the residents that the long term privacy and safety of the properties will not be affected by the proposed works?

Appreciate your advice.

Regards,

Jarrod Tregenza
4 Malurus Avenue, Lockleys

From: Teresa Desteno
Sent: Thursday, 3 January 2019 12:00 PM
To: 'Jarrod Tregenza'
Cc: Development; Ebony Cetinich; Dean Ottanelli
Subject: RE: Development No. 211/950/2018 - Demolition of Lockleys Memorial Hall - Statement of Representation

Dear Jarrod

Many thanks for your comments.

I am part of the project team managing the upgrade to Mellor Park. Please find responses to your concerns in **red** below.

If our responses adequately address your concerns, I ask that you kindly withdraw your representation to the Demolition of Lockleys Memorial Hall Development Number 211/950/2018 by notifying Ebony Cetinich at City of West Torrens via email.

Feel free to contact me should you require further information,

Teresa Desteno

Teresa Desteno
Community Planner, City Property
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Working days are Mondays to Thursdays

From: Jarrod Tregenza [mailto:jtregenza@gmail.com]
Sent: Wednesday, 5 December 2018 9:48 AM
To: Development
Subject: Development No. 211/950/2018 - Demolition of Lockleys Memorial Hall - Statement of Representation

Dear Ebony,

With regard to the subject matter, I am writing to you in my capacity as an adjoining resident (owner of 4 Malurus Avenue) to the Lockleys Memorial Hall.

I am not objecting to the demolition of the hall, however I have a number of queries regarding this;

1. What are the planned time frames for this? **It is anticipated the demolition will take place sometime between Feb and April 2019 followed by the Park upgrade works. All work is expected to be completed by October 2019.**
2. How will residents be advised on the progress of this application? **Residents adjacent the demolition site will be advised in writing when work is to commence. If you would like to be further updated please let me know and outline the nature information you are most interested in and I will continue to provide updates.**

3. How will the properties of adjoining residents be protected during the demolition works? This is from both an environmental and a security perspective. **Once a Builder has been contracted to undertake the demolition work, they will be required to provide Council with a site specific Project Management Plan for approval. This Plan includes relevant procedures relating to Quality, Environmental Management and Safety. Council staff will approve the plan and will then be responsible for ensuring it is adhered to. This will ensure adjoining residents are protected. In addition, Council may consider undertaking a dilapidation report on properties adjacent to the demolition, in order to ensure no damage occurs as a result of the demolition works.**

4. Is there any asbestos in the building that we should be aware of? **Yes there is asbestos in the building and the removal will be undertaken by appropriately licensed asbestos removal contractors.**

5. What measures will be put in place to ensure that disturbances to the neighbouring community will be kept to a minimum and the privacy of residents protected? **This will be covered in the Builder's Project Management Plan. See response to Q3.**

I would also like to record my thoughts on the concept plan for the upgrade of the park, these are;

6. The concept plan short changes the community in detailing only a half court for basketballers, and a single tennis court. This is insufficient. A full size basketball court and 4 tennis courts should be the minimum amount that is detailed for the upgraded park. **Thank you for your feedback. The reduction in the number of tennis courts and the subsequent relocation of the Mellor Park Tennis Club to Lockleys Oval is a result of the damage caused by the trees to the existing courts. Ongoing maintenance costs have been significant over time and therefore Council has adopted the plan to move the courts to Lockleys Oval. Further investigation is still to be undertaken and therefore there is a potential that the basketball area may be larger than indicated. At a minimum, this is what will be provided.**

7. What assurances can the council provide the residents that the long term privacy and safety of the properties will not be affected by the proposed works? **Adequate security fencing will be erected during the project and Council will be looking to replace fencing along the boundary of Mellor Park to Colourbond fencing of 1.8-2.1m high (depending on final natural ground levels) in consultation with owners.**

Appreciate your advice.

Regards,

Jarrold Tregenza
4 Malurus Avenue, Lockleys

From: Teresa Desteno
Sent: Thursday, 3 January 2019 12:11 PM
To: 'Nicholas Mavratzas'; Development
Cc: Chantal <3; Chantal <3; Ebony Cetinich; Dean Ottanelli; Steve Watson
Subject: RE: Statement Of Representation - Development Number: 211/950/2018 - Demolition of Lockleys Memorial Hall

Dear Nick and Chantal

Many thanks for your comments.

I am part of the project team managing the upgrade to Mellor Park. Please find responses to your concerns in [blue](#) below.

If our responses adequately address your concerns, I ask that you kindly withdraw your representation to the Demolition of Lockleys Memorial Hall Development Number 211/950/2018 by notifying Ebony Cetinich at City of West Torrens via email.

Feel free to contact me should you require further information,

Teresa Desteno

Teresa Desteno
Community Planner, City Property
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033
Working days are Mondays to Thursdays

From: Nicholas Mavratzas
Sent: Tuesday, 4 December 2018 1:17 PM
To: Development
Cc: Chantal ; Chantal
Subject: Statement Of Representation - Development Number: 211/950/2018 - Demolition of Lockleys Memorial Hall

Dear,
Ebony Cetinich & To whom it may concern,

This email is in relation to Development Number 211/950/2018 and the demolition of the Lockleys Memorial Hall.

My name is Nicholas Mavratzas. My partner Chantal Allott and I are the property owners of 2 Malurus Ave, Lockleys. The rear of my property currently backs onto the rear of the Lockleys Memorial Hall. (Adjoining resident)

Firstly, I would like to make it clear that Chantal and myself are completely in favour of the councils proposal to knock down the Lockleys Memorial Hall and we do not wish to cause an obstacle to the proposed development.

We do however have some questions and concerns that I will raise in the hope that we can get some answers to the following:

- Chantal and I went into the West Torrens Council chambers yesterday to review the plans and proposals for Development Number 211/950/2018 and we noticed that there was no mention of a new rear boundary fence for the properties that are currently covered by the Lockleys Memorial Hall. I believe the properties affected are 2 Malurus Ave, 4 Malurus Ave and 364 Henley Beach Road. Demolishing the Lockleys Memorial Hall and replacing it with a car park will leave our back fence very exposed and raises a security and privacy risk. My properties back fence is currently not very tall, approximately 1.6-1.8m tall, and with a car park and main road so close to my small back fence it creates a privacy risk and could potentially become a security risk and become an attractive target to burglars and vandals. I intend to raise a family on the property and I am worried about the exposure to the rear of my property with a small back fence.
 - Is the boundary fence going to be replaced or upgraded? Yes, the Mellor Park boundary fence is planned to be upgraded from Henley Beach Road to Myzantha Street. This will be done in consultation with all property owners affected. While demolition works take place, appropriate security fencing will be installed.
 - If so, what type of fence is going to be erected? Standard Colourbond fencing will be erected ('Good Neighbour').
 - What colour will the new fence be? This is still to be determined however in similar upgrades we have installed the colour 'Monument'
 - What Height will the new fence be? The height will be between 1.8 and 2.1m and will be dependent on ground levels following the demolition.
- I also have so queries about the demolition of the Lockleys Memorial Hall.
 - Does the Lockleys Memorial Hall contain Asbestos? Yes there is asbestos in the building.
 - If so, what steps are being taken to remove the asbestos and what steps are being taken to minimize the potential asbestos fibers from becoming airborne during the demolition process. The removal will be undertaken by appropriately licensed asbestos removal contractors. In addition, once a Builder has been contracted to undertake the demolition work, they will be required to provide Council with a site specific Project Management Plan for approval. This Plan includes relevant procedures relating to Quality, Environmental Management and Safety. Council staff will approve the plan and will then be responsible for ensuring it is adhered to. This will ensure adjoining residents are protected.
 - During a demolition of a large structure there is usually a lot of dust and debris that become airborne. Will the council offer a cleaning service to clean the potential pollution on my property? For example, a roof and gutter clean? And window cleaning services? Council will not cover cleaning costs for dust etc as a result of the demolition however, Council may consider undertaking a dilapidation report on properties adjacent to the demolition, in order to ensure no damage occurs as a result of the demolition works.

Once again Chantal and I would like to reiterate that we are 100% in favour of the proposed development, however we would appreciate if our concerns were thoroughly considered and a suitable outcome could be reached.

We welcome a response from West Torrens City Council and would be happy to participate in any discussion.

Kind regards,

Nick Mavratzas & Chantal Allott

From: douglas A
Sent: Monday, 13 January 2020 9:14 AM
To: Rachel Knuckey
Subject: Re: Multiple Documents - "DA211/950/2018 - Updated Commentary Proposed Demolition of Lockleys Soldiers Memorial Hall - 362 Henley Beach Road Lockleys" (A2410818), "DA211/950/2018 - Elevational details of walls to be erected adjacent carpark - 362 Henl...

Rachel

Yes

I am supportive of the demolition subject to the inclusion of the walls and interpretive signage

this email is effectively my endorsement, provided it is read in conjunction with my amended report of February 2019

Douglas

douglas alexander

practice director + principal architect

Sir James Irwin President's Medal recipient 2018

flightpath

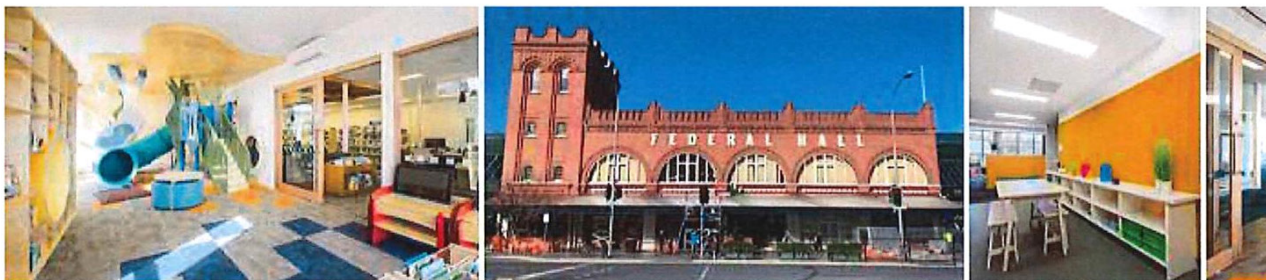
101 Hindley Street, Adelaide SA 5000

ph: +61 8 8211 6355

<http://www.flightpatharchitects.com.au>



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From: Rachel Knuckey
Date: Monday, 13 January 2020 at 9:09 am
To: Douglas Alexander
Subject: RE: Multiple Documents - "DA211/950/2018 - Updated Commentary Proposed Demolition of Lockleys Soldiers Memorial Hall - 362 Henley Beach Road Lockleys" (A2410818), "DA211/950/2018 - Elevational details of walls to be erected adjacent carpark - 362 Henl...

Hey Douglas

Thanks for the email response.

So to be clear you are supportive of the demolition subject to the inclusion of the walls and interpretive signage? Is this email effectively your endorsement? I just want to be 100% clear on all of this before advising the property team any further.

Thanks for your prompt attention too - much appreciated😊

Cheers

Rachel Knuckey
Team Leader Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033



Please be Green. Read from the screen!

From: douglas A
Sent: Saturday, 11 January 2020 5:54 PM
To: Rachel Knuckey
Subject: Re: Multiple Documents - "DA211/950/2018 - Updated Commentary Proposed Demolition of Lockleys Soldiers Memorial Hall - 362 Henley Beach Road Lockleys" (A2410818), "DA211/950/2018 - Elevational details of walls to be erected adjacent carpark - 362 Henl...

Rachel

I have reviewed the additional information provided in response to Council's Request for Information. I have also reviewed my amended comments of 17 February 2019 and consider the additional information to provide an adequate response.

I would appreciate if my amended comments of 17 February 2019 be included in your CAP report.

Many thanks
Douglas

douglas alexander

practice director + principal architect

Sir James Irwin President's Medal recipient 2018

flightpath

101 Hindley Street, Adelaide SA 5000

ph: +61 8 8211 6355

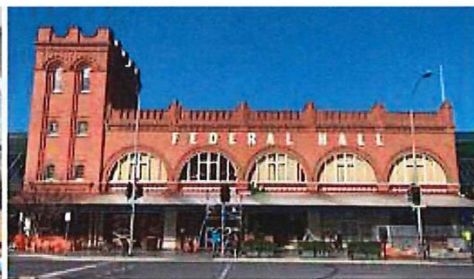
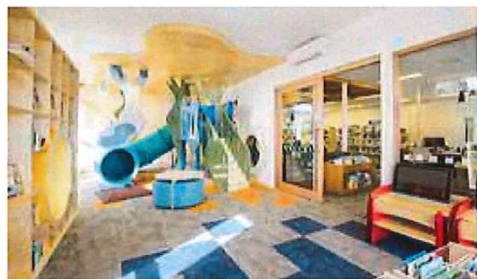
<http://www.flightpatharchitects.com.au>



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City of West Torrens Heritage Advisor Comment

Planning Application No.: 211/950/2018
Applicant: Dean Ottanelli
Location: 362 Henley Beach Road, Lockleys
Zone: Residential
Policy Area: Low Density Policy Area 21
Heritage Status: Local Heritage Place
Proposal: Demolition of building (Odeon Theatre)
To: Cathryn Jones and Ebony Cefinich
Date: 27/9/18 Amended 17 February 2019



Background:

Initial comment was made on this application on 27 September 2018. Additional information was received from Council on 6 February 2018 in response to the issues raised.

City of West Torrens Heritage Advisor Comment

Description:

The proposal is to demolish a Local Heritage Place (former Windsor Theatre). The application drawing identifies Building 1 to be removed.

The description of the Local Heritage Place is:

Soldier's Memorial Centre (now Odeon Cinema)
External form and detailing of original memorial hall, particularly the elevation to Henley Beach Road. Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. LO02

It was listed because it was considered to fulfil the following Section 23(4) Criteria:

RELEVANT CRITERIA

- (a) The Soldier's Memorial Centre displays historical and social themes that are of importance to the local area.
- (c) The Soldier's Memorial Centre has played an important part in the lives of local residents, both as a Memorial Hall and a place of entertainment and social activity.
- (e) It is associated with a notable event, the commemoration of War Service.



View from Henley Beach Road looking north

A site meeting and inspection was undertaken on Monday 8 October and the following aspects were discussed:

- The building has been vacant for some time;
- Council has prepared a Master Plan for Mellor Park that includes the site of the building becoming a carpark, although not part of this application.

City of West Torrens Heritage Advisor Comment



View from SE and SW (right) October 8 2018

As part of the application Katrina McDougall of McDougall & Vines prepared a DRAFT Assessment of Current Heritage Values dated 14 June 2018 and concluded:

The Extent of Listing for this place noted in the West Torrens Development Plan is:

External form and detailing of original memorial hall, particularly the elevation to Henley Beach Road. Later extensions and additions do not form part of the listing.

This description of the amount of the building required to be retained is extremely confusing, as the front of the building is a later extension/addition and the original elevation to Henley Beach Road no longer exists. If the fabric of the original Memorial Hall was retained it would not have a front elevation. This inconsistency in the wording of the extent of listing, which would not achieve the retention of the physical fabric of the significant section building, is considered another basis for the building to be removed from the LHP schedule.

As it is extremely unlikely that the original 1925 front elevation would ever be reconstructed and reinstated to create the form and appearance of the significant structure, I consider that the incremental changes to the physical integrity of the building do not support the retention of the fabric of the place. Therefore, it would be acceptable to remove it from the schedule of Local Heritage places in West Torrens.

The commemorative value and intention could be met by an appropriate monument and a clear interpretive sign. A structure dedicated to the memory of fallen servicemen would be equally commemorative if appropriately designed and interpreted. If the design of this monument could also visually provide a physical 'memory' of the building, this would be particularly appropriate.

The continued use of the site as a public facility is a necessary link with the original intent for the community use of the donated land of Mellor Park.

City of West Torrens Heritage Advisor Comment

The following photograph, titled Original front elevation of the 1925 Memorial Hall was also included:



As development affecting a Local Heritage Place I have considered the following Development Plan Provisions:

Heritage Places

OBJECTIVES: 1,2,3

PRINCIPLES OF DEVELOPMENT CONTROL: 1,2,3

I also have undertaken a Photographic Survey of the condition and integrity of the original building.

City of West Torrens Heritage Advisor Comment

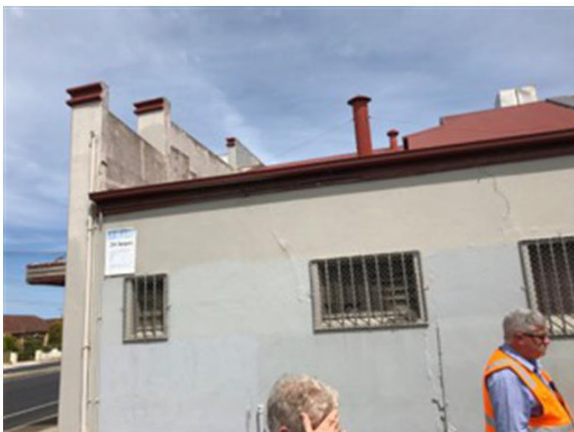
Photographic Survey (8 October 2018)



1950's Façade to Henley Beach Road looking West



Detail of 1950's stack brickwork facing Henley Beach Road



East elevation of frontage



East elevation from rear looking to Henley Beach Road

City of West Torrens Heritage Advisor Comment



Roof view of 1950's parapet looking to rear of street



Roof view looking north



deteriorating timber



View looking back to projection room



Rear portion with 1925 brick pattern

City of West Torrens Heritage Advisor Comment



Note change in brick pattern

Rear portion with later 1970's addition



East Elevation

West elevation



Foundation Stone from 1925 in 1950's stack bond

Possible original front wall rendered over within cupboard off foyer

City of West Torrens Heritage Advisor Comment

Assessment:

The building that had operated as a movie showing hall since 1925, evolved to and ceased operation as a cinema complex in 2012. During that time, it underwent several physical changes, diminishing its original integrity. Its public use and evolution from a movie house within a Memorial Hall to a purpose-built local cinema complex was continuous, apart from brief periods.

The Heritage Survey was undertaken in 1998 and in 2018 was reviewed. The building elements remain consistent with the 1998 survey, despite the deterioration in its condition through vacancy. It is acknowledged the recommendation from the 1998 survey would have been undertaken as one of many within a short time frame and the review of one only place permits greater consideration of the listing.

The gravity of loss through potential demolition also warrants careful assessment.

It is noted that major physical changes occurred to the frontage and interior of the original building. The later alterations have not only obscured but possibly removed a large portion of the original 1925 features from the frontage and also the interior. It is agreed that reconstruction would not be feasible. The 1950's steel supported raking cinema floor is removable as there is modern flooring below. The projection room above the foyer remains.

The description in the Development Plan of the Place is flawed because the elevation to Henley Beach Road is the 1950's addition, presumably replacing or in front of the original 1925 frontage. The listing is both confusing and contradictory because while it excludes later additions and extensions it notes the elevation to Henley Beach Road, which is a later addition. There are also 1970's additions to the side and rear, also excluded.

It is agreed the front of the building is one of several later additions and the original 1925 elevation to Henley Beach Road no longer exists. However, the sentiment of the 1998 Survey remains:

- The original form of the memorial hall, compared to the original detailed front elevation have been lost and what remains of the original hall is not highly legible, being obscured by the prominent 1950's frontage and the poorly executed later 1970's side additions.
- The integrity of the original building has been lost or severely compromised and the additions visible from Henley Beach Road are clearly of a more recent 1950's cinema complex.

The role of the building as a cinema complex that has evolved over many years from the Memorial Hall should not be overlooked and in that respect, reflecting on Section 23(4) Criteria of the Development Act, the building the following questions are of relevance:

- Whether the complex display social themes that are of importance to the local area as a former 1950's, built cinema complex that evolved from a 1925 memorial hall (Criterion (a);
- Whether as a local place for showing movies from 1925 to 2012, it represents a way of life that is a characteristic of the local area; (Criterion (b);

City of West Torrens Heritage Advisor Comment

- Whether it has played an important part in the lives of local residents as a former 1950's, built cinema complex and a 1925 memorial hall (Criterion (c));
- Whether it displays sufficient aesthetic merit, design characteristics of significance to the local area as a 1950's building that evolved from a 1925 memorial hall (Criterion (d));
- Whether it adequately demonstrates its association with a notable event, the commemoration of War Service and later the Windsor Group who at its peak ran cinemas at Brighton and St Morris as well as its two West Torrens cinemas at Lockleys and Hilton Criterion (e);
- As a prominent former cinema associated with Mellor Park, it is a sufficiently notable landmark in the area Criterion (f).

Therefore, if it were possible to review the listing, (and indeed it is not within the current reforms to the planning system), the building would need to fulfil the Section 23(4) Criteria through the quality and integrity it demonstrates.

In terms of Criterion (a), the evolution of a former 1950's, built cinema complex from from a 1925 memorial hall is not highly evident. Criterion (a) is probably not be fulfilled because the the 1950's addition is quite dominant and there is no clear distinction between original and later additions. The original portion is unclear and may be missing.

Similarly with Criterion (b) the representation as a local place for showing movies from 1925 through to to 2012 is also unclear and the importance of the longevity of the place and its importance in the lives of local residents as a former 1950's, built cinema complex and a 1925 memorial hall is not clearly on display, falling short of fulfilling Criterion (c).

The architecture and construction of the complex is not high and therefore the satisfaction of Criterion (d) would be very doubtful. The original fabric that commemorates War Service has been covered by the later cinema additions and therefore the fulfilment of Criterion (e) is also questionable.

As a prominent former cinema associated with Mellor Park, it is a notable landmark in the area. However Criterion (f) was not adopted in the Heritage Survey. The building itself is not of a high architectural standard. As a gesture a new landmark element is recommended to provide an entry statement to the revamped Mellor Park.

Having reflected on the low integrity of the Local Heritage Place and its inability to clearly demonstrate the key themes that underpin its listing, it is considered that the Local Heritage Place need not be conserved or adaptively reused, as sought by Objective 1 and its adaptive reuse encouraged by Objective 2, no longer warranted.

It is suggested that material from the original building, if found, could be retained, and the setting of Mellor Park could undoubtedly be enhanced by the integration of a well designed gateway entrance that incorporated original material. Also interpretive material is also warranted in the interests of satisfying Objective 3 and ensuring that the landmark building is replaced by a prominent urban design feature of Henley Beach Road, a landmark at Lockleys that signifies the curved change in direction of Henley Beach Road.

Despite the dubious listing through loss of integrity, the Local Heritage Place deserves something better than to be replaced by a carpark, with no acknowledgement of history.

City of West Torrens Heritage Advisor Comment

Having reconsidered the Section 23(4) Criteria and noted that the building to be demolished is predominately a later addition that is excluded from the extent of the place, PDC 1(a) is of relevance and provides sufficient basis for the removal, subject to conditions that are explained below.

While I agree the building has been neglected through lack of occupancy and is in poor condition, I am not convinced the structural condition of the place is seriously unsound and cannot reasonably be rehabilitated. While a more compelling structural assessment and cost estimates would be desirable, PDC 1 does not seek satisfaction of both reasons for demolition, only one.

Conclusion:

While the preference would be to retain and adapt the building and to see it become part of the Mellor Park project as a café or community meeting rooms, the application for demolition is supported for the following reasons:

- The review of the current listing has been undertaken in the light of further information provided. The listing itself is considered to be flawed and the building of poor integrity, failing to adequately fulfil Section 23(4) Criteria;
- No compelling reasons could be reasonably established for the retention. The highly visible 1950's addition is not considered to be a meritorious example of its era and in fact the later addition ensures the clarity of the original building has been lost;

It is recommended that:

- Information be provided on the landscape treatment of the disturbed site once demolition occurs;
- Material from the existing building could be integrated with the Mellor Park redevelopment in the form of an entry statement, paving and interpretive material.

It is recommended the following occur prior to demolition if approved:

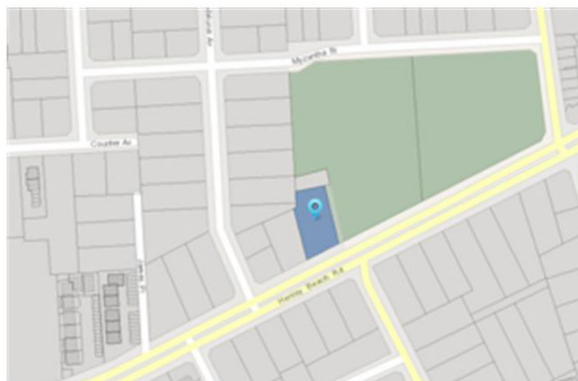
- A full architectural measured survey be undertaken and measured drawing prepared;
- The survey and drawing shall identify sequential development of the building and identify physical evidence of the 1925 building that can be reused as interpretive or entry statement material;
- The integration of the building fabric, identified through the survey, into the park design be explored;

Ideally a compatible use for the building could be found to save it from demolition. An active and economically sustainable use would enhance the building and park. The additional information provides background on the exhaustive Council discussions leading to the demolition proposal. Ideally the search for a suitable tenant should continue, prior to demolition. Also the recommendations from the Katrina McDougall DRAFT Assessment of Current Heritage Values dated 14 June 2018, Section 4 should be implemented.

Douglas Alexander

City of West Torrens Heritage Advisor Comment

Planning Application No.: 211/950/2018
Applicant: Dean Offanelli
Location: 362 Henley Beach Road, Lockleys
Zone: Residential
Policy Area: Low Density Policy Area 21
Heritage Status: Local Heritage Place
Proposal: Demolition of building (Odeon Theatre)
To: Cathryn Jones
Date: 27/9/18



Description:

The proposal is to demolish a Local Heritage Place (former Windsor Theatre). The application drawing identifies Building 1 to be removed.

The description of the Local Heritage Place is:

Soldier's Memorial Centre (now Odeon Cinema)

External form and detailing of original memorial hall, particularly the elevation to Henley Beach Road. Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. LO02

It was listed because it was considered to fulfil the following Section 23(4) Criteria:

RELEVANT CRITERIA

- (a) The Soldier's Memorial Centre displays historical and social themes that are of importance to the local area.
- (c) The Soldier's Memorial Centre has played an important part in the lives of local residents, both as a Memorial Hall and a place of entertainment and social activity.
- (e) It is associated with a notable event, the commemoration of War Service.

City of West Torrens Heritage Advisor Comment



View from Henley Beach Road looking north

A site meeting and inspection was undertaken on Monday 8 October and the following aspects were discussed:

- The building has been vacant for some time;
- Council has prepared a Master Plan for Mellor Park that includes the site of the building becoming a carpark, although not part of this application.



View from SE and SW (right) October 8 2018

As part of the application Katrina McDougall of McDougall & Vines prepared a DRAFT Assessment of Current Heritage Values dated 14 June 2018 and concluded:

City of West Torrens Heritage Advisor Comment

The Extent of Listing for this place noted in the West Torrens Development Plan is:

External form and detailing of original memorial hall, particularly the elevation to Henley Beach Road. Later extensions and additions do not form part of the listing.

This description of the amount of the building required to be retained is extremely confusing, as the front of the building is a later extension/addition and the original elevation to Henley Beach Road no longer exists. If the fabric of the original Memorial Hall was retained it would not have a front elevation. This inconsistency in the wording of the extent of listing, which would not achieve the retention of the physical fabric of the significant section building, is considered another basis for the building to be removed from the LHP schedule.

As it is extremely unlikely that the original 1925 front elevation would ever be reconstructed and reinstated to create the form and appearance of the significant structure, I consider that the incremental changes to the physical integrity of the building do not support the retention of the fabric of the place. Therefore, it would be acceptable to remove it from the schedule of Local Heritage places in West Torrens.

The commemorative value and intention could be met by an appropriate monument and a clear interpretive sign. A structure dedicated to the memory of fallen servicemen would be equally commemorative if appropriately designed and interpreted. If the design of this monument could also visually provide a physical 'memory' of the building, this would be particularly appropriate.

The continued use of the site as a public facility is a necessary link with the original intent for the community use of the donated land of Mellor Park.

The following photograph, titled Original front elevation of the 1925 Memorial Hall was also included:



City of West Torrens Heritage Advisor Comment

As development affecting a Local Heritage Place I have considered the following Development Plan Provisions:

Heritage Places

OBJECTIVES

- 1 The conservation of local heritage places.
- 2 The continued use, or adaptive reuse of local heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of local heritage places.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place shown on Overlay Maps - Heritage and more specifically identified in Table WeTo/4 - Local Heritage Places or in Table WeTo/5 - State Heritage Places should not be demolished, destroyed or removed, in total or in part, unless any of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Table(s)
 - (c) in the case of a local heritage place, the structural condition of the place is seriously unsound and cannot reasonably be rehabilitated.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
 - (a) principal elevations
 - (b) important vistas and views to and from the place
 - (c) setting and setbacks
 - (d) building materials
 - (e) outbuildings and walls
 - (f) trees and other landscaping elements
 - (g) access conditions (driveway form/width/material)
 - (h) architectural treatments
 - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.

I also have undertaken a Photographic Survey of the condition and integrity of the building.

City of West Torrens Heritage Advisor Comment

Photographic Survey (8 October 2018)

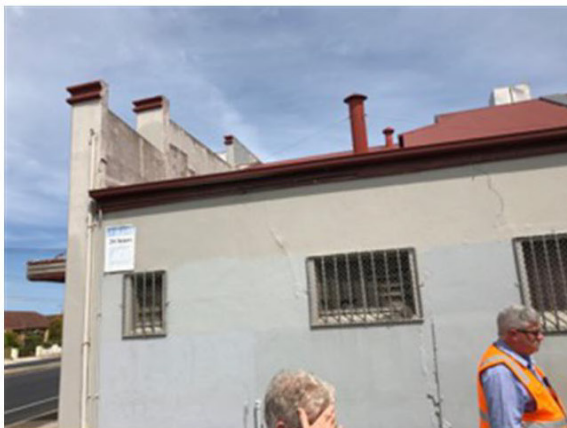


**1950's Façade to Henley Beach Road
looking West**



**Detail of 1950's stack brickwork
facing Henley Beach Road**

Note render, glass blocks and cracking



**East elevation of frontage looking at
Rear of parapet to Henley Beach
Road**



**East elevation from rear looking south
to Henley Beach Road**

City of West Torrens Heritage Advisor Comment



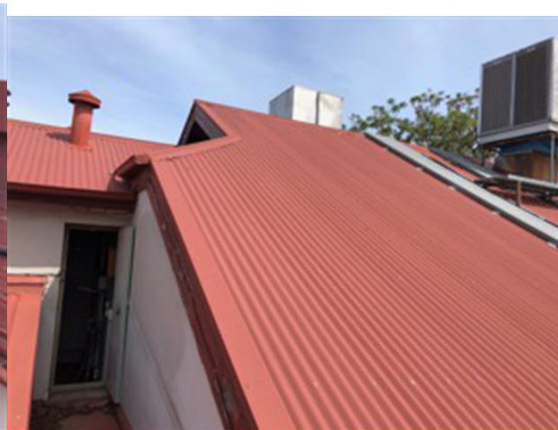
**Roof view looking to rear of street
Facing parapet**



Roof view looking north



**Possible, remnant front wall rendered
over and deteriorating timber**

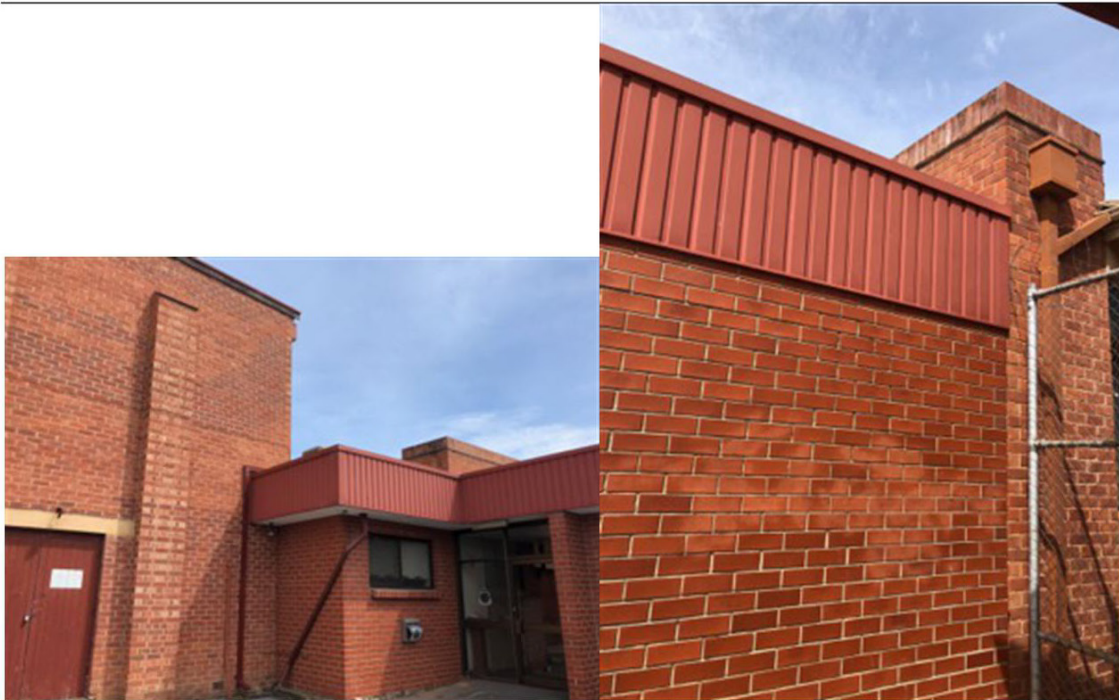


View looking back to projection room



Rear portion with 1925 brick pattern

City of West Torrens Heritage Advisor Comment



Rear portion with later 1970's addition

Note change in brick pattern



West elevation

East Elevation

City of West Torrens Heritage Advisor Comment



**Foundation Stone from 1925
located in 1950's stack bond**

**Possible original front wall rendered over
brickwork within cupboard off foyer**

Assessment:

The building that had operated as a movie showing hall since 1925, evolved to and ceased operation as a cinema complex in 2012. During that time, it underwent several physical changes, but its public use and evolution from a movie house within a Memorial Hall to a purpose-built local cinema complex was continuous, apart from brief periods.

The Heritage Survey was undertaken in 1998 and in 2018 was reviewed.

The building elements remain consistent with the 1998 survey, despite the deterioration in its condition through vacancy.

It is acknowledged the recommendation from the 1998 survey would have been undertaken as one of many within a short time frame and the review of one only place permits greater consideration of the listing.

The gravity of loss through potential demolition also warrants careful assessment.

It is noted that major physical changes occurred to the frontage and interior of the original building. The alterations have not only obscured but removed a large portion of the original 1925 features from the frontage and also the interior.

The 1950's steel supported raking cinema floor is reversible as there is original flooring retained below. The projection room above the foyer remains.

The description in the Development Plan of the Place is flawed because the elevation to Henley Beach Road is the 1950's addition, presumably replacing or in front of the 1925 frontage. The listing is confusing and contradictory because it excludes later additions and extensions; there is evidence of 1970's additions to the side and rear.

City of West Torrens Heritage Advisor Comment

It is agreed the front of the building is an unspecified, but one of several, later additions and the original 1925 elevation to Henley Beach Road no longer exists. However, the sentiment of the 1998 Survey remains:

STATEMENT OF HERITAGE VALUE

The Soldier's Memorial Centre retains its commemorative value as a place which commemorates the War Service of West Torrens residents despite the significant alterations it has undergone.

RELEVANT CRITERIA

- (a) The Soldier's Memorial Centre displays historical and social themes that are of importance to the local area.
 - (c) The Soldier's Memorial Centre has played an important part in the lives of local residents, both as a Memorial Hall and a place of entertainment and social activity.
 - (e) It is associated with a notable event, the commemoration of War Service.
-

The original form of the memorial hall, compared to the original detailed front elevation have been lost and what remains of the original hall is not highly legible, being obscured by the prominent 1950's frontage and the poorly executed later 1970's side additions.

However, I consider the role of the building as a cinema complex that has evolved over many years from the Memorial Hall should not be overlooked and in that respect, reflecting on Section 23(4) Criteria of the Development Act, the building:

- Displays social themes that are of importance to the local area as a former 1950's, built cinema complex that evolved from a 1925 memorial hall (Criterion (a);
- As a local place for showing movies from 1925 to 2012, it represents a way of life that is a characteristic of the local area; (Criterion (b);
- Has played an important part in the lives of local residents as a former 1950's, built cinema complex and a 1925 memorial hall (Criterion (c);
- it displays aesthetic merit, design characteristics of significance to the local area as a 1950's building that evolved from a 1925 memorial hall (Criterion (d);
- It is associated with a notable event, the commemoration of War Service and later the Windsor Group who at its peak ran cinemas at Brighton and St Morris as well as its two West Torrens cinemas at Lockleys and Hilton Criterion (e);
- As a prominent former cinema associated with Mellor Park, it is a notable landmark in the area Criterion (g).

Therefore, if the listing itself is to be reviewed the importance of the cinema complex cannot be overlooked and upon reflection, it is both the description and Section

City of West Torrens Heritage Advisor Comment

23(4) Criteria that could be reviewed. As a purpose-built local cinema complex adaptation the building has many redeeming features.

The flawed listing is not considered a basis for removal, when in fact the 1950's portion, facing Henley Beach Road, is a prominent local landmark that demonstrates a compelling social theme of importance to the area.

If the statutory listing as a Local Heritage Place is reviewed and upheld, the building should be conserved to satisfy Objective 1 and its adaptive reuse encouraged to satisfy Objective 2. If the building were to be retained, the setting of the place would undoubtedly be conserved enhanced and integrated with the Mellor Park project, satisfying Objective 3.

Importantly the building provides an important urban design feature of Henley Beach Road, a landmark at Lockleys that signifies the curved change in direction of Henley Beach Road. Its loss would disturb the setting and remove the relationship to the park, especially if replaced by a carpark.

Turning to PDC 1 of Heritage Places, I am not convinced the building to be demolished is excluded from the extent of the place, for the reasons stated above.

While I agree the building has been neglected through lack of occupancy, I am not convinced the structural condition of the place is seriously unsound. In my opinion, the building could be reasonably rehabilitated.

Demolition of the Local Heritage Place would not satisfy PDC 2, because there is some doubt relating to the importance of the elevation facing Henley Beach Road and the views of the building, a landmark, are of importance to the local character.

The Heritage Value of the Place would be totally and irreversibly removed, should demolition occur and therefore PDC 2 would not be satisfied.

Conclusion:

The application in its current form is not supported for the following reasons:

- The review of the current listing is in draft form; the review fails to acknowledge the strong almost continuous use and evolution of the buildings as a place to watch movies and the prominence of the 1950's design facing Henley Beach Road;
- The existing 1925 building and its later 1950's stage is considered to have some Heritage Value;
- The extent of demolition and making good is unclear in the application;
- There is no compelling information relating to the structural condition of the building;

City of West Torrens Heritage Advisor Comment

-
- There is no information provided on the treatment of the disturbed site once demolition occurs; the master plan indicates a carpark, but the timing of this is unclear;
 - The replacement of a Local Heritage Place with a car park, should the Master Plan proceed, will diminish the prominence of the building and its importance as a landmark to Henley Beach Road;
 - The existing building could be integrated into the Mellor Park redevelopment.

I recommend further information as follows:

- The application should remove DRAFT from its assessment report;
- A full measured survey of the building occur so that its various stages are better understood;
- A structural, services and condition survey be undertaken;
- Cost estimates for the refurbishment be prepared;
- The integration of the building into the park be explored, especially the eastern face;
- A compatible use for the building be actively sought.

In the event that demolition is approved, the above recommendations should still be undertaken and that the recommendations from the Katrina McDougall DRAFT Assessment of Current Heritage Values dated 14 June 2018, Section 4 be implemented including:

- Photographic record;
- Retaining posters glued to walls;
- Retain 1925 foundation stone
- Reincorporate building elements;
- Construct a memorial with suitable interpretation.

Douglas Alexander

6.2 14 Lowe Street, THEBARTON

Application No 211/1109/2019

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Change of use from service industry to distillery with ancillary office and dwelling
APPLICANT	Hugh Holds
LODGEMENT DATE	6 November 2019
ZONE	Industry
POLICY AREA	N/A
APPLICATION TYPE	Non-complying
PUBLIC NOTIFICATION	Category 3
REFERRALS	Internal <ul style="list-style-type: none"> • City Assets • Environmental Health • Waste
DEVELOPMENT PLAN VERSION	Consolidated 12 July 2018
DELEGATION	<ul style="list-style-type: none"> • The relevant application proposes a non-complying form of development and the application is to be determined after a full merit assessment against the Development Plan, except where the relevant development application proposes a change of use to office in a Commercial Zone.
RECOMMENDATION	Support with conditions
AUTHOR	Josh Banks

SUBJECT LAND AND LOCALITY

The subject site is formally described as Allotment 45 in Filed Plan 14586 in the area named Thebarton, Hundred of Adelaide, Volume 5086 Folio 764, more commonly known as 14 Lowe Street, Thebarton. The subject site is irregular in shape with a 15.54 metre (m) wide frontage to Lowe Street, and a site area of approximately 525 square metres (m²).

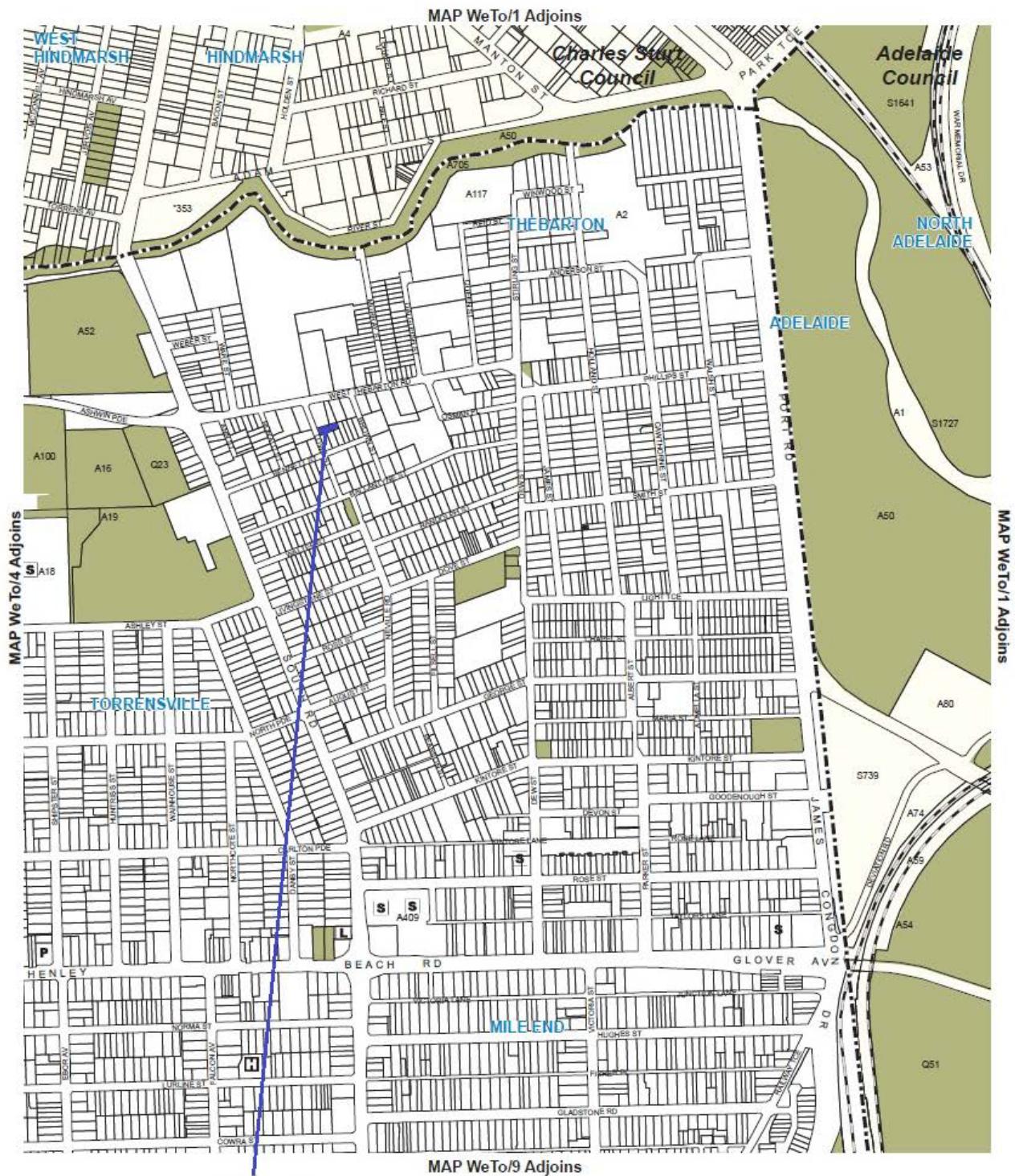
It is noted that there are no encumbrances or Land Management Agreements on the Certificate of Title and there are no regulated trees on the subject site or on adjoining land that would be affected by the development.

The site is relatively flat and currently contains a federation stone cottage to the front of the site and a second warehouse type building to the rear of the site.

The locality is a mix of industrial/commercial and residential land uses, featuring buildings built close to street boundaries with a reliance on on-street car parking. The subject site sits between dwellings to the south (along Bennett Street) and industrial built forms to the north and west which is a predominant feature of West Thebarton Road.

The amenity of the locality is considered to be low to moderate with the industrial built forms and lack of space balanced somewhat by the appealing architectural style of some of the dwellings, including that of the subject site.

The subject site and locality are shown on the imagery and maps below.



Location Map WeTo/5

WEST TORRENS COUNCIL
Consolidated - 12 July 2018





PROPOSAL

The proposal seeks to change the use of the site to a distillery within the rear building, and formalise the use of the former dwelling at the front of the site to an ancillary office and dwelling to be used exclusively by the intended occupier.

The applicant has indicated that the office component will be used for administrative support of the distillery business.

The relevant plans and documents are contained in **Attachment 2**.

NATURE OF DEVELOPMENT

The application is a non-complying form of development as a dwelling is listed as non-complying in the Industry Zone.

The applicant has provided a Statement of Effect pursuant to Regulation 17 of the *Development Regulations 2008* (refer **Attachment 2**). This document highlights a number of positive social, economic and environmental impacts associated with the proposed development as follows:

- Relatively neutral social impact as no cellar door or tasting area is proposed;
- Proposal will add to the micro-economy of the area by supporting small businesses, and will contribute to the reputation of the area of producing high quality beverage products;
- Minimal environmental impact due to the small scope of the proposed operations, including infrequent (weekly) deliveries to the site by a small courier/work van;
- Residential properties are not located on Lowe Street;
- Inconsequential noise, dust or aroma impacts due to planned production methods and volumes.

The applicant has not indicated any negative impacts likely to arise from the proposed development which might include, for example, noise from forklifts, and the reliance on self-regulation to limit operations to certain time periods in order to mitigate possible nuisance risks to adjoining residential and commercial premises.

Should the CAP resolve to approve the application, the concurrence of the State Commission Assessment Panel is required. Alternatively, should the CAP refuse the application, no appeal rights are afforded to the applicant. As the administration resolved, under delegation, to proceed with an assessment of the proposal, the application is now presented to the Panel for a decision.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Schedule 9 of the *Development Regulations 2008* or Procedural Matters section of the Industry Zone.

Properties notified:	Fourteen (14) properties were notified during the public notification process.
Representations:	No representations were received.

INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> • Internal vehicular manoeuvring conditionally possible (if area between the dwelling and the warehouse and the forklift park is vacant).
Waste	<ul style="list-style-type: none"> • Initial reservations about waste solution from office and commercial bin servicing.
Environmental Health	<ul style="list-style-type: none"> • Standard food safety comments provided. No concerns.

The applicant has since revised the plans to address these concerns as follows:

- No visitors or customers will be present on site, and minimal deliveries will result in a small chance of conflict or vehicular manoeuvrability issues occurring; and
- No commercial waste collection will be required.

A copy of the relevant referral responses is contained in **Attachment 3**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Industry Zone as described in the West Torrens Council Development Plan, and the following provisions are relevant. Please note there is no Desired Character Statement for the Industry Zone:

Industry Zone	
<i>Objectives</i>	1
<i>Principles of Development Control</i>	1, 2, 3, 8, 9

Other provisions of the Development Plan which relate to the proposed development are contained in **Attachment 1**.

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under the following sub headings:

Land Use - Industry and Office

The Industry Zone envisages a variety of industrial, warehouse, storage and transport land uses. This proposal satisfies the Industry Zone Objective 1 and Principles of Development Control (PDC) 1 and 3 as the proposal includes a form of industry (distillery) and an office component.

The distillery is limited in size by the nature of the existing warehouse building to 74m². The applicant has detailed a '50/50' split of production and storage of distilled produce within this building. Less than 10 kilolitres (kL) of production capacity per year is anticipated (approximately 192 litres per week if averaged over 52 weeks in a year).

Given the floor area proposed and the scope of the proposal, this use is considered compatible within the locality and will not compromise the amenity of the industrial area. In this regard Objectives 4 and 5 of the Industrial Development section of the Development Plan are met.

The associated office comprises two rooms within the existing building located at the front of the site. Offices in association with other industrial/commercial uses are anticipated within the zone as per the Industry Zone PDC 3 and, as previously discussed, the applicant intends to use this area for office activities directly associated with the business, and not for third-party use.

Land Use - Dwelling

It is unclear as to whether the dwelling use has ever ceased, however Council's records show an approval for an 'Office and Flat' in 1992. Nevertheless, the applicant is seeking to reinstate or formalise a portion of the building to a dwelling.

Industry Zone PDC 2 suggests that non-complying uses are generally inappropriate. Whilst dwellings are listed as non-complying forms of development within the Industry Zone, the size and nature of the proposed dwelling (at around 118 m²) appears commensurate with the other uses proposed on the site and is in keeping with the numerous existing dwellings within the locality on Bennet Street to the south. The applicant will reside on the site and will be the sole operator of the business. The adaptive re-use and maintenance of what is considered to be an architecturally attractive building is viewed favourably in this regard and is supported.

Amenity

The proposed uses are considered small-scale due to the size of the existing buildings, and will not result in unreasonable noise or other impacts to surrounding and more sensitive land uses such as nearby dwellings, notwithstanding they are also within an Industry Zone. The applicant has not offered any formal business hours, but has suggested forklift operations can be limited to the hours of 8am and 6pm on the days of operation. In this regard the administration is of the opinion that all hours of operation can be effectively controlled through conditions of approval, should the panel be of a mind to support the application.

The activities on the site as a whole may act as a buffer of sorts between the larger industrial uses to the north and west and the remaining dwellings to the south. The absence of representations from surrounding owners or occupiers of land in the locality is considered to reinforce this view.

Parking and Access

There is a technical shortfall of three (3) car parking spaces on the site, as stipulated by PDC 34 of the Transportation and Access module which calculates a parking demand based on floor area alone. Careful consideration has been given to this aspect given there is no scope to increase the area for parking on the site given that no construction or demolition is proposed. There is sufficient justification for accepting the proposal in its current form as the site already has an inherent shortfall of the same number of spaces. On this basis, it is considered that the *status quo* is being maintained and the small scale of the proposal is unlikely to generate any additional parking demand.

Access and vehicular manoeuvrability has also been questioned by Council's City Assets team, however the applicant has agreed to limit access to standard size vehicles/vans given the limited space within the site to turn around. Again, the existing limitations on space have dictated the size of vehicles using the site historically, and even with limited and restricted on-street parking in the locality, a small business such as that proposed can clearly function successfully on the site.

Waste Management

The applicant has stated that the proposed development will not require commercial bin collection given the anticipated small volume of waste to be produced. This corresponds with advice from Council's waste management team who suggest that collection from within the site will not be possible given the constraints of the site. The applicant has agreed to accept the offer of a second set of standard bins upon application, and the administration has no reason to believe that this would not be suitable for the proposed use.

SUMMARY

Despite its non-complying status, the proposed change of use is considered to be an appropriate form of development taking into account the context of the locality and the limitations of the built forms on the site. The proposed uses are considered a reasonable and fair compromise between the intent of the Industry Zone, the non-complying status of the dwelling component, and the existing mix of industry and residential uses in the locality.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 12 July 2018 and warrants Development Plan Consent.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1109/2019 by Hugh Holds for change of use from service industry to distillery with ancillary office and dwelling at 14 Lowe Street, Thebarton (CT 5086/764) subject to the concurrence of the State Commission Assessment Panel and the following conditions of consent:

Development Plan Consent Conditions

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this application except where varied by any conditions listed below.

Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.

2. That the proposed distillery and ancillary office hours of operation shall be limited to 8am - 8pm, Monday to Saturday.

Reason: To minimise the potential for noise impacts to adjoining owners or occupiers.

3. That forklift use on the site shall be limited to the hours of 8am - 6pm, Monday to Saturday.

Reason: To minimise the potential for noise impacts to adjoining owners or occupiers.

4. That all loading and unloading for servicing and deliveries shall be carried out on the subject land and no loading or unloading of any goods shall be carried out in the street.

Reason: To ensure no traffic conflict occurs within the street.

5. That the maximum vehicle size be limited to a B99 vehicle as per Australian Standard AS2890.1 2004.

Reason: To ensure adequate vehicular manoeuvrability occurs on the site.

Attachments

1. Relevant Development Plan provisions
2. Proposed plans and Statement of Effect
3. Internal advice

Relevant Development Plan Provisions

General Section		
Industrial Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12
Interface between Land Uses	<i>Objectives</i>	1, 2 & 3
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13
Orderly and Sustainable Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7 & 8
Residential Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 & 35
Transportation and Access	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 & 47
Waste	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16



Polemic Aperitif Company

Statement of Effect v.2

Hugh Holds
12/12/19

Statement of Effect (Development Application: 211/1109/2019), City of West Torrens

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Introduction

The “statement of effect” prepared here details the proposed “change of use” zoning approval for the property located at 14 Lowe St, Thebarton, SA. The property currently lies within an “Industry Zone” area however in line with existing building structures the applicant proposes to use the property for a residential/office/warehouse mixed use application. Having completed an initial development application and been recommended for progress on a non-complying basis, the information provided below is required for compliance with Section 17(5) of the (South Australian) Development Regulations (2008).

Statement of Effect

1. (a) A description of the nature of the development and the nature of its locality; and

The property at 14 Lowe St, Thebarton, South Australia is a four room federation stone cottage that at a previous point (approximately 1992, according to discussions with the City of West Torrens Council) was converted to a hybrid office-residential space with a small warehouse (of approximately 75 sqm) at the rear. A collection of photographs of the existing premises is supplied in Appendix 6. The front four rooms of the original cottage were renovated to a basic level suitable for residential or office use. Predominately consisting of carpeted floor with painted walls. The rear of the cottage was extended to add a larger kitchen/dining space with a loft area, fireplace, wardrobes, laundry and a residential specification bathroom.

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To the best knowledge of the author (by discussions with the current owners as well as planning staff from the City of West Torrens) this development and building work had previously been approved by the former Corporation of the Town of Thebarton however it is believed records of this approval were lost during the amalgamation of the two councils in 1997.

The proposed zoning application aims to use the property in line with its current layout, with the front of the former cottage to be used for a mix of residential and office use, the rear to be used for residential purposes and the warehouse at the rear of the property to be used for light industrial purposes. A proposed usage site plan is detailed in Appendix 1. The specific industry proposed in this application is beverage manufacturing however the site use will be predominately for storage and logistics with several contract facilities used for production purposes due to the restrained size of the site. A proposed floorplan of the usage of the rear warehouse is included in Appendix 3. The office areas at the front of the property will be used for administrative purposes of the company and also to provide storage and logistics support to finished product distribution.

The beverage manufacturing operations will notably include the production and storage of potable spirit products. As such the rear warehouse will house a small still for gin manufacture and be used for storage of potable spirits in bulk and packaged. In line with best operating procedures the rear warehouse will, where possible, comply with AS 1940 - 2017 the Australian Standard for the storage and handling of flammable and combustible liquids, specifically appendix G (Storage and Handling of Potable Spirits in Bulk). The commercial side of the planned use will also comply with any necessary legislative or conditional requirements for operational approval specified by statutory bodies such as the EPA or SA Water..etc.

2. (b) A statement as to the provisions of the Development Plan which are relevant to the assessment of the proposed development; and

The information included below is supplied verbatim from the West Torrens Council Development Plan (Consolidated - 12 July 2018). The provisions relevant to the proposed

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application are supplied as the property at 14 Lowe St lies in an industrial zone on the zoning map of WeTo5 (see Appendix 4.). The “Mixed Use” policy area provisions here are supplied as they are of relevance to the proposed use in the application. Lastly sections of the City of West Torrens “Vision 25” Strategic Plan are included as they are of relevance to this application.

City of West Torrens Development Plan: Industry Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- 2 Manufacturing activities, within North Plympton and Camden Park, well removed from adjacent residential areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:

- industry except special industry
- office
- petrol filling station
- public service depot
- service trade premises
- shop of 250 square metres or less in gross leasable area
- store
- road transport terminal
- warehouse.

- 2 Development listed as non-complying is generally inappropriate.

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3 An office or group of offices should only occur where (a), (b) or (c) is satisfied:

- (a) it is ancillary to an industrial, storage or related activity
- (b) it does not exceed 250 square metres in gross leasable area if not ancillary to an industrial, storage or related activity
- (c) it is located within the Mixed Use Policy Area 11.

Form and Character

4 Development should be undertaken in accordance with the following Concept Plan Maps:

- (a) Concept Plan Map WeTo/15 - Former Apollo Stadium Industry
- (b) Concept Plan Map WeTo/16 - North Plympton/Camden Park Industry(c)
- Concept Plan Map WeTo/17 - Novar Gardens Industry.

5 Building set back should be at least 3 metres from the street boundary after road widening, except where a greater street setback distance is otherwise indicated on any of following concept plan maps:

- (a) Concept Plan Map WeTo/15 - Former Apollo Stadium Industry
- (b) Concept Plan Map WeTo/16 - North Plympton/Camden Park Industry
- (c) Concept Plan Map WeTo/17 - Novar Gardens Industry.

6 Buildings should be set back not less than 3 metres from at least one side boundary, except non-residential development near a residential zone should be set back a minimum distance of 3 metres and an additional 0.6 metres for every metre of vertical height of the building or structure above 4 metres.

7 No building should exceed 12 metres in overall height.

8 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.

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9 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air -conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.

10 A minimum of 10 percent of the site should be landscaped.

11 A landscaped buffer strip of at least 3 metres in width should be provided along all road frontages and along at least one side boundary, except where the development is adjacent to the boundary of a residential zone, in which case, an intensively landscaped area of at least 3 metres should be provided between the non-residential development and the boundary of the residential zone, with such area containing trees which have the capacity to grow to a height which screens development as viewed from the residential zone.

12 Advertisements and advertising hoardings should not include any of the following:

- (a) flashing or animated signs
- (b) bunting, streamers, flags, or wind vanes
- (c) roof -mounted advertisements projected above the roof line
- (d) parapet mounted advertisements projecting above the top of the parapet.

Land Division

13 Land division should create allotments that are of a size and shape suitable for the intended use.

City of West Torrens Development Plan: Mixed Use Policy Area 10

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1 Development that contributes to the desired character of the policy area.

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DESIRED CHARACTER

This policy area will accommodate a mix of small-scale commercial, home industry and low impact industrial activities utilising existing small allotments. Development will avoid or minimise adverse impacts on the amenity of adjoining remnant residential land use, or adjacent residential zones through appropriate design, building setbacks, bulk and scale.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1, The following forms of development are envisaged specifically in the policy area:

- home based industry
- light industry
- office
- small scale commercial activity.

Form and Character

2, Development should not be undertaken unless it is consistent with the desired character for the policy area.

3, A home based industry, being an industry carried out in association with and on the same site as a dwelling, should only occur where:

- (a) it is on a site containing an existing dwelling, in residential occupation and which will be occupied by the proprietor of the home industry on the site
- (b) where the residential use component accords with the relevant provisions for residential development
- (c) no more than two persons, other than persons living on the site, are employed within the industry

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City of West Torrens “Vision 25” Strategic Directions Report: Built Environment / City Prosperity

- Enabling mixed use development along key corridors throughout the City, and key nodal points in local areas.
- Support the key employment sectors already within the City which include manufacturing, transport, retail and health care and social assistance.
- Recognise and encourage the changed nature of business operations, with an increasing trend towards working from home, supported by constantly evolving technologies

The “Built Environment” map from the report is supplied in Appendix 2.

3. (c) An assessment of the extent to which the proposed development complies with the provisions of the Development Plan; and

The proposed “change of use” application specifies three broad uses for the site at 14 Lowe St, Thebarton. Light-industry, administration/distribution and lastly residential. The first two of these proposed uses are already compliant with the zoning of the area with the zone plan specifying that uses of the following type are permitted, see below

1 The following forms of development are envisaged in the zone:

- industry except special industry
- office
- warehouse.

3 An office or group of offices should only occur where (a), (b) or (c) is satisfied:

- (a) it is ancillary to an industrial, storage or related activity
- (b) it does not exceed 250 square metres in gross leasable area if not ancillary to an industrial, storage or related activity

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(c) it is located within the Mixed Use Policy Area 11.

The specific industry use proposed here (beverage manufacturing) already has significant existent development within this zone with companies such as West End Brewery, Imperial Measures Distillery and Ambra Liqueurs all successfully operating in the area.

It is the third proposed usage, residential, that is not presently listed as being compliant with the development plan in this area. However, the area surrounding 14 Lowe St lies at the border between a residential and an industry zone and as such the area may best be characterised as a mixed use area with a variety of light industrial, commercial, hospitality and residential properties on both this and neighbouring blocks. A detailed plan of neighbouring property usage has been prepared using a visual inspection of the properties at street level and is included in Appendix 3. The plan shows that approximately a third of the properties on both this block and two neighbouring blocks are residential despite being located within an industry zone. As such it is proposed that the proposed mix of uses at 14 Lowe St is in keeping with the established character of the area.

In further support of this proposal it is suggested that the area in which this property lies has been identified in the City of West Torrens "Vision 25" strategic plan as one with "interface issues" between residential/character neighbourhoods and the industrial and research precincts bordering the River Torrens. As such it is proposed that this area bounding the Industry and Residential zone interface be considered in reference to the "Mixed Use" policy area used elsewhere in the zoning plan where there are "interface issues" between residential and industrial areas. The proposed use could be considered wholly compliant with said policy and as such will not be reproduced again below but which can be found in section 2 of this "statement of effect".

Lastly, the author would suggest that in future development plan consultations that where appropriate the "mixed use policy" overlay be extended to more areas, such as the one being referenced in this application, where there is an established mix of residential and commercial properties and there are interface concerns between heavy industrial and residential usages.

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4. (d) An assessment of the expected social, economic and environmental effects of the development on its locality; and

The proposed “change of use” application will have moderate positive social and economic effects on its locality while at the same time having minimal negative environmental effects on the area. Firstly, as the proposed use will include residential occupation, this will add to the overall population of the area and add to the micro-economy of the area supporting grocery and hospitality business. Secondly it further contributes to the areas reputation for producing high quality beverage products.

From a social viewpoint the proposed use will have a relatively neutral social impact on the locality as there are currently no plans to include a cellar door or tasting area on the site.

Lastly the environmental impact of the proposed industrial use will be minimal due to the small scope of the proposed operations. Current plans would envisage that there would be deliveries to site approximately once a week with most traffic to and from site being related to the residential occupation of the site as well as local distribution of finished product by personal courier or a work van. Also, as neighbouring residential properties are not located on Lowe St itself, the infrequent deliveries already mentioned would have a minimal impact on the amenity of neighbours. The operational noise, dust and aroma pollution from the site will be inconsequential due to the proposed production methods and volumes planned. Where there may be some elevated risk of these factors reaching a nuisance level, appropriate mitigation strategies will be employed to reduce any possible risk to neighbours whether commercial or residential. Expected strategies may include standard operation procedures, such as limiting forklift operation to certain time periods to reduce the nuisance of noise from reversing buzzers, and appropriate process and engineering controls, for example the disposal of trade waste (wastewaters) in a timely and odour free fashion.

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5. (e) Any other information specified by the relevant authority when it resolves to proceed with an assessment of the application (being information which the relevant authority reasonably requires in the circumstances of the particular case)

Further to the correspondence received from the allocated City of West Torrens planning officer dated 25/11/2019 no further information was requested at this stage of the approval process.

6. And may include such other information or material as the applicant thinks fit.

A number of images and plans have been supplied to support this “statement of effect” and which are reference throughout and included as appendices to this document. Any further information that may be required in support of this application will be provided at the earliest convenience upon the request by any stakeholder in the process.

Concerns raised by City of West Torrens staff by email on 10/12/19 are addressed below.

(1) Noise

“There are dwellings nearby as you have highlighted in your planning statements, notwithstanding the site is within an Industry Zone. It's good that you're not starting early morning, but what measures would you be prepared to put in place to minimise noise - particularly after 6pm?”

All currently listed plant and equipment are generally low/negligible producers of noise pollution and would be easily contained by the structure of the rear warehouse. The exception to this would be the proposed forklift which can produce a perceptible level of noise especially when reversing due to safety buzzers. For

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this reason, operations involving a forklift would be limited to the hours of 8am - 6pm.

(2) Traffic

"Deliveries and vehicle movements - We can't support any loading/unloading on Lowe Street. This needs to be undertaken on-site, and due to the limited space only standard vehicles/vans/utes will be supported due to manoeuvrability. The frequency should also be nominated."

Restricting deliveries and vehicle movements to vehicles below a LR (Light Rigid) designation will slightly increase the frequency of deliveries as some bulky goods may require multiple deliveries that could be handled by a single trip from a larger LR+ vehicle. However, these delivery constraints are not a deal-breaker to the operational side of the business and will require greater organisation and increased costs to the business. Deliveries from suppliers will be ad-hoc at least initially and current operational plans would indicate an average of one or two deliveries per week for the first 6-12 months of operations. As the proposal includes residential use of the site and shipments to customers, there would be the usual daily coming and going of the resident's vehicles as well as a once weekly pick-up of parcel shipments by a courier service and/or AusPost.

(3) Bins

"Bins - Council will provide a standard set of bins for the site, and would consider a second set upon a formal request and payment with our Waste department. Hopefully commercial bins can be avoided as they may not be serviceable on site by standard waste collection vehicles."

The business will definitely take up the offer of extra standard bins at this foundational stage. Under current plans the biggest waste stream produced will be spare cardboard from bulk dry-goods (bottles/labels..etc) packaging. The business may exceed the capacity of two council bins with time however and would anticipate needing a single 660L wheeled bin at some point in the future. However

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as cardboard bins (especially small ones) are quite light to move by hand I would not foresee problems with moving the bin for removal access.

(4) Parking

"Parking - There is a shortfall in parking of a few spaces based on the following calculations:

<i>Floor Area</i>	<i>Building Use</i>	<i>Car Parking Space Required</i>
<i>30m2</i>	<i>Office Component - excluding ancillary building</i>	<i>1</i>
<i>94</i>	<i>Warehouse</i>	<i>2</i>
<i>-</i>	<i>Dwelling</i>	<i>2 (one covered)</i>
	<i>Total</i>	<i>5</i>

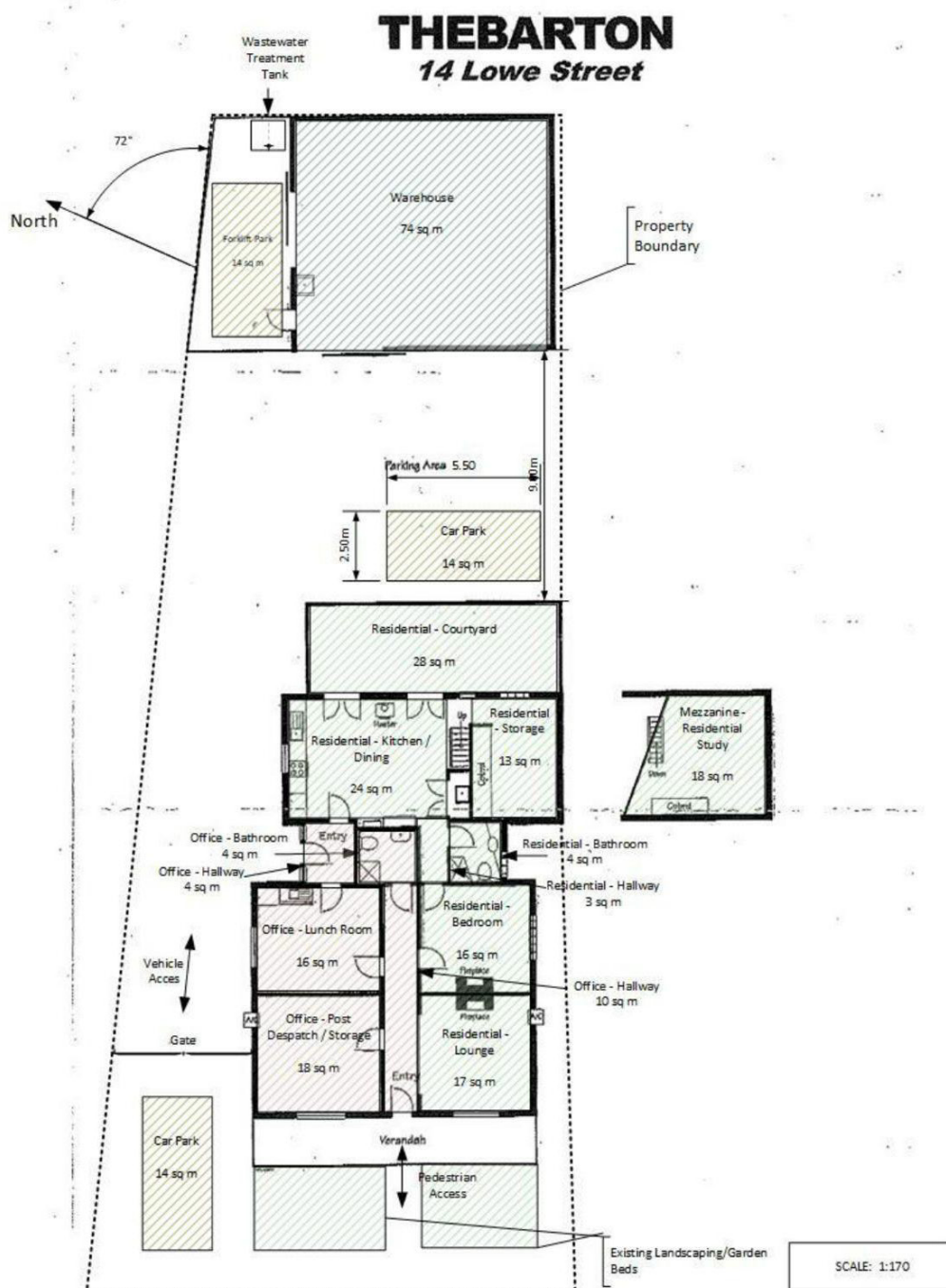
At this stage I won't request a traffic report, and am happy to support the shortfall given the history of the site."

The business does not anticipate having any on-site staff at this stage. As such, it is anticipated that for the day-to-day use covered in previous sections of this statement, no more than 2 parking spaces would be needed across the total site. This is because the occupants of the warehouse are also the occupants of the dwelling, and hence would only require space for two vehicles.

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Appendices

Appendix 1: Site Plan



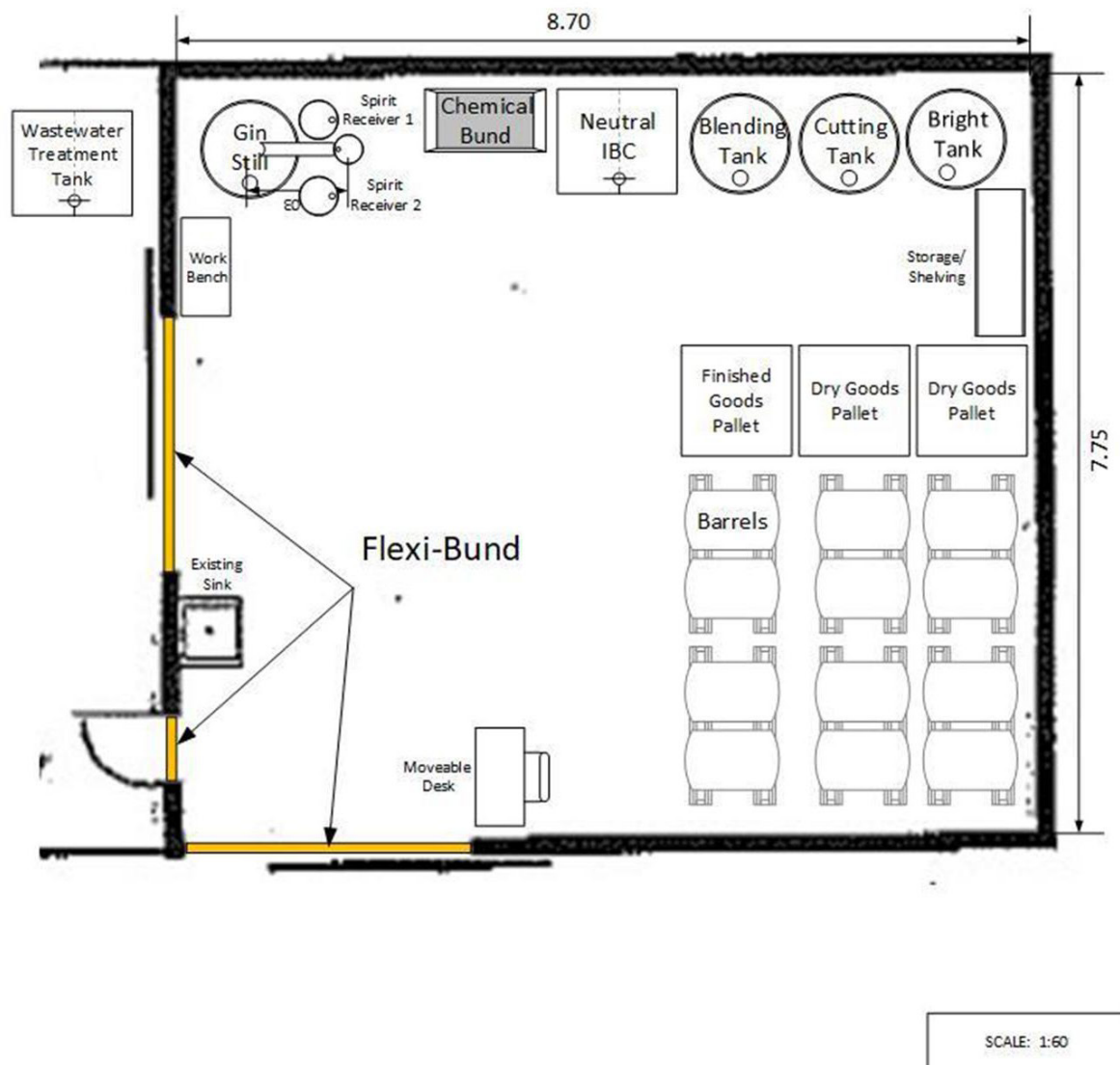
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Appendix 3: Rear Warehouse Proposed Floorplan

Warehouse/Production Floorplan, 14 Lowe St, Thebarton

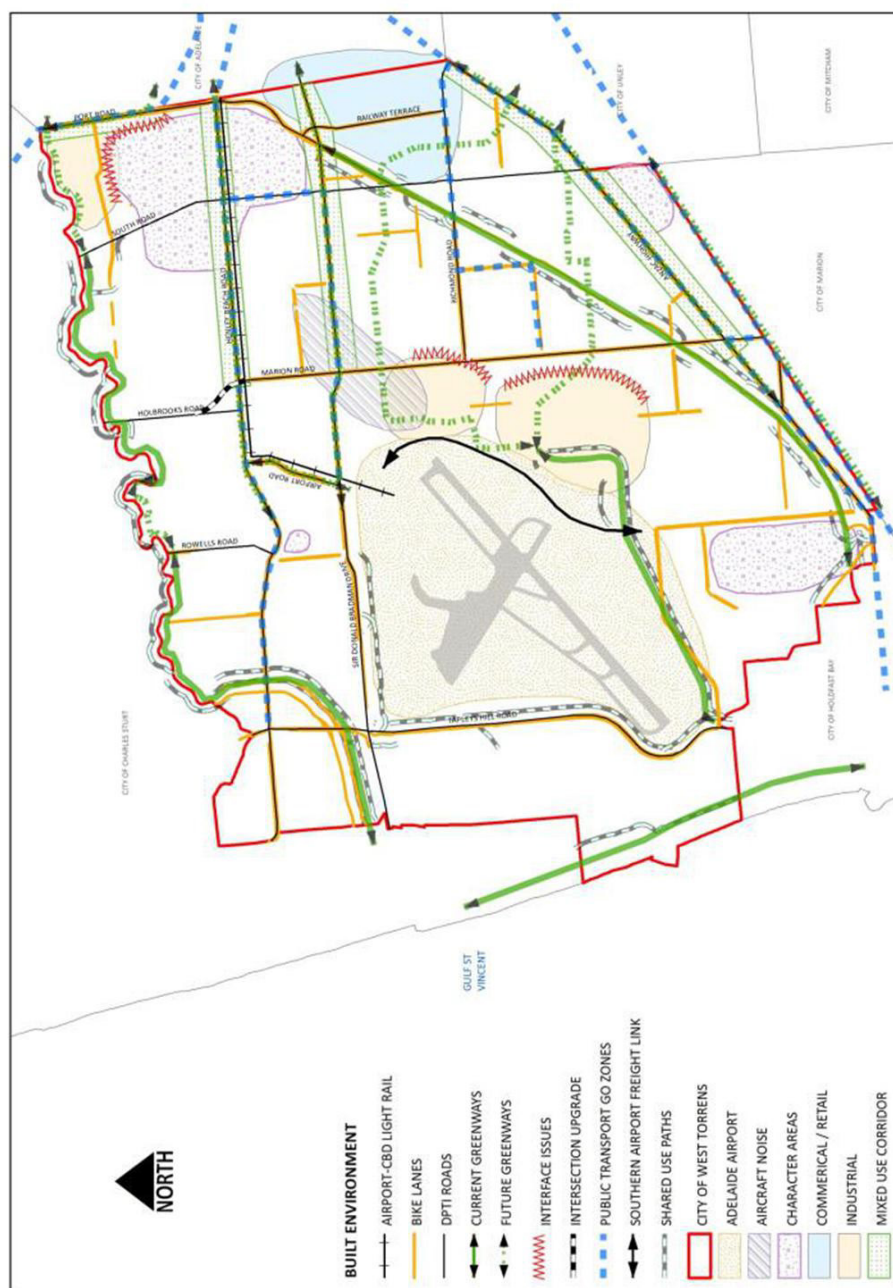


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Appendix 2. City of West Torrens “Vision 2025” Built Environment Map



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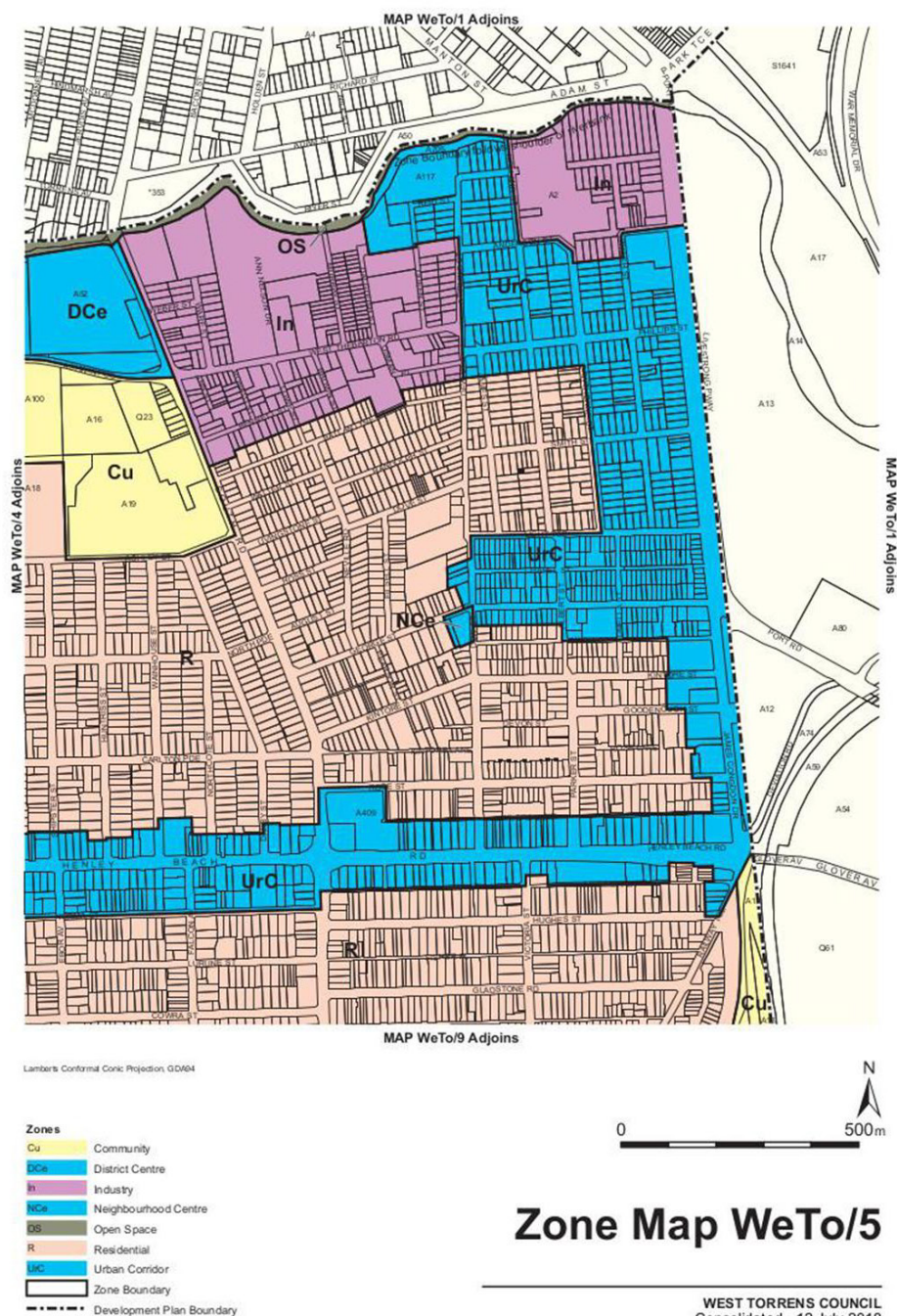
Appendix 3. Neighbourhood Usage Map



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Statement of Effect (Development Application: 211/1109/2019), City of West Torrens

Appendix 4. Zoning Plan WeTo5

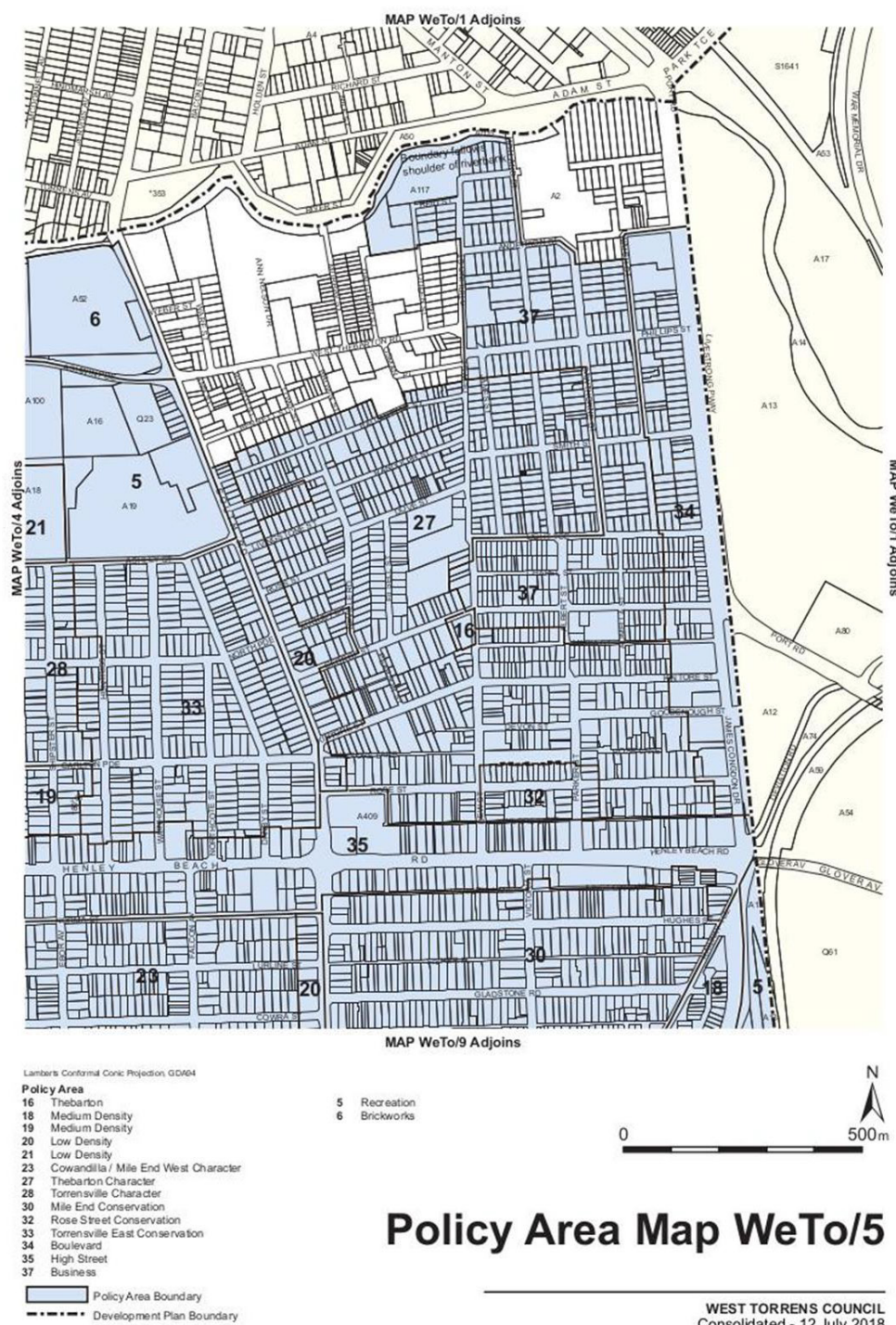


Hugh Holds, hughholds@gmail.com, 0435 100 119

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Statement of Effect (Development Application: 211/1109/2019), City of West Torrens

Appendix 5. Policy Area WeTo5



Hugh Holds, hughholds@gmail.com, 0435 100 119

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Statement of Effect (Development Application: 211/1109/2019), City of West Torrens

Appendix 6. Existing Building Photos



Hugh Holds, hughholds@gmail.com, 0435 100 119

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Statement of Effect (Development Application: 211/1109/2019), City of West Torrens



Hugh Holds, hughholds@gmail.com, 0435 100 119

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Memo

To Josh Banks
 From Richard Tan
 Date 03-Dec-2019
 Subject 211/1109/2019, 14 Lowe Street, THEBARTON SA 5031

Josh Banks,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 Traffic Requirements

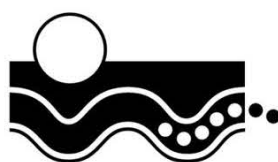
- 1.1** In the absence of previous DA for this land, it is not possible to confirm the existing use of the building/site. The applicant has provided information that the site was previously used by an air-conditioner repair company. This is likely accurate based on relevant information found on google maps timeline. Nevertheless, the actual number of car parking space approved associated with the previous DA is still unknown. Hence I am unable to compare the new car parking requirement to the existing.

Based on the above, it is recommended that the car parking requirement for this development should be assessed as new DA, separate from existing DA (not comparing car parking changes in both DA, omitting any approved carpark shortfall).

Typically warehouse developments are assessed based on the following rates: office component 3.3 spaces per 100m²; warehouse components 2 spaces per 100m² (up to 200m²).

Based on the above, the car parking requirement this development is as following:

Floor Area	Building Use	Car Parking Space Required
30m ²	Office Component - exclude ancillary building	1
94	Warehouse	2
-	Residential	2 (one should be covered)
	Total	5



City of **West Torrens**

Between the City and the Sea

There is very limited on-street parking space at Lowe Street with one hour parking limitation.

In summary, 5 parking space is required for this development. Currently the site has the potential to park 2 vehicle at the rear, between the residential area and warehouse. Based on this, the carpark requirement is currently shortfall by 3.

I leave this to the planner's consideration of whether this development will be supported or not.

- 1.2 The applicant has indicated that delivery to site will be via a light rigid or semi-trailer once a week and unloading on Lowe Street.

It should be noted that City Assets will not support the delivery truck to the site to be offloading goods on Lowe Street.

- 1.3 Internal vehicle manoeuvre check has indicated that the SRV is able to enter and manoeuvre within the area between the warehouse and residential area if the following condition is met:

- The area between the residential and warehouse is vacant in order to perform a safe and convenient manoeuvrability.
- The forklift park is vacant and accessible from outside the building, which has not been shown on the provided plan.





Between the City and the Sea

It is recommended that further clarification should be provided based on the above.

2.0 Waste Management

- 2.1** Due to the nature of this application being a commercial development, it is recommended that further assessment from Council's Waste Management Team is required.

It is recommended that further assessment from Council's Waste Management Team is required.

Regards
Richard Tan
Civil Engineer



Memo

To Josh Banks
From Nick Teoh
Date 10-Dec-2019
Subject 211/1109/2019 14 Lowe Street, THEBARTON SA 5031

Dear Josh Banks

The following Waste Management comments are provided with regards to the assessment of the above develop application:

Waste Management

1. Waste Collection System

More information is required to determine waste generation from the site.

- Number of bedrooms for the residential dwelling
- Describe the intended waste solution for the office
- Describe how the commercial bins for the warehouse be serviced

2. Bin Presentation and Collection

If the property is not subdivided, as per CWT's Waste Minimisation and Recycling Services Policy a single set of bins will be provided to this site. There is sufficient space on the verge to present a second set of bins, if required the office is able to apply for an additional bin service though Council's waste contractor that can also be collected from the verge.

Collection of commercial bins for the warehouse may be challenging, as per City Asset's comments an SRV is able to access and manoeuvre within the site however an MRV may experience challenges. More information is required to determine whether commercial bins are serviceable internally.

Kind regards

Nick Teoh
Team Leader Waste Management

Environmental Health Assessment

Development Application No: 211/1109/2019

Assessing Officer: Josh Banks

Site Address: 14 Lowe Street, THEBARTON SA 5031

Certificate of Title: CT-5086/764

Description of Development Change of use from service industry to distillery with ancillary office and dwelling

TO THE ENV HEALTH OFFICER - REGULATORY SERVICES

Please provide your comments in relation to:

☐ Any aspect that you feel needs further attention or detail

.....

Reference is made to DA 211/1109/2019 referred to the Environmental Health Section for comment regarding a proposed distillery.

The following needs to be taken into consideration during fit out and set-up of the premises to ensure compliance with the *Food Safety Standards 3.2.2 & 3.2.3* is achieved:

1. Design & construction of food businesses

The design and construction of a food business must be appropriate and provide adequate space for the activities for which the premises is used. The design and construction of a food premises must allow for effective cleaning. A food premises must be designed and constructed to exclude dirt, dust, fumes, smoke and other contaminants, not allow pests to enter or provide pest harbourage.

Food Safety Standard 3.2.3 3 a, b, c & d (i),(ii),(iii)

2. Floors, Walls & Ceilings.

Floors, walls and ceilings must be constructed and designed in a way that is appropriate for the activities to be conducted. These surfaces must be able to be effectively cleansed, impervious, sealed to prevent the entry of dirt, dust and contaminants, and unable to harbour vermin. The construction materials used for the floors, walls and ceilings have not been identified on the floor plan provided.

Food Safety Standard 3.2.3 11(1) (2) (3) a, b & c (4) a & b

Food Safety Standard 3.2.3 10(1) (2) a, b, c & d

3. Fixtures, fittings and equipment

Food premises must have adequate fixtures, fittings and equipment for the production of safe and suitable food. The materials to be used for work bench tops, shelving, appliances etc. have not been specified.

Food Safety Standard 3.2.3 12(1) a & b (2) a, b, c & d (3) a, b & c

4. Ventilation

Food premises must have sufficient natural or mechanical ventilation to effectively remove fumes, smoke, steam and vapours from the food premises.

Food Safety Standard 3.2.3 7

5. Equipment Washing Facilities (Sinks)

In addition to hand washing requirements a food premises must have sufficient sink facilities for food preparation, washing and sanitising. The number required will depend on the type of activities being carried out by the business. Most food businesses will require a food preparation sink for the washing of fruit and vegetables and a double bowl sink for the proper cleaning and sanitising of equipment.

General Requirements Food Safety Standards Chapter 3

6. Chemical Storage / Storage facilities

Food Premises must have adequate storage facilities for the storage of items that are likely to be the source of contamination of food, including chemicals, clothing and personal belongings. Storage facilities must be located where there is no likelihood of stored items contaminating food or food contact surfaces.

Food Safety Standard 3.2.3 15

7. Sewage and waste water disposal

Food Premises must have a sewage and waste water disposal system that will effectively dispose of all sewage and waste water and is constructed and located so that there is no likelihood of the waste water polluting the water supply or contaminating food.

Food Safety Standard 3.2.3 5

8. Storage of Garbage and Recyclable Matter

Food premises must have facilities for the storage of garbage and recyclable matter that adequately contains the volume and type of waste material on the premises and is enclosed as necessary to keep pests and animals away from it. Waste storage facilities must also be designed and constructed in such a way that they be easily and effectively cleaned.

Food Safety Standard 3.2.3 6

9. Food Business Notification

Before commencing food handling operations a food business must notify the Council of its contact details, location and the nature of business.

Food Safety Standard 3.2.2 4(1) a, b & c

A food business must notify Council of any proposed change to its activity or information previously supplied before the commencement of such changes. Examples include change of business name, address and introduction high risk foods for sale.

Food Safety Standard 3.2.2 4(3)

Should the development proceed the proprietor is strongly encouraged to contact the City of West Torrens Environmental Health Department to arrange a pre-opening / fit-out advice inspection.

Should you require further information, please contact me on 8416 6333 or email ajennings@wtcc.sa.gov.au

6.3 13 & 13A Junction Lane, MILE END

Application No 211/1080/2019

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Construction of two (2) single storey attached dwellings with associated fencing (1.8m high coloured sheet metal)
APPLICANT	Allan Franca
LODGEMENT DATE	18 November 2019
ZONE	Residential Zone
POLICY AREA	Mile End Conservation Policy Area 30
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> • City Assets • Heritage Advisor External <ul style="list-style-type: none"> • Nil
DEVELOPMENT PLAN VERSION	Consolidated 12 July 2018
DELEGATION	<ul style="list-style-type: none"> • The relevant application proposes one or more new dwellings and/or land division creating one or more new allotments in Residential Zone Conservation Policy Areas 29-33.
RECOMMENDATION	Support with conditions
AUTHOR	Sonia Gallarello

SUBJECT LAND AND LOCALITY

The subject land is formally described in the table below within Community Plan C41886 in the area named Mile End, Hundred of Adelaide:

Street address	Allotment No.	Volume / Folio	Frontage	Site area
13 Junction Lane, Mile End	3	6230/194	9.15m	229m ²
13A Junction Lane, Mile End	2	6230/193	9.14m	228m ²
10 Hughes Street, Mile End	Common property (C1) within Allotment 1	6230/195	3.5m	3.5m ²

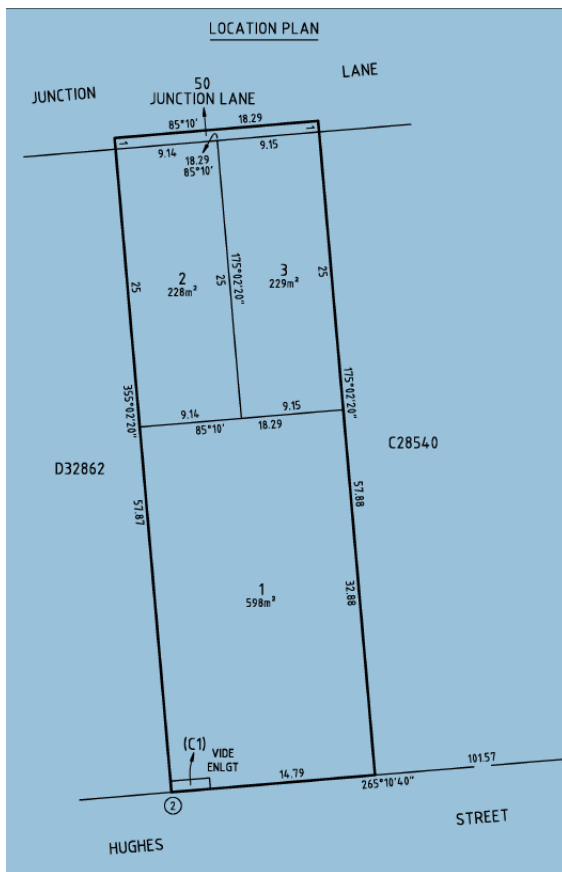


Figure 1: Extract of Community Title Division Plan

There are no easements, encumbrances or Land Management Agreements affecting the subject site and there are no regulated trees on the subject site or on adjoining land that would be affected by the development.

The subject land is currently vacant (other than a centrally located tree) and is relatively flat.

The locality consists of predominantly residential development with a number of newer dwellings fronting Junction Lane (southern side). A large community title development with some 47 two storey dwellings exists between Henley Beach Road and Junction Lane. There are a few commercial developments on corner sites facing Railway Terrace.

There are a variety of building heights in the locality, largely comprised of single storey buildings with high ceiling, wall and roof heights, as well as some two storey examples. There is a variety of development facing Junction Lane including roller doors, high fencing, car parks and dwellings that face the laneway. There is an area temporarily available for car parking on the northern side of the laneway.

Allotment sizes vary from low to medium density. Many of these allotments are rectangular with north-south orientation.

There are a large number of contributory items in the locality, particularly on Hughes Street.

The amenity of the locality is fairly high which is attributed to the heritage and character of the existing dwellings and the development pattern. There is a reasonable degree of landscaping and street trees along Hughes Street that adds to the pleasant streetscape but there are fewer trees within the laneway.

The subject land is in the ANEF 20 affected area.

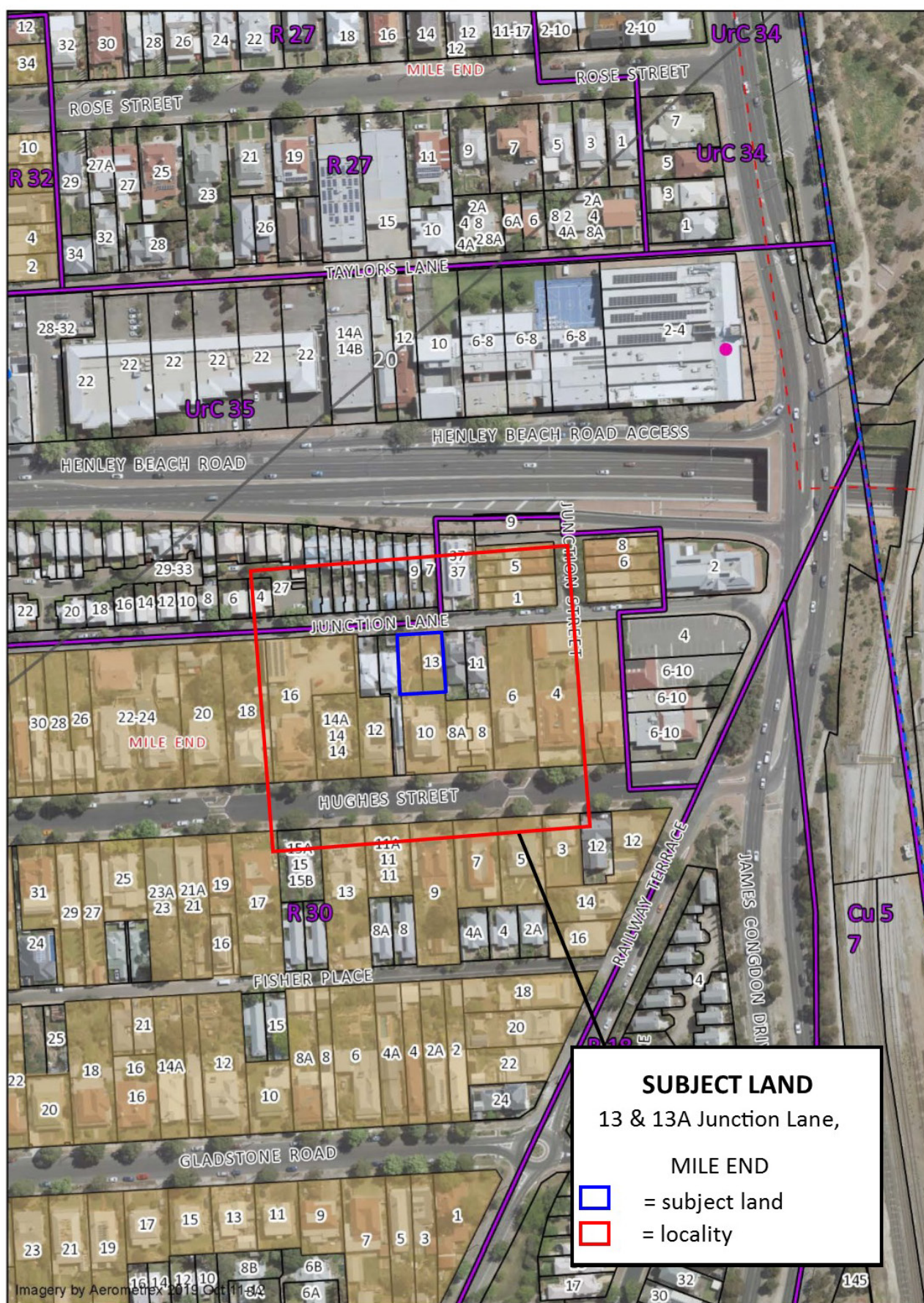
The subject land and locality are shown on the aerial imagery and maps below.



Figure 2: View of the subject land toward southeast



Figure 3: View along Junction Lane east toward city - subject land on right side of laneway





RELEVANT APPLICATIONS

DA Number	Description of Development	Decision	Decision Date
211/202/2016 (C016/16)	Community title development to create two additional allotments	Approved	8 August 2016

The above land division was a community title division that created two additional allotments.

While the current application is for semi-detached dwellings, party walls are not required to be shown on the plan of division given the community title status.

PROPOSAL

The proposal is for the construction of two single storey semi-detached dwellings facing Junction Lane.

The proposed dwellings have been designed with a modern architectural style and form that features a symmetrical design incorporating singular roof pitches of 20 degrees and 12 degrees for each dwelling sloping downward to a central party wall at the garages.

The floor plan of each dwelling is simple with a single undercover garage, a sizeable living / kitchen space, a bathroom, laundry and two bedrooms, one with ensuite.

External materials and finishes include vertical 'duragroove' woodgrain, coloured sheet metal, horizontal cladding, and fibre cement. Colours include a combination of teak and colorbond® colours such as basalt, monument and surfmist.

The front of the dwellings are setback approximately 1.3m from the laneway boundary at their nearest point and the garage is setback a distance of 2.8m.

Proposed fencing for the development includes 1.8m high colorbond® in basalt both between the rear yard of the two dwellings and along the rear boundary of both dwellings.

The relevant plans and documents are contained in **Attachment 2**.

INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> Finished floor levels are satisfactory; Minimum offsets shall be provided between services and crossover; A 3,000 litre rainwater tank should be provided with a water re-use system; Service arrangements are to be considered.

Heritage Advisor	<ul style="list-style-type: none"> • The proposal is a modern interpretation of existing character with its use of materials, form and setbacks; • The development does not offend the historic significance of the area; • Compatible aspects of the design include: <ul style="list-style-type: none"> - appropriate proportions of the projecting lane-facing portion, which reflects bulk, proportion and scale of a semi-detached cottage; - improvement of the character to Junction Lane; - modern interpretation without replication; - pitched corrugated roofing; • Overall it is an acceptable infill development without offending the historic character in Hughes Street.
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A copy of the relevant referral responses are contained in **Attachment 3**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, the Mile End Conservation Policy Area 30 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

Residential Zone	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3, 4
Principles of Development Control	1, 5, 11, 13

Mile End Policy Area 30

The provisions of the Historic Conservation Area apply to this policy area.

The policy area will contain detached and semi-detached dwellings.

Allotments are at low to very low density and are generally deep, with narrow frontages to wide main streets. In many cases, there is also rear access to service laneways. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.

It is envisaged that the long and wide streets running east-west within the policy area will continue to provide pedestrian access to the main frontages of dwellings, and the laneways will be used for rear vehicular access. Streetscape character elements including continuous front fencing, landscaping space in front yards, regular street trees and on-street visitor car parking will be supported by having vehicle cross-overs in laneways.

There will be a unity of built-form, where all new development is complementary to historic buildings rather than dominating or detracting from them. There will be predominantly one storey buildings, with some two storey buildings where the upper level is contained within the roof space in a manner that is complementary to the single storey character of nearby buildings.

New dwellings will incorporate building elements common to older structures such as pitched roofs, verandas and simple detailing, as well as building materials such as stone, bricks, limited rendered masonry and corrugated iron/steel.

Alterations and additions will be primarily located at the rear of existing dwellings so that they have minimal impact on the streetscape. Setbacks will be complementary to the boundary setbacks of existing buildings in the policy area.

Historic front fencing, such as post and rail with woven wire and timber picket fences will be preserved, and new front fencing will be complementary in form and materials, facilitating views into front yards and of building facades.

Objective	1
Principles of Development Control	1, 2, 3, 4

Additional provisions of the Development Plan which relate to the proposed development are contained in **Attachment 1**.

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the quantitative requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
PRIMARY STREET SETBACK <i>Mile End Conservation Policy Area 30</i> <i>PDC 4</i>	Align with buildings situated on allotments on either side or average of the setback of the adjacent buildings.	1.3m 11A Junction Lane - 4.7m 15A Junction Lane - 0m. Satisfies
SIDE SETBACKS <i>Residential Development PDC 16 (garage)</i> & <i>Residential Zone PDC 11</i>	Garage - nil Ground floor - 1m (min)	Garage nil Satisfies Dwelling 0.9m (internal) 0.9m (external) Does Not Satisfy
REAR SETBACKS <i>Residential Zone PDC 11</i>	3m (min)	4.5m Satisfies
INTERNAL FLOOR AREA <i>Residential Development PDC 9</i>	75m ² (min)	92m ² Satisfies
PRIVATE OPEN SPACE <i>Residential Development PDC 19</i>	24m ² (min)	79m ² Satisfies
CAR PARKING SPACES <i>Transportation and Access PDC 34</i>	1 undercover and 1 visitor space per dwelling	1 undercover space is provided per dwelling Does Not Satisfy
STORAGE <i>Residential Development PDC 31</i>	8m ³ (min)	9.7m ³ Satisfies
LANDSCAPING <i>Landscaping, Fences and Walls PDC 4</i>	10% (min)	33% Satisfies

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under the following sub headings:

Desired Character and Form of Development

The subject land is situated within the Mile End Conservation Policy Area 30 of the Residential Zone. Semi-detached dwellings are specifically mentioned in Principle of Development Control (PDC) 1 within the Mile End Conservation Policy Area as an envisaged form of development. The proposal to construct a pair of semi-detached dwellings on two recently created allotments is therefore a desirable form of development from a land use perspective.

Objective 1 and PDC 2 of the policy area seek to ensure that new development contributes to the desired character of the policy area. The desired character specifically mentions semi-detached dwellings reinforcing the suitability of the built form. It also expresses a need for development to complement existing historic buildings and, predominantly the single storey character of those buildings.

The dwellings have also been considered carefully in terms of design and setbacks (discussed in more detail below).

Built Form

The design of the dwellings is modern with a style and form that represents a positive addition on Junction Lane. Other developments, particularly to the west have carports / garages forward of the dwelling which do not provide an appealing presentation. The scale of the dwellings is low in terms of height and modest with roof pitches that are compatible with the adjacent contributory dwellings. The design is symmetrical with space about the dwellings which assists in making a positive contribution to the laneway. The windows reflect the roof design and offer passive surveillance to the street through the living / dining area. They form part of a simple and practical appearance of the dwellings.

The colour and materials of the semi-detached dwellings are compatible with the heritage character and include horizontal and vertical cladding with different elements such as colorbond® cladding and cement sheet finishing.

The design, scale and appearance of the proposed dwellings are considered to adequately address the relevant provisions of the Development Plan and, in particular, the desired character for Mile End Conservation Policy Area 30 and PDC 4 of the Residential Development module.

It is worthy to note that the applicant and designer are aiming for a building that achieves a 7-star energy rating in accordance with Objective 1 and PDC 2 of the Energy Efficiency module.

Heritage

The subject land is within a Conservation Area and adjacent a number of contributory items along Hughes Street and was therefore referred to Council's heritage advisor for comment.

