

29 October 2019

Corporation of the City of Adelaide
GPO Box 2252
ADELAIDE SA 5000

Attention: Rebecca Rutschack

Dear Ms Rutschack

**Re: Proposed alterations and additions to Existing Care and Services Facility
at 254-268 Hutt Street, Adelaide**

Please find enclosed herewith a development application prepared on behalf of the Hutt St Centre for alteration and additions to the existing Care and Services Facility ("CSF") at 254-268 Hutt Street. Enclosed with the application is the following documentation:

- a completed Development Application Form;
- signed Office of Technical Regulator Power Line Clearance Declaration;
- Certificates of Title;
- A compendium of plans illustrating the proposed development prepared by Flight Path Architects
Specifically:
 - SK00 Drawing List + Location Plan Rev. 1 Dated 29/10/19;
 - SK01 Demolition Plan Rev. 1 Dated 29/10/19;
 - SK02 Roof Plan - Demolition Rev. 1 Dated 29/10/19;
 - SK03 Proposed Ground Floor Plan Rev. 1 Dated 29/10/19;
 - SK04 Proposed 1st Floor Plan Rev. 1 Dated 29/10/19;
 - SK05 Proposed Roof Plan Rev. 1 Dated 29/10/19;
 - SK06 Elevations Rev. 1 Dated 29/10/19;
 - SK07 Elevations Rev. 1 Dated 29/10/19;
 - SK08 Elevations Rev. 1 Dated 29/10/19;
 - SK09 3D Views Rev. 1 Dated 29/10/19;
 - SK10 3D Views Rev. 1 Dated 29/10/19; and
 - SK11 3D Views Rev. 1 Dated 29/10/19.



- A Heritage and Design Statement prepared by Flightpath Architects;
- Storm Water Management Plan prepared by CPR Engineers.

Can you please advise on the required development application fees so that we can arrange for prompt payment from our client?

SITE AND LOCALITY

The subject land is located at 254 – 268 Hutt Street, Adelaide.

The site has a combined frontage to Hutt Street of 51.2 metres and rear lane access with a frontage to Vincent Place of 25.04 metres.

The site has an area of 1,554.75 square metres.

The site for the purpose of the proposed development represents an amalgamation of the following land parcels:

CT VOLUME/FOLIO	PARCEL	PLAN
Volume 5557 Folio 448	Allotments 91 and 92	FP 212837
Volume 5779 Folio 103	Allotment 99	FP 199626
Volume 5940 Folio 177	Allotment 404	FP 182056
Volume 5940 Folio 178	Allotment 410	FP 182056

The following schedule of easements exist over the allotments comprising the subject site:

- Allotment 99 is subject to an easement over the within land to Council for the purposes of drainage.
- Allotment 404 is subject to an easement over land Marked A for drainage in favour of Allotment 401.
- Allotment 404 exists together with a right of way over the land marked B.



- Allotment 401 exists together with an easement over land Marked A for drainage over Allotment 404.

The subject land accommodates a mix of buildings including:

- Three Local Heritage (Townscape) listed places specifically the three former houses at 254, 258 and 260 Hutt Street; and
- A single storey building together with outbuildings and verandah at 262 – 268 Hutt Street.

NATURE OF PROPOSED DEVELOPMENT

The proposed development involves the following scope of works at the existing CSF:

- Internal Demolition and Reconfiguration of the buildings for the CSF at 262-268 Hutt Street including:
 - demolition of existing outbuildings
 - construction of a new laundry; storage/locker room and art/recreation room;
 - construction of a new outdoor canopy and outdoor kitchen;
 - re-arrangement of the internal activity spaces within the existing building footprint;
 - construction of a new entry foyer;
 - reconfiguration of the existing landscaped forecourt and erection of new fencing;
- Construction of a new canopy and deck between existing buildings;
- Internal Demolition and reconfiguration of the ground floor of the buildings at 254 -260 Hutt Street;
- Conservation and repairs to the facades of the Local Heritage Places at 254, 258 and 260 Hutt Street.

The CFS will continue to operate in accordance with the approved and existing use rights providing services and care to clients including:

- Breakfast & Lunch Service
- Essential Day Care Services including:
 - Showers
 - Lockers
 - Laundry
 - Mail Collection
 - Clothing Assistance



- Access to IT services (charging station for mobile phones)
- Allied Health Services including:
 - RDNS (Nursing Service)
 - GP Services
 - Brain Health (Alzheimers Clinic)
 - Exercise Physiologist
 - Relationships Australia (health and wellbeing clinic)
 - One Sight (OPSM Clinic)
 - Podiatrist
 - Hearing SA (Audiology checks)
 - Dental Outreach Clinic
- Key Professional Services including:
 - Intake & Assessment Service
 - Case Management Service
 - Private Rental Clinic (Housing Rental Advice Counselling)
 - Pastoral Care (counselling)
 - Aged city living program for older clients
 - Assistance with finding housing
 - Legal Aid
 - Education and training
- Lifestyles & Activities Program including:
 - Recreational Activities (internal and external outings)
 - Occupational Therapist
 - Nutritionist
 - Art Therapy
 - Pet Therapy
 - Gang Greens Service (sweeping and cleaning the street – Hutt Street, Adelaide)
- Pathways Program
 - Pathways to Employment, Education & Training Program
- Other Services
 - JP Service
 - Hairdresser
 - Clothing Assistance



The re-developed facility will provide offices for the administration of the facility and its functions, accommodating allied health professionals and social workers, interviews and assessment of its clients and fundraising.

PROCEDURAL MATTERS

The subject site straddles two zones, specifically the Main Street (Hutt) Zone and the Institutional 1 (St Andrews) Zone.

The proposal is neither listed as Complying nor Non-Complying in either the Main Street (Hutt) Zone or the Institutional 1 (St Andrews) Zone.

For the purpose of Public Notification, the proposal is not listed as Category one and accordingly is assigned Category 2 in that both Zones list the following kinds of development as Category 2:

“all forms of development not assigned Category 1” or

“all development, other than where the development is assigned Category 1 or where the development is classified as non-complying”.

CONSIDERATION OF PLANNING MERITS

The proposed development comprises building works, as depicted in the proposal plans. They are essentially within the existing building footprint of the buildings within the site boundaries to facilitate the improved delivery of services.

The building works have minimal or no detrimental impact beyond the boundaries of the site noting the contextual setting and location of the adjacent built form and activity zones of the adjacent land uses.

The upgrade to the entrance of the facility and facades of the Local Heritage properties result in beneficial upgrade to the existing buildings appearance and their contribution to the Hutt Street Streetscape.

The proposed development does not result in a change to the scale and mass of the existing built form and retains the heritage value and setting of the heritage places and their built form contribution to the locality.

The proposed development warrants Development Plan Consent.



Please do not hesitate to contact the undersigned on 8193 5600 should you require any further information.

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd