

## GSA Australia Pty Ltd C/- Intro Design Pty Ltd

Variation to mixed use building comprising:

- Refinement of the design of level 35 and roof level;
- Ground level northern façade oblique cut in angle depiction increased as measured at SFL and reduction in waiting and mail area of 7.9m<sup>2</sup>. Façade set out to ensure sufficient colonnade head height is achieved without impacting upon the original horizontal design intent datum line of folding façade panels;
- Deletion of solar panels and corresponding change of battery room to generic store room at ground level;
- Change rooms at Level 1 replaced with hydraulic plant;
- Refinement of the façade at the south-eastern corner over ground level and Level
   1 to accommodate required gas services;
- Uniform column width in elevation between levels 1 and 11 (maximum column width of 675mm);
- Level 12 and 13 façade adjustments to allow structural requirements are met as determined with engineers through design development; and
- Refinement of design of column in section (with change of dimension no more than 25mm).
- General 'tidy up' of plans (including confirmation of deletion of green wall).

## 266-269 North Terrace, Adelaide

020/A074/17 V2

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### **OVERVIEW**

Application No	020/A074/17 V2
Unique ID/KNET ID	2019/06472/01 (4131)
Applicant	GSA Australia Pty Ltd C/ INTRO
Proposal	Variation
Subject Land	266-269 North Terrace, Adelaide
Zone/Policy Area	Capital City Zone / Central Business Policy Area 13
Relevant Authority	SCAP
Lodgement Date	28 May 2019
Council	City of Adelaide
Development Plan	Consolidated 07 June 2018
Type of Development	Merit
Referral Agencies	Government Architect, City of Adelaide
Report Author	Janaki Benson, Senior Planner
RECOMMENDATION	DEVELOPMENT PLAN CONSENT BE GRANTED

### **EXECUTIVE SUMMARY**

The proposed development seeks a variation to DA 020/A074/17 and the subsequent V1 variation application granted consent by the State Commission Assessment Panel (SCAP) in March 2019 (with the original consent granted 2018) for 'Demolition of all existing structures and the construction of a 34 storey mixed-use building comprising student accommodation, associated student services/amenity spaces and ground floor commercial land uses'.

The variations (V2) sought include the following:

- Refinement of the design of level 35 and roof level;
- Ground level northern façade oblique cut in angle depiction increased as measured at SFL and reduction in waiting and mail area of 7.9m<sup>2</sup>. Façade set out to ensure sufficient colonnade head height is achieved without impacting upon the original horizontal design intent datum line of folding façade panels;
- Deletion of solar panels and corresponding change of battery room to generic store room at ground level;
- Change rooms at Level 1 replaced with hydraulic plant;
- Refinement of the façade at the south-eastern corner over ground level and Level
   1 to accommodate required gas services;
- Uniform column width in elevation between levels 1 and 11 (maximum column width of 675mm);
- Level 12 and 13 façade adjustments to allow structural requirements are met as determined with engineers through design development; and
- Refinement of design of column in section (with change of dimension no more than 25mm); and
- General 'tidy up' of plans (including confirmation of deletion of green wall).

While the GA does not object to the majority of the proposed changes as they are considered minor in nature, concern has been raised in regard to the compound effect of the incremental changes over the two (2) variation applications that will result in an architectural expression which is inconsistent with the original design intent.

Although the changes are considered to result in an altered architectural expression to that originally granted by SCAP, Development Plan Consent is recommended.



### **ASSESSMENT REPORT**

### 1. BACKGROUND

At the State Commission Assessment Panel meeting held 8 March 2018 the Panel considered a proposal for *Demolition of all existing structures and the construction of a 34 storey mixed-use building comprising student accommodation, associated student services/amenity spaces and ground floor commercial land uses and resolved to defer consideration of the development. In response to the deferral motion, the applicant made a number of amendments and provided further information, where the item was reconsidered and granted consent at the SCAP meeting held 12 April 2018.* 

The first variation application was considered by SCAP 14 March 2019. The variations sought in this application include the following:

- Reduction in floor to floor heights by 60mm (no change to internal floor to ceiling heights);
- Removal of pedestrian canopy to Frome Street;
- Two (2) additional residential levels, from 34 to 36 (extra 38 beds). The overall building height does not increase however given a reduction in slab level allows for the additional levels sought;
- Change to the architectural expression to the crown of the building;
- Deletion of basement;
- Reduction in ground level café floor area;
- Reconfiguration and relocation of communal spaces;
- Reconfiguration of apartment typologies across levels 24-26;
- Reduction in the number of bike parks;
- Change in materiality glass spandrel panels to be replaced with precast concrete panels of a similar colour; and
- Change to the horizontal sunshade depth to 600mm (previously a variety of depths to align to the curved edges of the vertical sun shading blades).

SCAP determined to defer consideration of the variation application above but determined to granted consent at its meeting held April 2019 after deferral matters were clarified.

Early construction work has commenced at the site with demolition now complete.

## 1.1 Strategic Context

On 30 May 2017 the Minister for Planning approved the Capital City Policy Review (Design Quality) Development Plan Amendment introducing new policy intended to:

- reinforce the importance of design quality for new development;
- establish additional requirements for over-height development including zone interface treatments and triggers for over-height allowances; and
- provide guidance regarding built form responses to context and streetscape character.

## 1.2 Pre-Lodgement Process

The applicant chose not to engage in the Pre-lodgement service for the original application and did not undergo a Pre-lodgement meeting or Design Review process.



## 2. DESCRIPTION OF PROPOSAL

Application details are contained in the ATTACHMENTS.

A summary of the proposal is as follows:

	Approved	V1	V2
Land Use Description	Mixed use building comprising commercial (cafe) tenancy at ground floor and 687 student accommodation beds with associated communal areas.	Mixed use building comprising commercial (cafe) tenancy at ground floor and 725 student accommodation beds with associated communal areas.	No change from V1
Building Height	118 metres (RL 158.9m) – 35 levels (including basement).	118 metres (RL 158.9m) – 35 levels.	No change from V1 (no overall height increase but the redistribution of height / increase of lift overrun)
Description of levels	Basement – building services, bicycle store and back of house facilities Ground – commercial tenancy with alfresco area, foyer, student services, loading and waste store.	Ground - commercial tenancy with alfresco area, foyer, student services, loading and waste store.	Basement - No change from V1 Ground - no change from V1 other than new gas service configuration in south-east corner and resultant facade change
	Level 1 – student amenity space, laundry, back of house and co-work space.	Level 1 - student amenity/gym, fire pump room and back of house facilities.	<b>Level 1 –</b> no change from V1
	Levels 2-5 (each contain) – 1x DDA compliant studio, 4x 1 bed co-living, 3x 2 bed co-living, 4x 4 bed co-living and two level communal spaces	<b>Levels 2-5</b> – Co-living & DDA	Levels 2-5 – no change from V1



 Lovolo / 11 /	Lovolo 6 44 Callindra	Lovolo / 44
Levels 6-11 (each	Levels 6-11 – Co-living	Levels 6-11 –
<b>level)</b> – 4 x 1 bed		no change
co-living, 4x 2 bed		from V1
co-living, 4x 4 bed		
co-living and two		
level communal		
spaces.		
Level 12 – Student	<b>Level 12</b> – Communal	Level 12 – no
amenity space,		change from
gymnasium and		V1
balcony area		
Level 13 – Student		
amenity space	Level 13 - Communal	Level 13 - no
including study		change from
rooms.		V1
Levels 14-23 (each		
<b>level)</b> – 1 x 5 bed	Level 14-25 – Multi-bed	Level 14-25 -
duplex every second	& duplex	no change
level and 4x 5 bed		from V1
ensuite.		
<b>Level 24</b> – 1x 2 bed		
ensuite and 4x 5 bed		
ensuite.		
<b>Level 25</b> – 9x		
standard studio, 1x		
large studio, 1x 1 bed		
room, 1x DDA		
compliant studio,		
communal open		
space.		
Level 26-29 (each		
<b>level)</b> – 15x	<b>Level 26</b> – Studio & 2	<b>Level 26</b> – no
standard studio, 2x	bed	change from
large studio, 1x 1 bed		V1
room and 1x DDA	<b>Level 27-30</b> – Studio &	Level 27-30 -
studio.	DDA	no change
Levels 30-33 (each		from V1
<b>level)</b> – 15x	Level 31-34 - Studio	Level 31-34 -
standard studio, 2x		no change
large studio and 2x 1		from V1
bed rooms.	Level 35 - Studio &	Level 35 – no
	communal	change from
		V1
Roof - lift overrun		
with rooftop plant	Roof - lift overrun with	Roof -
concealed by	rooftop plant concealed	Deletion of
structure with solar	by structure. The	solar panels
panels above.	applicant has confirmed	and
	solar panels are still	corresponding
	proposed at roof level.	change of
		battery room
		to generic
		store room at
		ground level.
		<u> </u>



Site Access	Vehicular access to the site, for deliveries and waste collection, is via a private laneway and associated right of way. Pedestrian access is via the main entrance at the corner of Frome Street and North Terrace, through the commercial tenancy on North Terrace.	No change.	No change.
Car and Bicycle Parking	45 bicycle parks with no inclusion of car parking on site.	32 bicycle parks with no inclusion of car parking on site.	No change from V1, other than slight configuration of bike room. 32 spaces still provided
Encroachments	The external fins encroach into the public land by a maximum or 1.2 metres – Council confirmed that the encroachments can be authorised under staff delegation.	Council has confirmed a reduction in the horizontal fins/sunshades to 600mm complies with Council's Encroachment Policy.	The proposed encroachments over North Terrace and Frome Street satisfies Council's Encroachment Policy.



### 3. SITE AND LOCALITY

## 3.1 Site Description

The site comprises of one allotment, described as follows:

Lot No	Street	Suburb	Hundred	Title Reference
235	North Terrace	Adelaide	Adelaide	6194/250

The subject site is located at the corner of North Terrace and Frome Road, where the existing First Church of Christ Scientist building has been demolished. The site has a 27.38 metre frontage to Frome Street and a 25.76 metre frontage to North Terrace. There is a 4.57 metre shared lane to the southern boundary of the site which has rights of way over it to enable rear access to the rear of the neighbouring buildings that front North Terrace.

The site is located adjacent state heritage buildings with the 4 buildings immediately west of the site being listed along with the University of South Australia building to the northwest and the Old Royal Adelaide Hospital buildings to the north east.

## 3.2 Locality

The immediate locality is characterised by a number of State Heritage Listed buildings including the Brookman Building of the University of South Australia, the Old Royal Adelaide Hospital Buildings, Ayers House, the classical sandstone Villa at 261 North Terrace, the two storey terrace buildings at 263-264 North Terrace and Grand Lodge of Freemasons Adelaide Masonic Centre.

North Terrace is Adelaide's most prominent boulevard and provides a significant cultural experience with the location of the Universities, Museum, Art Gallery and Parliament located on the its northern side. The Southern side comprises of a mixture of uses with offices, public buildings, public car parking structures and two churches (one to be demolished by this application).

A majority of the buildings on North Terrace have a zero setback to the front boundaries and create a hard edge between the public realm and the built form, the exception is the heritage buildings at 261-264 North Terrace.

South of the site is a privately owned laneway, a construction site for the new Adelaidian development and the existing public car parking structure fronting Frome Street.

The eastern side of Frome Street comprises of a Budget car rental office with associated car park and another public carpark further south with residential apartments above and ground floor tenancies.





## 4. COUNCIL COMMENTS or TECHNICAL ADVICE

## 4.1 City of Adelaide

Council provided the following comments 04 June 2019:

- The proposed gas box will reduce available sight distance. Sight distance for pedestrian safety must be provided in accordance with AS2890.1 (2004) Figure 3 3
- The proposed encroachments over North Terrace and Frome Street satisfies Council's Encroachment Policy.

## 5. STATUTORY REFERRAL BODY COMMENTS

Referral responses are contained in the ATTACHMENTS.

## 5.1 Government Architect

The Government Architect (GA) is an informal referral. The State Commission Assessment Panel may have regard to this advice.

While the GA does not object to the majority of the proposed changes as they are considered minor in nature, concern has been raised in regard to the compound effect of

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the incremental changes over the two (2) variation applications that will result in an architectural expression which is inconsistent with the original design intent.

Changes the GA does not object to include:

- Minor redistribution of height and increase in the height of the lift overrun at the top of the building; and
- The screening treatment to the rooftop plant.

Changes the GA has raised concern with:

- Removal of solar panels from the rooftop;
- The reduced width of the vertical fins at the lower half of the building to a uniform width. It is considered this change will dilute the sculptural expression of the building as envisaged in the original approved scheme. This change to the vertical fins (along with the standardised depth of the horizontal sunshades approved as part of the V1 application) are considered detrimental to the development overall. The curved sculptural quality of the building will be lost, which was a fundamental part of the merits of the originally approved scheme;
- Changes to the south-eastern corner of the building at ground and mezzanine levels to accommodate a gas service enclosure. This change involves the removal of the corner splay and the replacement of glazing panels with solid metallic panels. While the technical requirements are acknowledged, the GA is concerned by the resultant impact on the presentation of the building at the public realm interface. Due to the dynamic architectural expression and the height, the GA is of the view that the amended treatment of this corner presents an overwhelming and incongruous element at the footpath level.

The applicant responded to the GA's referral advice and has outlined:

- Revised drawings clarify the visual impact that the proposed changes to the width
  of the vertical fins when viewed from the surrounding locality. Overall, the applicant
  is of the opinion that these plans present a proposed scheme that '...remains true
  to the original design as previously approved';
- The project team has revisited and amended the design of the façade at the southeastern corner as follows:
  - The fire booster doors are proposed to be vertical and solid with a dark glass finish to match colour-back glass to the above mezzanine plant;
  - The mezzanine level facade directly above the doors will comprise colourback glass will rake back to retain the articulated intent; and
  - o Glass is proposed to level 1 to allow improved sunlight access. A reduction to the bulk of the feature cladding to this portion will result.

The applicant considers this revision will result in a significant reduction in the metallic feature cladding and reintroduction of vision and colour-back glazing providing visual relief in line with the dynamic proposed treatment of the balance of the street interface.

The additional documentation provided by the applicant has been reviewed by the Government Architect's Senior Design Advisor and the following has been noted:

• While the GA recognises that the latest amendments provide incremental improvements from the previously proposed scheme for the variation proposal V2, the amended V2 scheme is still considered to reduce the quality of the urban design outcome of the originally proposed scheme.



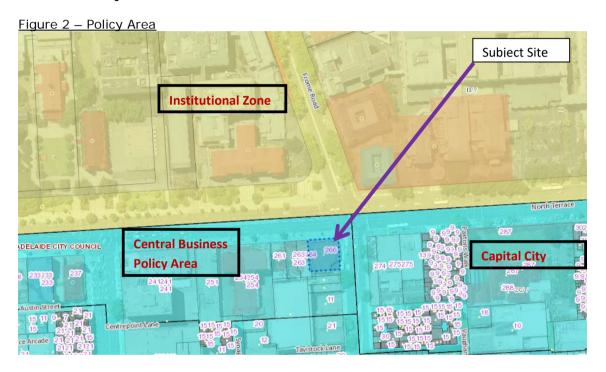
## 6. PUBLIC NOTIFICATION

The variation application is a Category 1 development and no public notification was required.

### 7. POLICY OVERVIEW

The subject site is within the Capital City Zone, Central Business Policy Area 13 as described within the City of Adelaide Development Plan Consolidated 07 June 2018.

## 7.1 Policy Area



## 7.2 Central Business Policy Area 13

- The Policy Area is the State's pre-eminent economic, governance and cultural hub and will be supported by educational, hospitality and entertainment activities and increased opportunities for residential, student and tourist accommodation.
- Buildings will exhibit innovative design approaches and produce stylish and
  evocative architecture, including tall and imposing buildings that provide a hard
  edge to the street and are of the highest design quality.
- Complementary and harmonious buildings in individual streets will create localised character and legible differences between streets, founded on the existing activity focus, building and settlement patterns and street widths.
- Development of a high standard of design and external appearance is anticipated in a way that successfully integrates with the public realm. To enable an activated street level, residential uses (or similar) should be located above ground level.



## 7.3 Capital City Zone

- High-scale development is envisaged in the Capital City Zone with high street walls that frame the streets and an interesting pedestrian environment and human scale created at ground level.
- In important pedestrian areas, buildings will be set back at higher levels above the street wall to provide views to the sky and create a comfortable pedestrian environment.
- Minor streets and laneways will have a sense of enclosure (a tall street wall compared to street width) and an intimate, welcoming and comfortable pedestrian environment with buildings sited and composed in a way that responds to the buildings' context.
- A comprehensive, safe and convenient movement network throughout the City will develop, focusing on the provision of linkages on both public and private land between important destinations and public transport.

#### 7.4 Council Wide

Council Wide provisions provide guidance on the desire for increased levels of activity and interest at ground level; a high standard of design; appropriate bulk and scale of buildings and positive contribution to streetscapes including interfaces with places of heritage significance. Multi-level car parks and short stay public use of ancillary car parking spaces are discouraged at ground floor street frontages within the Primary Pedestrian Area.

#### 7.5 Overlays

#### 7.5.1 Affordable Housing

The subject land is located within the Affordable Housing Designated Area in Development Plan Map Adel/1 (Overlay 5a).

The Overlay recommends integration of affordable housing with residential and mixed-use development, and development comprising 20 or more dwellings to include a minimum of 15 percent affordable housing.

## 7.5.2 Adelaide City Airport Building Heights

Prescribed height limits are specified for the subject land under the Adelaide (City) Airport Building Heights Map Adel/1 (Overlay 5).

Referral to the Department of Transport and Regional Services through AAL has already been undertaken given the development proposed in the original application exceeded the Obstacle Limitation Surface prescribed in the Development Plan. Approval was required under the Commonwealth Airports Act 1996 for this structure that sought to penetrate the prescribed air space as defined in the Act. The applicant is aware of the separate approval being required and have commenced that process.

Given this variation does not seek to alter or increase the approved height approved (158.900 AHD), no referral to AAL was required as part of assessment of this second variation application.



### 8. PLANNING ASSESSMENT

The assessment information below is only considering the proposed variations, all other assessment matters are contained in the original assessment report (including the V1 SCAP report), which can be found in the attachments associated with this report.

## 8.1 Design and Appearance

The proposed variations will result in external alterations to all facades of the building as discussed below:

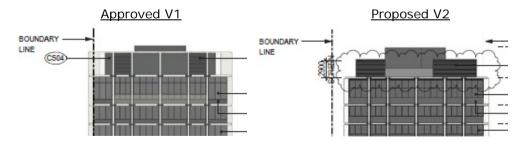
### Refinement of the design of level 35 and roof level (and deletion of solar panels).

The applicant has outlined that detailed wind modelling design now requires the incorporation of a liquid mass damper on the roof top plant area to stabilize the columnar built form. The refinement of design has resulted in a reduction of the roof SFL with level 35's floor to floor height reduced by 4.5 metres. Access and maintenance requirements have similarly been considered as part of this amendment, namely the maintenance difficulty of facade elements above roof level.

A result of the roof top plant is that the height of the elements required to be screened has reduced in height and subsequently, in the opinion of the applicant, distorted the proportions of the upper levels of the building. The applicant has advised that the design intent for the *bris soleil* to be taller than the levels below it. Therefore, it is intended to setback the upper level plant screens from the edge of the building to reinstate the primacy of the glazed tower element.

The GA does not object to the minor redistribution of height and increase in the height of the lift overrun at the top of the building and the screening treatment to the rooftop plant as shown in Figure 3 below. Removal of the solar panels from the roof however is not supported however by the GA albeit it is acknowledged that this variation application will allow for retro fitting of photovoltaic panels and adaption of the ground floor store room to a battery room.

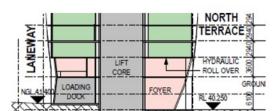
<u>Figure 3 – Refinement of the Design of Level 35 and Roof level</u>



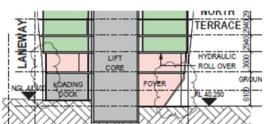


 Ground Level northern façade oblique cut in angle depiction increased as measured at SFL.

## Approved V1



## Proposed V2



This change is considered reasonably minor and acceptable and is required to ensure sufficient colonnade head height is achieved without impacting upon the original horizontal design intent datum line of folding façade panels.

• Refinement of the façade at the south-eastern corner over ground level and Level 1 to accommodate required gas services

Advice from Lucid consultants during the detailed design process has revealed the need to increase the size of the gas metre enclosure to safely accommodate the necessary equipment. The change to the façade at the south-eastern corner over ground level and level 1 to accommodate required gas services has been of particular concern by the GA.

The changes to the south-east corner include the removal of the corner splay and the replacement of glazing panels with solid metallic panels. The GA is of the view that the new treatment, which includes angled double height walls in a copper metallic finish with geometrically expressed joints, will present as an incongruous element at footpath level. Council also raised concern over the gas box's new configuration, given they considered it may reduce available sight distance.

The GA has recommended review of this south-east corner expression to provide relief from the metallic walling, with the intention of reflecting that approve in the original scheme. In response to the GA's above suggestion (and Council's concern), the applicant has confirmed safe vehicular and pedestrian access (via GTA advice) and revised the design of the façade at this corner as show in Figures 4 and 5 below. The resulting amendment will result in a reduction in the metallic feature cladding and reintroduction of vision and colour back glazing provided visual relief, more in line with the dynamic proposed treatment for the public street interface originally intended with:

- o The fire booster doors now proposed to be vertical and solid with a dark glass finish to match colour-back glass to the above mezzanine plant;
- o The mezzanine level facade directly above the doors will comprise colour-back glass will rake back to retain the articulated intent; and
- o Glass is proposed to level 1 to allow improved sunlight access and a reduction to the bulk of the feature cladding to this portion.

The GA has reviewed this change and outlined 'While the GA recognises that the latest amendments provide incremental improvements from the previously proposed scheme for the variation proposal V2, the amended V2 scheme is still considered to reduce the quality of the urban design outcome of the originally proposed scheme'.



Figure 4 – South-Eastern Corner Comparison

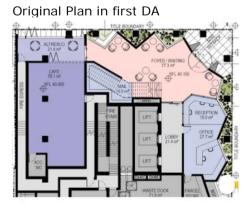


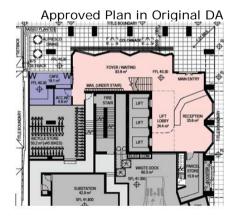
Figure 5 – Render of South-Eastern Corner (Frome St, Looking North)



• General 'tidy up' of plans (including confirmation of deletion of green wall)

Figure 4 above also shows that the green walls to the northern (and eastern) elevations are no longer proposed. The applicant has outlined that the landscaping graphically depicted at ground, as part of the original DA, was subsequently removed but not updated on the elevations (including the approved V1 application documents).





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The applicant explains that the landscaping that formed part of the original DA was removed to allow the project team to address one of the SCAP's reasons for deferral – the desire for pedestrian shelter.

To accommodate this change, landscaping was removed to allow the façade line at ground to be moved back to provide for this pedestrian shelter on the subject site. However, the elevations in the original and the V1 were not updated to remove the landscaping, resulting in some misunderstanding about the extent of landscaping proposed at the site.

<u>Uniform column width in elevation between levels 1 and 11 (maximum column width of 675mm)</u> and

The applicant has outlined that this change has resulted from the required construction methodology. The clearance between each column has had to be refined to enable the installation of the external Alimak hoists and craneage requirement.

The GA does not support the amendments to the width of the vertical fins at the lower half (levels 1-11) of the building to a uniform 625mm width. Particularly, the GA is concerned this change to vertical fins (along with the change to the horizontal fins approved in the V1 application) will dilute the sculptural curved expression of the building as envisaged in the originally approved scheme.

Figure 6 below shows the change in elevation from the V1 to V2 proposals over levels 1-11 to the northern elevation (with all other elevations comparisons provided in the attachments).

• Refinement of design of column in section (with change of dimension no more than 25mm)

The applicant has had direct feedback from the form workers who are making the columns. They have advised that during the making of the formwork, there can be a discrepancy of up to 25mm between what is drawn and what is built and this amendment is being put forward as a matter of transparency.

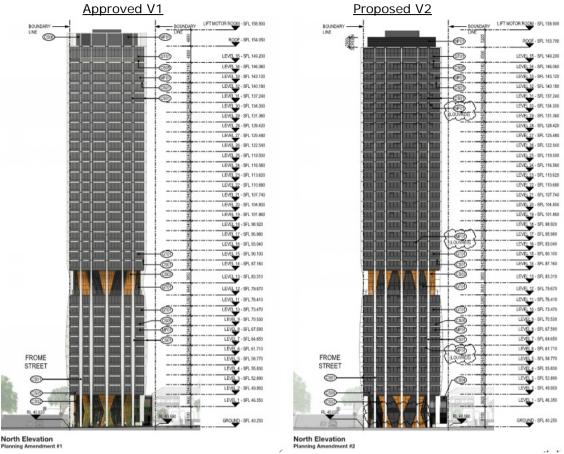
• Level 12 and 13 façade adjustments to allow structural requirements are met as determined with engineers through design development

The applicant has advised the change at levels 12 and 13 proposed has resulted from the refinement in structural design, with the slab tying in with the structural columns at level 13.

This amendment delivers an additional  $37m^2$  of communal space over levels 12 and 13 whilst reducing the level 12 outdoor terrace by  $6m^2$ . The external changes to result (to all elevations) are shown in the attachments but the northern elevation is shown below in Figure 6 to highlight this difference. This figure shows the change from the V1 to V2 proposal over these two (2) levels -12 & 13, with a change in both the angle, configuration and ratio of the glazing and cladding.



Figure 6 –Northern Elevation Comparison



8.2 Internal Changes

The proposed variations will result in internal alterations that include:

Change rooms at Level 1, replaced with hydraulic plant

While this amendment will result in loss of the changes room associated with the gym, the Accessible Water Closet adjacent the gym is to remain and will allow the opportunity for users of the gym a spot to change if needed.



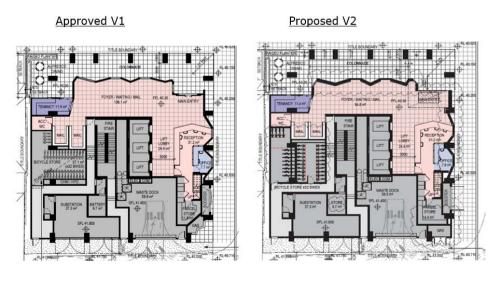
Figure 7 - Level 1 Comparison



• Change of battery room to generic store room at ground level, reduction in waiting and mail area of 7.9m² and change to bike and gas room configuration

The internal changes to the ground floor are considered minor and acceptable as they do not result in amenity or functionality impacts.

Figure 8 – Ground Level Comparison



## 9. DISCUSSION

Although the internal variations proposed are considered minor and reasonable, it is acknowledged that the external façade changes proposed will further dilute the sculptural architectural expression to that originally approved (and not supported by the GA). The loss of solar panels at roof (and clarity around the green walls at ground) is also an undesirable element of this second variation application albeit the building will still provide energy efficient measures such as the horizontal sunshades and concrete spandrels approved in the previous applications. Further to this, the applicant has outlined:



GSA are committed to delivering an inherently sustainable building. As was discussed in the original application, the buildings sustainability extends past a small green wall (which was decorative in nature) and solar panels on the roof (which could be added at a later date).

- High performance building envelope: wall, floor and roof insulation R-values to meet best practice guidelines.
- High performing solar control and glazing system to mitigate solar heat gains in summer.
- Use of architectural facade feature elements to shade glazing.
- Energy efficient massing with minimal exposed ceilings and floors (Levels 2 to 11 and Levels 14 to 33 have the same boundaries)
- Natural ventilation provided to every unit.
- Master shutdown switches at the entry of each unit, allowing residents to easily turn off all lighting and air-conditioning upon departure.
- LED lighting throughout.
- Motion sensors for efficient lighting control within common areas.
- Water efficient fittings:
  - o Taps: minimum 5 star WELS rating (i.e. maximum flow rate of 6.0 L/min)
  - Showerheads: minimum 3 star WELS rating (i.e. maximum flow rate of 7.0 L/min)
  - Toilets: minimum 4 star WELS rating (i.e. maximum average consumption of 3.5 L/flush)
- Secure bicycle storage.
- Portland cement content in concrete mixes to be reduced by 25% and replaced by slag and/or flyash to reduce carbon footprint and resource depletion.
- Low volatile organic compound (VOC) paints.

Notwithstanding the incremental external changes over the two (2) variation applications results in a building expression inconsistent with the original design intent, the scope of this planning assessment is limited to the elements of the proposal not comprehended by the first variation application (V1). It is necessary to consider the pre-existing variation (V1) approval because the effect of this variation on the locality in which it will be undertaken cannot be addressed without having regard to the existing V1 approval.

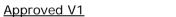
The comparison render diagrams provided by the applicant in Figures 9, 10 & 11 highlight the anticipated public realm changes to result between the V1 application recently granted consent and this V2 application. The changes proposed as part of the V2 application are not considered fundamentally different to that approved in the V1 application to warrant refusal – this is not to ignore the fact that this application has some shortfalls with the removal of solar panels and the further loss of the sculptural 'skeleton' as approved in the original development application.



<u>Figure 9 – Render Comparison (looking north from Frome Street)</u>



Figure 10 – Render Comparison (looking south from Frome Street)





Proposed V2





Figure 11 – Render Comparison (looking east from North Terrace)



## 10. CONCLUSION

While the planning merits are considered finely balanced, the application is recommended for the granting of Development Plan Consent subject to the conditions attached to this report.



### 11. RECOMMENDATION

It is recommended that the State Commission Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the City of Adelaide Development Plan.
- 3) RESOLVE to grant Development Plan Consent to the proposal by GSA Australia Pty Ltd for variations to mixed use building at 266-269 North Terrace, Adelaide, subject to the following conditions of consent.

### PLANNING CONDITIONS

1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

### **ADVISORY NOTES**

a. Previous Application Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 020/A074/17 and DA 020/A074/01 V1) remain valid.

Janaki Benson

Senior Planner DEVELOPMENT DIVISION

DEPARTMENT OF PLANNING, TRANSPORT and INFRASTRUCTURE

18 April 2019

Janaki Benson Senior Planning Officer – Inner Metro Development Assessment Development Division

Via email: janaki.benson@sa.gov.au

Dear Janaki.

Re: 266 North Terrace – Variation to DA 020/A074/17 V1

Intro Architecture on behalf of GSA Australia Pty Ltd is pleased to submit amended plans for the demolition of all existing structures and the construction of a 36 storey mixed-use building comprising student accommodation, associated student services/amenity spaces and ground floor commercial land uses.

This variation application has been prepared to address a range of constructability issues with the application.

SUBJECT LAND

The subject land is located at 266 North Terrace and is legally described below:

Lot No	Filed Plan	Volume/Folio	Hundred
235	181887	5097/955	Adelaide
23	181887	2331/105	Adelaide

The subject land is located within the Capital City Zone within the Adelaide (City) Development Plan (consolidated – 7 June 2018).

## PROPOSED DEVELOPMENT

The proposed variation to the approved development is described as follows:

- refinement of design of level 35 and roof levels;
- ground level northern façade oblique cut in angle depiction increased as measured at SFL and reduction in waiting and mail area of 7.9m<sup>2</sup>. Façade set out to ensure sufficient colonnade head height is achieved without impacting upon the original horizontal design intent datum line of folding façade panels;
- deletion of solar panels and corresponding change of battery room to generic store room at ground level;
- change rooms at Level 1 replaced with hydraulic plant;
- refinement of the façade at the south-eastern corner over ground level and Level 1 to accommodate required gas services;
- uniform column width in elevation between Levels 1 and 11 (maximum column width of 675mmm); and

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- level 12 and 13 façade adjustments to allow structural requirements are met as determined with engineers through design development;
- refinement of design of column design in section (with change of dimension no more than 25mm).

## NATURE OF DEVELOPMENT

I am of the opinion that the proposed development is a variation application as the essential nature of the application has not changed pursuant to Section 39(4)(a)(ii) within the Development Act 1993.

The proposed development satisfies the Development Plan insofar as:

- the essential nature of the application remains as the construction of a mixeduse development comprising student accommodation, student amenity spaces and a ground floor commercial use;
- · the access and egress arrangements remain unchanged;
- the form and composition of the building are consistent with the approved design intent;
- the proposed changes to the columns are required for constructability;
- the ground floor interface with the public realm remains largely consistent with the approved development and are required for constructability and to accommodate the required services.

The revised development is not prescribed as complying nor as non-complying within the Development Plan and should be assessed on its merits against the provisions of the Adelaide (City) Development Plan (consolidated 20 June 2017) as a consent form of development.

## **PROCESS**

The proposed development comprises a Variation Application in its own right, as opposed to a Regulation 47A Minor Variation as the external of the appearance of the building has changed, most notably, the proportion of the crown.

I am of the opinion that the change to the façade, decrease in ground floor building envelope and roof strategy results in the proposal being of a significant change to warrant the lodgment of a Variation Application.

## **BUILDING DESIGN**

The key design changes to the scheme are:

- adjustment to L1-L12 column width;
- the change in section alignment of the ground floor northern façade resulting in the façade intersecting the SFL 0.597 metres south of that approved;
- change in the façade angle at Levels 12 and 13;

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- refinement of the gas meter enclosure at ground level; and
- refinement of level 35 and roof levels design.

Further justification for each of these elements is provided below:

#### Adjustment to L1-12 column width

- The proposed development is located with close clearances to the street edge. As the construction methodology for the building has been developed, the clearance between each column has had to be refined to enable the installation of the external Alimak hoists and craneage equipment.
- This change is relatively minor in dimension, being a maximum of approximately 160mm to either side of the column
- The accompanying images demonstrate the minor nature of this dimensional adjustment to the design intent, and that columns when viewed from both ground level, and from a distant present the dynamic form presented in the original DA lodgment.
- The materiality of columns will not be altered as part of this amendment.

## Refinement of the gas meter enclosure

- Advice from Lucid arising during the detailed design process has revealed the need to increase the size of the gas meter enclosure at the south west corner of the ground floor to safely accommodate the necessary equipment;
- As depicted in the attached South and East Elevations and the Level 1 Plan, the cohesion of the design intent is maintained with the southernmost extent of the eastern façade segmented to 'lean in' at ground floor level and the gas enclosure integrated into the building envelope expression;
- This alteration to the building envelope extends to Level 1 increasing the housekeeping and accessible bike storage area by 4.8m2;
- The plant access screen is to be prefinished in bronze to match the adjacent prefinished cladding system; and
- GTA confirm, as attached, that the altered façade alignment will maintain safe vehicular and pedestrian access at the corner of Frome Road and the laneway based on the enclosure doors only being open very occasionally for maintenance.

## Change in the façade angle at Levels 12 and 13

 This refines the structural design such that the slab ties in with the structural columns at Level 13. The façade is adjusted to suit while maintaining the original design intent of a folding dynamic facade; and

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• The further-resolved floor plans at this level delivers an additional 37m<sup>2</sup> of communal space over Levels 12 and 13 whilst reducing the Level 12 outdoor terrace by 6m<sup>2</sup>.

### Refinement of Level 35 and roof levels design

- The proposal has required the incorporation of a liquid mass damper (LMD) on the roof top plant area to stabilize the columnar built form. This requirement has arisen from more detailed wind modelling during detailed design:
- The size of this damper has been limited by the approved envelope, but is nonetheless required on the upper level of the building;
- The refinement of the design has resulted in a reduction of the roof SFL with Level 35's floor to floor height reduced to 4.5 metres;
- The overall building height including plant remains as approved;
- Access and maintenance requirements have similarly been considered as part of this amendment namely the maintenance difficulty of façade elements above roof level;
- As a result of this integration of the roof top plant, the height of the elements required to be screened has reduced in height. This has the effect of distorting the proportions of the upper levels of the building, particularly when viewed from the middle distance. The design intent is for the upper most portion of the *bris soleil* to be taller than the levels below it. The consolidation of the plant design means that this upper level would be shorter again;
- The proposal therefore seeks to set back the upper level plant screens from the edge of the building around the full perimeter, clad in a recessive dark colour. This will have the effect of reinstating the primacy of the glazed tower element; and
- When viewed from street level, the composition of the tower reads with a
  diminution of the size between floor to floors, with the upper level on the
  approved scheme presenting an anomaly in height. The setback for the plant
  screen and LMD is such that it is not visible from the immediate public realm
  and will only be viewed at a greater distance as shown in the attached 3D
  renders.

#### Solar Panels

 While solar panels are not proposed to be included in the subject development application at this time, capacity remains for the integration of a solar photovoltaic array to the rooftop and retrofit of a battery room within the now proposed store room at ground floor in the future.

Please find included within this application package the following documentation:

- a completed development application form;
- the Certificate of Title;
- revised Architectural Plans; and
- traffic advice from GTA.

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We ask that you receive this application and issue a fee invoice to the applicant care of Intro Architecture in due course.

Should you wish to discuss any matter further, please contact the undersigned on  $8410\ 0453$  or  $0402\ 424\ 403$ .

Yours sincerely,

Anthony Gatti

Senior Planning Advisor

Intro Design Pty Ltd

L11 44 Waymouth Street PO Box 207 Rundle Mall Adelaide SA 5000

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## **APPENDIX 01 – CERTIFICATE OF TITLE**

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Intro Design Pty Ltd L11 44 Waymouth Street

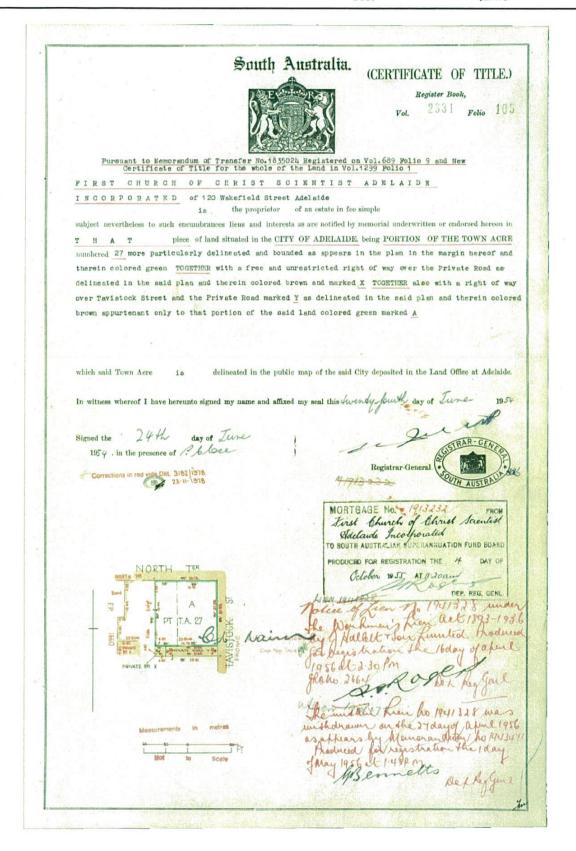
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Product
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Customer Reference

Order ID Cost Register Search 28/10/2016 09:45AM 266-267 Nth Tce CM 20161028002374

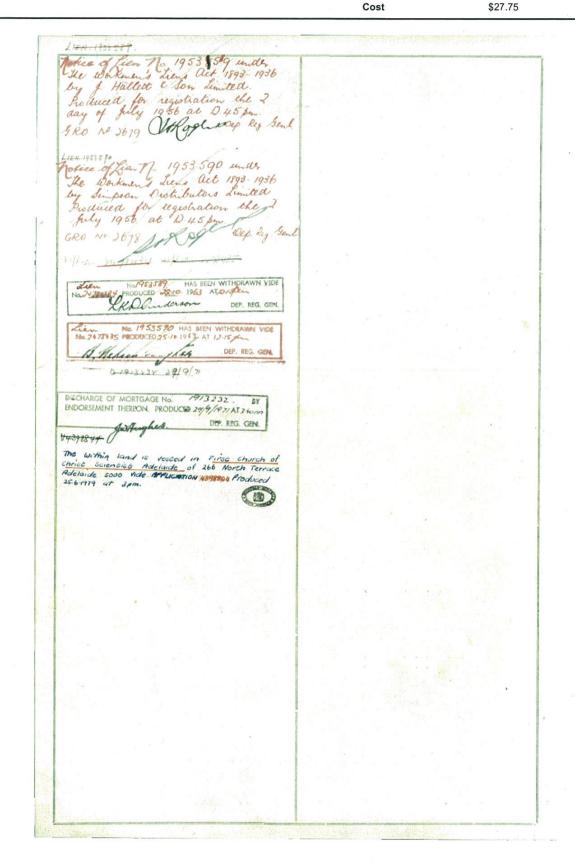
\$27.75





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Date/Time
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## **Notations**

**Dealings Affecting Title** 

NIL

**Priority Notices** 

NIL

Registrar-General's Notes

NEW TITLE TO ISSUE (REDESIGNATION) VIDE FILED PLAN F181887

**Administrative Interests** 

NIL



\REA

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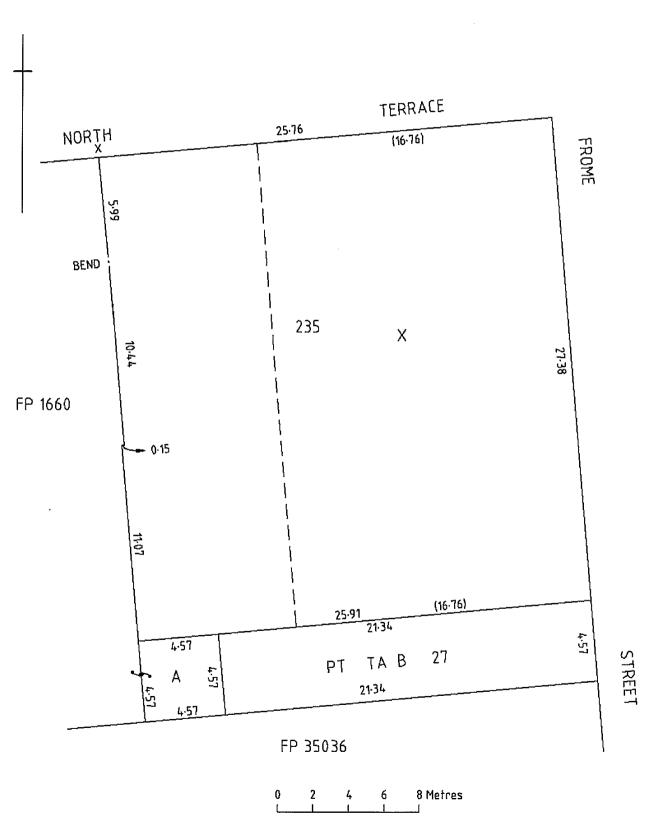
: CORP OF THE CITY OF ADELAIDE

**HUNDRED: ADELAIDE** SECTION : P T 27

REGISTRAR-GENERAL

FP 181887

THIS PLAN IS PREPARED FROM CERTIFICATE OF TITLE 2331/105 SEE TITLE TEXT FOR EASEMENT DETAILS



## **APPENDIX 02 - PROPOSAL PLANS**

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#### DEVELOPMENT SUMMARY

PBSA DEVELOPMENT DATA											
Room Type	Code	Dev. Mix (%)	Room Size	Total Units	Total NLA	Beds / Unit	Total Beds	BT01	BT02	BT03	Total PODS
Standard Studio	SS	19.3%	18	140	2,520 m²	1	140		1		140
Premium Studio	PS	2.8%	24	20	480 m²	1	20		1		20
1 Bed Co-Living	1B-CO	5.5%	13	40	520 m²	1	40	1			40
2 Bed Co-Living	2B-CO	9.9%	28	36	1,008 m²	2	72		1		36
4 Bed Co-Living	4B-CO	22.1%	48	40	1,920 m²	4	160	2			80
DDA Studio	DDA	1.1%	28	8	224 m²	1	8			1	8
1 Bed Apartment	18	1.8%	28	13	364 m²	1	13		1		13
5 Bed Shared (Duplex)	5B-DUP	4.1%	90	6	540 m²	5	30		3		18
5 Bed Ensuite Apartment	5B-E	33.1%	92	48	4,416 m²	5	240	5			240
2 Bed Apartment	2B	0.3%	57	1	57 m²	2	2		1		1
Total		100%		352	12,049 m <sup>2</sup>		725	361	228	8	596

RESIDENTIAL DEVELOPMENT I	DATA												
Level	SS	PS	1B-CO	2B-CO	4B-CO	DDA	18	5B-DUP	5B-E	2B			
BEDS Per Units	1	1	1	2	4	1	1	5	5	2		NSA	
Bathroom PODS Per Units	1	1	-	1			1	3	-	1	Total	Beds /	Total
Unit Size	18	24	13	28	46	28	28	90	92	57	Units	Floor	NSA
Basement 1													
Ground													
Ground Floor Mezzanine													
Level 2			4	3	4	1					12	27	348 m²
Level 3			4	3	4	1					12	27	348 m²
Level 4			4	3	4	1					12	27	348 m²
Level 5			4	3	4	1					12	27	348 m²
Level 6			4	4	4						12	28	348 m²
Level 7			4	4	4						12	28	348 m²
Level 8			4	4	4						12	28	348 m²
Level 9			4	4	4						12	28	348 m²
Level 10			4	4	4						12	28	348 m²
Level 11			4	4	4						12	28	348 m²
Level 12													
Level 13													
Level 14								1	4		5	25	458 m²
Level 15									4		4	20	368 m²
Level 16								1	4		5	25	458 m²
Level 17									4		4	20	368 m²
Level 18								1	4		5	25	458 m²
Level 19									4		4	20	368 m²
Level 20								1	4		5	25	458 m²
Level 21									4		4	20	368 m²
Level 22								1	4		5	25	458 m²
Level 23									4		4	20	368 m²
Level 24								1	4		5	25	458 m²
Level 25									4		4	20	368 m²
Level 26	15	2								1	18	19	375 m²
Level 27	15	2				1	1				19	19	374 m²
Level 28	15	2				1	1				19	19	374 m²
Level 29	15	2				1	1				19	19	374 m²
Level 30	15	2				1	1				19	19	374 m²
Level 31	15	2					2				19	19	374 m²
Level 32	15	2					2				19	19	374 m²
Level 33	15	2					2				19	19	374 m²
Level 34	15	2					2				19	19	374 m²
Level 35	5	2					1				8	8	166 m²
	140	20	40	36	40	8	13	6	48	1	352	725	11,969 m <sup>2</sup>

#### DRAWING LIST

	DWG#	DRAWING NAME	REV
	TP00.00	COVER SHEET	F
	TP00.01	SITE PLAN EXISTING	-
	TP01.01	GROUND FLOOR & MEZZANINE	G
	TP01.02	LEVEL 1	F
	TP01.03	LEVELS 2-5 'CO-LIVING' & DDA	С
	TP01.07	LEVELS 6-11 'CO-LIVING'	С
	TP01.13	LEVEL 12 COMMUNAL	С
	TP01.14	LEVEL 13 COMMUNAL	С
	TP01.15	LEVELS 14-25 'MULTI-BED' & DUPLEX	Α
	TP01.26	LEVEL 26 'STUDIO' & 2 BED	Α
	TP01.27	LEVELS 27-30 'STUDIO' & DDA	-
	TP01.31	LEVELS 31-34 'STUDIO'	Α
	TP01.34	LEVEL 35 STUDIO & COMMUNAL	-
	TP01.35		С
		ELEVATIONS - NORTH & EAST	G
		ELEVATIONS - SOUTH & WEST	Н
		SECTION	D
		3D FACADE SECTION	Α
		SPANDREL PANEL DESIGN INTENT	-
		MATERIAL PALETTE	F
	TP06.01	3D VIEW 1	F
		3D VIEW 2	F
		3D VIEW 3	Е
·		3D VIEW 4	F
·		3D VIEW 5	E
		3D VIEW 6	-
	TP06.07	3D VIEW 7	-
<u> </u>			

## **DEVELOPMENT APPLICATION**

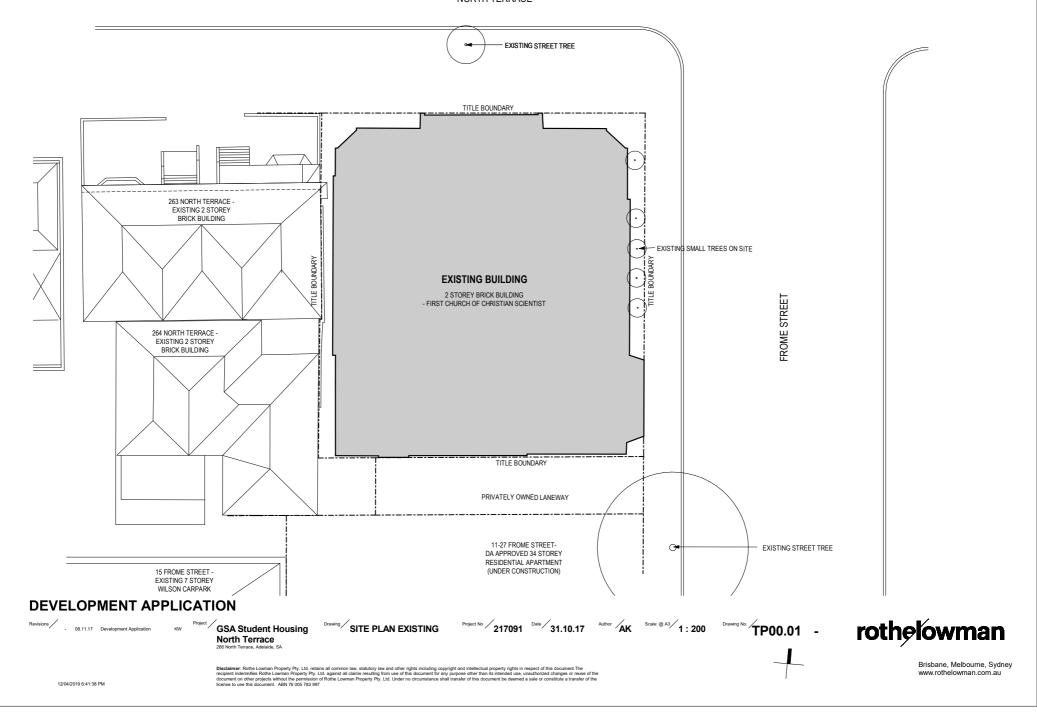
COVER SHEET

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 / Drawing No. TP00.00 F

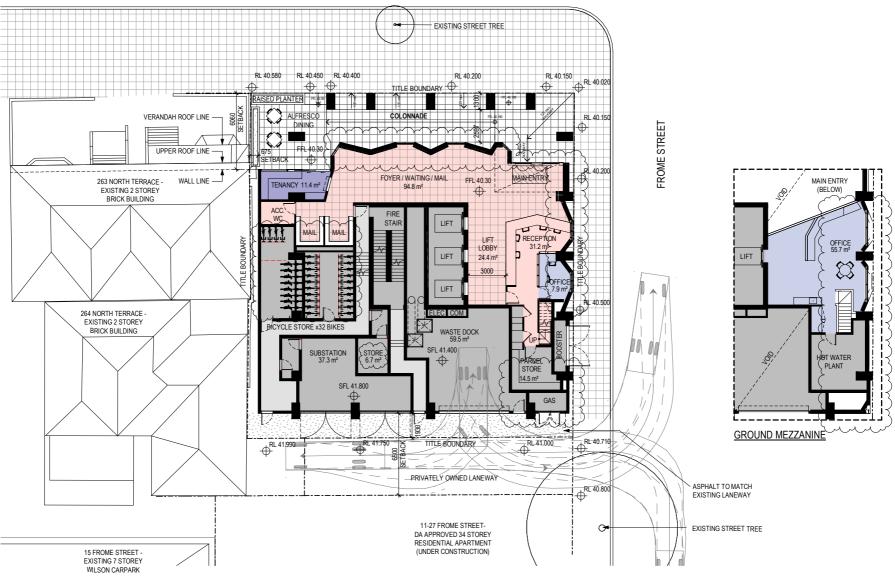


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#### NORTH TERRACE



#### NORTH TERRACE



### **DEVELOPMENT APPLICATION**

A 22.11.17 Revised Ground & Level 1 for DA KW 
 B
 22.01.18
 Response to Council comments

 C
 23.02.18
 Response to Government Architect

 D
 03.04.18
 Response to Deferral Items
 E 13.11.18 Revised Development Application CB F 17.12.18 Revised Mezzanine extent KW G 18.04.19 Revised Development Application V2 KW

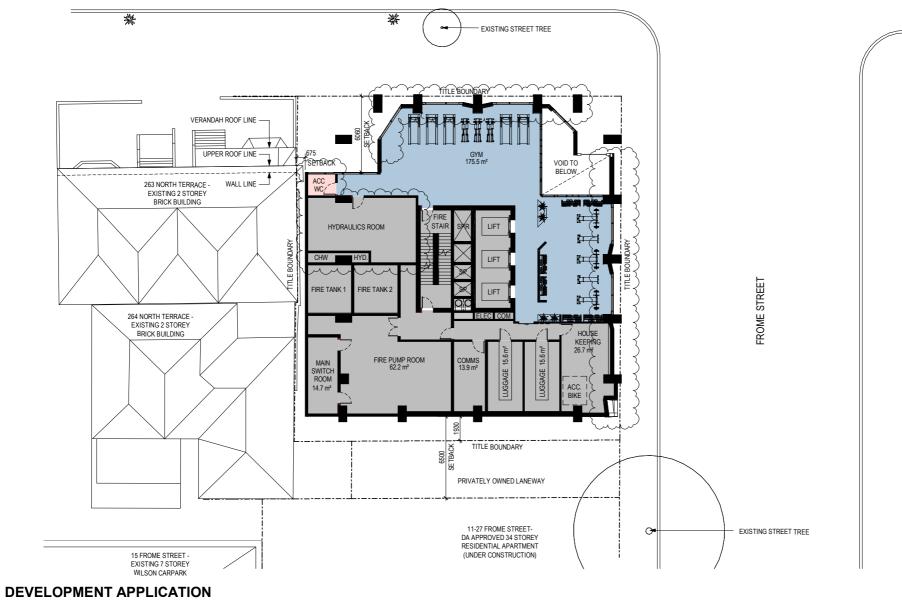
GROUND FLOOR & GSA Student Housing North Terrace MEZZANINE

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 TRAVING No. TP01.01 G

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#### NORTH TERRACE



- 08.11.17 Development Application - 08.11.17 Development Application KW
A 22.11.17 Revised Ground & Level 1 for DA KW
B 22.01.18 Response to Council comments KW
C 23.02.18 Response to Government Architect KW
D 03.04.18 Response to Deferral Items JLi
E 13.11.18 Revised Development Application CB F 18.04.19 Revised Development Application V2 KW

GSA Student Housing LEVEL 1 North Terrace

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Drawing No. TP01.02 F

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#### **DEVELOPMENT APPLICATION**

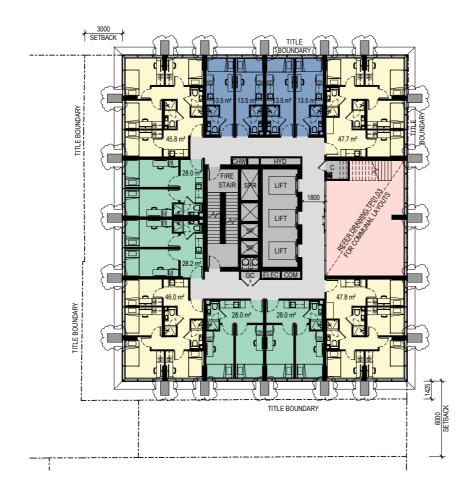
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GSA Student Housing North Terrace

LEVELS 2-5 'CO-LIVING' Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Drawing No. TP01.03 C & DDA

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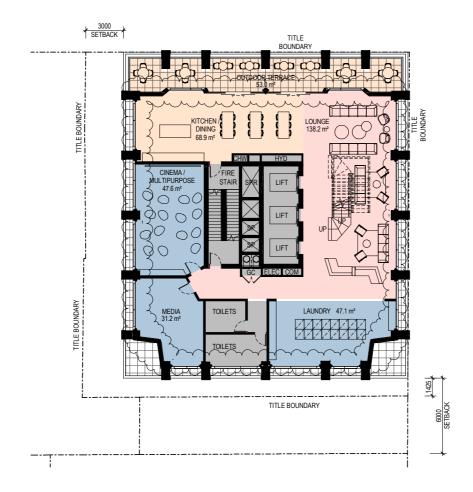
#### **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 13.02.18 Response to Government Architect JLi B 13.11.18 Revised Development Application CB C 18.04.19 Revised Development Application V2 KW

LEVELS 6-11 GSA Student Housing North Terrace 266 North Terrace, Adelaide, SA 'CO-LIVING'

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Drawing No. TP01.07 C

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#### **DEVELOPMENT APPLICATION**

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 03.04.18
 Response to Deferral Items
 JLI

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 Revised Development Application
 CB

 C
 18.04.19
 Revised Development Application V2
 KW

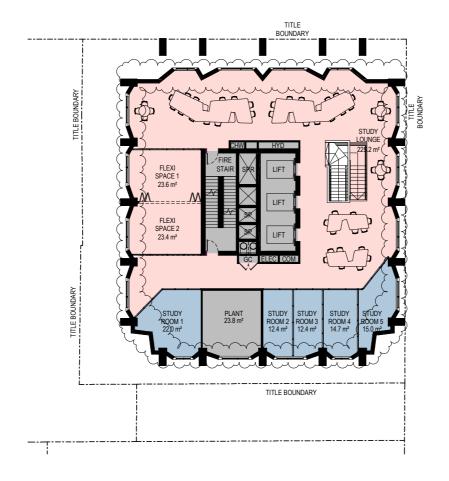
GSA Student Housing North Terrace

LEVEL 12 COMMUNAL

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1: 200 Drawing No. TP01.13 C

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#### **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 03.04.18 Response to Deferral Items JLi B 13.11.18 Revised Development Application CB C 18.04.19 Revised Development Application V2 KW

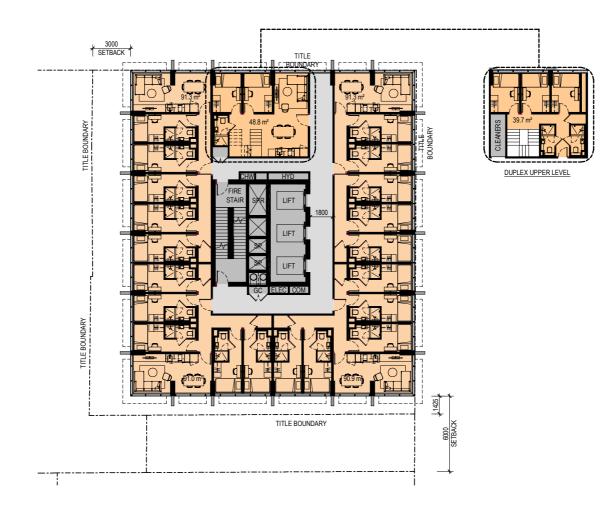
GSA Student Housing North Terrace

LEVEL 13 COMMUNAL

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1: 200 Trawing No. TP01.14 C

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#### **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 13.11.18 Revised Development Application CB

GSA Student Housing North Terrace

LEVELS 14-25 'MULTI-BED' & DUPLEX Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Trawing No. TP01.15 A

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#### **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 13.11.18 Revised Development Application CB

GSA Student Housing North Terrace

LEVEL 26 'STUDIO' & 2 Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 TP01.26 A

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#### **DEVELOPMENT APPLICATION**

Revisions . 13.11.18 Revised Development Application CB GSA Student Housing

North Terrace

LEVELS 27-30 'STUDIO' Project No 217091 Date 27.08.18 Author JC Scale: @ A3 1 : 200 TP01.27 -

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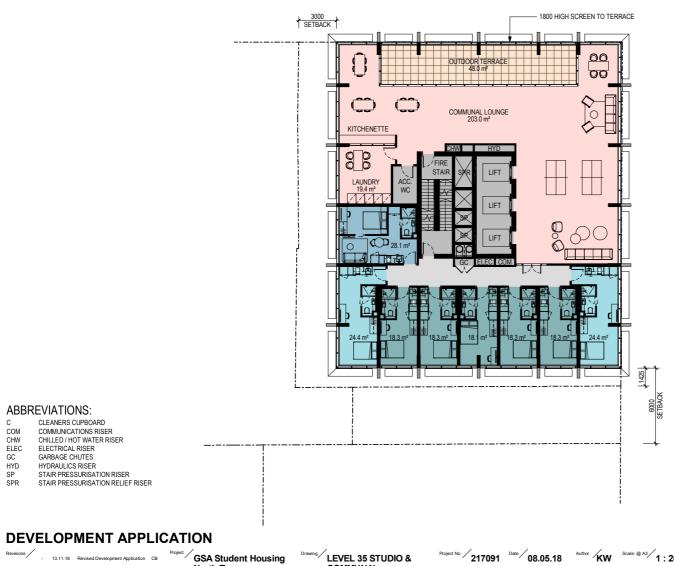
#### **DEVELOPMENT APPLICATION**

GSA Student Housing North Terrace

LEVELS 31-34 'STUDIO' Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Trawing No. TP01.31 A

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### North Terrace

LEVEL 35 STUDIO & COMMUNAL

Project No 217091 Date 08.05.18 Author KW Scale: @ A3 1: 200 TP01.34 -

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ABBREVIATIONS: CLEANERS CUPBOARD

COMMUNICATIONS RISER

GARBAGE CHUTES

HYDRAULICS RISER

CHILLED / HOT WATER RISER ELECTRICAL RISER

STAIR PRESSURISATION RISER STAIR PRESSURISATION RELIEF RISER

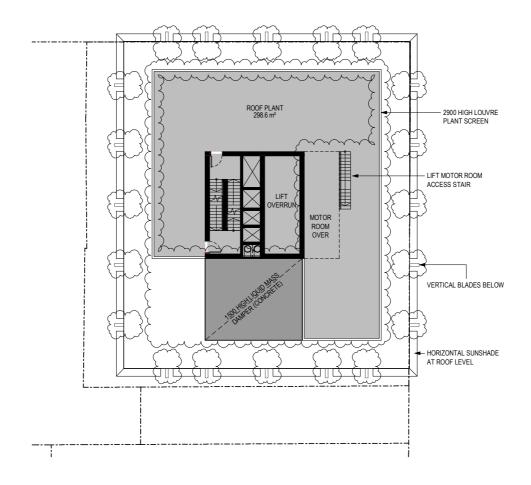
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#### **DEVELOPMENT APPLICATION**

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 Response to Deferral Items
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 Revised Development Application
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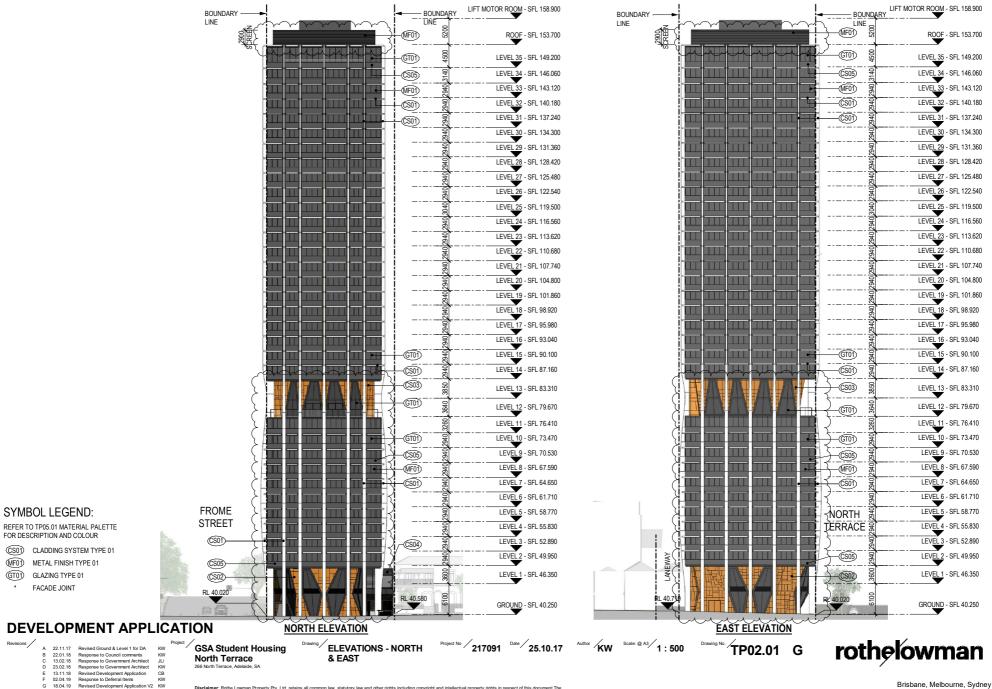
GSA Student Housing Drawing ROOF North Terrace 266 North Terrace, Adelaide, SA

Project No 217091 Date 25.10.17 KW Scale: @ A3 1:200 Drawing No. TP01.35 C

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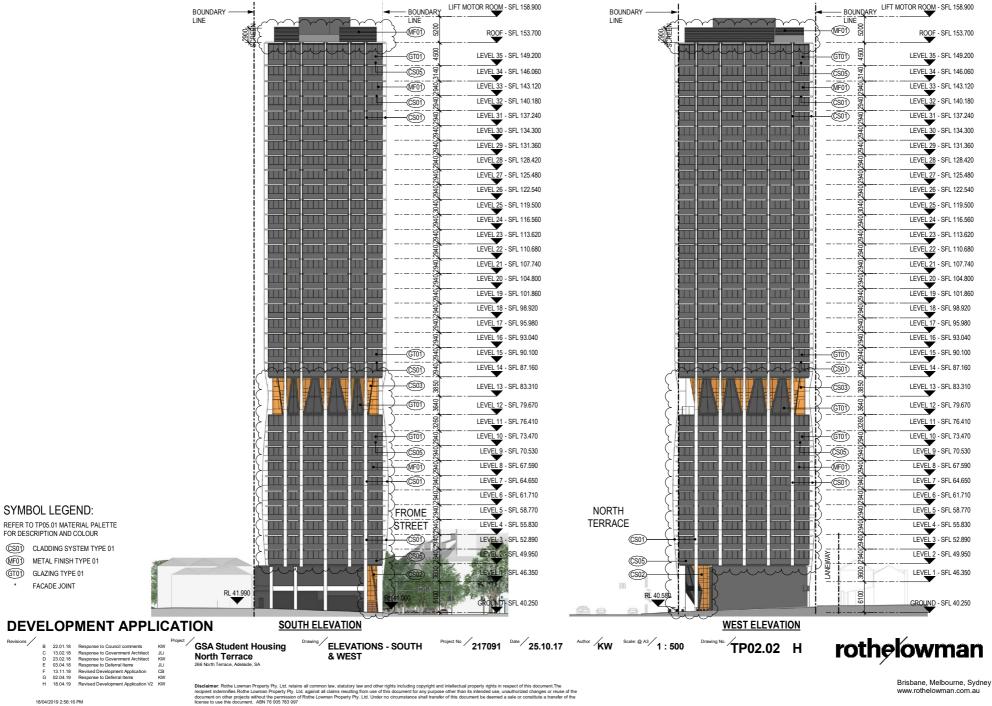
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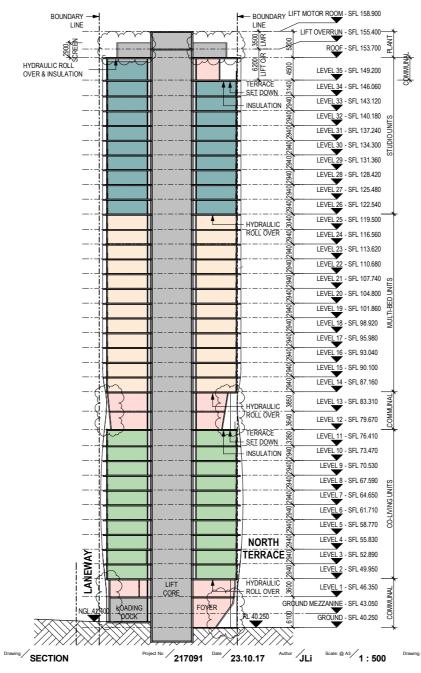
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(MF01)

GT01)



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 Response to Government Architect
 JLi

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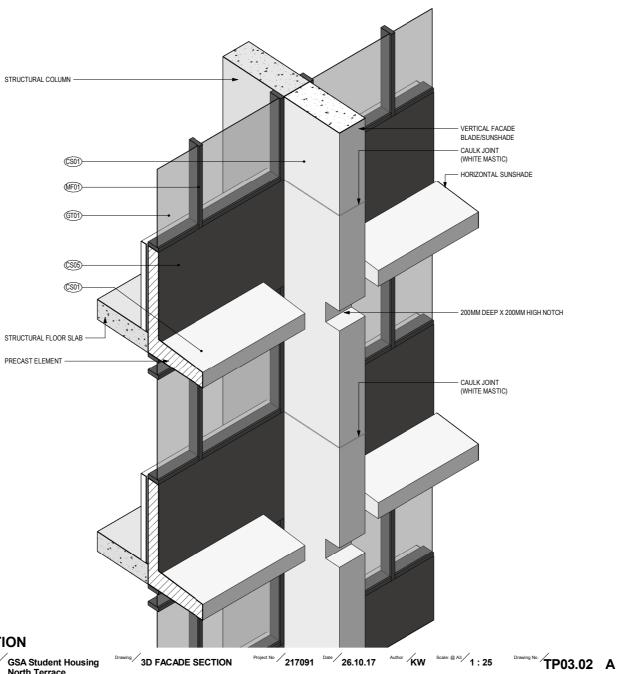
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GSA Student Housing North Terrace

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#### SYMBOL LEGEND:

REFER TO TP05.01 MATERIAL PALETTE FOR DESCRIPTION AND COLOUR

CS01 CLADDING SYSTEM TYPE 01

(MF01) METAL FINISH TYPE 01

GT01) GLAZING TYPE 01 \* FACADE JOINT

**DEVELOPMENT APPLICATION** 

Revisions - 08.11.17 Development Application KW
A 13.11.18 Revised Development Application CB

GSA Student Housing North Terrace

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#### SPANDREL PANEL DESIGN INTENT

- IMAGE DEMONSTRATING THE VARIETY OF COLOUR CREATED BY THE "IRON" FINISH TO THE PRECAST SPANDRELS. IT WILL ACT SIMILARLY TO THE GLAZING WITH LIGHT MOVING ACROSS THE SURFACE CONTRASTING FROM AN ALMOST CHARCOAL, SIMILAR TONE TO THE GLAZING, UP TO REFLECTION AND MOVEMENT FROM THE WINDOW ITSELF.
- NAWKAW COLOUR SYSTEM BONDS TO THE PRECAST AND CREATES A GLOSS, BUT TEXTURED FINISH THAT CAPTURES THE LIGHT AT DIFFERENT ANGLES.
- THE SCALE AND PRESENCE OF THE WHITE COLUMNS IS PROTECTED.



#### **DEVELOPMENT APPLICATION**

Revisions - 03.04.19 Response to Deferral Items JLi

GSA Student Housing
North Terrace
266 North Terrace, Adelaide, SA

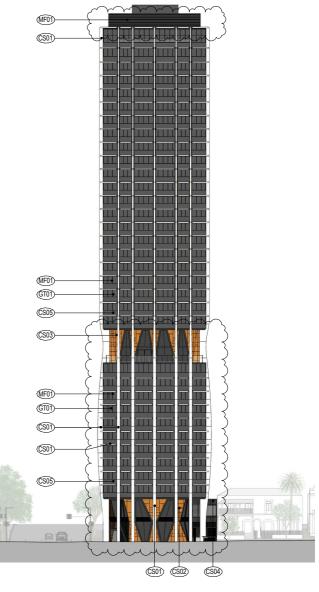
SPANDREL PANEL DESIGN INTENT

Project No 217091 Date 03.04.19 Author JLi Scale: @ A3

Scale: @ A3 / TP03.10 -

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 Revised Development Application Vz
 KW

GSA Student Housing MATERIAL PALETTE North Terrace

Project No 217091 Date 03.11.17 KW Scale: @ A3 1: 200 TP05.01 F

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Drawing 3D VIEW 1 GSA Student Housing North Terrace

Project No 217091 Date 07.11.17 Author KW Scale: @ A3

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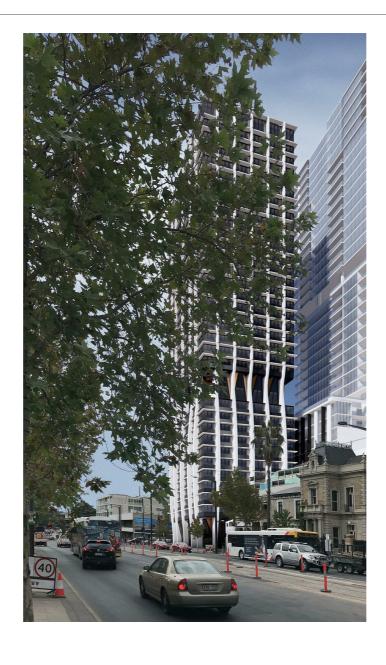


GSA Student Housing North Terrace 266 North Terrace, Adelaide, SA 3D VIEW 2 Project No 217091 Date 07.11.17 Author KW Scale: @ A3/

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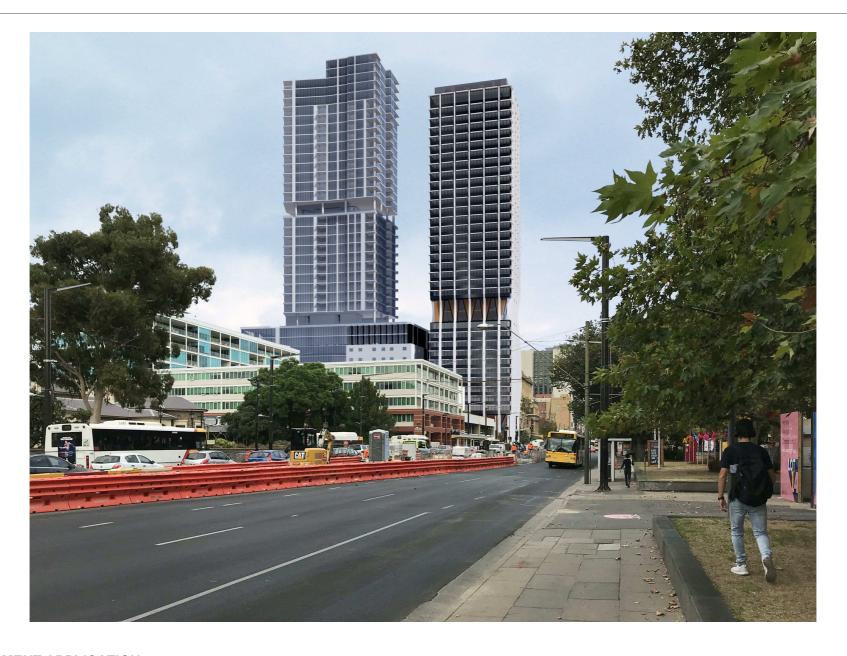
GSA Student Housing North Terrace 266 North Terrace, Adelaide, SA 3D VIEW 3

Project No 217091 Date 08.11.17 Author KW Scale: @ A3

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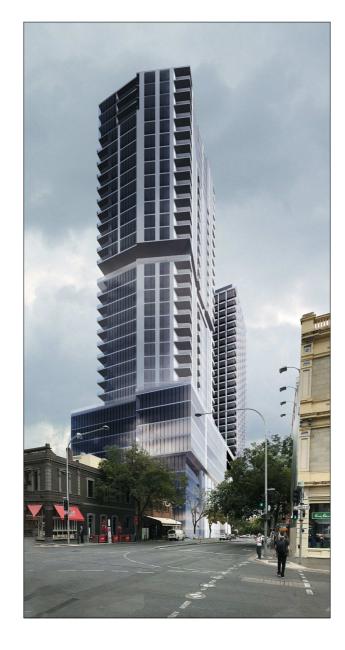
GSA Student Housing Drawing 3D VIEW 4
North Terrace

