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1980s consultancy  
by GC & J Mant for  
Adelaide City Council

- \* the CAPAT judgements by Judge Roder on the Meath Appeal, February 1981;
- \* the adopted 1981 Plan (the "Green Book");
- \* the amended Principles gazetted in May 1982;
- \* the amended Regulations gazetted in January 1983;
- \* the CAPAT judgement by Judge Roder on the Rocca Appeal, January 1984 and the Doherty Appeal, October 1984;
- \* proposed draft amendments to the CADC Act, prepared by the City of Adelaide Planning Commission (CAPC), July 1984;
- \* the CAPAT judgement by Judge Ward on the Tsantes Appeal and the Borgo Investments Appeal, delivered in February and August;
- \* draft amendments to Principle 24 adopted by Council in August 1984, and submitted to the CAPC in September, 1984;
- \* the City Planner's Department "Development Control Policies" Book;
- \* the Council's draft Work Program for the 1984-1986 Review of the City Plan.

We agreed to present a joint report, noting any differences of emphasis or opinion between us in the body of our report.

On October 11, 1984, we discussed our report, with the Chairman of Council's North Adelaide Precincts Special Committee, Councillor Fidock, Council's newly appointed City Planner, Mr. Bechervaise, and his staff.

#### 4. PERCEPTIONS OF EXISTING PROBLEMS

##### 4.1 Impressions of the Character of New Residential Development

On the morning of our arrival we toured North Adelaide in the company of Mr. Bennett of the City Planner's Department and looked at residential development built since 1977 in the context of older development - the townscape and streetscape of North Adelaide.

Our first impression was of the large amount of new housing - of a residential real estate development "boom" in progress. Most is single and two storey, some 3 or more storeys. Overall average project size is 6 dwelling units. The commonest project size was for 3 dwelling units, although single dwellings on small subdivided pieces of old gardens, and large projects of more than 10 dwelling units, were not uncommon. The most common dwelling type was described to us as a "townhouse" - a single or 2 storey dwelling unit, typically in a group around an internal driveway and car parking area.