

**strengthening our community**

12 May 2019

Ms Simone Fogarty  
Presiding Member  
State Commission Assessment Panel  
Level 5, 50 Flinders Street,  
Adelaide SA 5000

Emailed to [alison.gill2@sa.gov.au](mailto:alison.gill2@sa.gov.au)

Dear Ms Fogarty

SECRA requests a meeting with you to discuss two developments in our area approved by the State Commission Assessment Panel (SCAP):

1. the demolition of two villas on the corner of Hutt and Ifould Streets before the commencement of the failed development at 55 Hutt Street, and
2. August Towers, on the corner of Hutt Street and South Terrace, and in particular, the future of the historic Davaar House.

The South East City Residents Association (SECRA) is a voluntary body which

- promotes the interests of residents of the south-east precinct of the City of Adelaide and adjoining areas.
- preserves and enhances the inherent character and heritage of the neighbourhood including the adjacent area of the Park Lands, and in particular, Victoria Park, and
- supports the provision of local retail and service facilities while retaining the “village atmosphere” of Hutt Street.

In undertaking these tasks, SECRA receives no council or government support.

**1. The demolition of two historic bluestone villas on the corner of Hutt and Ifould Streets**

The proposed development at 55 Hutt Street was a case-managed development approved by the SCAP (or its earlier manifestation called the Development Assessment Commission (DAC)) on 11 August 2016. The development involved the construction of a mixed-use building, comprising residential units and retail and commercial facilities.<sup>1</sup> Before the developer withdrew from the project in November 2018, two historic bluestone villas were demolished. The now vacant area may become a bituminised car park.<sup>2</sup> A fit-for-purpose planning process should not allow this to happen.

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<sup>1</sup> [https://www.saplanningportal.sa.gov.au/current\\_planning\\_system/development\\_assessment/development\\_activity\\_maps/media/individual\\_pages/55\\_Hutt\\_Street.pdf](https://www.saplanningportal.sa.gov.au/current_planning_system/development_assessment/development_activity_maps/media/individual_pages/55_Hutt_Street.pdf).

<sup>2</sup> Simon Thomas Wilson, *Advertiser*, 4 March 2019, 5.

## 2. The future of local heritage-listed Davaar House

The August Towers development was a case-managed development also approved by DAC on 26 February 2015. It involved the construction of a 14 storey mixed-use building including offices, serviced and residential apartments, and the adaptive re-use of an existing local heritage building 'Davaar House'.<sup>3</sup> It was intended that the "existing Heritage Listed Davaar House, a two storey building constructed in 1876 would be restored to its original condition" as part of the development.<sup>4</sup>

In the Development Application Form submitted in June 2016<sup>5</sup> revising the original plans, Bruce Henry and Associates considered that *"the proposed development will be largely positive for the heritage values of the historic house, and particularly, will re-establish its historic presence at the corner of South Terrace and Hutt Street."*<sup>6</sup> The proposal included both Davaar House (retention and restoration of the existing two storeys local heritage building) and front fencing.<sup>7</sup> A Heritage Impact Statement was attached to the submission giving a comprehensive overview of the history and historical importance of Davaar House.

SECRA cannot understand how a developer was able to transform this heritage building by placing a concrete slab (considerably higher than the level of the original garden) containing two large, exhaust vents which compromise future landscaping and the return of the heritage-listed wrought-iron fence. Further, the promised renovation of Davaar House has stalled signalled by the existing boarded up windows. A fit-for-purpose planning process should not allow this to happen.

It would be appreciated if members of the SECRA committee can meet you to discuss our concerns about these two developments and and the issue of who ensures compliance of a development that has received development approval by SCAP.

Yours sincerely



John Underwood  
Chairperson, South East City Residents Association  
Ph. 0428 232 418

cc Stephan Knoll MP, Minister for Transport, Infrastructure and Local Government, Minister for Planning.  
Rachel Sanderson MP, Minister for Child Protection.

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<sup>3</sup> [https://dpti.sa.gov.au/sa-planning-portal/current\\_planning\\_system/development\\_assessment/development](https://dpti.sa.gov.au/sa-planning-portal/current_planning_system/development_assessment/development)

<sup>4</sup> <http://www.anthonnydonatoarchitects.com.au/portfolio/august-towers/>

<sup>5</sup> [https://www.dac.sa.gov.au/\\_data/assets/pdf\\_file/0009/273987/Combined\\_documents\\_020\\_A054\\_14.pdf](https://www.dac.sa.gov.au/_data/assets/pdf_file/0009/273987/Combined_documents_020_A054_14.pdf)

<sup>6</sup> Above n 3, page 17.

<sup>7</sup> Above n 3, page 3.