The Heritage Advisor considers the proposal to meet a number of key objectives and PDCs regarding the preservation of heritage and character. While the development is a modern interpretation of existing character, its use of materials, form and setbacks do not offend the historic significance of the area. There are positive elements about the proposal including the proportion of the buildings facing the laneway, improved character of Junction Lane and appropriate roof form and materials.

Overall the proposed development satisfies the heritage provisions in particular Objectives 1, 2 and PDCs 2, 3 and 4 of the Historic Conservation Area module.

Setbacks

The side and rear setbacks provide adequate space about the dwelling to both fit in with the heritage character and also provide a practical servicing element.

The garage setbacks on the internal boundary meets PDC 16 of the Residential Development module in terms of their length and height on the boundary. This will have negligible impact on neighbouring properties.

While the front setback is short - 1.3m - the façade is staggered and a closer setback fits in with the current laneway character. Less space at the front in this instance also allows for a more practical use of space and landscaping in the private open space areas to the rear of the dwellings. Given the close proximity of structures in this laneway, including to the immediate west, the proposed front setback is considered to be reasonable.

Landscaping

The development provides sufficient areas of landscaping and meets PDC 4 of the Landscaping module. In addition, the plantings include a climber on steel mesh in front of the proposed dwelling adjacent the paved areas for pedestrian and vehicular access. A more dense planting area is proposed along the rear boundary with twiggy daisy bush, round leaf wattle shrub, silky tea tree and a native apricot tree. These species are fairly hardy and range from low shrubs to trees of 7m in height.

The landscaping is considered to be sufficient in terms of contributing to a visual buffer to the rear of the dwellings and assist in cooling the built form.

Car parking

The development has a minor shortfall in car parking provision as neither of the dwellings accommodate a visitor space. While this is not ideal in terms of meeting PDC 34, the development is located close to the city and in close proximity to high frequency public transport (buses on Henley Beach Road and a tram line) and a variety of cycling paths within the nearby Park Lands.

For these reasons, the minor shortfall in car parking is not considered detrimental to the application. There is opportunity for visitors to park in a few areas along Junction Lane, Hughes Street or other neighbouring streets if necessary.

Furthermore, the two-bedroom nature of each dwelling is less likely to create a demand for additional car parking.

Services

The proposed dwellings are considered to have met the required servicing and do not impede on the servicing of the dwelling at 10 Hughes Street.

Each dwelling will have a rainwater tank with a 3,000l capacity. A condition is proposed regarding the re-use of water and that this be implemented prior to occupation of the dwellings. Overflow will be discharged to Junction Lane. The existing dwelling facing Hughes Street will direct stormwater to Hughes Street.

Aircraft noise

The subject land is within the ANEF 20 area and Council policy advises that dwellings approved within this area should have a note added to a planning consent and development approval (this has been added to the recommendation).

This note would be applied to protect the future occupants of the dwellings and is in accordance with PDC 6 of Building near Airfields module of the Development Plan regarding acoustics and aircraft noise intrusion.

SUMMARY

The development provides a modest pair of semi-detached dwellings that respond well to the heritage context of the local area. While there is a minor shortfall in car parking provision, this is justified in terms of the location of the development close to the city, public transport and bicycle paths.

The design, colour, materials, private open space, setbacks and landscaping are considered to have met the Development Plan requirements while the high energy star rating of the dwellings is a positive feature to be supported.

Having considered all the relevant provisions of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 12 July 2018 and warrants Development Plan Consent.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, for Application No. 211/1080/2019 by Allan Franca to undertake the construction of two (2) single storey attached dwellings with associated fencing at 13 and 13A Junction Lane, Mile End (CT 6230/194 & CT 6230/193) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below:
 - a) Plan set by TS4 living, Job No. 1817, including:
 - A0.0 - DA-1;
 - A1.1 - DA-1;
 - A2.2 - BR-2;
 - A2.3 - BR-1
 - A2.6 - BR-1
 - A2.1 - BR-1
 - A2.2 - BR-1
 - A2.3 - BR-1
 - A2.6 - BR-1
 - A2.0 - DA-1
 - A2.1 - DA-1
 - A2.2 - DA-1
 - A3.0 - DA-1
 - b) Letter from TS4 living dated 17 January 2020.

Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.
2. The roofs of the dwellings approved herein shall be finished in Colorbond® sheeting with a corrugated profile.

Reason: To maintain the historic character and amenity of the area.

3. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:

- a) Result in the entry of water into a building; or
- b) Affect the stability of a building; or
- c) Create unhealthy or dangerous conditions on the site or within the building; or
- d) Flow or discharge onto the land of an adjoining owner; or
- e) Flow across footpaths or public ways.

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

4. The stormwater connection through the road verge area shall be constructed of a shape and material to satisfy Council's standard requirements as follows:

- a) 100 x 50 x 2mm RHS Galvanised Steel or
- b) 125 x 75 x 2mm RHS Galvanised Steel or
- c) Multiples of the above
- d) No connection through bus stop hard stand (if applicable).

Reason: To maintain existing Council infrastructure.

5. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times to the satisfaction of Council.

Reason: To minimise the spread of dust and dirt and to ensure safe and convenient vehicle manoeuvring on site.

6. The landscaping detailed on the stamped and approved plans shall be undertaken within three (3) months of the substantial completion of the development and, in any event, prior to the occupation or use of the development.

Such landscaping shall be maintained in good health and condition to the satisfaction of Council at all times and any dead or diseased plants or trees shall be immediately replaced to the satisfaction of Council.

Reason: To enhance the amenity of the site and locality and to mitigate against heat loading.

7. Prior to occupancy of the dwellings, a 3000 litre stormwater collection and reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Reason: To comply with Council's engineering requirements and reduce the load on the local stormwater system.

Note:

1. The subject land is located within an area depicted within Australian Standard AS2021 as being exposed to an Australian Noise Exposure Forecast of 20 or higher. Building work in relation to this land shall comply with *Australian Standard AS2021* (as applicable) insofar as it is relevant to the particular building work (in addition to the requirements of the Building Code). As such, an acoustic report prepared by a suitably qualified professional should be provided and included in the building documentation submitted for Building Rules Consent.

Attachments

- 1. **Assessment table**
- 2. **Proposal plans and relevant details**
- 3. **Internal referrals**

Relevant Development Plan Provisions

<u>General Section</u>		
<i>Building near Airfields</i>	<i>Objectives</i>	-
	<i>Principles of Development Control</i>	6
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 6
<i>Design and Appearance</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 20, 21
<i>Energy Efficiency</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2
<i>Historic Conservation Area</i>	<i>Objectives</i>	1, 2, 3, 4
	<i>Principles of Development Control</i>	1, 2, 3, 4, 6, 7, 10, 12
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 6
<i>Residential Development</i>	<i>Objectives</i>	1, 5
	<i>Principles of Development Control</i>	1, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18, 19, 20, 21, 31
<i>Transportation and Access</i>	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	8, 10, 11, 23, 24, 30, 32, 34, 44

DEVELOPMENT SUMMARY

The proposed two new attached single family dwellings have been carefully designed to be a climate responsive house and have low energy consumption.

The residence has been designed with long-term thermal performance in mind and will have an estimated energy rating of about 7 Star. Wall construction is lightweight and uses a composite construction of cladding, bulk insulation and structural timber framing.

Water efficient WELS rated tap and sanitary ware will be specified together with high performance low energy LED lighting.

Given its proximity to the Adelaide CBD and easy access to public transport, the design was conceived with a single car garage per dwelling in order to maximise the living space and amenities inside the house.



LOCATION MAP

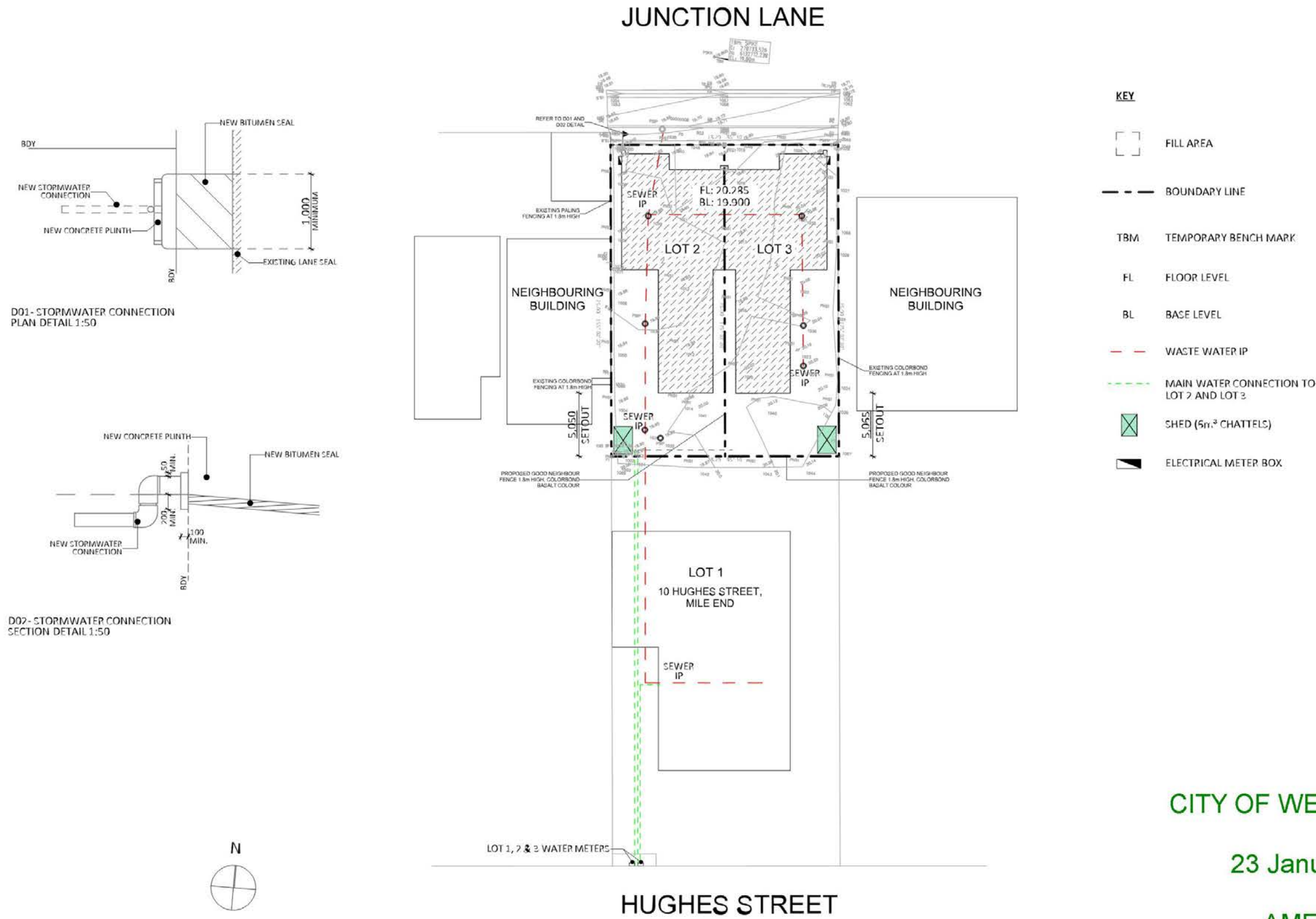
SHEET # & SHEET NAME	
A0.0 - COVER PAGE	CITY OF WEST TORRENS 23 January 2020 AMENDED
A1.0 - PLAN. SITE	
A1.1 - PLAN. FLOOR	
A1.2 - PLAN. ROOF	
A1.3 - PLAN. LANDSCAPE	
A2.0 - ELEVATIONS. NORTH & SOUTH	
A2.1 - ELEVATIONS. EAST & WEST	
A2.2 - SECTIONS	
A3.0 - PERSPECTIVES	

FLOOR AREA OF INDIVIDUAL RESIDENCE

PROPOSED FLOOR AREA	106 m2
SITE AREA (APPROX.)	229 m2
% SITE COVERED (APPROX.)	46 %

TS4 living climate responsive homes 49 George St, Norwood SA 5067 t +61 [08] 8121 4008 e living@ts4.com.au w www.ts4living.com.au	Project Name TWO NEW ATTACHED SINGLE FAMILY DWELLINGS - COMMUNITY TITLE	Client Name ANN CLARKE & NEIL HODGE Project Address 10 HUGHES STREET, MILE END SA 5031	Sheet Name COVER PAGE	Project Number 1817 Drawn SPH Sheet Size A3	Date 28/10/19 Checked SHP Scale	REV. 28/10/19 DATE PLANNING CONSENT ISSUE REASON FOR ISSUE
						Issue DEVELOPMENT APPROVAL Sheet Number A0.0 Issue DA-1

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CITY OF WEST TORRENS

23 January 2020

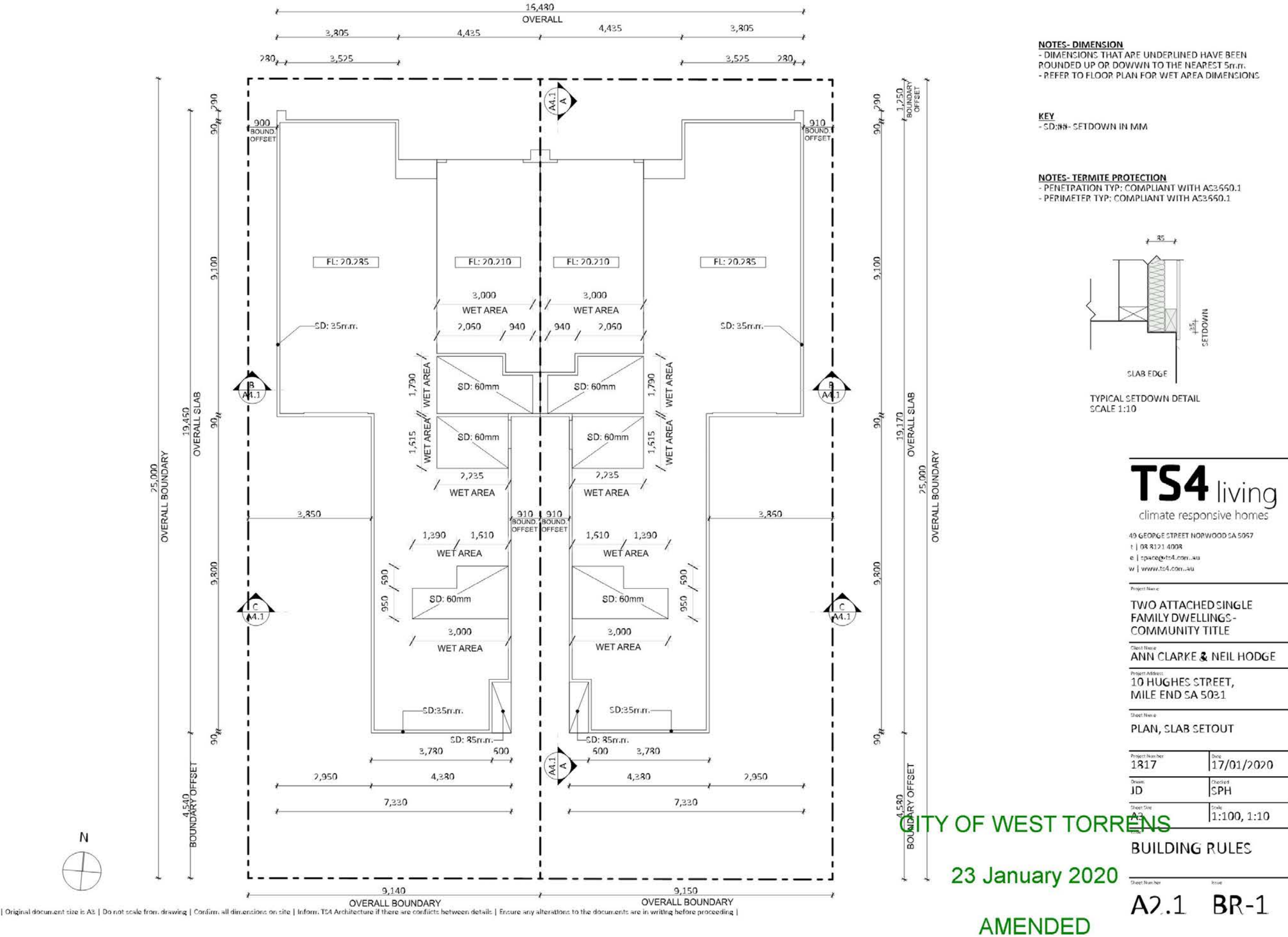
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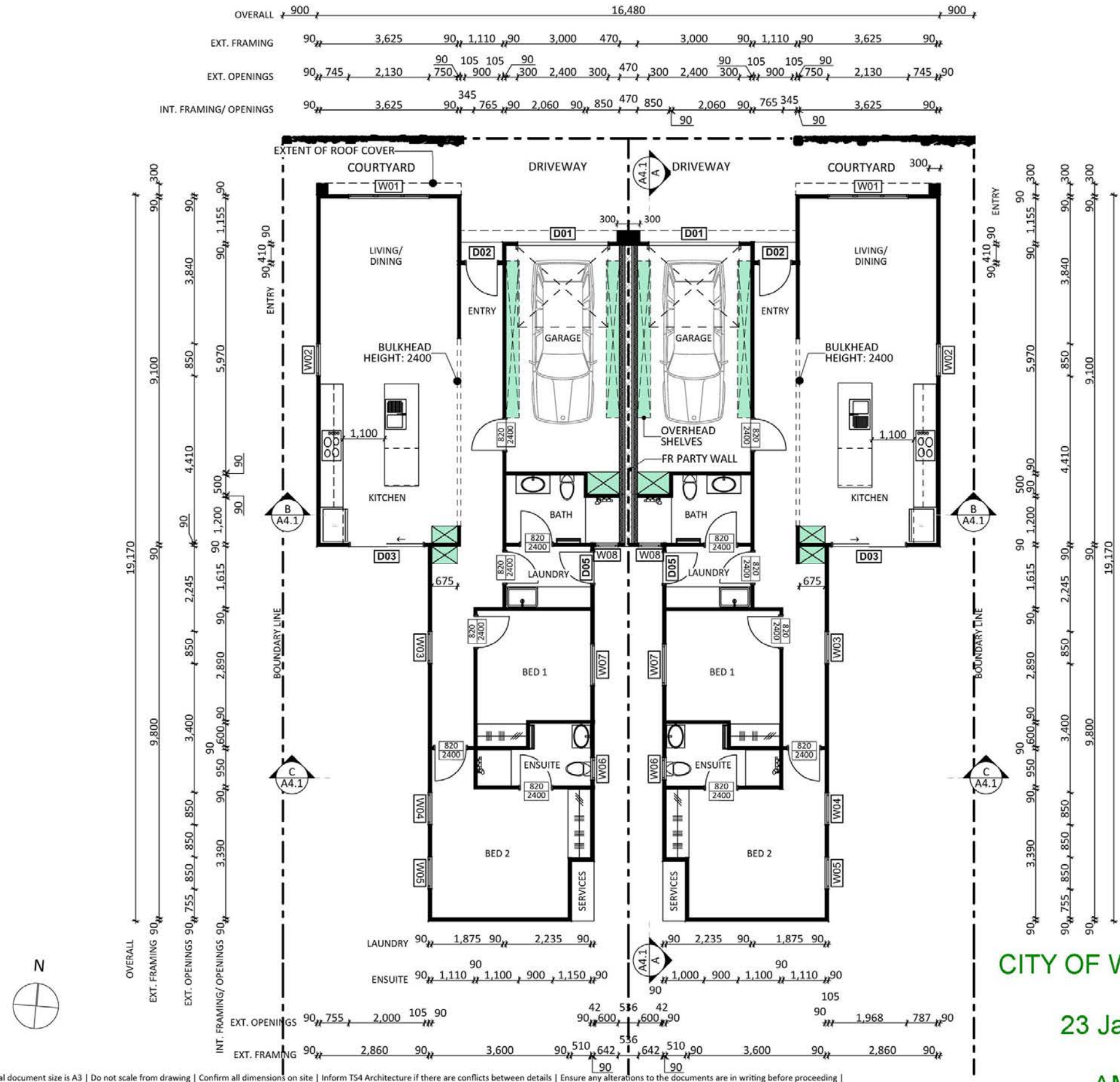
TS4 living climate responsive homes	49 GEORGE STREET NORWOOD SA 5067 t 08 8121 4008 e sp4ce@ts4.com.au w ts4.com.au	Project Name: TWO ATTACHED SINGLE FAMILY DWELLINGS - COMMUNITY TITLE	Client Name: ANN CLARKE & NEIL HODGE Project Address: 10 HUGHES STREET, MILE END SA 5031	Client Name: PLAN, SITE	Project Number: 1817	Date: 17/01/2020	BUILDING RULES
					Drawn: JD	Checked: SPH	
					Sheet Size: A3	Scale: 1:300, 1:50	

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Sheet Number
A1.1

Issue
DA-1



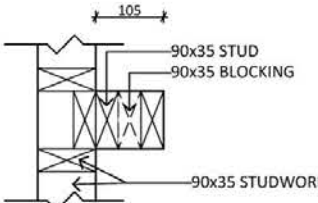


NOTE
FOR UPVC DOOR AND WINDOW DIMENSIONS
REFER TO WINDOW SCHEDULE

TIMBER FRAMING REFER TO ENGINEERING
DETAILS

FRAMING
FOR WINDOW OPENING ADD 25mm TO
OPENINGS I.E. 12.5mm ALL ROUND.

DIMENSIONING
DIMENSIONS THAT ARE UNDERLINED HAVE
BEEN ROUNDED UP OR DOWN TO THE NEAREST
5mm



TYP. MIN. DOOR NIB
SCALE 1:10

KEY
[Green hatched box] STORAGE (3.7m³ CHATELS)

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t | 08 8121 4008
e | space@ts4.com.au
w | www.ts4.com.au

Project Name

TWO ATTACHED SINGLE
FAMILY DWELLINGS-
COMMUNITY TITLE

Client Name

ANN CLARKE & NEIL HODGE

Project Address

10 HUGHES STREET,
MILE END SA 5031

Sheet Name

PLAN, FLOOR

Project Number	Date
1817	17/01/2020

Drawn	Checked
JD	SPH

Plot Size	Scale
83	1:100, 1:10

Issue

BUILDING RULES

Sheet Number	Issue
A2.2	BR-1

CITY OF WEST TORRENS

23 January 2020

AMENDED

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NOTE
TIMBER FRAMING REFER TO ENGINEERING
DETAILS

KEY	
DP	DOWNPIPE
---	BOUNDARY LINE
PWT	RAIN WATER TANK

RAINFALL AND GUTTERS	
ARI	1 in 100
RAINFALL	170mm.
ROOF A1	
SLOPE OF ROOF -	12°
ROOF AREA -	77m.2
GUTTER AREA -	HALF ROUND
GUTTER WIDTH / DEPTH -	MIN. 55/100
DOWNPIPE REQ. -	1.55 x 90
DOWNPIPE ACTUAL -	2 x 90
ROOF B1	
SLOPE OF ROOF -	20°
ROOF AREA -	34m.2
GUTTER AREA -	HALF ROUND
GUTTER WIDTH / DEPTH -	MIN. 55/95
DOWNPIPE REQ. -	0.73 x 90
DOWNPIPE ACTUAL -	1 x 90
ROOF A2	
SLOPE OF ROOF -	12°
ROOF AREA -	77m.2
GUTTER AREA -	HALF ROUND
GUTTER WIDTH / DEPTH -	MIN. 55/100
DOWNPIPE REQ. -	1.55 x 90
DOWNPIPE ACTUAL -	1 x 90
ROOF B2	
SLOPE OF ROOF -	20°
ROOF AREA -	34m.2
GUTTER AREA -	HALF ROUND
GUTTER WIDTH / DEPTH -	MIN. 55/95
DOWNPIPE REQ. -	0.73 x 90
DOWNPIPE ACTUAL -	1 x 90

ROOF CONSTRUCTION

FLAT ROOF [R5.4 COMPOSITE]
- SHEET STEEL CLADDING REV. ROOFING TRUE OAK21
- R1.3 CSR ANTICON BLANKET
- TIMBER TRUSS/RAFTER
- R5.0 BRADFORD GOLD CEILING BATT
- 10mm. PLASTERBOARD

ROOF- CARPORT, EAVES & SOFFIT
- R1.3 CSR ANTICON BLANKET
- REV ROOFING TRUEOAK 21
- 6mm. FC SHEETING

FINISHES

ROOF FINISH
- ROOF, CORRUGATED TIN COLORBOND- SURFMIST

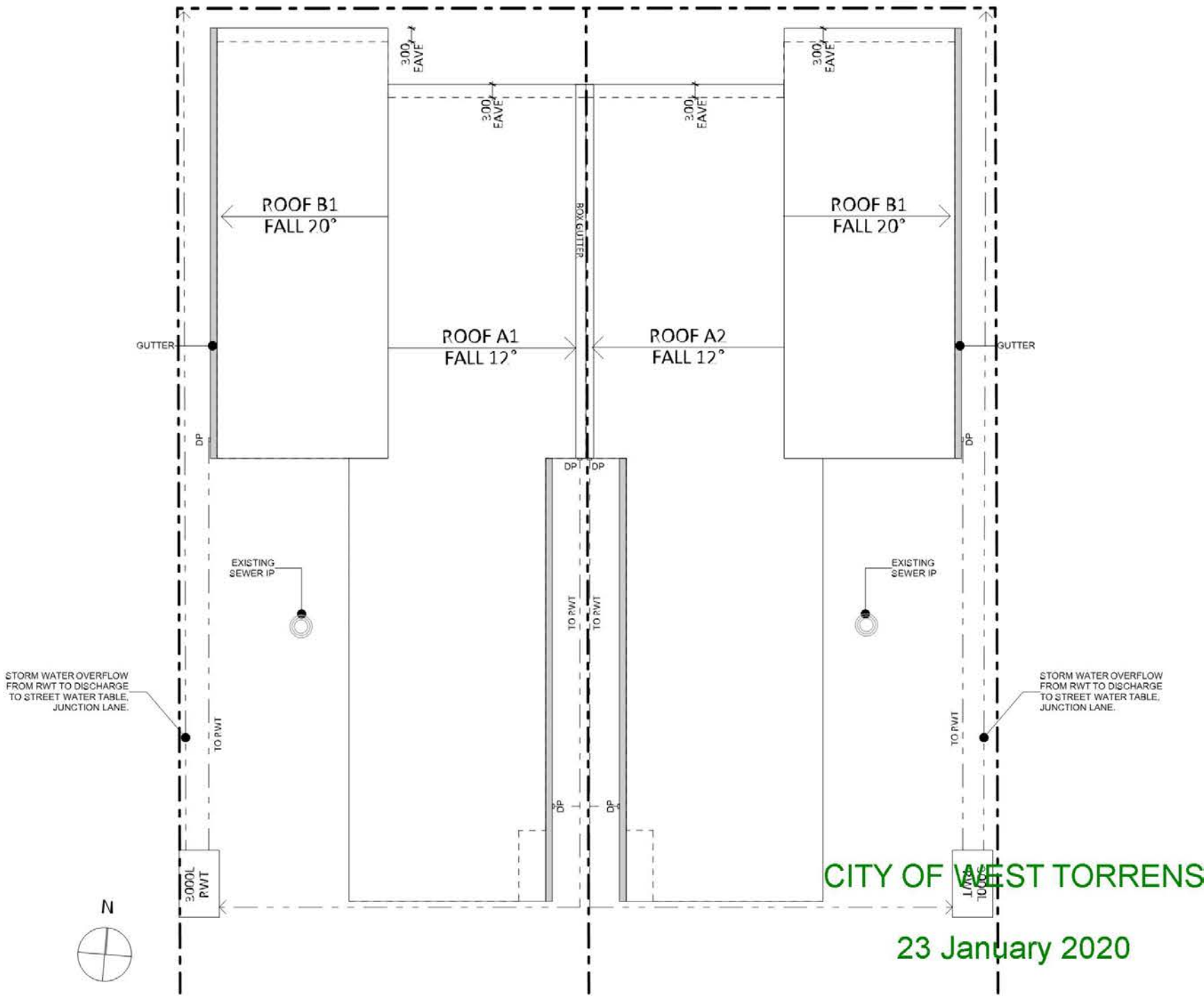
SCHEDULE

GUTTER
- TYPE: COLORBOND
- COLOUR: AS PER ADJACENT ROOF COLOUR

FASCIA / BARGE
- TYPE: LOSPTIMER
- COLOUR: COLORBOND, MONUMENT

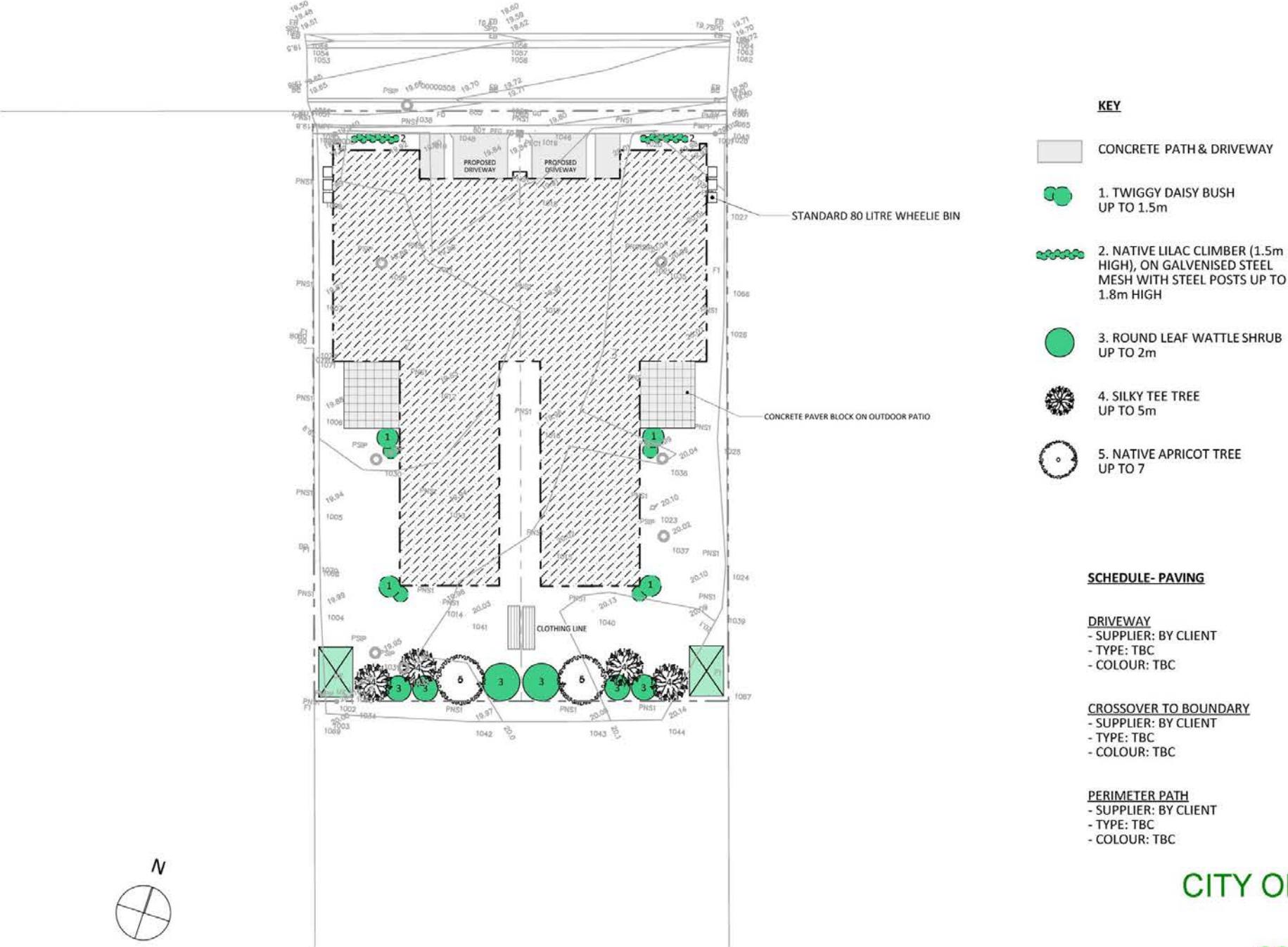
DOWNPIPE
- TYPE: uPVC
- COLOUR: AS PER ADJACENT WALL COLOUR

EAVE LINING
- TYPE: 6mm. CEMENT SHEET, BATTEN JOINT
- COLOUR: LEXICON HALF SW1G2



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					Drawn: JD	Checked: SPH	

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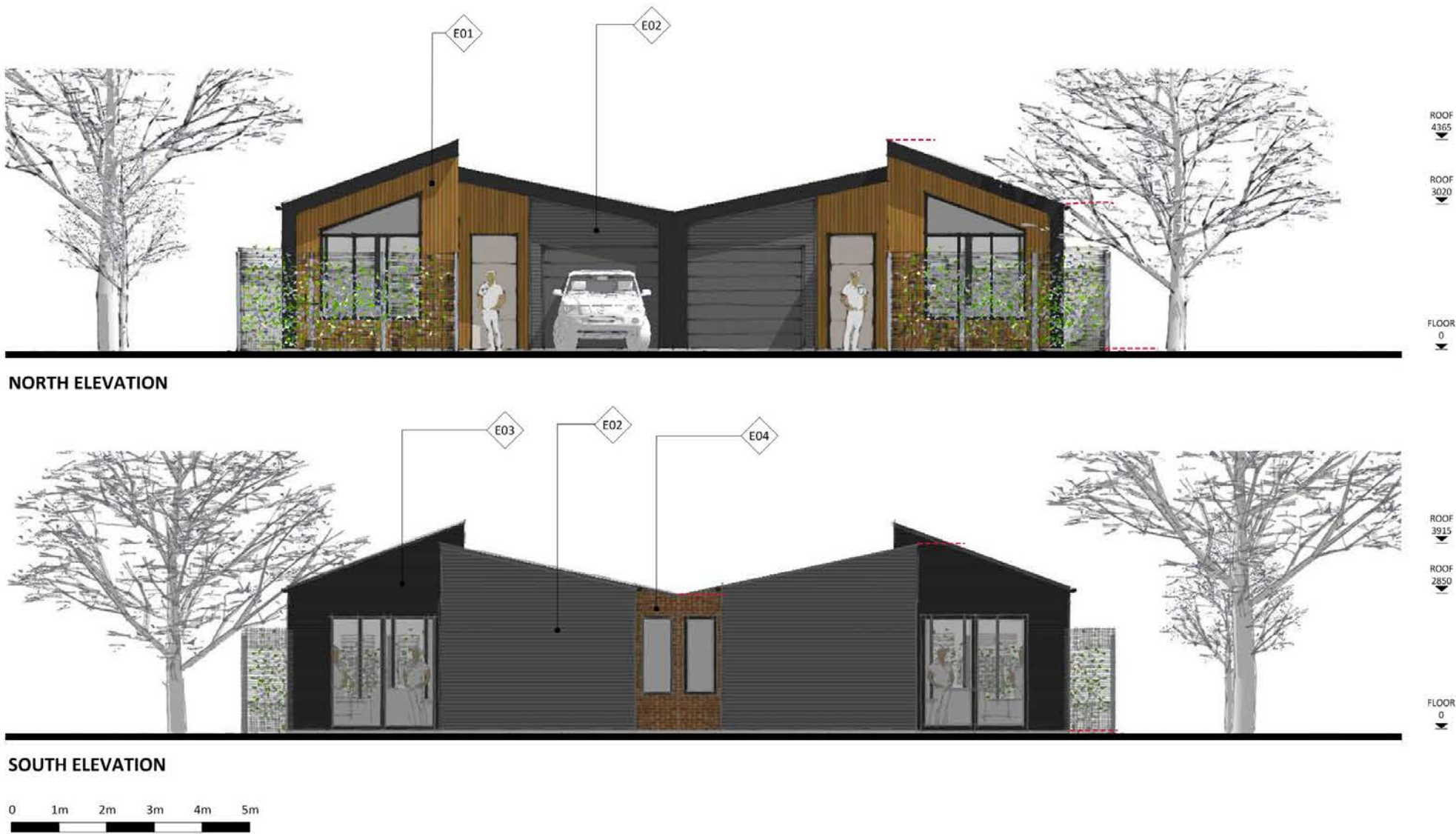
23 January 2020

AMENDED

<div>TS4living</div> <div>climate responsive homes</div>	49 GEORGE STREET NORWOOD SA 5067 t 08 8121 4008	e space@ts4.com.au w ts4.com.au	Project Name	Client Name	Sheet Name	Project Number	Date	Issue	
			TWO ATTACHED SINGLE FAMILY DWELLINGS- COMMUNITY TITLE	ANN CLARKE & NEIL HODGE	PLAN, LANDSCAPE	1817	17/01/2020		
			Project Address			Drawn	Checked		Scale
				10 HUGHES STREET, MILE END SA 5031			JD	SPH	
							Sheet Size		
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A2.6 BR-1



ROOF - R01
REVOLUTION ROOFING,
TRUEOAK 21
COLORBOND, SURF MIST

WALL - E01
BGC DURAGROOVE,
INTERGRAIN TEAK STAINED

WALL - E02
REVOLUTION ROOFING,
TRUEOAK 21
COLORBOND, BASALT

WALL - E03
REVOLUTION ROOFING,
TRUEOAK 21 COLORBOND,
MONUMENT

WALL - E04
LOCAL RECYCLED BRICK,
RED

CITY OF WEST TORRENS

23 January 2020

AMENDED

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Project Name
TWO NEW ATTACHED SINGLE
FAMILY DWELLINGS -
COMMUNITY TITLE

Client Name
ANN CLARKE & NEIL HODGE
Project Address
10 HUGHES STREET,
MILE END SA 5031

Sheet Name
ELEVATIONS. NORTH & SOUTH

Project Number	1817	Date	28/10/19
Drawn	SPH	Checked	SHP
Sheet Size	A3	Scale	1:100

REV.	DATE	REASON FOR ISSUE
-	28/10/19	PLANNING CONSENT ISSUE

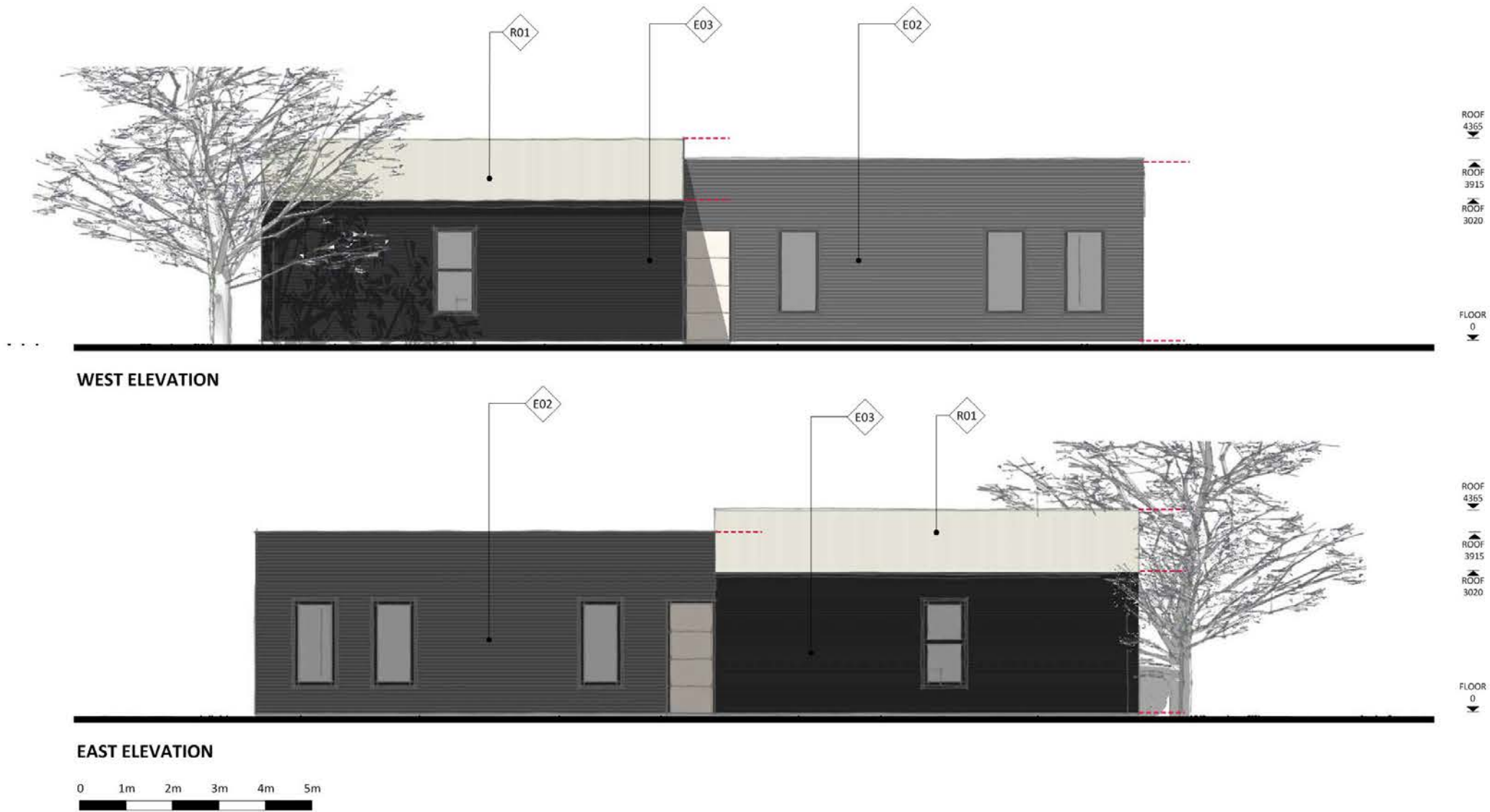
Issue
**DEVELOPMENT
APPROVAL**

Sheet Number

Issue

A2.0 DA-1

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ROOF - R01
REVOLUTION ROOFING,
TRUEOAK 21
COLORBOND, SURF MIST

WALL - E01
BGC DURAGROOVE,
INTERGRAIN TEAK STAINED

WALL - E02
REVOLUTION ROOFING,
TRUEOAK 21
COLORBOND, BASALT

WALL - E03
REVOLUTION ROOFING,
TRUEOAK 21 COLORBOND,
MONUMENT

WALL - E04
LOCAL RECYCLED BRICK,
RED

CITY OF WEST TORRENS

23 January 2020

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Project Name
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Client Name
ANN CLARKE & NEIL HODGE
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10 HUGHES STREET,
MILE END SA 5031

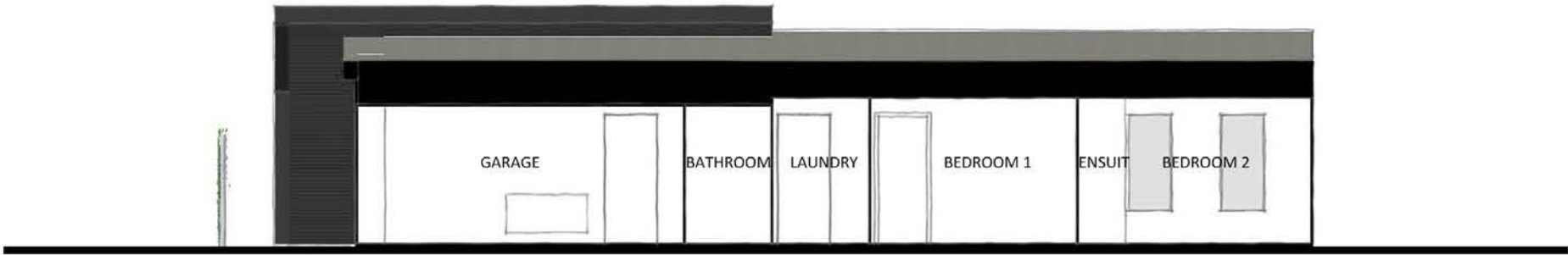
Sheet Name
ELEVATIONS. EAST & WEST

Project Number
1817
Drawn
SPH
Sheet Size
A3
Date
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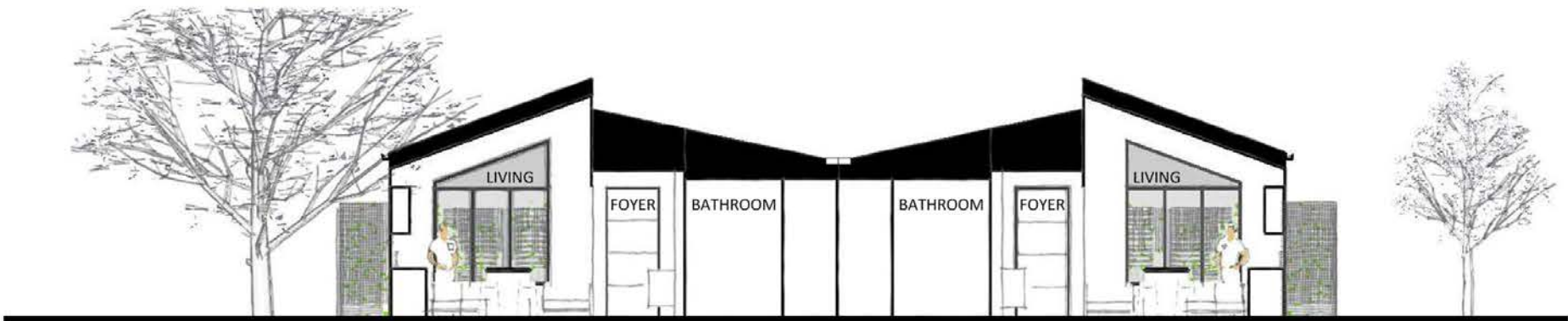
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AMENDED		DEVELOPMENT
		APPROVAL

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A2.1 DA-1



SECTION AA



SECTION BB



SECTION CC



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Project Name
TWO NEW ATTACHED SINGLE
FAMILY DWELLINGS -
COMMUNITY TITLE

Client Name
ANN CLARKE & NEIL HODGE
Project Address
10 HUGHES STREET,
MILE END SA 5031

Sheet Name
SECTIONS

Project Number
1817
Date
28/10/19
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Sheet Size
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AMENDED

REV.	DATE	REASON FOR ISSUE
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Issue
DEVELOPMENT
APPROVAL

Sheet Number

Issue

A2.2 DA-1

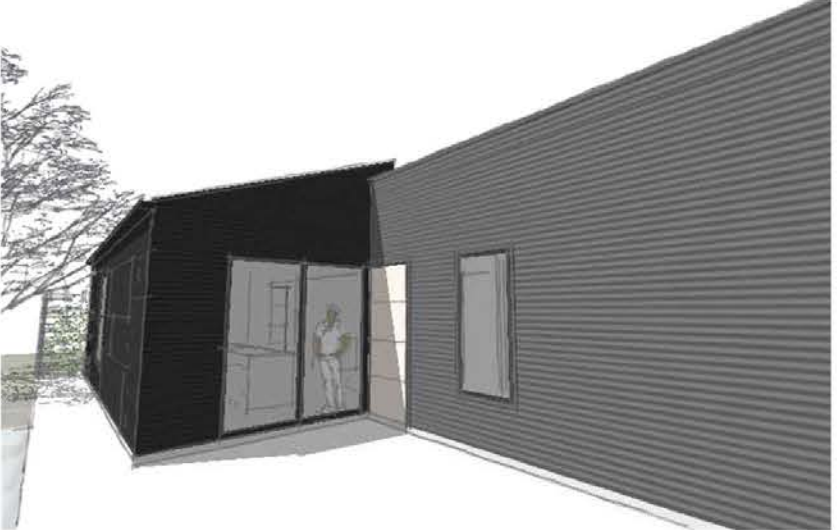
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VIEW FROM JUNCTION LANE



VIEW FROM THE DRIVEWAY



VIEW FROM THE COURTYARD



VIEW FROM KITCHEN



VIEW FROM THE LIVING SPACE



VIEW FROM KITCHEN

CITY OF WEST TORRENS

23 January 2020

AMENDED

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							Issue DEVELOPMENT APPROVAL	

Sheet Number Issue

A3.0 DA-1

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TS4 living

climate responsive homes

Attention: Sonia Gallarello
Development Officer - Planning

City of West Torrens
165 Sir Donald Bradman Drive,
Hilton SA 5033

17th January 2020

Development Application – DA 211/1080/2019 – 10 Hughes Street, MILE END SA 5031

Request for Information

Dear Sonia,

Follow on from your letter dated 11th December 2019 and our telephone conversation on the 14th January. I am writing to provide further information in support of the above development application.

I would like to provide the following comments in response to the queries raised in your letter, itemized in the same order:

1- Certificate of title attached for your information.

2- The two dwelling, we understand to be semi-detached, i.e they share a common Party Wall between the two mirrored image layouts. The party wall extends from the Garage entry point through to the south wall of the Bathroom. See updated floor plan for information.

3- Services:

- **Stormwater;** the existing property at 10 Hughes street discharges to Hughes Street. The new dwellings, Lot 2 & Lot 3 Junction Lane, are proposed to discharge to Junction Lane. See attached drawings for details.
- **Waste Water (Sewer);** the connection runs along the western side of existing property at 10 Hughes Street going through Lot 2 Junction Lane site and connection to mains sewer running along Junction Lane as indicated in the attached drawings.
- **Water;** is available at rear of Lot 2 and to be made available at rear of Lot 3. See attached drawings for details.
- **Electricity;** each new dwelling will have its own connection and individual meter box.
- **Gas;** There are no Gas connection proposed for the development. The proposed dwellings have been designed to be all electrical homes with solar hot water and induction/electrical cooking appliances.
- **Telecomm - NBN;** There are no Telephone or NBN connection proposed for the development.
- **Easements, agreements;** currently the properties (Lot 1, Lot 2 and Lot 3) are all co-owned by Neil Hodge and Ann Clarke as a Community Title. They intend to keep and utilise the two new dwellings as rental stock. There is no specific agreement in place at this stage.

TS4 living

climate responsive homes

4 & 5- Stormwater connection discharging detail; See attached drawings for details.

6- Crossover minimum width; See attached drawings for details.

7- Internal garage dimensions; See attached drawings for details.

8- 3000L RWT installation; See attached drawings for details.

9- Fencing details; See attached drawings for details.

10- Acoustic requirement; Noted.

11- See attached drawings for details.

12- See attached drawings for details.

13- Not applicable.

14- Storage; See attached drawings for details.

I trust this information to be satisfactory in addressing the queries raised for this stage of the development.

If you have any queries regarding the above please do not hesitate to call me.

Kind regards,



Allan Franca | Senior Architect

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1080/2019

Assessing Officer: Sonia Gallarello
Site Address: 10 Hughes Street, MILE END SA 5031
Certificate of Title: CT-5256/39
Description of Development: Construction of two (2) single storey dwellings

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- ☐ Site drainage and stormwater disposal
- ☐ Required FFL
- ☐ On-site vehicle parking and manoeuvrability
- ☐ New Crossover
- ☐ Your advice is also sought on other aspects of the proposal as follows:

.....
.....

PLANNING OFFICER - Sonia Gallarello

DATE 13 November, 2019



Memo

To Sonia Gallarello
From Richard Tan
Date 13-Nov-2019
Subject 211/1080/2019, 10 Hughes Street, MILE END SA 5031

Sonia Gallarello,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 1.1 In accordance with the provided 'Plan.Site' (TS4, Ref: 1817-A1.0-DA-1, dated 28/10/2019), the FFLs of the proposed development (20.20 minimum) have been assessed as satisfying minimum requirements (20.05) in consideration of street and/or flood level information.

2.0 Verge Interaction

- 2.1 In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties. Any new driveway access shall be constructed as near as practicable to 90 degrees to the kerb alignment (unless specifically approved otherwise) and must be situated wholly within the property frontage.

New driveways and stormwater connections are typically desired to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the kerb line, except for driveway separation which will be measured from property boundary). An absolute minimum offset of 0.5m from new crossovers and stormwater connections to other existing road verge elements is acceptable in cases where space is limited.

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be



City of **West Torrens**

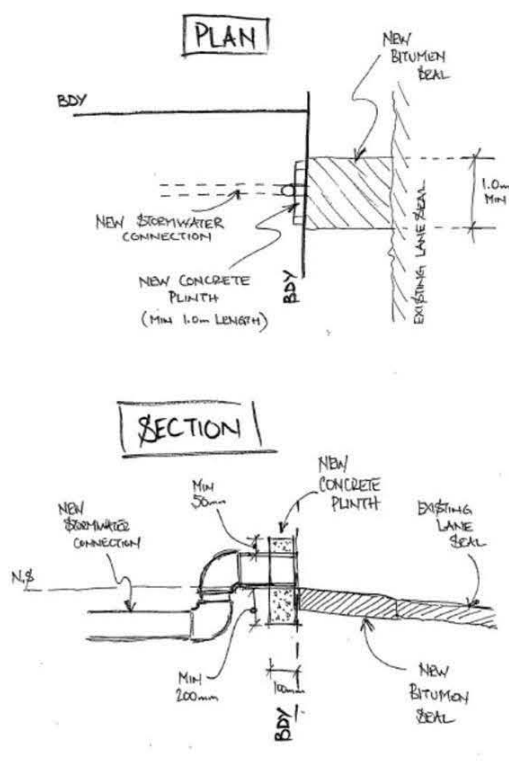
Between the City and the Sea

removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

2.1.1 The offset distance between stormwater connection and crossover should be minimum 1m. All other verge feature should comply with the above.

It is recommended that a minimum 1m offset distance should be provided between stormwater connection and crossover.

2.2 It should also be nominated for the stormwater connection discharging to a laneway to be constructed of shape and material to satisfy Council's standard requirements as following sketch



It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.

3.0 Traffic Requirements

3.1 It is recommended that the width of the crossover servicing the front dwelling is maximum 3m with 0.3m flaring on each side (3.6m wide at



City of **West Torrens**

Between the City and the Sea

the kerb line). This 0.3m flaring enables for easier entering and exiting from the driveway. Alternatively in this case, a combined crossover of not more than 6m wide will be acceptable.

It is recommended that revised plans showing a proposed crossover as above to be provided to Council.

- 3.2** The internal garage dimension is currently proposed as 2.8m x 5.5m. Although not specified in the relevant Australian Standards (AS/NZS 2890.1:2004), traffic engineering best practice guides that the minimum internal length of an enclosed garage or enclosed carport space should be a minimum of 3m x 5.8m.

It is recommended that revised plans be submitted, showing a garage internal dimension of 3m x 5.8m.

- 3.3** The garage setback distance as indicated in 'Plan.Floor' (TS4, Ref: 1817-A1.1-DA-1, dated 28/10/2019) has been assessed as satisfying minimum requirements.

4.0 Waste Management

- 4.1** The public kerbside space available for bin presentation has been assessed as satisfying minimum requirement.

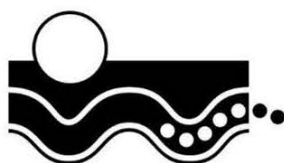
5.0 Stormwater

- 5.1** For this scale and nature of proposed development, Council's City Assets Department would consider acceptable an alternate approach to the provision of conventional stormwater detention calculations and implementation.

This alternate solution would provide improved sustainable supply to water to the ultimate homeowner and at the same time, collect and use the majority of the roof stormwater generated by the properties.

In this alternate stormwater management proposal, the following arrangements should be notated for each dwelling within the development.

- Installation of a 3,000 litre rainwater tank (no detention element).
- Rainwater tank plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.



City of **West Torrens**

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- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation.
- The stormwater collection and re-use system is to be installed and operational prior to occupancy of the dwelling.

In association with a development where the applicant has nominated this approach, it is recommended that a condition similar to the following be included with any approval;

- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Should the applicant not desire to utilise the above alternate arrangement for stormwater management, then the applicant would be requested to demonstrate through satisfactory calculations and design for conventional stormwater detention. These works to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

It is recommended that revised plans and supporting calculations (if necessary) clearly and accurately indicating satisfaction of the above criteria be provided to Council.

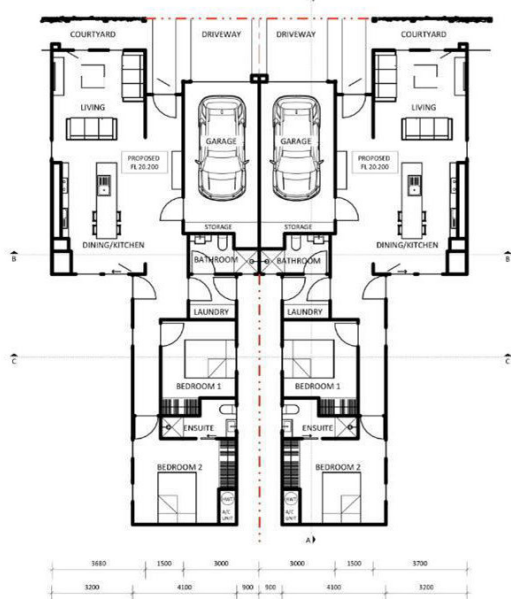
6.0 Other

- 6.1** As the proposed development is on a community land title, easement will not be required for the services to run past other dwelling (ie, the property frontage Hughes Street may need to connect to sewer services at Junction Lane). However, it should be noted that these two dwellings have been proposed to be constructed close to the boundary leaving not much space for a sewer services to be connected through to Junction Lane. As I am unclear of current services arrangement for the properties within this land, I leave this to the planner's consideration whether further clarification should be provided regarding these services.

Regards
Richard Tan
Civil Engineer

City of West Torrens Heritage Advisor Comment

Planning Application No.: 211/1080/2019
Location: 10 Hughes Street, MILE END (To rear - New allotments with Junction Lane frontage)
Zone: Residential
Policy Area: Mile End Conservation Policy Area 30
Heritage Status: Not Listed (New allotments to rear of Contributory Item)
Proposal: Construction of two semi-detached dwellings on newly subdivided portion of site
To: Cathryn Jones
Date: 19 November 2019



City of West Torrens Heritage Advisor Comment

Description:

The proposed development involves the construction of two semi-detached dwellings on the newly subdivided portion of site to the rear of 10 Hughes Street. The new dwellings will have a frontage to Junction Lane, with projecting room and each include a single garage under the main roof. The set back of the proposed building to the Junction Lane boundary is 1250mm.

Each residence includes two skillion roof forms. The main roof to the garages and dwellings has a finished height of 3915mm with 12° pitch, and the second skillion to the detached side of each dwelling has a finished height of 4365mm with 20° pitch. The two roof forms meet at a ridge line central to each dwelling. All roofing is of corrugated steel in Colorbond Surf Mist finish.

Walls to the sides and rear of the dwellings are proposed with corrugated steel sheeting in Colorbond Basalt and Monument finish, as well as local recycled red brick. The projected room to the Junction Lane frontage has a fibre cement cladding with a timber look finish, and remaining walls to frontage are of corrugated steel sheeting in Basalt. The fascia, soffit and guttering have a Colorbond Monument finish.

The finished height of the walls to the side boundaries is 3020mm. Setback of the detached portion of the dwellings from the side boundaries is not specified. The finished height of the common wall is 2850mm measuring a length of approximately 8000mm along the shared boundary.

The proposal also includes a galvanised steel post fence with galvanised steel mesh infill to the Junction Lane frontage.

As development affecting a dwelling within the Mile End Conservation Policy Area 30, Historic Conservation Area and Residential Zone, I have considered the following Development Plan Provisions:

Mile End Conservation Policy Area 30

OBJECTIVES:1

DESIRED CHARACTER

PRINCIPLES OF DEVELOPMENT CONTROL: 1, 2, 3, 4

Historic Conservation Area

OBJECTIVES: 1, 2, 3

PRINCIPLES OF DEVELOPMENT CONTROL: 1, 2, 3, 4, 5, 6

Residential Zone

OBJECTIVES: 1, 2, 4

PRINCIPLES OF DEVELOPMENT CONTROL: 1, 5, 6, 7

Assessment:

The proposal satisfies the Desired Character and Objective 1 of the Mile End Conservation Area as it is a one storey, semi-detached dwelling, with materials in line with those prescribed and is located to the rear of the character dwelling, with little impact on the historic character of Hughes Street. With respect to the Desired Character, the development also satisfies PDC 2 of Policy Area 30, PDC 1 of the Historic Conservation Area and Objective 4 and PDC 3 of the Residential Zone. The type of development is envisaged by PDC 3 of Policy Area 30, as well as Objective 1 and PDC 1 and 6 of the Residential Zone.

While the key elements contributing to the character of the policy area and Historic Conservation Area are observed in the Development Plan as consistent scale, main street setback and materials of the houses, this refers to the primary street frontage of Hughes Street, which is not affected by this proposal. There is little in Junction Lane that fits with the consistent residential built form and character of the area. Recent development of properties fronting laneways appears throughout the policy area with increased density and smaller infill dwellings, including examples to Junction Lane. Medium density development is envisaged by Objective 2 of the Residential Zone.

PDC 4 of Policy Area 30 envisages a minimum setback of the average setback of the buildings situated on allotments on either side. The proposed setback of 1250mm from the Junction Lane boundary is further forward

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than the existing dwellings to either side. As previously mentioned, provisions referring to setback can be considered of greater relevance to the primary Hughes Street frontages where there is an existing uniformity in setback. Existing development to Junction Lane is of a varied nature with examples of outbuildings and dwellings of varied scale, setback, and materiality including masonry garages and carports built to the Junction Lane boundary, one-storey dwellings and two storey townhouses with 2-3m setback.

The development is adequately screened from the street frontage by use of fencing and vegetation, satisfying PDC 7 of the Residential Zone.

In regard to Historic Character, the key elements contributing to the character of the policy area are observed in the Development Plan as consistent scale, main street setback and materials of the houses. However, this refers to the primary street frontage of Hughes Street, which is not affected by this proposal.

The proposal does not include the demolition of any original or other material, satisfying Objectives 1 and 2, as well as PDC 2 and 5 of the Historic Conservation Area. Therefore, in terms of PDC 3, the historic significance of the area is not compromised by this proposal and the integrity of the original design features are not altered. Further the prominence of the original street façade is unaffected and the new built form is located to the rear and not highly visible from the primary street frontage. It is also sufficiently separated, so as not to diminish the street facing qualities of 10 Hughes Street. The proposal is also not placed between the front street boundary and the façade of the Contributory place satisfying PDC 4 of the Historic Character Area.

The weight given to the satisfaction of Objective 3 and PDC 6 would be low, in that the proposal is not highly visible to Hughes Street and therefore cannot promote or enhance the cultural significance and historic character, nor its compatibility with existing character, scale/bulk or materiality of the existing building or streetscape to Hughes Street. Both Objectives 2 and 3 are considered to be of greater relevance to primary streets such as Hughes Street and not original service laneways, such as Junction Lane.

The proposal has taken design cues from historic built forms as encouraged by PDC 6 of the Historic Conservation Area. The single storey semi-detached dwelling has a garage that is setback from the front wall reflecting proportion of villas and semi-detached cottages within the area. The pitched corrugated roof forms and materials are a modern interpretation of those envisaged for the policy area. The development is of a suitable scale, proportion and composition. The colour and texture of materials is contrasting to the historic character of the area, but is of visual interest.

Conclusion:

This proposal, whilst a modern interpretation of existing character, use of materials, forms and setbacks of the policy area desired by the development plan, does not offend the historic significance of the area, as it is located to the rear of a Contributory Place on a former service laneway.

Positive and compatible aspects of the design include:

- the attention to proportion of the projecting lane-facing portion, which reflects the bulk, proportion and scale of a semi-detached cottage;
- improvement of the character to Junction Lane through lane-facing development;
- the modern interpretation; no replication of historic elements; and
- pitched corrugated roofing;

This proposal is an example of acceptable infill development to an original service laneway and therefore is acceptable, from a heritage point of view, mainly because it does not offend the historic character exemplified in Hughes Street.



Stavroula Rozaklis

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - February 2020

Brief

This report presents information in relation to:

1. any planning appeals before the Environment, Resources and Development (ERD) Court;
2. any matters being determined by the State Commission Assessment Panel (SCAP);
3. any matters determined by the Minister of Planning (Section 49);
4. any matters determined by the Governor of South Australia (Section 46); and
5. any deferred items previously considered by the Council Assessment Panel.

Development Application appeals before the ERD Court

Nil

Matters pending determination by SCAP

Reason for referral	DA number	Address	Description of development
Schedule 10	211/M030/18	192 ANZAC Highway, GLANDORE	Eight-storey RFB, 40 dwellings & removal of regulated tree
Schedule 10	211/M015/19	1 Glenburnie Terrace, PLYMPTON	Six-storey RFB, 32 dwellings & associated car parking
Schedule 10	211/M018/19	6 Ebor Avenue, MILE END	Mixed use building comprising ground floor shop & residential apartments

Matters pending determination by the Minister of Planning

Reason for referral	DA number	Address	Description of development
Section 49	211/G003/20	1 Africaine Road, WEST BEACH	Boundary realignment
Section 46	211/D129/19	9, 7, 292-304, 410 Elizabeth, Marion, Anzac Highway, PLYMPTON	Boundary re-alignment
Section 46	211/C130/19	7, 5, 3, 1 Elizabeth Street, PLYMPTON	Community division
Section 49	211/V007/12 V3	Lot 2 in FP 1000, West Beach Road WEST BEACH	Variation - removal of east-west internal road

Matters pending determination by the Governor of South Australia

Nil

Deferred CAP Items

Nil

Conclusion

This report is current as at 31 January 2020.

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Attachments

Nil

9 OTHER BUSINESS

10 MEETING CLOSE