Project No 217091 Date 18.01.19 Author JC Scale: @ A3/

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3D VIEW 5 GSA Student Housing North Terrace

Project No 217091 Date 08.11.17 Author KW Scale: @ A3

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Revisions . 18.04.19 Revised Development Application V2 KW GSA Student Housing North Terrace 266 North Terrace, Adelaide, SA

3D VIEW 6

Project No 217091 Date 04/16/19 Author BW Scale: @ A3/

TP06.06 -





Revisions . 18.04.19 Revised Development Application V2 KW GSA Student Housing North Terrace. 266 North Terrace, Adelaide, SA

Drawing 3D VIEW 7

Project No 217091 Date 04/16/19 Author BW Scale: @ A3 / TP06.07 -



#### **APPENDIX 03 - TRAFFIC ADVICE**

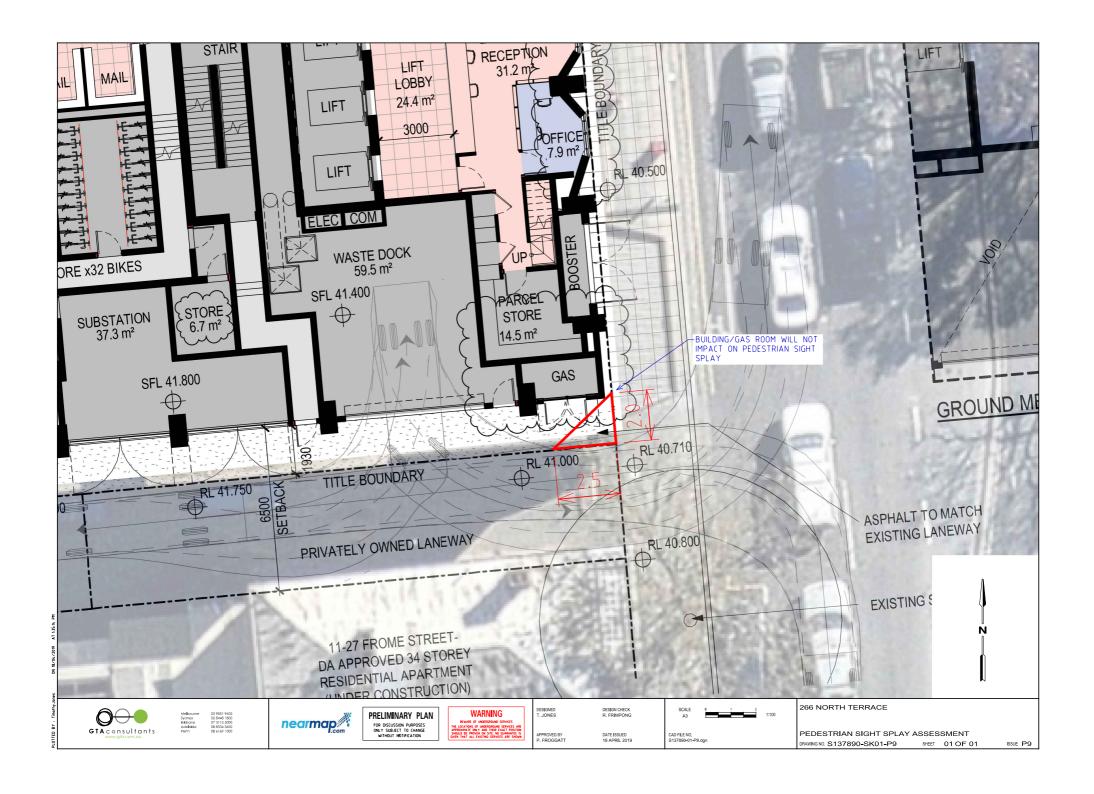
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Intro Design Pty Ltd

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## OFFICE FOR DESIGN + ARCHITECTURE®

File No: 2014/11234/01

6 June 2019

Ref No: 14087614

Janaki Benson Senior Planning Officer Planning and Land Use Services Department of Planning, Transport and Infrastructure Level 5, 50 Flinders Street Adelaide SA 5000

janaki.benson@sa.gov.au

For the attention of the State Commission Assessment Panel

#### 266 North Terrace, Adelaide V2

Further to the referral 020/A074/17 V2 received 29 May 2019 pertaining to the development application to vary the development previously granted Development Consent DA 020/A074/17 V1 at the above address and in my capacity as a Non-Mandatory referral in the State Commission Assessment Panel, I would like to offer the following comments for your consideration.

The proposed variation includes a number of relatively small changes as the project progresses towards construction. While I acknowledge the project team's intent to maintain the proposal consistent with the approved scheme, I am concerned by the compounded impact of incremental changes. I also note that the project has had a recent variation approval, and inconsistencies from the original design intent were raised as concerns.

The proposal does not amend the overall building height, however a minor redistribution of height is proposed to reduce the height of level 35 and increase the height of the lift overrun. The screening treatment to the rooftop plant is also amended. I do not object to these changes at the top of the building. While the vertical fins no longer extend to the roof top plant screening, the visual impact at this height is limited as the rooftop built form is set back. The variation also proposes to remove solar panels from the rooftop. I do not support this amendment in principle, however I acknowledge that the proposal allows for future retro fitting of photovoltaic panels and adaptation of the ground floor store room to a battery room.

Amendments are proposed to the width of the vertical fins at the lower half of the building to a uniform width. I do not support the proposed amendment, which in my view dilutes the sculptural expression of the building as envisaged in the approved scheme. I am particularly concerned as the depth of horizontal sunshades has been standardised as part of the previous variation (V1). I did not support the change at the time, as I was concerned that it compromised the original design intent. In my opinion, the amendments to the vertical fins together with the previously approved

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GPO Box 1533 Adelaide SA 5001

DX 171

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File No: 2014/11234/01

Ref No: 14087614

change to the horizontal shades are detrimental to the development overall, as they reduce the curved sculptural quality of the building, which was a fundamental part of the originally approved architectural expression.

Changes are proposed to the south eastern corner of the building at the ground and mezzanine levels to accommodate a gas services enclosure. While I acknowledge the technical requirements imposed, I am concerned by the resultant impact on the presentation of the building at the public realm interface. The changes include the removal of the corner splay and the replacement of glazing panels with solid metallic panels. The facades at the ground and first levels of the building comprise angled double height walls in a copper coloured metallic finish with geometrically expressed joints. Due to the dynamic architectural expression and the height, I am of the view that the amended treatment of this corner presents an overwhelming and incongruous element at the footpath level. I recommend review of the south east corner expression to provide relief from the metallic walling and more aligned with the design intent of the approved scheme.

Overall, I do not object to the majority of the proposed changes as they are minor in nature. While I acknowledge the project team's intent to minimise the impacts of the proposed changes, I am concerned about the above mentioned issues, as in my opinion, they will result in an architectural expression which is inconsistent with the original design intent.

Yours sincerely

Kirsteen Mackay

South Australian Government Architect

СС

Aya Shirai-Doull

ODASA

aya.shirai-doull@sa.gov.au

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14 June 2019

Janaki Benson
Senior Planning Officer
Planning and Land Use Services
Department of Planning, Transport and Infrastructure

janaki.benson@sa.gov.au

Intro Design Pty Ltd L11 44 Waymouth Street PO Box 207 Rundle Mall

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Adelaide SA 5000

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Dear Janaki,

#### 266 North Terrace ADELAIDE V2 - Response to RFI

Intro act on behalf of GSA Australia Pty Ltd with respect to the proposed development to vary the development previously granted Development Plan Consent DA 020/A074/17 V1 at 266 North Terrace for a purpose built student accommodation building.

A revised architectural set in response to ODASA's suggestion comprises Appendix 01 of this correspondence for consideration by DPTI and the State Commission Assessment Plan.

The revised drawings:

- clarify the visual impact that the proposed changes to the width of the vertical fins when viewed from the surrounding locality;
- add dark colourback glass relief to the metallic cladding improving the
  presentation of the south eastern corner of the ground floor and
  mezzanine levels to the public realm interface, to reintroduce the design
  intent of the approved scheme; and
- minor changes to the elevations for consistency between the planning consent and building rules consent sets.

Please note that for the purposes of Building Rules Consent and constructability, the elevations are to be used for reference.

This correspondence has been prepared in response to the suggestions offered by the Office for Design + Architecture SA (ODASA) in their letter dated 6 June 2019. I provide a response to the key suggestions raised below:

SOUTH EASTERN CORNER FAÇADE CHANGES IMPACT ON INTERFACE WITH PUBLIC REALM

In response to ODASA's suggestions the project team has revisited and amended the design of the façade at the south-eastern corner as reflected in the plans and renders forming Appendix 01.

The resulting amendment proposed will result in a significant reduction in the metallic feature cladding and reintroduction of vision and colourback glazing providing visual relief in line with the dynamic proposed treatment of the balance of street interface.

These changes are described as follows:

- the fire booster doors are proposed to be vertical and solid with a dark gloss finish to match colourback glass to the above mezzanine plant;
- the mezzanine level façade directly above the doors will comprise colourback glass will rake back to retain the articulated intent;
- glass is proposed to Level 1 to allow improved sunlight access; and
- a resulting reduction to the bulk of the feature cladding to this portion.

Overall, we are of the opinion that the attached plans present a proposed scheme that remains true to the original design intent as previously approved.

Should you require further information, please do not hesitate to contact the undersigned on 0402 424 403.

Yours sincerely

Anthony Gatti

Senior Planning Advisor

Intro Design Pty Ltd L11 44 Waymouth Street PO Box 207 Rundle Mall Adelaide SA 5000

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#### **APPENDIX 01 – VISUALISATIONS AND REVISED PLANS**

\_

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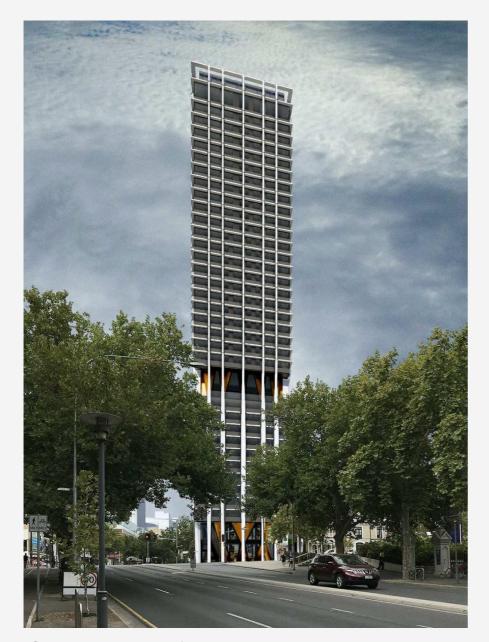
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### Planning Amendment #2 - V2

GSA Student Housing, 266 North Terrace, Adelaide

14.06.2019





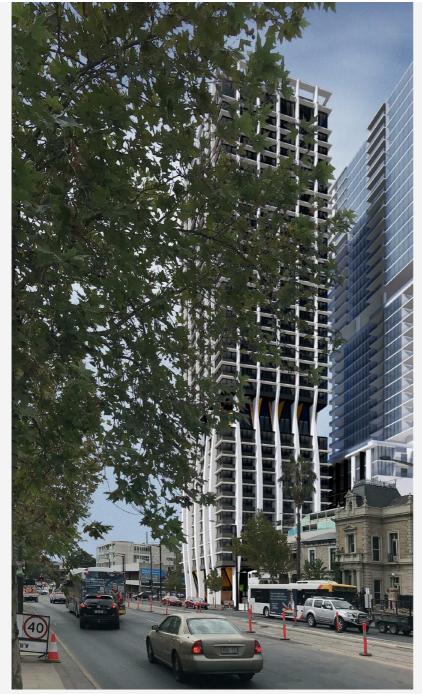


Comparison of Approved vs Proposed demonstrating minimal visual impact.





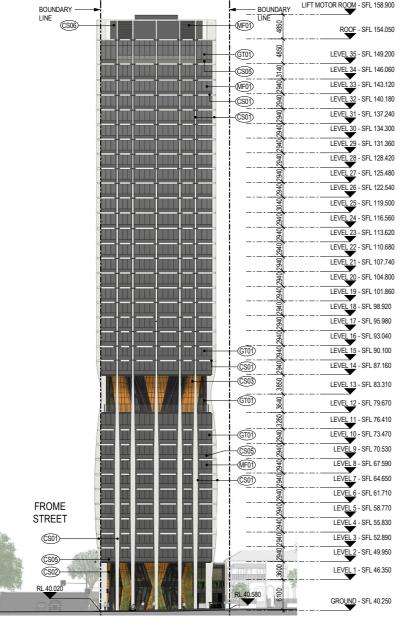
Comparison of Approved vs Proposed demonstrating minimal visual impact.



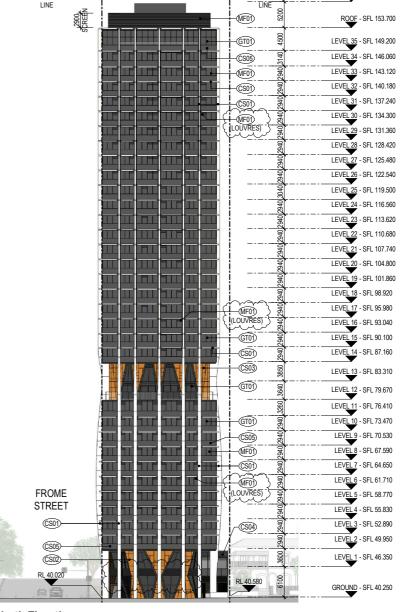


Comparison of Approved vs Proposed demonstrating minimal visual impact.

#### 1.0 3D View Comparisions / 1.01 3D View 1



North Elevation
Planning Amendment #1



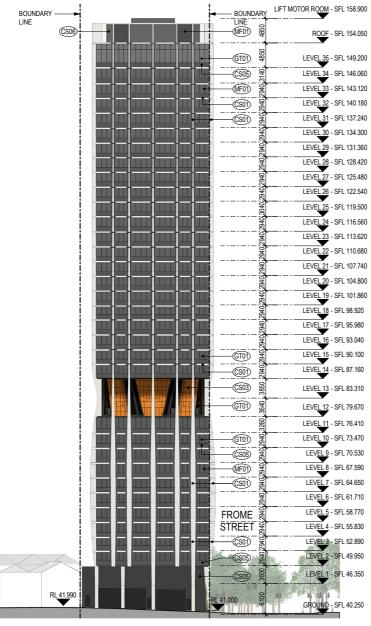
North Elevation
Planning Amendment #2

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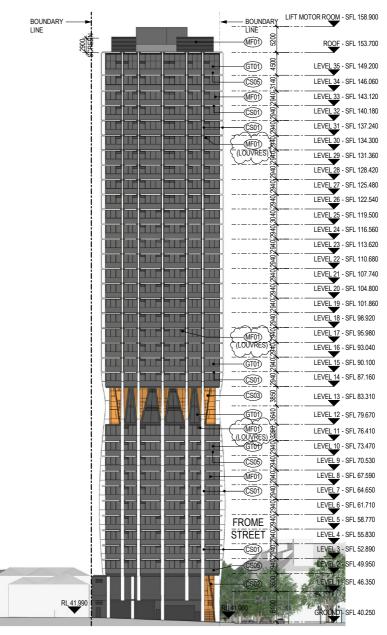
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## 2.0 Elevation Comparisions / 2.01 South Elevation

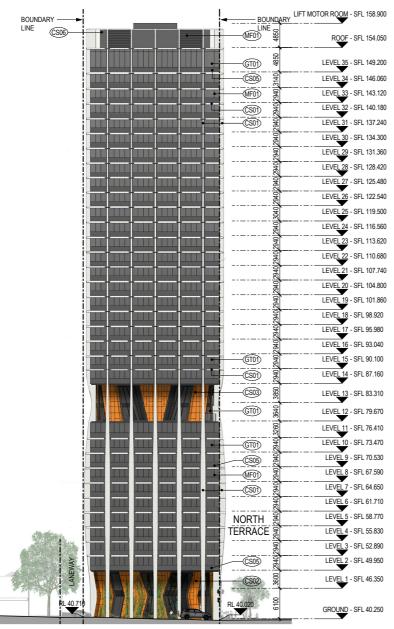


South Elevation
Planning Amendment #1

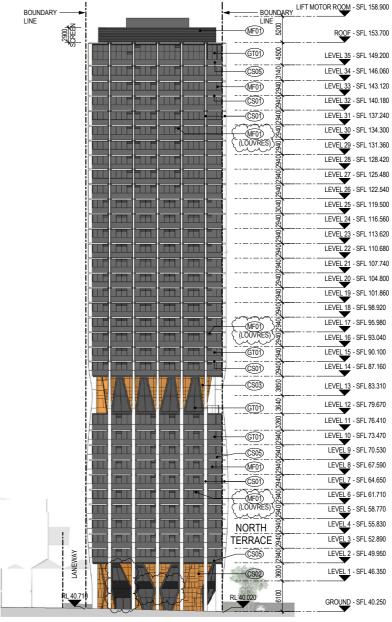


South Elevation
Planning Amendment #2

## 2.0 Elevation Comparisions / 2.02 East Elevation



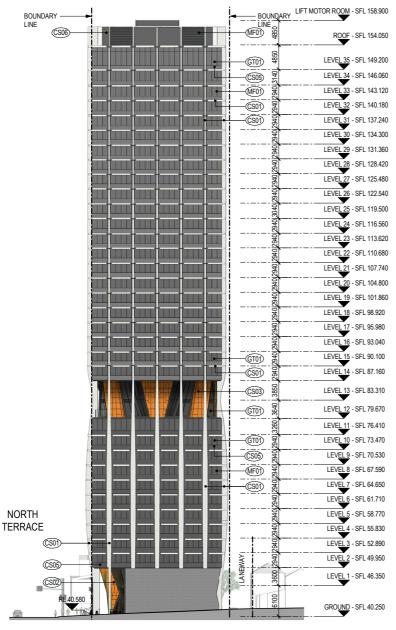
East Elevation
Planning Amendment #1



East Elevation
Planning Amendment #2

# 2.0 Elevation Comparisions / 2.03 West Elevation

BOUNDARY





LEVEL 25 - SFL 119.500 LEVEL 24 - SFL 116.560 LEVEL 23 - SFL 113.620 LEVEL 22 - SFL 110.680 LEVEL 21 - SFL 107.740 LEVEL 20 - SFL 104.800 LEVEL 19 - SFL 101.860 LEVEL 18 - SFL 98.920 LEVEL 17 - SFL 95.980 \_(MF01) (LOUVRES) LEVEL 16 - SFL 93.040 LEVEL 15 - SFL 90.100 -GT01) -(S01) LEVEL 14 - SFL 87.160 —(CS03) LEVEL 13 - SFL 83.310 LEVEL 12 - SFL 79.670 —(GT01) LEVEL 11 - SFL 76.410 -(GT01) LEVEL 10 - SFL 73.470 -(CS05) LEVEL 9 - SFL 70.530 -(MF01) LEVEL 8 - SFL 67.590 (S01) (MF01) LEVEL 7 - SFL 64.650 LEVEL 6 - SFL 61.710 (LOUVRES) LEVEL 5 - SFL 58.770 NORTH LEVEL 4 - SFL 55.830 **TERRACE** LEVEL 3 - SFL 52.890 LEVEL 2 - SFL 49.950 (CS05) LEVEL 1 - SFL 46.350 (CS02) RL 40.580 GROUND - SFL 40.250 West Elevation

West Elevation
Planning Amendment #2

266 North Terrace, Adelaide

LIFT MOTOR ROOM - SFL 158.900

ROOF - SFL 153.700 LEVEL 35 - SFL 149.200

LEVEL 34 - SFL 146.060

LEVEL 33 - SFL 143.120

LEVEL 32 - SFL 140.180

LEVEL 31 - SFL 137.240

LEVEL 30 - SFL 134.300

LEVEL 29 - SFL 131.360 LEVEL 28 - SFL 128.420

LEVEL 27 - SFL 125.480

LEVE<u>L 26</u> - SFL 122.540

BOUNDARY

LINE S

-GT01)

(CS05)

-(MF01)

-(CSO1)

-(CS01)

(MF01)

(LOUVRES)





Frome St View 1 Looking North



Frome St View 2 Looking South



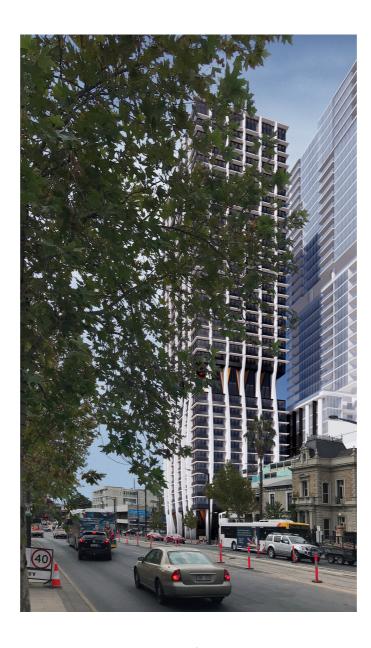
North Terrace View 1 Looking West



North Terrace View 2 Looking East











**Dusk View 1 Dusk View 2** 

#### **DEVELOPMENT SUMMARY**

PBSA DEVELOPMENT DATA											
Room Type	Code	Dev. Mix (%)	Room Size	Total Units	Total NLA	Beds / Unit	Total Beds	BT01	BT02	BT03	Total PODS
Standard Studio	SS	19.3%	18	140	2,520 m²	1	140		1		140
Premium Studio	PS	2.8%	24	20	480 m²	1	20		1		20
1 Bed Co-Living	1B-CO	5.5%	13	40	520 m²	1	40	1			40
2 Bed Co-Living	2B-CO	9.9%	28	36	1,008 m²	2	72		1		36
4 Bed Co-Living	4B-CO	22.1%	48	40	1,920 m²	4	160	2			80
DDA Studio	DDA	1.1%	28	8	224 m²	1	8			1	8
1 Bed Apartment	18	1.8%	28	13	364 m²	1	13		1		13
5 Bed Shared (Duplex)	58-DUP	4.1%	90	6	540 m²	5	30		3		18
5 Bed Ensuite Apartment	5B-E	33.1%	92	48	4,416 m²	5	240	5			240
2 Bed Apartment	28	0.3%	57	1	57 m²	2	2		1		1
Total		100%		352	12,049 m <sup>2</sup>		725	361	228	8	596

RESIDENTIAL DEVELOPMENT DATA														
Level	SS	PS	1B-CO	2B-CO	4B-CO	DDA	18		5B-DUP	5B-E	28			
BEDS Per Units	1	1	1	2	4	1	1		5	5	2		NSA	
Bathroom PODS Per Units	1	1		1	-	-	1		3	-	1	Total	Beds /	Total
Unit Size	18	24	13	28	46	28	28		90	92	57	Units	Floor	NSA
Basement 1														
Ground														
Ground Floor Mezzanine														
Level 2			4	3	4	1						12	27	348 m²
Level 3			4	3	4	1						12	27	348 m²
Level 4			4	3	4	1						12	27	348 m²
Level 5			4	3	4	1						12	27	348 m²
Level 6			4	4	4							12	28	348 m²
Level 7			4	4	4							12	28	348 m²
Level 8			4	4	4							12	28	348 m²
Level 9			4	4	4							12	28	348 m²
Level 10			4	4	4							12	28	348 m²
Level 11			4	4	4							12	28	348 m²
Level 12														
Level 13														
Level 14									1	4		5	25	458 m²
Level 15										4		4	20	368 m²
Level 16									1	4		5	25	458 m²
Level 17										4		4	20	368 m²
Level 18									1	4		5	25	458 m²
Level 19										4		4	20	368 m²
Level 20									1	4		5	25	458 m²
Level 21										4		4	20	368 m²
Level 22									1	4		5	25	458 m²
Level 23										4		4	20	368 m²
Level 24									1	4		5	25	458 m²
Level 25										4		4	20	368 m²
Level 26	15	2									1	18	19	375 m²
Level 27	15	2				1	1					19	19	374 m²
Level 28	15	2				1	1					19	19	374 m²
Level 29	15	2				1	1					19	19	374 m²
Level 30	15	2				1	1					19	19	374 m²
Level 31	15	2					2					19	19	374 m²
Level 32	15	2					2					19	19	374 m²
Level 33	15	2					2					19	19	374 m²
Level 34	15	2					2					19	19	374 m²
Level 35	5	2					1					8	8	166 m²
	140	20	40	36	40	8	13		6	48	1	352	725	11,969 m <sup>2</sup>



#### DRAWING LIST

DWG#	DRAWING NAME	RE\
TP00.00	COVER SHEET	G
TP00.01	SITE PLAN EXISTING	-
TP01.01	GROUND FLOOR & MEZZANINE	Н
TP01.02	LEVEL 1	G
TP01.03	LEVELS 2-5 'CO-LIVING' & DDA	С
TP01.07	LEVELS 6-11 'CO-LIVING'	С
TP01.13	LEVEL 12 COMMUNAL	C
TP01.14	LEVEL 13 COMMUNAL	С
TP01.15	LEVELS 14-25 'MULTI-BED' & DUPLEX	Α
TP01.26	LEVEL 26 'STUDIO' & 2 BED	Α
TP01.27	LEVELS 27-30 'STUDIO' & DDA	-
TP01.31	LEVELS 31-34 'STUDIO'	Α
TP01.34	LEVEL 35 STUDIO & COMMUNAL	-
TP01.35	ROOF	С
TP02.01	ELEVATIONS - NORTH & EAST	Н
TP02.02	ELEVATIONS - SOUTH & WEST	J
TP03.01	SECTION	D
TP03.02	3D FACADE SECTION	В
TP03.10	SPANDREL PANEL DESIGN INTENT	-
TP05.01	MATERIAL PALETTE	F
TP06.01	3D VIEW 1	G
TP06.02	3D VIEW 2	Н
TP06.03	3D VIEW 3	F
	3D VIEW 4	G
TP06.05		F
TP06.06		Α
TP06.07	3D VIEW 7	Α

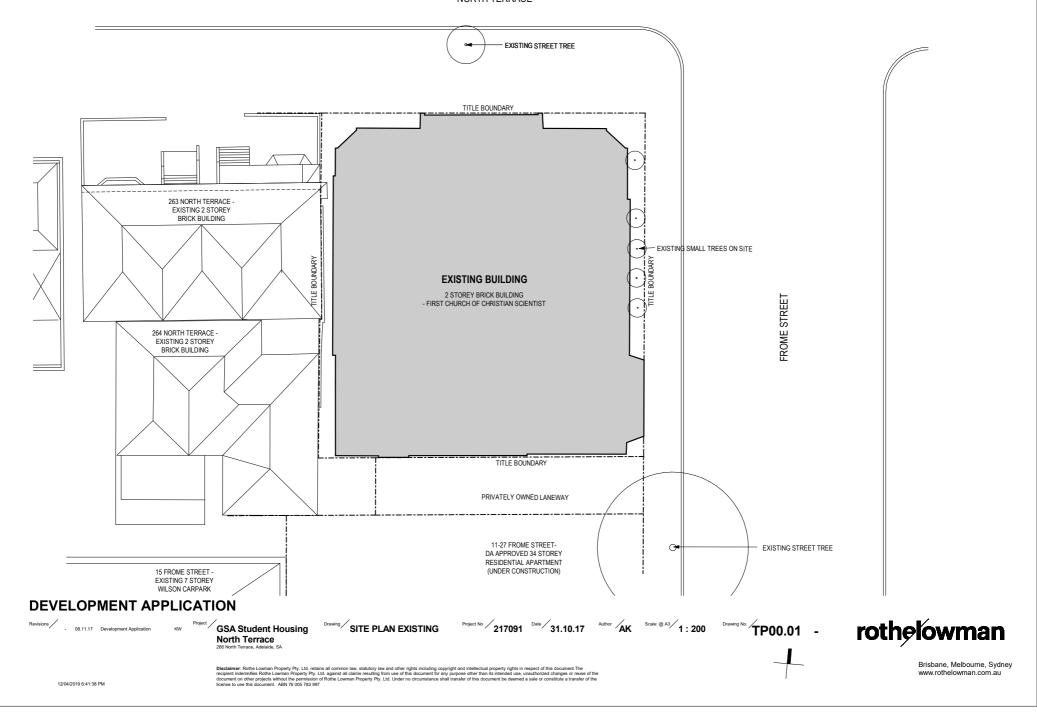
## **DEVELOPMENT APPLICATION**

COVER SHEET

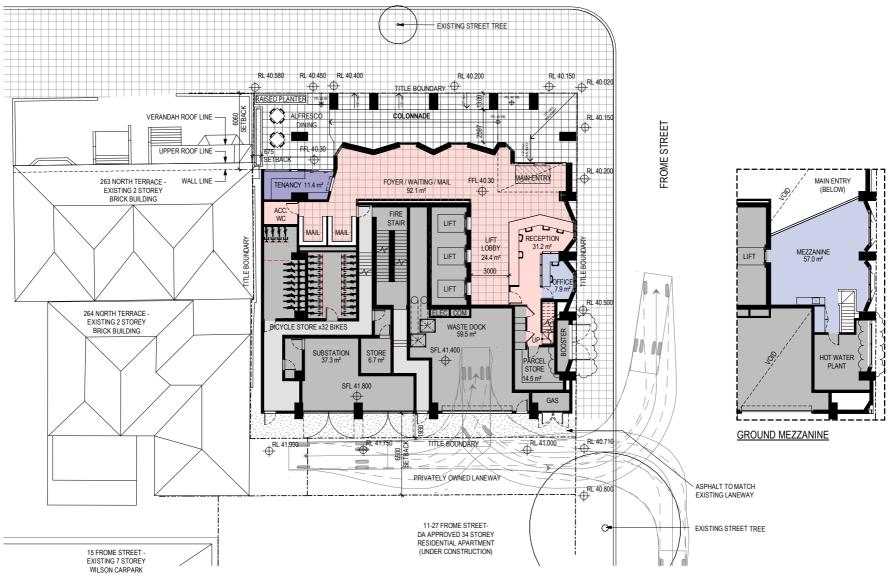
Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 Drawing No. TP00.00 G



#### NORTH TERRACE



#### NORTH TERRACE



## **DEVELOPMENT APPLICATION**

 
 C
 23.02.18
 Response to Government Architect
 KW

 D
 03.04.18
 Response to Deferral Items
 JLi

 E
 13.11.18
 Revised Development Application
 CB
 F 17.12.18 Revised Mezzanine extent KW G 18.04.19 Revised Development Application V2 KW H 14.06.19 Revised Development Application V2 KW

GSA Student Housing North Terrace

GROUND FLOOR & MEZZANINE

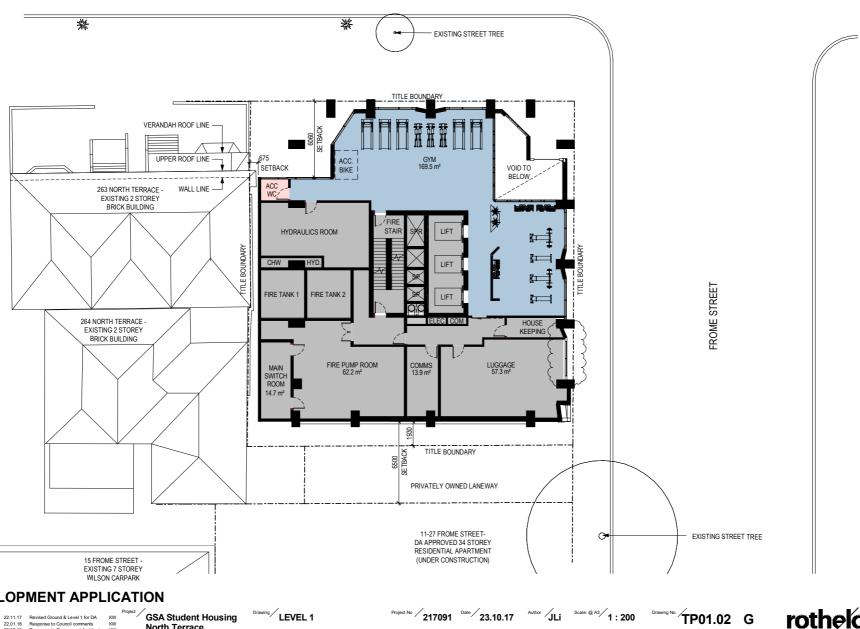
Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 TRAVING No. TP01.01 H

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#### NORTH TERRACE



### **DEVELOPMENT APPLICATION**

G 14.06.19 Revised Development Application V2 KW

GSA Student Housing LEVEL 1 North Terrace

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### **DEVELOPMENT APPLICATION**

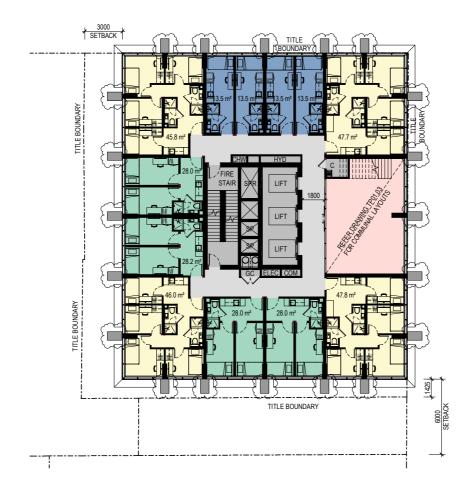
- 08.11.17 Development Application KW A 13.02.18 Response to Government Architect JLi B 13.11.18 Revised Development Application CB C 18.04.19 Revised Development Application V2 KW

GSA Student Housing North Terrace

LEVELS 2-5 'CO-LIVING' Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Drawing No. TP01.03 C & DDA

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## **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 13.02.18 Response to Government Architect JLi B 13.11.18 Revised Development Application CB C 18.04.19 Revised Development Application V2 KW

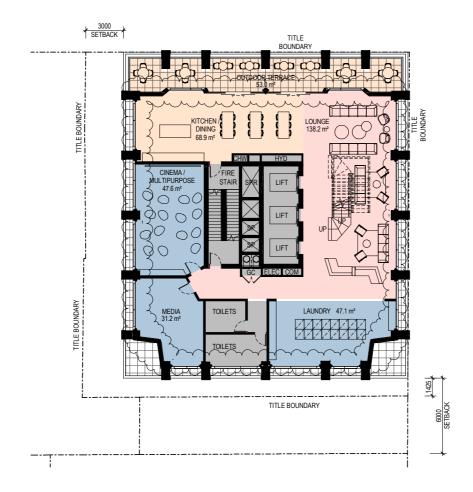
GSA Student Housing North Terrace 266 North Terrace, Adelaide, SA

LEVELS 6-11 'CO-LIVING'

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Drawing No. TP01.07 C

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### **DEVELOPMENT APPLICATION**

 A
 03.04.18
 Response to Deferral Items
 JLI

 B
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 Revised Development Application
 CB

 C
 18.04.19
 Revised Development Application V2
 KW

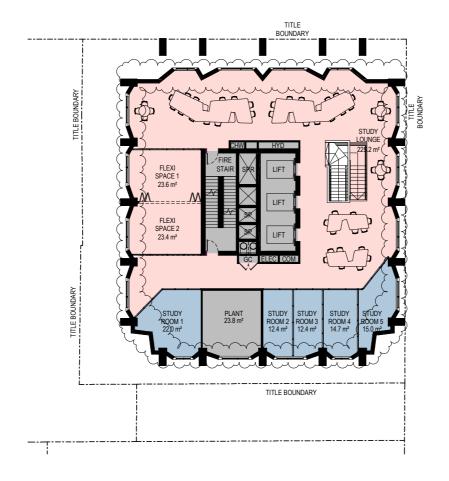
GSA Student Housing North Terrace

LEVEL 12 COMMUNAL

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1: 200 Drawing No. TP01.13 C

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## **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 03.04.18 Response to Deferral Items JLi B 13.11.18 Revised Development Application CB C 18.04.19 Revised Development Application V2 KW

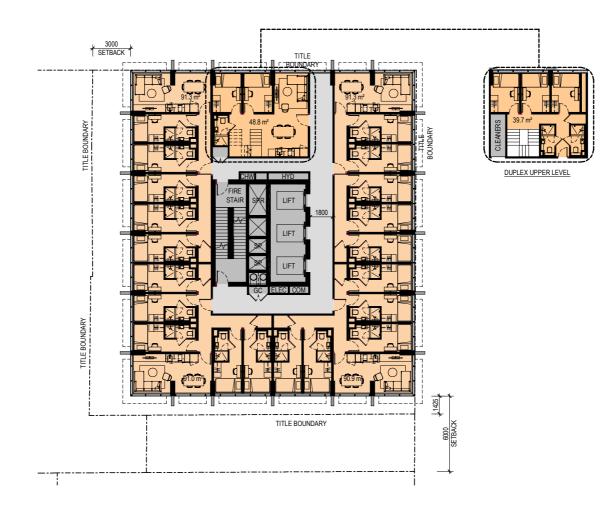
GSA Student Housing North Terrace

LEVEL 13 COMMUNAL

Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1: 200 Trawing No. TP01.14 C

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## **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 13.11.18 Revised Development Application CB

GSA Student Housing North Terrace

LEVELS 14-25 'MULTI-BED' & DUPLEX Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Trawing No. TP01.15 A

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## **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW A 13.11.18 Revised Development Application CB

GSA Student Housing North Terrace

LEVEL 26 'STUDIO' & 2 Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 TP01.26 A

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SP STAIR PRESSURISATION RISER STAIR PRESSURISATION RELIEF RISER

## **DEVELOPMENT APPLICATION**

Revisions . 13.11.18 Revised Development Application CB GSA Student Housing

North Terrace

LEVELS 27-30 'STUDIO' Project No 217091 Date 27.08.18 Author JC Scale: @ A3 1 : 200 TP01.27 -

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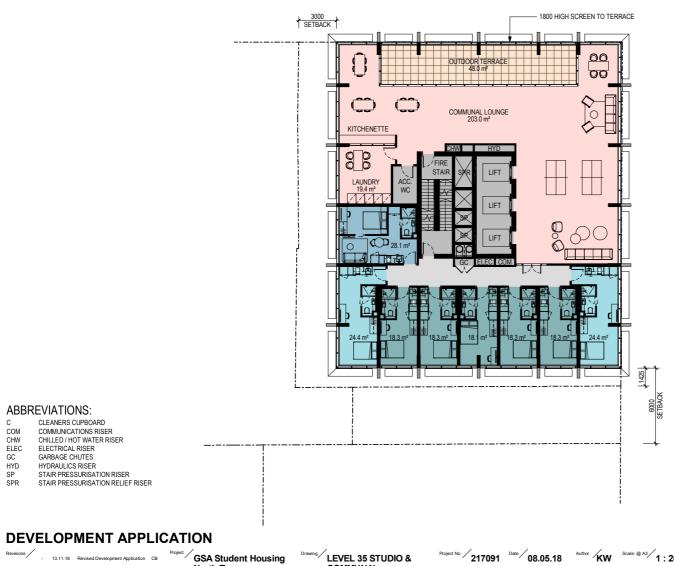
# **DEVELOPMENT APPLICATION**

GSA Student Housing North Terrace

LEVELS 31-34 'STUDIO' Project No 217091 Date 23.10.17 Author JLi Scale: @ A3 1:200 Trawing No. TP01.31 A

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# North Terrace

LEVEL 35 STUDIO & COMMUNAL

Project No 217091 Date 08.05.18 Author KW Scale: @ A3 1: 200 TP01.34 -

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ABBREVIATIONS: CLEANERS CUPBOARD

COMMUNICATIONS RISER

GARBAGE CHUTES

HYDRAULICS RISER

CHILLED / HOT WATER RISER ELECTRICAL RISER

STAIR PRESSURISATION RISER STAIR PRESSURISATION RELIEF RISER

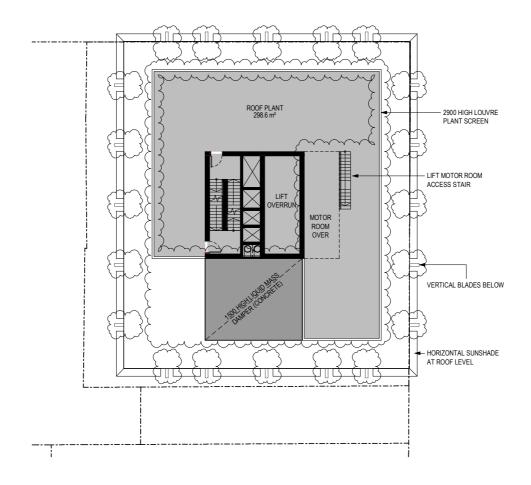
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С CLEANERS CUPBOARD COM COMMUNICATIONS RISER CHILLED / HOT WATER RISER CHW ELEC ELECTRICAL RISER GC GARBAGE CHUTES

HYD HYDRAULICS RISER SP STAIR PRESSURISATION RISER SPR STAIR PRESSURISATION RELIEF RISER

### **DEVELOPMENT APPLICATION**

 A
 03.04.18
 Response to Deferral Items
 JLI

 B
 13.11.18
 Revised Development Application
 CB

 C
 18.04.19
 Revised Development Application V2
 KW

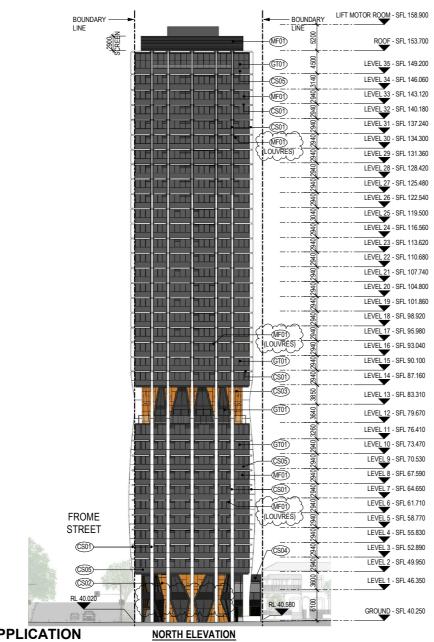
GSA Student Housing Drawing ROOF North Terrace 266 North Terrace, Adelaide, SA

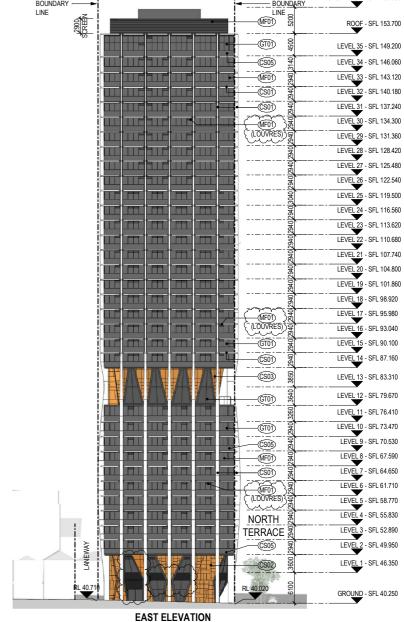
Project No 217091 Date 25.10.17 KW Scale: @ A3 1:200 Drawing No. TP01.35 C

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## **DEVELOPMENT APPLICATION**

13.02.18 Response to Government Architect 23.02.18 Response to Government Architect 13.11.18 Revised Development Application 02.04.19 Response to Deferral Items KW 18.04.19 Revised Development Application V2 KW H 14.06.19 Revised Development Application V2 KW

**GSA Student Housing** North Terrace

ELEVATIONS - NORTH

Project No 217091 Date 25.10.17 Author KW Scale: @ A3 1:500

BOUNDARY

LINE

TP02.01 H

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LIFT MOTOR ROOM - SFL 158,900

BOUNDARY

SYMBOL LEGEND:

FOR DESCRIPTION AND COLOUR

(CS01)

(MF01)

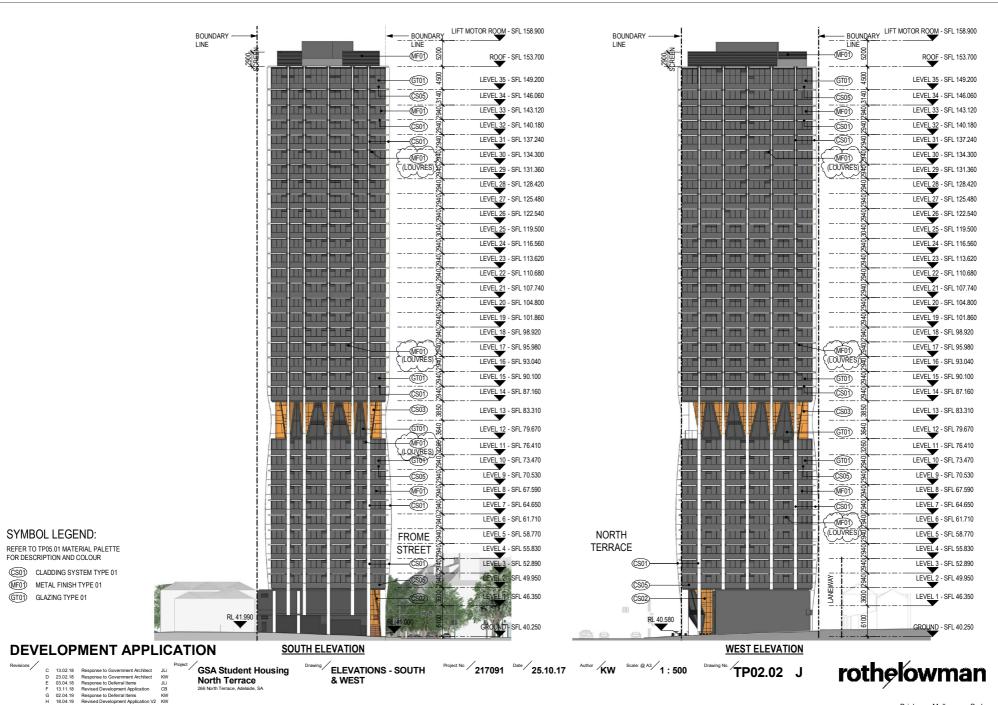
GT01)

REFER TO TP05.01 MATERIAL PALETTE

CLADDING SYSTEM TYPE 01

METAL FINISH TYPE 01

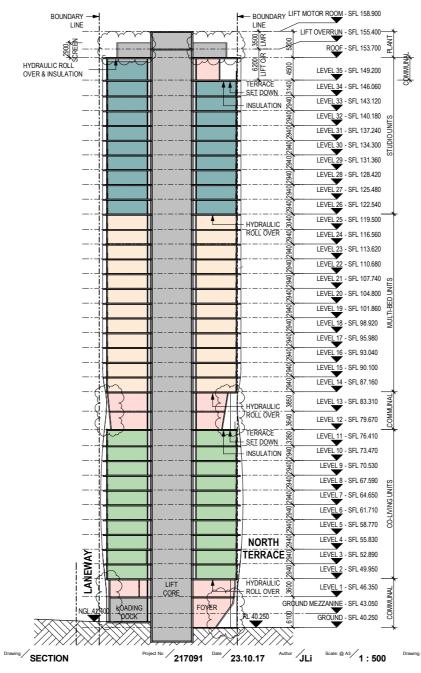
GLAZING TYPE 01



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J 14.06.19 Revised Development Application V2 KW



## **DEVELOPMENT APPLICATION**

 
 A
 13.02.18
 Response to Government Architect
 JLi

 B
 03.04.18
 Response to Deferral Items
 JLi

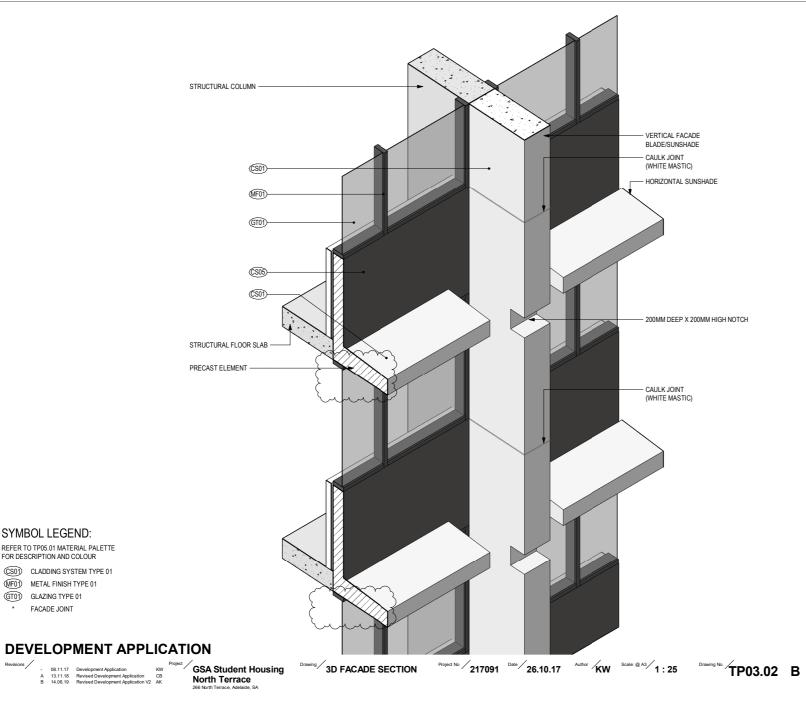
 C
 13.11.18
 Revised Development Application
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 D 18.04.19 Revised Development Application V2 KW

GSA Student Housing North Terrace

TP03.01 D

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Brisbane, Melbourne, Sydney www.rothelowman.com.au

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SYMBOL LEGEND: REFER TO TP05.01 MATERIAL PALETTE FOR DESCRIPTION AND COLOUR CS01 CLADDING SYSTEM TYPE 01 (MF01) METAL FINISH TYPE 01 GT01) GLAZING TYPE 01 \* FACADE JOINT

#### SPANDREL PANEL DESIGN INTENT

- IMAGE DEMONSTRATING THE VARIETY OF COLOUR CREATED BY THE "IRON" FINISH TO THE PRECAST SPANDRELS. IT WILL ACT SIMILARLY TO THE GLAZING WITH LIGHT MOVING ACROSS THE SURFACE CONTRASTING FROM AN ALMOST CHARCOAL, SIMILAR TONE TO THE GLAZING, UP TO REFLECTION AND MOVEMENT FROM THE WINDOW ITSELF.
- NAWKAW COLOUR SYSTEM BONDS TO THE PRECAST AND CREATES A GLOSS, BUT TEXTURED FINISH THAT CAPTURES THE LIGHT AT DIFFERENT ANGLES.
- THE SCALE AND PRESENCE OF THE WHITE COLUMNS IS PROTECTED.



# **DEVELOPMENT APPLICATION**

Revisions - 03.04.19 Response to Deferral Items JLi

GSA Student Housing
North Terrace
266 North Terrace, Adelaide, SA

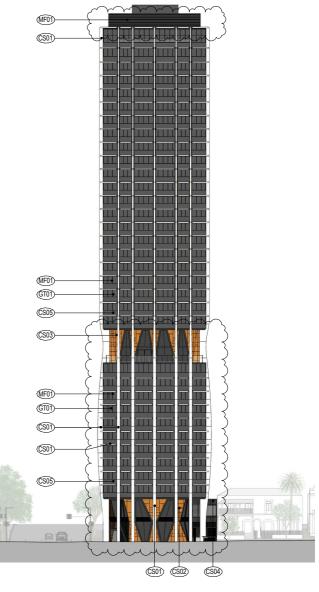
SPANDREL PANEL DESIGN INTENT

Project No 217091 Date 03.04.19 Author JLi Scale: @ A3

Scale: @ A3 / TP03.10 -

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### **DEVELOPMENT APPLICATION**

 08.11.17
 Development Application
 KW

 A 22.01.18
 Response to Council comments
 KW

 8 03.04.18
 Response to Deferral Iterns
 LI

 C 13.11.18
 Revised Development Application
 CB

 D 20.02.19
 Response to RFI
 MR

 E 02.04.19
 Response to Deferral Iterns
 KW

 F 18.04.19
 Revised Development Application Vz
 KW

GSA Student Housing MATERIAL PALETTE North Terrace

Project No 217091 Date 03.11.17 KW Scale: @ A3 1: 200 TP05.01 F

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REFER TO ELEVATIONS (TP02.01 & TP02.02) FOR ALL EXTERNAL LOUVRES AND WINDOW MULLIONS DETAILS

## **DEVELOPMENT APPLICATION**

Drawing 3D VIEW 1 GSA Student Housing North Terrace

Project No 217091 Date 07.11.17 Author KW Scale: @ A3

TP06.01 G



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## **DEVELOPMENT APPLICATION**

Drawing 3D VIEW 2

Project No 217091 Date 07.11.17 Author KW Scale: @ A3/

TP06.02 H



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## **DEVELOPMENT APPLICATION**

Drawing 3D VIEW 3 GSA Student Housing North Terrace

Project No 217091 Date 08.11.17 Author KW Scale: @ A3/

TP06.03 F



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## **DEVELOPMENT APPLICATION**

GSA Student Housing North Terrace 3D VIEW 4

Project No 217091 Date 18.01.19 Author JC Scale: @ A3

TP06.04 G



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3D VIEW NOTE:



REFER TO ELEVATIONS (TP02.01 & TP02.02) FOR ALL EXTERNAL LOUVRES AND WINDOW MULLIONS DETAILS

## **DEVELOPMENT APPLICATION**

GSA Student Housing Drawing 3D VIEW 5 North Terrace

Project No 217091 Date 08.11.17 Author KW Scale: @ A3

TP06.05 F



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REFER TO ELEVATIONS (TP02.01 & TP02.02) FOR ALL EXTERNAL LOUVRES AND WINDOW MULLIONS DETAILS

## **DEVELOPMENT APPLICATION**

Revisions

- 18.04.19 Revised Development Application V2 KW
A 14.06.19 Revised Development Application V2 KW

Onth Terrace
268 North Terrace, Adelaide, SA

3D VIEW 6

Project No 217091 Date 18.04.19 Author BW Scale: @ A3

TP06.06 A rothelowman



3D VIEW NOTE:

REFER TO ELEVATIONS (TP02.01 & TP02.02) FOR ALL EXTERNAL LOUVRES AND WINDOW MULLIONS DETAILS

### **DEVELOPMENT APPLICATION**

Revisions

- 18.04.19 Revised Development Application V2 KW
A 14.06.19 Revised Development Application V2 KW

Onth Terrace
268 North Terrace
268 North Terrace

Drawing 3D VIEW 7

Project No 217091 Date 18.04.19 Author BW Scale: @ A3 Drawing No. TP06.07 A





### GSA Australia Pty Ltd C/- Intro Design Pty Ltd

Variation to 34-storey mixed use building comprising: Additional two (2) storeys (ground plus 35), reduction in floor to floor heights, deletion of basement, reduction in size of café tenancy, reconfiguration of communal areas, reconfiguration of apartment typology across level 24-26, change in materiality (glass panels replaced with precast concrete panels of similar colour) and reduction in height and change of materiality within the crown

### 266-269 North Terrace, Adelaide

020/A074/17 V1

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2: ORIGINAL SCAP ITEM AND ATTCAHMENTS	45-248





#### **OVERVIEW**

Application No	020/A074/17 V1
Unique ID/KNET ID	2018/23109/01 / (3742)
Applicant	GSA Australia Pty Ltd
Proposal	Variation
Subject Land	266 North Terrace, Adelaide
Zone/Policy Area	Capital City Zone / Central Business Policy Area 13
Relevant Authority	SCAP
<b>Lodgement Date</b>	14 November 2018
Council	City of Adelaide
<b>Development Plan</b>	07 June 2018
Type of Development	Merit
Referral Agencies	Government Architect, City of Adelaide
Report Author	Janaki Benson
RECOMMENDATION	DEVELOPMENT PLAN CONSENT BE GRANTED

#### **EXECUTIVE SUMMARY**

On 14 March 2019 the State Commission Assessment Panel (SCAP) considered a variation application to a 34-storey mixed use building comprising: additional two (2) storeys (ground plus 35), reduction in floor to floor heights, deletion of basement, reduction in size of café tenancy, reconfiguration of communal areas, reconfiguration of apartment typology across level 24-26, change in materiality (glass panels replaced with precast concrete panels of similar colour) and reduction in height and change of materiality within the crown.

The application was deferred by SCAP at its meeting held 14 March 2019, with the applicant providing a response to the deferral motion.

Although the changes are considered to result in an altered architectural expression to that originally granted by SCAP, Development Plan Consent is recommended.



#### **ASSESSMENT REPORT**

#### 1. BACKGROUND

On 14 March 2019, the State Commission Assessment Panel (SCAP) considered a variation application to DA 020/A074/17 (V1) which sought:

- Reduction in floor to floor heights by 60mm (no change to internal floor to ceiling heights);
- Removal of pedestrian canopy to Frome Street;
- Two (2) additional residential levels, from 34 to 36 (extra 38 beds). The overall building height does not increase however given a reduction in slab level allows for the additional levels sought;
- Change to the architectural expression to the crown of the building;
- · Deletion of basement;
- Reduction in ground level café floor area;
- Reconfiguration and relocation of communal spaces;
- Reconfiguration of apartment typologies across levels 24-26;
- · Reduction in the number of bike parks;
- Change in materiality glass spandrel panels to be replaced with precast concrete panels of a similar colour; and
- Change to the horizontal sunshade depth to 600mm (previously a variety of depths to align to the curved edges of the vertical sun shading blades).

The State Commission Assessment Panel discussed the application and outlined:

The State Commission Assessment Panel notes that the Development Plan provisions call for the highest design quality as expressed, for example Objective 2 (Central Business Policy Area 13) 'Development of a high standard of design and external appearance that integrates with the public realm' and the Desired Character states that 'buildings will exhibit innovative design approaches and produce stylish and evocative architecture, including tall and imposing buildings that provide a hard edge to the street and are of the highest design quality......design outcomes of enduring appeal are expected'.

The Panel would prefer to retain the original approved expression. The Panel is concerned about the changes in materiality, specifically in the treatment of the grey concrete spandrels. The Panel would prefer to see an approach that goes beyond a flat matte finish, incorporating materials of greater quality, texture, durability and interest. Similarly the Panel is not convinced the Exotec cladding system will deliver a sufficiently high quality outcome given that this is a key prominent design feature of the building.

The State Commission Assessment Panel resolved to defer consideration of the item to allow the applicant the opportunity to reconsider their design approach in relation to the matters outlined above in consultation with the Government Architect and the State Commission Assessment Panel.

#### 2. **DEFERRAL MATTERS**

The applicant has provided amended drawings in response to the SCAP deferral motion and an explanation for the external changes proposed below.

#### **Sunshades**

 The dynamic loads on the tower have undergone detailed structural and wind engineering analysis. This analysis has determined that the horizontal sunshades will enable a stiffer section and act as an integral part of the overall building performance for managing down draft and building sway if they form



- part of the precast upstand, rather than an externally fixed element (as previously proposed).
- The concrete spandrels now proposed are designed to be integral to horizontal sunshade elements. The dimensions and projection of the sunshades will allow a conventional glazing system due to passive solar design now proposed.
- The dimensions of projection of both horizontal and vertical sunshades will still provide full sun protection in summer.

### **Use of Nawkaw (to Spandrel Panels)**

- The use of Nawkaw creates a pre-finished system for the spandrels. Nawkaw colour system bonds to the precast and creates a gloss but textured finish.
- The use of the Nawkaw solution to the spandrel panels [integral paint system] is in response to current fire cladding issues. The certification of the vast majority of pre-existing lightweight cladding solutions have no certification currently to allow installation on a new building. CFC is known as a wall type that can meet the fire compliance requirements.
- The reflective integrated colour system to the spandrel in 'Iron' will create a sheen to the surface of the tower that will pick up and reflect light in a similar way to the main glazed elements.

#### **Façade Design Concept**

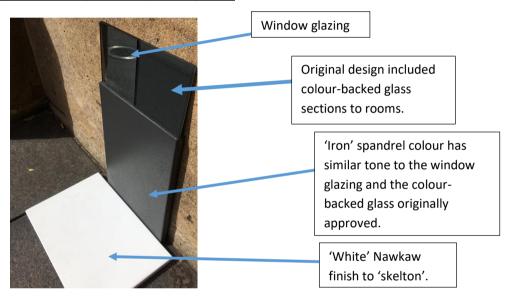
- The white masonry 'skeleton' (verticals and horizontals) is considered to retain its dominance given the reflective integrated colour system to the spandrel creates a sheen to the surface of the tower that will pick up and reflect light in a similar way to the main glazed elements. See *Figure 1* below.
- The spandrel panel is detailed to flush with the glazing. The variety of colour created by the 'Iron' finish to the precast spandrels will act similarly to the glazing. Light will move across the surface contrasting from an almost charcoal/similar tone to the glazing.
- A 'distant view' has been provided in the amended documentation that demonstrates the recessive nature of the 'Iron' colour system and its ability to blend back in with the window frames. Hence, the predominance of the white elements is considered retained.
- Room layouts and designs have also been key consideration in the development of the external façade. The original design approved included colour-backed glass sections (where concrete spandrels are now proposed) to the rooms to block out areas where no vision glazing was available see *Figure 2* below.
- The spandrels now create the ability to include additional storage in the rooms and workability of layouts.



### Figure 1 - Spandrel Panel Design Intent

# SPANDREL PANEL DESIGN INTENT IMAGE DEMONSTRATING THE VARIETY OF COLOUR CREATED BY THE "IRON" FINISH TO THE PRECAST SPANDRELS. IT WILL ACT SIMILARLY TO THE GLAZING, BY THE VIRTOR MAY ALMOST CHARCOAL, SIMILAR TONE TO THE GLAZING, BY TO REFLECTION AND MOVEMENT FROM THE WINDOW ITSELF. NAWKAW COLOUR SYSTEM BOXDS TO THE PRECAST AND CREATES A GLOSS, BUT TEXTURED FINISH THAT CAPTURES THE LICHT AT DIFFERENT ANGLES. THE SCALE AND PRESENCE OF THE WHITE COLUMNS IS PROTECTED.

### Figure 2 - Proposed Façade System



### **Cladding at Base**

- Changes in certification means the metal cladding at the base (proposed in the original application approved) was hard to certify in relation to the issuing of Building Rules Consent. As such, the alternative was to change to a Compressed Fibre Cement panel with an integrated coating system in 'Copper'.
- The application of CFC in 'Copper' however will not be applied at ground in response to the SCAP deferral motion and the GA advice (provided below). The applicant has confirmed a pre-finished 'Bronze' panel will be used at the base/ground and first floor for cladding to ensure a high quality interface with the public realm. Figure 3 below demonstrates the intended material palette now sought. The proposed cladding sample will however be provided as part of the revised material board to be presented at the SCAP meeting for SCAP's consideration and endorsement.







The Government Architect has reviewed the above response by the applicant and outlined:

Following the design discussion on 22 March 2019, the material samples and the accompanying additional information were submitted for review and comments.

For the spandal panels, concrete panels with metallic Nawkaw (factory applied colouring) finish in two colour options ('Iron' and 'Monument') are proposed in lieu of the previously proposed matt grey finish.

While I maintain my view that the provision of solid concrete panel to replace the originally approved colour back glazing spandal panels reduces the distinction between the projecting white skeletal elements and the recessed infill panels, I acknowledge that the metallic finish provides an architectural expression that is more consistent with the original design intent.

In my opinion, the concrete panel with Nawkaw metallic finish in 'Iron – M4' is acceptable as an alternative to the colour back glass spandal panels as originally approved.

Regarding the 'metallic' cladding material to the communal areas, a sample of a CFC (compressed fibre cement) panel with metallic Nawkaw finish in 'Copper- M7' colour is provided for consideration.

Due to the site's significant location on North Terrace, I am of the view that authentic and high quality material should be considered for the areas within the public realm. As such, I do not support the use of CFC panelling on the ground and first floor cladding. I strongly recommend exploration of other high quality pre-finished or natural materials to this section of the building, including materials that may not be consistent in the colour of the originally approved metal cladding material. For the



upper communal floors, I could consider the metallic coated CFC panelling as an alternative material.

As outlined above, the GA has acknowledged that the metallic Nawkaw 'Iron' finish proposed will provide an architectural expression that is more consistent with the original design intent.

The use of CFC panelling at ground is also no longer proposed at first/ground levels in response to both the SCAP deferral motion and the above advice. The base is now to be clad with a pre-finished material in 'Bronze' (material to be confirmed at the SCAP meeting via a materials board to be provided) and will ensure a greater quality material and durability, as anticipated in this prominent City location.

#### 3. CONCLUSION

The additional information provided by the applicant has provided clarity around matters regarding materials, colour and application. While the unique sculptural architectural outcome originally proposed for this site is still considered to be diluted as a result of the proposed external changes, the building's expression is deemed The white masonry 'skeleton' is considered to retain its general satisfactory. dominance given the reflective colour system to the spandrel proposed will allow sheen to the surface and reflect light in a similar way to the main glazed elements. The use of a pre-finished material cladding at base level will also ensure a desirable outcome.

Other matters forming part of the variation in relation to internal, amenity, waste storage and vehicle manoeuvring are also deemed acceptable (as discussed in the original SCAP Agenda item presented 14 March 2019).

The application is recommended for the granting of Development Plan Consent subject to the conditions attached to this report.

#### 4. RECOMMENDATION

It is recommended that the State Commission Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the City of Adelaide Development Plan.

#### PLANNING CONDITIONS

- 1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
- 2. Prior to Development Approval for Stage 4 (Architectural facade), the applicant shall submit a final detailed schedule of external materials and finishes to the satisfaction of the SCAP in consultation with the Government Architect.

#### **ADVISORY NOTES**

Previous Application

Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 020/A074/17) remain valid.



### b. Other Authorities

The applicant, or any person with the benefit of this consent, must ensure that any consent from other authorities or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development.

#### c. Right of Way

The applicant is reminded to ensure that the right of way is maintained in accordance with their obligations pursuant to the *Real Property Act 1886*.

Janaki Benson

Senior Planner DEVELOPMENT DIVISION

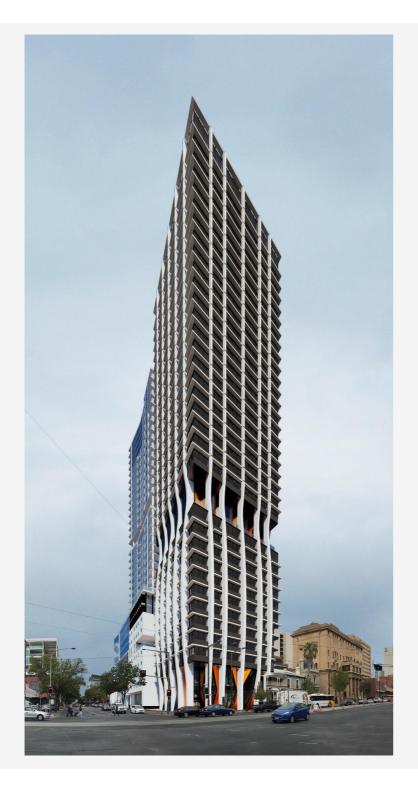
DEPARTMENT OF PLANNING, TRANSPORT and INFRASTRUCTURE



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266 North Terrace, Adelaide.

## **GSA North Terrace Govt Architect Review**



### **Contents**

- Discussion on Precast Spandrel Design intent
- Discussion on Materiality of communal level cladding
- Imagery of proposal materials, and physical samples.

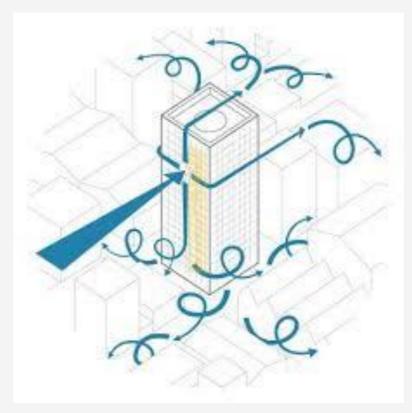
### **Design intent of Bris Soleil**

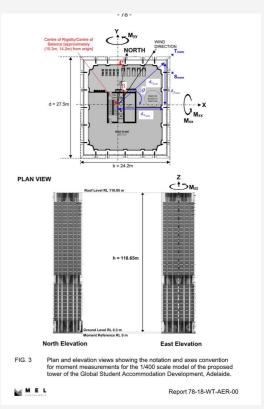
- Architectural expression of the tower generated from combination of vertical and horizontal elements
- These act as scaling of the building to the surrounding context, but also perform an important environmental role
- All vision glazing is to be protected from summer midday sun

### **Key Design challenges**

### Wind and lateral stability

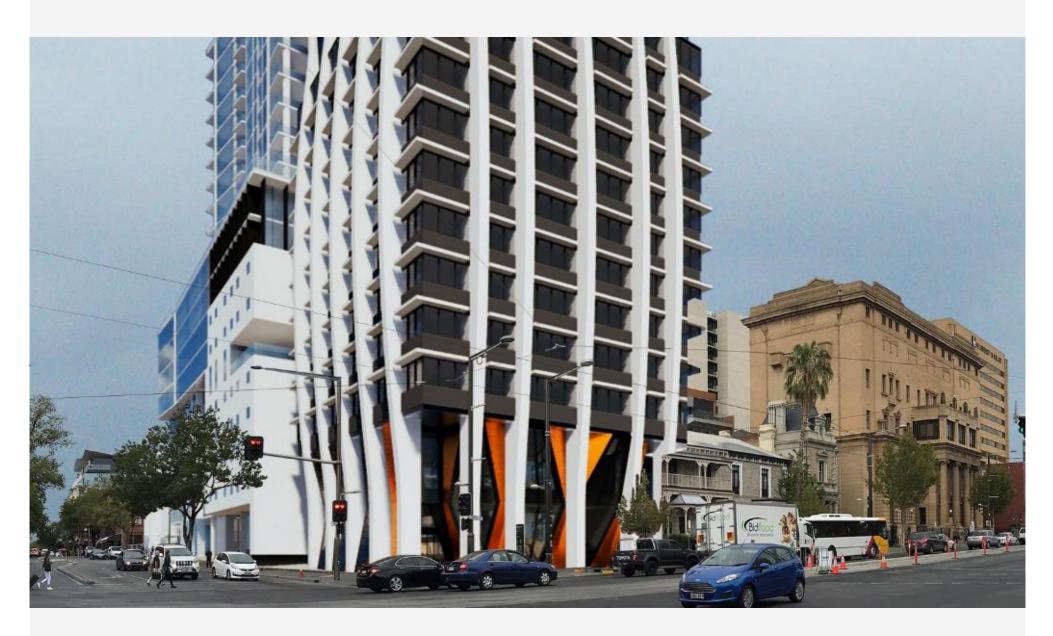
- The dynamic loads on the tower have undergone detailed structural and wind engineering analysis
- The horizontal sunshades, being proposed as part of a precast upstand, rather than an externally fixed element, are enabling a stiffer section, and act as an integral part of the overall building performance for managing down draft, and building sway
- The horizontal integrated sun shade devices is acting to significantly lower the wind conditions that may have resulted by dissipating winds that would otherwise accelerate across the smooth surface of the tower.





### **Key Design challenges**

- Fire Code and cladding issues
  - Vast majority of pre-existing lightweight cladding solutions have no certification currently to allow installation on a new building.
  - Certification of these systems is challenging
  - Proposal is to incorporate an integral paint system (Nawkaw) to a compressed fibre cement sheet that is laid in an expressed joint pattern as per the original design intent for the cladding on the Communal levels at Ground Level, Level 1, 12 and 13
  - CFC is known as a wall type that can meet the Fire compliance requirements, and be of sufficient durability for the use adjacent to the public domain.

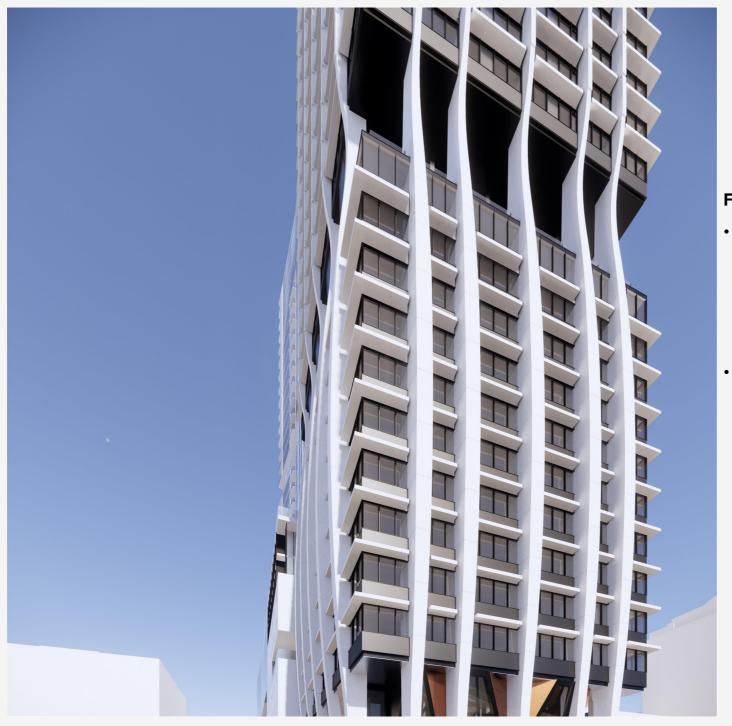


### **Façade Design Concept**

- The Structural skeleton of the tower is expressed through the vertical columns, combined with the horizontal sun shades. These form the dominant architectural expression for the tower
- The secondary element is then the communal glazing "bay window" devices.
- The third element is the recessive main wall plane, which is made up of reflective, gloss surfaces. This incorporates a darker horizontal spandrel, and the similarly horizontal expression of the window system.
- The window system is now a fully horizontal element which has allowed for a more consistent colour to be used, as with a glazed spandrel, we required colour back glass that would by its nature have a different visible affect.
- The spandrel panel is detailed flush with the glazing so as the sun moves across the façade, the reflectivity is capture dynamically throughout the day

### **Façade Design Concept**

- Precast façade design developed to include precast spandrels
- Spandrels designed to be integral to horizontal sunshade elements
- Dimensions of projection of vertical and horizontal elements optimised to allow conventional glazing system due to passive solar design.



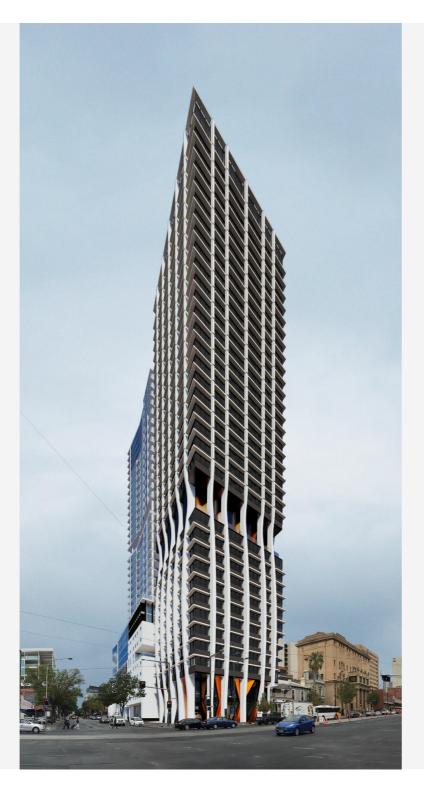
### Façade design elements

- Reflective integrated colour system to the spandrel creates a sheen to the surface of the tower that will pick up and reflect light in a similar way to the main glazed elements.
- The white masonry verticals and horizontals retain their dominance with the matt white integral colour.



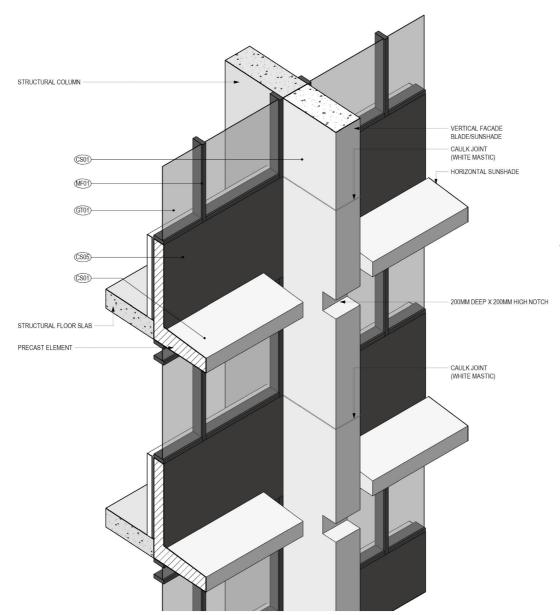
### Façade design elements

• Image demonstrating the variety of colour created by the "Iron" finish to the precast spandrels. It will act similarly to the glazing with light moving across the surface contrasting from an almost charcoal, similar tone to the glazing, up to reflection and movement from the window itself.



### **Distant view**

- Demonstrates the recessive nature of the "Iron" colour system and its ability to blend back in with the windows and window frames.
- The predominance of the white elements is then maintained.



### 3D Façade Design Intent Detail

•(As per current Development Application).

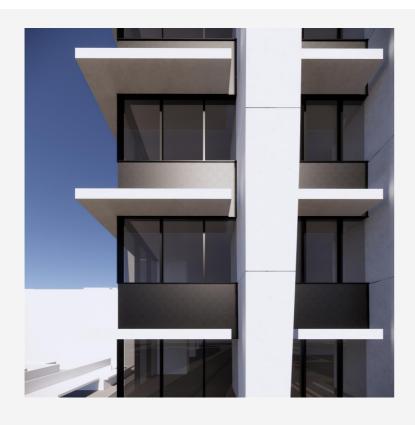
#### SYMBOL LEGEND:

REFER TO TP05.01 MATERIAL PALETTE FOR DESCRIPTION AND COLOUR

©S01) CLADDING SYSTEM TYPE 01

MF01 METAL FINISH TYPE 01
GT01 GLAZING TYPE 01

6) GLAZING TYPE 0 FACADE JOINT



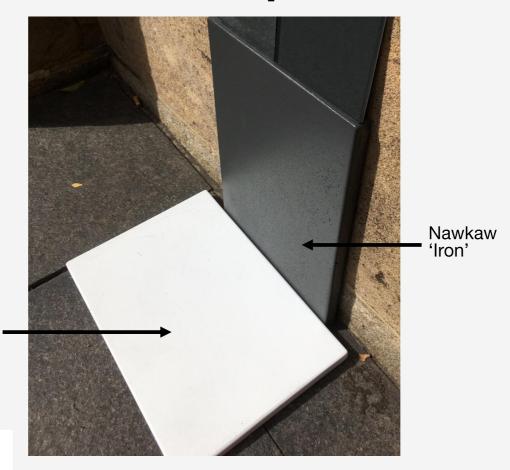
### **Detail view**

- Nawkaw colour system bonds to the precast and creates a gloss, but textured finish that captures the light at different angles.
- The Scale and presence of the white columns is protected.



### **Proposed Material**

- Proposed selection is a Nawkaw integral paint finish system
- This creates a prefinished system for the precast spandrels, along with the existing vertical columns.



Nawkaw 'White on White'



Photo of Sample

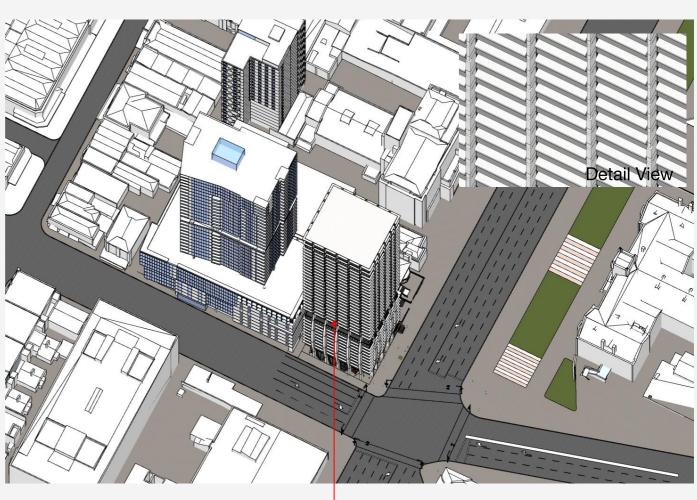


### **Photo of Proposed Main façade systems**

- The spandrel panel has an equivalent tone to the glazing and window frame/colour back sections such that in shade they all are viewed as a consistent colour.
- As the sunlight moves across the façade, the spandrels will be reflective similar to the glazing such that the surface consistency is maintained.

### **Solar Performance**

- Dimensions of projection of vertical and horizontal elements optimised to provide full sun protection in summer
- Vertical blades shelter in afternoon and morning
- Horizontal projections sized to maintain protection – 600mm depth provides this outcome
- Majority of glazing fully shaded from 11am till 2pm in mid summer
- Overleaf are "sun point of view drawings" what is visible is what the sun hits at that time of day on 22<sup>nd</sup> December



No glazing visible

11am

rothelowman

### **Solar Performance**

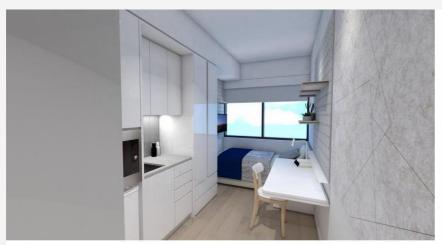


### **Internal Amenity**

- Room layouts and designs have been key consideration in the development of the external façade
- Useability of the rooms, and protection of window openings forms part of the proposal to include precast spandrels.
- Proposed design for Original lodgement included colourbacked glass sections to block out areas where no vision glazing was available.



Spandrel creates ability to include additional storage in apartments and workability of layouts.

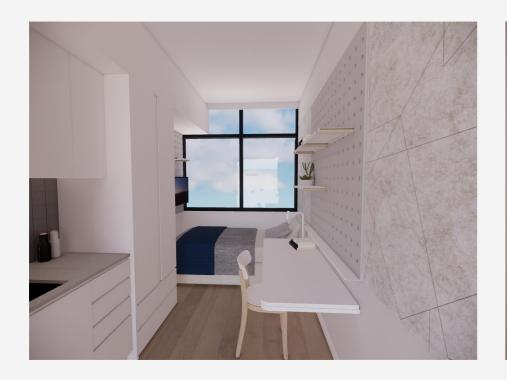




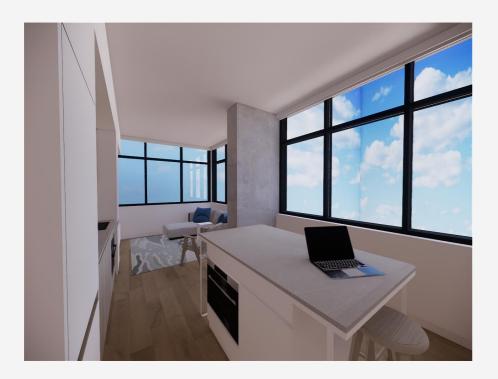




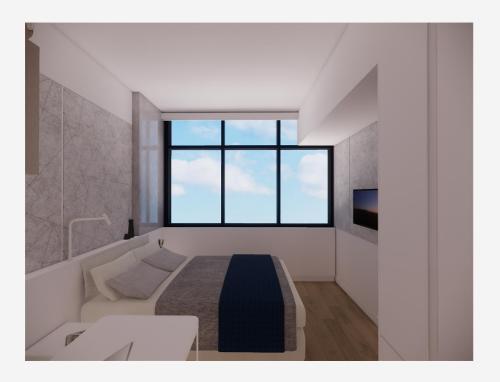
Typical room layout showing provision of horizontal windows













### **Communal Areas - Cladding**

- Original wall system incorporated a metal cladding panel
- Changes in certification means a composite cladding panel is impossible to certify
- Solid core cladding is still being tested
- As such, proposed alternative was to change to a Compressed Fibre Cement panel with an integrate coating system such as Nawkaw
- This achieves a high quality finish that's bonded to the cladding panel, but is able to provide the required fire rating.

### Communal Area Cladding.

- View showing proposed cladding panels and pattern of sheets
- Substrate to hold panels can be achieved in several methods to achieve the patterned finish we are looking for.
- Glazing system detailing is in design development so shows design intent only.
- Note image of sample swatch and physical sample side by side.





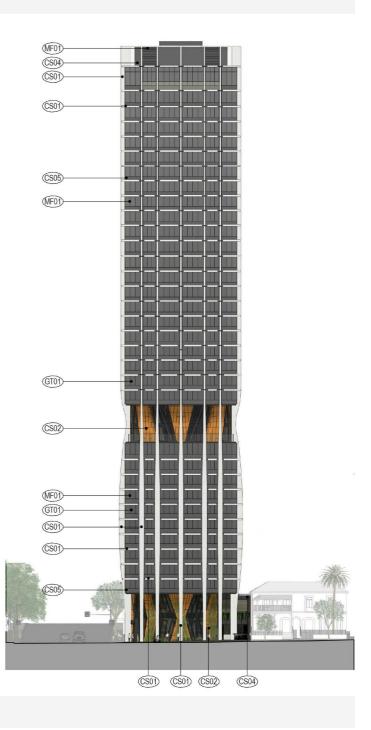
Copper M 7



### **Physical Samples**

- The following key samples have been provided
  - Proposed integral colour system for precast spandrel panels
  - Proposed integral colour system for Communal area cladding.





# 3.0 Ground Floor / 3.03 Foyer & Waiting Views



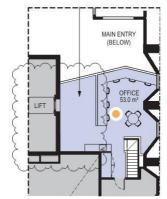


# 4.0 Mezzanine / 4.02 Office



#### Quasicrystals

Re-interpretation of Pattern , finishes, grain or textures.







Mezzanine office

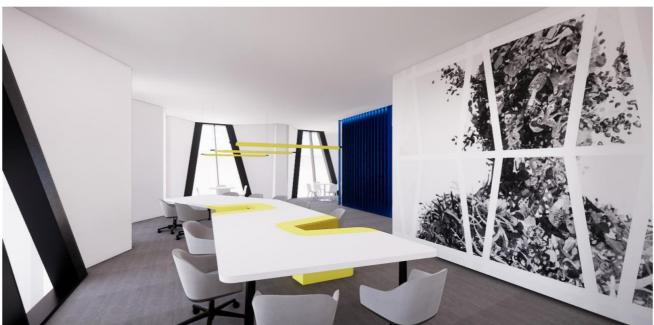
#### **Vertical City**

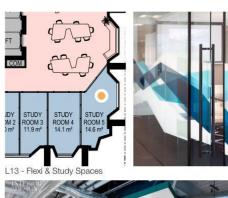
Maximise the interactions between various vertical planes

### Tree of Knowledge

Systems put in place that grow and adapt





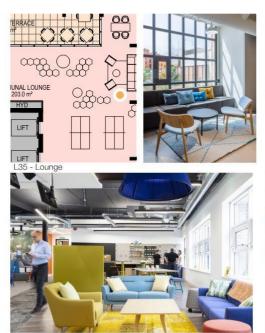




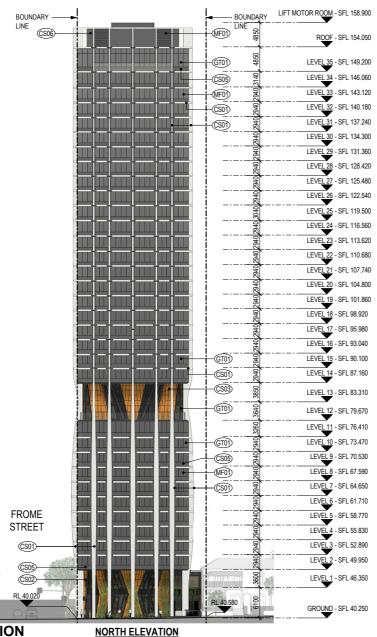












#### LEVEL 35 - SFL 149.200 -(GT01) LEVEL 34 - SFL 146.060 -(CS05) -(MF01) LEVEL 33 - SFL 143.120 LEVEL 32 - SFL 140.180 -(CS01) -(CSO1) LEVEL 31 - SFL 137.240 LEVEL 30 - SFL 134.300 LEVEL 29 - SFL 131.360 LEVEL 28 - SFL 128.420 LEVEL 27 - SFL 125.480 LEVEL 26 - SFL 122.540 LEVEL 25 - SFL 119.500 LEVEL 24 - SFL 116.560 LEVEL 23 - SFL 113.620 LEVEL 22 - SFL 110.680 LEVEL 21 - SFL 107.740 LEVEL 20 - SFL 104.800 LEVEL 19 - SFL 101.860 LEVEL 18 - SFL 98.920 LEVEL 17 - SFL 95.980 LEVEL 16 - SFL 93.040 -(GT01) LEVEL 15 - SFL 90.100 LEVEL 14 - SFL 87.160 -(CSO1) -(CS03) LEVEL 13 - SFL 83.310 -(GT01) LEVEL 12 - SFL 79.670 LEVEL 11 - SFL 76.410 LEVEL 10 - SFL 73.470 -GT01) LEVEL 9 - SFL 70.530 -CS05) LEVEL 8 - SFL 67.590 -(MF01) LEVEL 7 - SFL 64.650 LEVEL 6 - SFL 61.710 LEVEL 5 - SFL 58.770 NORTH TERRACE LEVEL 4 - SFL 55.830 LEVEL 3 - SFL 52.890 LEVEL 2 - SFL 49.950 -(CS05) LEVEL 1 - SFL 46.350 GROUND - SFL 40.250 **EAST ELEVATION**

### **DEVELOPMENT APPLICATION**

08.11.17 Development Application KW 22.11.17 Revised Ground & Level 1 for DA KW B 22.01.18 Response to Council comments KW C 13.02.18 Response to Government Architect JLi

 D
 23.02.18
 Response to Government Architect
 KW

 E
 13.11.18
 Revised Development Application
 CB

 F
 02.04.19
 Response to Deferral Items
 KW

GSA Student Housing

North Terrace

ELEVATIONS - NORTH

Project No 217091 Date 25.10.17 Author KW Scale: @ A3 1:500

BOUNDARY

(CS06)

TP02.01 F



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SYMBOL LEGEND:

FOR DESCRIPTION AND COLOUR

(MF01)

GT01)

REFER TO TP05.01 MATERIAL PALETTE

CLADDING SYSTEM TYPE 01

METAL FINISH TYPE 01

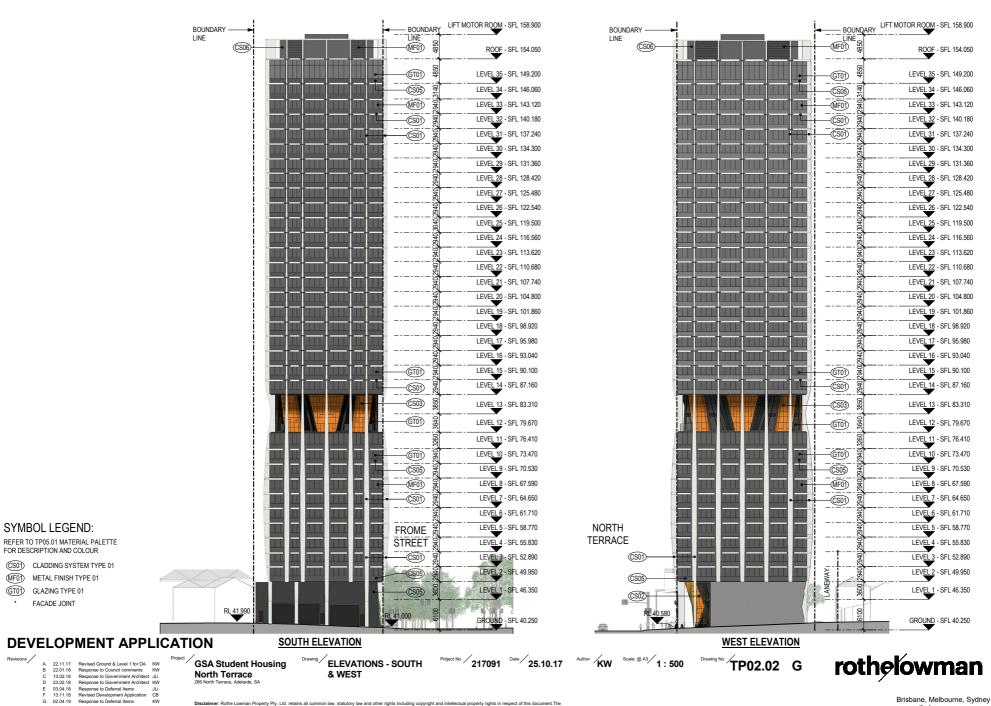
GLAZING TYPE 01

FACADE JOINT

LIFT MOTOR ROOM - SFL 158.900

ROOF - SFL 154.050

BOUNDARY



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Brisbane, Melbourne, Sydney www.rothelowman.com.au





## **DEVELOPMENT APPLICATION**

- 08.11.17 Development Application KW
A 22.01.18 Response to Council comments KW
B 03.04.18 Response to Deferral Items UC 13.11.18 Revised Development Application CB 20.20.19 Response to ER MR
E 02.04.19 Response to Deferral Items KW

GSA Student Housing North Terrace

MATERIAL PALETTE

rothelowman

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## **Central Business Policy Area 13**

### Introduction

The Objectives and Principles of Development Control that follow apply to the Policy Area as shown on Maps Adel/49, 50, 55 and 56. They are additional to those expressed for the Zone and, in cases of apparent conflict, take precedence over the Zone provisions. In the assessment of development, the greatest weight is to be applied to satisfying the Desired Character for the Policy Area.

## **DESIRED CHARACTER**

The Central Business Policy Area is the pre-eminent economic, governance and cultural hub for the State. This role will be supported by educational, hospitality and entertainment activities and increased opportunities for residential, student and tourist accommodation.

Buildings will exhibit innovative design approaches and produce stylish and evocative architecture, including tall and imposing buildings that provide a hard edge to the street and are of the highest design quality. A wide variety of design outcomes of enduring appeal are expected. Complementary and harmonious buildings in individual streets will create localised character and legible differences between streets, founded on the existing activity focus, building and settlement patterns, and street widths.

#### **OBJECTIVES**

**Objective 1:** A concentration of employment, governance, entertainment and residential land uses that form the heart of the City and central place for the State.

**Objective 2:** Development of a high standard of design and external appearance that integrates with the public realm.

**Objective 3:** Development that contributes to the Desired Character of the Policy Area.

#### PRINCIPLES OF DEVELOPMENT CONTROL

### **Land Use**

- 1 Development should contribute to the area's role and function as the State's premier business district, having the highest concentration of office, retail, mixed business, cultural, public administration, hospitality, educational and tourist activities.
- 2 Buildings should be of a height that ensures airport operational safety is not adversely affected.
- 3 To enable an activated street level, residential development or similar should be located above ground floor level.

## **CAPITAL CITY ZONE**

## Introduction

The Desired Character, Objectives and Principles of Development Control that follow apply in the whole of the Capital City Zone shown on <a href="Maps Adel/17">Maps Adel/17</a> to 20, 23 to 26 and 29 to 31. They are additional to those expressed for the whole of the Council area and in cases of apparent conflict, take precedence over the more general provisions. In the assessment of development, the greatest weight is to be applied to satisfying the Desired Character for the Zone.

### **DESIRED CHARACTER**

This Zone is the economic and cultural focus of the State and includes a range of employment, community, educational, tourism and entertainment facilities. It is anticipated that an increased population within the Zone will complement the range of opportunities and experiences provided in the City and increase its vibrancy.

The Zone will be active during the day, evening and late night. Licensed entertainment premises, nightclubs and bars are encouraged throughout the Zone, particularly where they are located above or below ground floor level to maintain street level activation during the day and evening.

High-scale development is envisaged in the Zone with high street walls that frame the streets. However an interesting pedestrian environment and human scale will be created at ground floor levels through careful building articulation and fenestration, frequent openings in building façades, verandahs, balconies, awnings and other features that provide weather protection.

In important pedestrian areas, buildings will be set back at higher levels above the street wall to provide views to the sky and create a comfortable pedestrian environment. In narrow streets and laneways the street setback above the street wall may be relatively shallow or non-existent to create intimate spaces through a greater sense of enclosure. In the Central Business Policy Areas, upper level setbacks are not envisaged.

Non-residential land uses at ground floor level that generate high levels of pedestrian activity such as shops, cafés and restaurants will occur throughout the Zone. Within the Central Business Policy Area, residential land uses at ground level are discouraged. At ground level, development will continue to provide visual interest after hours by being well lit and having no external shutters. Non-residential and / or residential land uses will face the street at the first floor level to contribute to street vibrancy.

New development will achieve high design quality by being:

- (a) Contextual so that it responds to its surroundings, recognises and carefully considers the adjacent built form, and positively contributes to the character of the immediate area.
- (b) **Durable** by being fit for purpose, adaptable and long lasting, and carefully considers the existing development around it.
- (c) **Inclusive** by integrating landscape design to optimize pedestrian and cyclist usability, privacy, and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimize security and safety both internally and into the public realm, for occupants and visitors alike.
- (d) **Sustainable** by integrating sustainable systems into new buildings and the surrounding landscape design to improve environmental performance and minimise energy consumption.
- (e) Amenable by providing natural light and ventilation to habitable spaces.

Contemporary juxtapositions will provide new settings for heritage places. Innovative design is expected in areas of identified street character with an emphasis on contemporary architecture that responds to site context and broader streetscape, while supporting optimal site development. The addition of height, bulk and massing of new form should be given due consideration in the wider context of the proposed development.

There will also be a rich display of art that is accessible to the public and contextually relevant.

## Adelaide's pattern of streets and squares

The distinctive grid pattern of Adelaide will be reinforced through the creation of a series of attractive boulevards as shown on Concept Plan <u>Figures CC/1 and 2</u>. These boulevards will provide a clear sense of arrival into the City and be characterised by buildings that are aligned to the street pattern, particularly at ground level.

Views to important civic landmarks, the Park Lands and the Adelaide Hills will be retained as an important part of the City's charm and character.

The City's boulevards, terraces and Squares will be developed as follows:

- (a) North Terrace will be reinforced as an important pedestrian promenade and cultural boulevard that provides an important northern edge to the City square mile.
- (b) King William Street will be enhanced as the City's principal north-south boulevard and will be reinforced as the City's commercial spine.
- (c) Grote Street-Wakefield Street will be enhanced as the City's principal east-west boulevard and will be developed to provide a strong frame that presents a sense of enclosure to the street.
- (d) East Terrace will be characterised by buildings that maximise views through to the Park Lands and provide a distinct City edge.
- (e) West Terrace will be reinforced as the western 'gateway' to the City centre and will form an imposing frontage to the western City edge. Buildings will be constructed to the front and side boundaries, and designed to maximise views through to the Park Lands. Corner sites at the junctions of West Terrace and the major east-west streets will be developed as strongly defined visual gateways to the City. This will provide an imposing frontage to the western edge of the City, which comprises a mixture of commercial, showroom and residential development.
- (f) Pulteney and Morphett streets are key north-south boulevards. A sense of activation and enclosure of these streets will be enhanced through mixed use development with a strong built form edge. Pulteney Street will include residential, office and institutional uses, and retail activities. These boulevards will become important tree-lined commercial corridors.
- (g) Currie, Grenfell, Franklin and Flinders streets, as wider east-west boulevards provide important entry points to the City. Currie and Grenfell streets will become a key focus for pedestrians, cycling and public transport. These streets also provide long views to the hills as their closing vistas and these view corridors should remain uncluttered.
- (h) Victoria, Hindmarsh and Light Squares will have a continuous edge of medium to high-scale development that frames the Squares and increases ground level activity.

The Zone also includes a number of Main Street areas, encompassing Rundle Mall, Rundle Street, Hindley Street and Gouger Street, which are envisaged to have a wide range of retail, commercial and community uses that generate high levels of activity. These areas will have an intimately scaled built form with narrow and frequent building frontages. These areas are shown on Concept Plan Figures CC/1 and 2.

Development fronting North Terrace, King William Street, Wakefield Street, Grote Street, the Squares, and in the Main Street Policy Area, will reflect their importance though highly contextual design that reflects and responds to their setting and role.

Minor streets and laneways will have a sense of enclosure (a tall street wall compared to street width) and an intimate, welcoming and comfortable pedestrian environment with buildings sited and composed in a way that responds to the buildings' context. There will be a strong emphasis on ground level activation through frequent window openings, land uses that spill out onto the footpath, and control of wind impacts.

Development in minor streets and laneways with a high value character will respond to important character elements and provide a comfortable pedestrian environment, particularly in the following streets: Gray, Leigh, Union, Chesser, Coromandel, Tucker, Cardwell, Kenton, Market, Ruthven, Cannon, Tatham, Benthem streets, Murrays Lane and Wright Court.

A comprehensive, safe and convenient movement network throughout the City will develop, focusing on the provision of linkages on both public and private land between important destinations and public

transport. A high quality system of bicycle or shared pedestrian and bicycle routes will be established within the Zone.

### **OBJECTIVES**

#### General

**Objective 1:** The principal focus for the economic, social and political life of metropolitan

Adelaide and the State.

**Objective 2:** A vibrant mix of commercial, retail, professional services, hospitality,

entertainment, educational facilities, and medium and high density living.

Objective 3: Design and management of City living to ensure the compatibility of residential

amenity with the essential commercial and leisure functions of the Zone.

**Objective 4:** City streets that provide a comfortable pedestrian environment.

Objective 5: Innovative design approaches and contemporary architecture that respond to a

building's context.

Objective 6: Buildings that reinforce the gridded layout of Adelaide's streets and respond to

the underlying built-form framework of the City.

Objective 7: Large sites developed to their full potential while ensuring a cohesive scale of

development and responding to a building's context.

**Objective 8:** Development that contributes to the Desired Character of the Zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

## **Land Use**

1 The following types of development, or combinations thereof, are envisaged:

Affordable housing

Aged persons accommodation

Community centre

Consulting room

Convention centre

Dwelling

Educational establishment

**Emergency services facility** 

Hospital

Hotel

Indoor recreation centre

Licensed entertainment premises

Library

Motel

Office

Pre-school

Personal service establishment

Place of worship

Serviced apartment

Restaurant

Residential flat building

Student accommodation

Shop or group of shops

Tourist accommodation

- 2 Land uses that are typically closed during the day should be designed to maximise daytime and evening activation at street level and be compatible with surrounding land uses, in particular residential development.
- 3 Low impact industries should be located outside the Central Business Policy Area and have minimal off-site impacts with respect to noise, air, water and waste emissions, traffic generation and movement.
- 4 Development listed as non-complying is generally inappropriate.

### Form and Character

5 Development should be consistent with the Desired Character for the Zone.

### **Design and Appearance**

- 6 Development should be of a high standard of architectural design and finish which is appropriate to the City's role and image as the capital of the State.
- 7 Buildings should achieve a high standard of external appearance by:
  - (a) the use of high quality materials and finishes. This may be achieved through the use of materials such as masonry, natural stone, prefinished materials that minimise staining, discolouring or deterioration, and avoiding painted surfaces particularly above ground level;
  - (b) providing a high degree of visual interest though articulation, avoiding any large blank facades, and incorporating design features within blank walls on side boundaries which have the potential to be built out;
  - (c) ensuring lower levels are well integrated with, and contribute to a vibrant public realm; and
  - (d) ensuring any ground and first floor level car parking elements are sleeved by residential or non-residential land uses (such as shops, offices and consulting rooms) to ensure an activated street frontage.
- 8 Buildings should present an attractive pedestrian-oriented frontage that adds interest and vitality to City streets and laneways.
- 9 The finished ground floor level of buildings should be at grade and/or level with the footpath to provide direct pedestrian access and street level activation.
- Providing footpath widths and street tree growth permit, development should contribute to the comfort of pedestrians through the incorporation of verandahs, balconies, awnings and/or canopies that provide pedestrian shelter.
- 11 Buildings should be positioned regularly on the site and built to the street frontage, except where a setback is required to accommodate outdoor dining or provide a contextual response to a heritage place.
- 12 Buildings should be designed to include a podium/street wall height and upper level setback (in the order of 3-6 metres) that:
  - (a) relates to the scale and context of adjoining built form;
  - (b) provides a human scale at street level;
  - (c) creates a well-defined and continuity of frontage;
  - (d) gives emphasis and definition to street corners to clearly define the street grid;
  - (e) contributes to the interest, vitality and security of the pedestrian environment;

- (f) maintains a sense of openness to the sky for pedestrians and brings daylight to the street;
   and
- (g) achieves pedestrian comfort by minimising micro climatic impacts (particularly shade/shelter, wind tunnelling and downward drafts);

other than (h) or (i):

- (h) in the Central Business Policy Area;
- (i) where a lesser (or zero) upper level setback and/or podium height is warranted to correspond with and complement the form of adjacent development, in which case alternative design solutions should be included to achieve a cohesive streetscape, provided parts (b) to (g) are still achieved.
- 13 Buildings north of Rundle Mall, Rundle Street, Hindley Street and Gouger Street should have a built form that incorporates slender tower elements, spaces between buildings or other design techniques that enable sunlight access to the southern footpath.
- **14** Buildings, advertisements, site landscaping, street planting and paving should have an integrated, coordinated appearance and should enhance the urban environment.
- 15 Building façades should be strongly modelled, incorporate a vertical composition which reflects the proportions of existing frontages, and ensure that architectural detailing is consistent around corners and along minor streets and laneways.
- Development that exceeds the maximum building height shown in Concept Plan Figures CC/1 and 2, and meets the relevant quantitative provisions should demonstrate a significantly higher standard of design outcome in relation to qualitative policy provisions including site configuration that acknowledges and responds to the desired future character of an area but that also responds to adjacent conditions (including any special qualities of a locality), pedestrian and cyclist amenity, activation, sustainability, and public realm and streetscape contribution.

The Squares (Victoria, Hindmarsh and Light)

- 17 Outdoor eating and drinking facilities associated with cafés and restaurants are appropriate ground floor uses and should contribute to the vitality of the Squares and create a focus for leisure.
- **18** Buildings fronting the Squares should:
  - (a) provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a minimum of 75 percent of the landscaped part of each Square at the September equinox; and
  - (b) reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks.

The Terraces (North, East and West)

- 19 Development along the terraces should contribute to a continuous built form to frame the City edge and activate the Park Lands.
- 20 Development along North Terrace should reinforce the predominant scale and 'City wall' character of the Terrace frontage.

## **Building Height**

21 Development should not exceed the maximum building height shown in Concept Plan <u>Figures</u> <u>CC/1 and 2 unless</u>;

- (a) it is demonstrated that the development reinforces the anticipated city form in Concept Plan Figures CC/1 and 2, and
- (b) only if:
  - (i) at least two of the following features are provided:
    - (1) the development provides an orderly transition up to an existing taller building or prescribed maximum building height in an adjoining Zone or Policy Area;
    - (2) the development incorporates the retention, conservation and reuse of a building which is a listed heritage place;
    - (3) high quality universally accessible open space that is directly connected to, and well integrated with, public realm areas of the street;
    - (4) universally accessible, safe and secure pedestrian linkages that connect through the development site as part of the cities pedestrian network on <u>Map Adel/1</u> (Overlay 2A);
    - (5) on site car parking does not exceed a rate of 0.5 spaces per dwelling, car parking areas are adaptable to future uses or all car parking is provided underground;
    - (6) residential, office or any other actively occupied use is located on all of the street facing side of the building, with any above ground car parking located behind;
    - (7) a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
    - (8) more than 15 per cent of dwellings as affordable housing.
  - (ii) plus all of the following sustainable design measures are provided:
    - a rooftop garden covering a majority of the available roof area supported by services that ensure ongoing maintenance;
    - (2) a greenroof, or greenwalls / façades supported by services that ensure ongoing maintenance;
    - innovative external shading devices on all of the western side of a street facing façade; and
    - (4) higher amenity through provision of private open space in excess of minimum requirements, access to natural light and ventilation to all habitable spaces and common circulation areas.
- 22 Development should have optimal height and floor space yields to take advantage of the premium City location and should have a building height no less than half the maximum shown on Concept Plan Figures CC/1 and 2, or 28 metres in the Central Business Policy Area, except where one or more of the following applies:
  - (a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations;
  - the site is adjacent to the City Living Zone or the Adelaide Historic (Conservation) Zone and a lesser building height is required to manage the interface with low-rise residential development;
  - (c) the site is adjacent to a heritage place, or includes a heritage place;

(d) the development includes the construction of a building in the same, or substantially the same, position as a building which was demolished, as a result of significant damage caused by an event, within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building.

#### Interface

- 23 Development should manage the interface with the City Living Zone or the Adelaide Historic (Conservation) Zone in relation to building height, overshadowing, massing, building proportions and traffic impacts and should avoid land uses, or intensity of land uses, that adversely affect residential amenity.
- 24 Development on all sites on the southern side of Gouger Street Angas Street and adjacent to a northern boundary of the City Living Zone or the Adelaide Historic (Conservation) Zone should not exceed 22 metres in building height unless the Council Wide overshadowing Principles of Development Control are met.
- Parts of a development that exceed the prescribed maximum building height shown on Concept Plan Figures CC/1 and 2 that are directly adjacent to the City Living, Main Street (Adelaide) and Adelaide Historic (Conservation) Zone boundaries should be designed to minimise visual impacts on sensitive uses in the adjoining zones and to maintain the established or desired future character of the area. This may be achieved through a number of techniques such as additional setback, avoiding tall sheer walls, centrally locating taller elements, providing variation of light and shadow through articulation to provide a sense of depth and create visual interest, and the like.

#### Movement

- 26 Pedestrian movement should be based on a network of pedestrian malls, arcades and lanes, linking the surrounding Zones and giving a variety of north-south and east-west links.
- 27 Development should provide pedestrian linkages for safe and convenient movement with arcades and lanes clearly designated and well-lit to encourage pedestrian access to public transport and areas of activity. Blank surfaces, shutters and solid infills lining such routes should be avoided.
- 28 Development should ensure existing through-site and on-street pedestrian links are maintained and new pedestrian links are developed in accordance with Map Adel/1 (Overlay 2A).
- 29 Car parking should be provided in accordance with <u>Table Adel/7</u>.
- 30 Multi-level car parks should locate vehicle access points away from the primary street frontage wherever possible and should not be located:
  - (a) within any of the following areas:
    - (i) the Core Pedestrian Area identified in Map Adel/1 (Overlays 2, 2A and 3)
    - (ii) on frontages to North Terrace, East Terrace, Rundle Street, Hindley Street, Currie Street, Waymouth Street (east of Light Square), Victoria Square or King William Street;
  - (b) where they conflict with existing or projected pedestrian movement and/or activity;
  - (c) where they would cause undue disruption to traffic flow; and
  - (d) where it involves creating new crossovers in North Terrace, Rundle Street, Hindley Street, Currie Street and Waymouth Street (east of Light Square), Grenfell Street and Pirie Street (west of Pulteney Street), Victoria Square, Light Square, Hindmarsh Square, Gawler Place and King William Street or access across primary City access and secondary City access roads identified in Map Adel/1 (Overlay 1).

- 31 Multi-level, non-ancillary car parks are inappropriate within the Core Pedestrian Area as shown on Map Adel/1 (Overlays 2, 2A and 3).
- 32 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
  - enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages;
  - (b) complement the surrounding built form in terms of height, massing and scale; and
  - (c) incorporate façade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the Desired Character of the locality.

### Advertising

- **33** Other than signs along Hindley Street, advertisements should use simple graphics and be restrained in their size, design and colour.
- 34 In minor streets and laneways, a greater diversity of type, shape, numbers and design of advertisements are appropriate provided they are of a small-scale and located to present a consistent message band to pedestrians.
- **35** There should be an overall consistency achieved by advertisements along individual street frontages.
- 36 In Chesser Street, French Street and Coromandel Place advertisements should be small and preferably square and should not be located more than 3.7 metres above natural ground level or an abutting footpath or street. However, advertisements in these streets may be considered above 3.7 metres at locations near the intersections with major streets.
- 37 Advertisements on the Currie Street frontages between Topham Mall and Gilbert Place and its north-south prolongation should be of a size, shape and location complementary to the desired townscape character, with particular regard to the following:
  - (a) On the southern side of Currie Street, advertisements should be fixed with their underside at a common height, except where the architectural detailing of building façades precludes it. At this 'canopy' level advertisements should be of a uniform size and fixed without the support of guy wires. Where architectural detailing permits, advertisements may mark the major entrances to buildings along the southern side of Currie Street with vertical projecting advertisements 1.5 metres high by 1.2 metres wide at, or marginally above, the existing canopy level. Painted wall or window signs should be restrained.
  - (b) On the northern side of Currie Street, advertisements should be of a uniform fixing height and consistent dimensions to match those prevailing in the area.

#### PROCEDURAL MATTERS

### **Complying Development**

38 Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, the following forms of development are assigned as **complying**:

- (a) Other than in relation to a State heritage place, Local heritage place (City Significance), or Local heritage place, work undertaken within a building which does not involve a change of use or affect the external appearance of the building;
- (b) Temporary depot for Council for a period of no more than 3 months where it can be demonstrated that appropriate provision has been made for:

- (i) dust control;
- (ii) screening, including landscaping;
- (iii) containment of litter and water; and
- (iv) securing of the site.
- (c) Change in the use of land from a non-residential use to an office, shop or consulting room (excluding any retail showroom, adult entertainment premises, adult products and services premises or licensed premises).

## **Non-complying Development**

39 The following kinds of development are non-complying:

A change in use of land to any of the following:

Amusement machine centre

Advertisements involving any of the following:

- (a) third party advertising except on Hindley Street, Rundle Mall or on allotments at the intersection of Rundle Street and Pulteney Street, or temporary advertisements on construction sites:
- (b) advertisements located at roof level where the sky or another building forms the background when viewed from ground level;
- (c) advertisements in the area bounded by West Terrace, Grote Street, Franklin Street and Gray Street;
- (d) animation of advertisements along and adjacent to the North Terrace, King William Street and Victoria Square frontages.

Total demolition of a State Heritage Place (as identified in Table Adel/1).

Vehicle parking except:

- (a) where it is ancillary to an approved or existing use;
- (b) it is a multi-level car park located outside the Core Pedestrian Area as indicated on <a href="Map Adel/1 (Overlay 2, 2A and 3)">Map Adel/1 (Overlay 2, 2A and 3)</a>; or
- (c) it is within an existing building located outside the Core Pedestrian Area as indicated on Map Adel/1 (Overlay 2, 2A and 3).

#### **Public Notification**

**40** Categories of public notification are prescribed in Schedule 9 of the *Development Regulations* 2008.

In addition, the following forms of development, or any combination of (except where the development is non-complying), are assigned:

(a) Category 1, public notification not required:

All forms of development other than where it is assigned Category 2.

(b) Category 2, public notification required. Third parties do not have any appeal rights.

Any development where the site of the development is adjacent land to land in the City Living Zone or Adelaide Historic (Conservation) Zone and it exceeds 22 metres in building height.

Note: For Category 3 development, public notification is required. Third parties may make written representations, appear before the relevant authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2.

## **Council Wide**

#### **Environmental**

## **Crime Prevention Through Urban Design**

### **OBJECTIVES**

Objective 24: A safe and secure, crime resistant environment that:

- (a) ensures that land uses are integrated and designed to facilitate natural surveillance;
- (b) promotes building and site security; and
- (c) promotes visibility through the incorporation of clear lines of sight and appropriate lighting.

- **82.** Development should promote the safety and security of the community in the public realm and within development. Development should:
- (a) promote natural surveillance of the public realm, including open space, car parks, pedestrian routes, service lanes, public transport stops and residential areas, through the design and location of physical features, electrical and mechanical devices, activities and people to maximise visibility by:
  - orientating windows, doors and building entrances towards the street, open spaces, car parks, pedestrian routes and public transport stops;
  - avoiding high walls, blank facades, carports and landscaping that obscures direct views to public areas;
  - (iii) arranging living areas, windows, pedestrian paths and balconies to overlook recreation areas, entrances and car parks;
  - (iv) positioning recreational and public space areas so they are bound by roads on at least two road frontages or overlooked by development;
  - (v) creating a complementary mix of day and night-time activities, such as residential, commercial, recreational and community uses, that extend the duration and level of intensity of public activity;
  - (vi) locating public toilets, telephones and other public facilities with direct access and good visibility from well-trafficked public spaces;
  - (vii) ensuring that rear service areas and access lanes are either secured or exposed to surveillance; and
  - (viii) ensuring the surveillance of isolated locations through the use of audio monitors, emergency telephones or alarms, video cameras or staff eg by surveillance of lift and toilet areas within car parks.

- (b) provide access control by facilitating communication, escape and path finding within development through legible design by:
  - (i) incorporating clear directional devices;
  - (ii) avoiding opportunities for concealment near well travelled routes;
  - (iii) closing off or locking areas during off-peak hours, such as stairwells, to concentrate access/exit points to a particular route;
  - (iv) use of devices such as stainless steel mirrors where a passage has a bend;
  - (v) locating main entrances and exits at the front of a site and in view of a street;
  - (vi) providing open space and pedestrian routes which are clearly defined and have clear and direct sightlines for the users; and
  - (vii) locating elevators and stairwells where they can be viewed by a maximum number of people, near the edge of buildings where there is a glass wall at the entrance.
- (c) promote territoriality or sense of ownership through physical features that express ownership and control over the environment and provide a clear delineation of public and private space by:
  - clear delineation of boundaries marking public, private and semi-private space, such as by paving, lighting, walls and planting;
  - dividing large development sites into territorial zones to create a sense of ownership of common space by smaller groups of dwellings; and
  - (iii) locating main entrances and exits at the front of a site and in view of a street.
- (d) provide awareness through design of what is around and what is ahead so that legitimate users and observers can make an accurate assessment of the safety of a locality and site and plan their behaviour accordingly by:
  - avoiding blind sharp corners, pillars, tall solid fences and a sudden change in grade of pathways, stairs or corridors so that movement can be predicted;
  - (ii) using devices such as convex security mirrors or reflective surfaces where lines of sight are impeded;
  - (iii) ensuring barriers along pathways such as landscaping, fencing and walls are permeable;
  - (iv) planting shrubs that have a mature height less than one metre and trees with a canopy that begins at two metres;
  - adequate and consistent lighting of open spaces, building entrances, parking and pedestrian areas to avoid the creation of shadowed areas; and
  - (vi) use of robust and durable design features to discourage vandalism.
- **83** Residential development should be designed to overlook streets, public and communal open space to allow casual surveillance.

To maximise security and safety, buildings should be designed to minimise access between roofs, balconies and windows of adjacent buildings.

- 85 Security features should be incorporated within the design of shop fronts to complement the design of the frontage and allow window shopping out of hours. If security grilles are provided, these should:
  - (a) be transparent and illuminated to complement the appearance of the frontage;
  - (b) provide for window shopping; and
  - (c) allow for the spill of light from the shop front onto the street.

Solid shutters with less than 75 percent permeability are not acceptable.

- 86 Public toilets should be designed and located to:
  - (a) promote the visibility of people entering and exiting the facility by avoiding recessed entrances and dense shrubbery which obstructs passive surveillance;
  - (b) limit opportunities for vandalism through the use of vandal proof lighting on the public toilet buildings and nearby;
  - (c) avoid features which facilitate loitering, such as seating or telephones immediately adjacent the structure; and
  - (d) maximise surveillance through location near public transport links, pedestrian and cyclist networks.

## **Noise Emissions**

### **OBJECTIVES**

- **Objective 26:** Development that does not unreasonably interfere with the desired character of the locality by generating unduly annoying or disturbing noise.
- **Objective 27:** Noise sensitive development designed to protect its occupants from existing noise sources and from noise sources contemplated within the relevant Zone or Policy Area and that does not unreasonably interfere with the operation of non-residential uses contemplated within the relevant Zone or Policy Area.

## PRINCIPLES OF DEVELOPMENT CONTROL

### **Noise Sources**

- 89 Development with potential to emit significant noise (including licensed entertainment premises and licensed premises) should incorporate appropriate noise attenuation measures in to their design to prevent noise from causing unreasonable interference with the amenity and desired character of the locality, as contemplated in the relevant Zone and Policy Area.
- 93 Mechanical plant or equipment should be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site should not exceed
  - (a) 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
  - (b) 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a City Living Zone, the Adelaide Historic (Conservation) Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and

adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

- 94 To ensure minimal disturbance to residents:
  - (a) ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like should not occur:
    - (i) after 10.00pm; and
    - (ii) before 7.00am Monday to Saturday or before 9.00am on a Sunday or Public Holiday.
  - (b) typical activity within any car park area including vehicles being started, doors closing and vehicles moving away from the premises should not result in sleep disturbance when proposed for use after 10.00pm as defined by the limits recommended by the World Health Organisation.

#### **Noise Receivers**

- 95 Noise sensitive development should incorporate adequate noise attenuation measures into their design and construction to provide occupants with reasonable amenity when exposed to noise sources such as major transport corridors (road, rail, tram and aircraft), commercial centres, entertainment premises and the like, and from activities and land uses contemplated in the relevant Zone and Policy Area provisions.
- **96** Noise sensitive development in mixed use areas should not unreasonably interfere with the operation of surrounding non-residential uses that generate noise levels that are commensurate with the envisaged amenity of the locality.

## **Waste Management**

## **OBJECTIVE**

**Objective 28:** Development which supports high local environmental quality, promotes waste minimisation, re-use and recycling, encourages waste water, grey water and stormwater re-use and does not generate unacceptable levels of air, liquid or solid pollution.

- **101** A dedicated area for on-site collection and sorting of recyclable materials and refuse should be provided within all new development.
- 102 A dedicated area for the collection and sorting of construction waste and the recycling of building materials during construction as appropriate to the size and nature of the development should be provided and screened from public view.
- 103 Development greater than 2 000 square metres of total floor area should manage waste by:
  - (a) containing a dedicated area for the collection and sorting of construction waste and recyclable building materials;
  - (b) on-site storage and management of waste;
  - (c) disposal of non-recyclable waste; and
  - (d) incorporating waste water and stormwater re-use including the treatment and re-use of grey water.

- 104 Development should not result in emission of atmospheric, liquid or other pollutants, or cause unacceptable levels of smell and odour which would detrimentally affect the amenity of adjacent properties or its locality. Land uses such as restaurants, shops, cafés or other uses that generate smell and odour should:
  - (a) ensure extraction flues, ventilation and plant equipment are located in appropriate locations that will not detrimentally affect the amenity of adjacent occupiers in terms of noise, odours and the appearance of the equipment;
  - (b) ensure ventilation and extraction equipment and ducting have the capacity to clean and filter the air before being released into the atmosphere; and
  - (c) ensure the size of the ventilation and extraction equipment is suitable and has the capacity to adequately cater for the demand generated by the potential number of patrons.

## **Energy Efficiency**

## **OBJECTIVE**

**Objective 30:** Development which is compatible with the long term sustainability of the environment, minimises consumption of non-renewable resources and utilises alternative energy generation systems.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### **All Development**

106 Buildings should provide adequate thermal comfort for occupants and minimise the need for energy use for heating, cooling and lighting by:

- (a) providing an internal day living area with a north-facing window, other than for minor additions\*, by:
  - arranging and concentrating main activity areas of a building to the north for solar penetration; and
  - (ii) placing buildings on east-west allotments against or close to the southern boundary to maximise northern solar access and separation to other buildings to the north.
- (b) efficient layout, such as zoning house layout to enable main living areas to be separately heated and cooled, other than for minor additions;
- locating, sizing and shading windows to reduce summer heat loads and permit entry of winter sun;
- (d) allowing for natural cross ventilation to enable cooling breezes to reduce internal temperatures in summer;
- (e) including thermal insulation of roof, walls, floors and ceilings and by draught proofing doors, windows and openings;
- ensuring light colours are applied to external surfaces that receive a high degree of sun exposure, but not to an extent that will cause glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles;
- (g) providing an external clothes line for residential development; and

<sup>\*</sup> Minor additions have a floor area less than 50 percent of the existing dwelling and do not include a day living area.

- (h) use of landscaping.
- 107 All development should be designed to promote naturally ventilated and day lit buildings to minimise the need for mechanical ventilation and lighting systems.
- 108 Energy reductions should, where possible, be achieved by the following:
  - (a) appropriate orientation of the building by:
    - (i) maximising north/south facing facades;
    - (ii) designing and locating the building so the north facade receives good direct solar radiation;
    - (iii) minimising east/west facades to protect the building from summer sun and winter winds;
    - (iv) narrow floor plates to maximise the amount of floor area receiving good daylight; and/or
    - (v) minimising the ratio of wall surface to floor area.
  - (b) window orientation and shading;
  - (c) adequate thermal mass including night time purging to cool thermal mass;
  - (d) appropriate insulation by:
    - (i) insulating windows, walls, floors and roofs; and
    - (ii) sealing of external openings to minimise infiltration.
  - (e) maximising natural ventilation including the provision of openable windows;
  - (f) appropriate selection of materials, colours and finishes; and
  - (g) introduction of efficient energy use technologies such as geo-exchange and embedded, distributed energy generation systems such as cogeneration\*, wind power, fuel cells and solar photovoltaic panels that supplement the energy needs of the building and in some cases, export surplus energy to the electricity grid.
- 109 Orientation and pitch of the roof should facilitate the efficient use of solar collectors and photovoltaic cells.
- 110 Buildings, where practical, should be refurbished, adapted and reused to ensure an efficient use of resources.
- 111 New buildings should be readily adaptable to future alternative uses.
- **112** Selection of internal materials for all buildings should be made with regard to internal air quality and ensure low toxic emissions, particularly with respect to paint and joinery products.

### Office Development

- 115 The following principles of sustainable design and construction are required for new office development, and additions and refurbishments to existing office development, to minimise energy consumption and limit greenhouse gas emissions:
  - (a) passive solar consideration in the design, planning and placement of buildings;
  - (b) re-using and/or improving existing structures or buildings;

- (c) designing for the life-cycle of the development to allow for future adaptation;
- (d) considering low levels of embodied energy in the selection and use of materials;
- developing energy efficiency solutions including passive designs using natural light, solar control, air movement and thermal mass. Systems should be zoned to minimise use of energy;
- using low carbon and renewable energy sources, such as Combined Heat and Power (CHP) systems and photovoltaics; and
- (g) preserving and enhancing local biodiversity, such as by incorporating roof top gardens.

## Renewable Energy

#### **OBJECTIVES**

- **Objective 31:** The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- **Objective 32:** Renewable energy facilities located, sited, designed and operated to avoid or minimise adverse impacts and maximise positive impacts on the environment, local community and the State.

- 116 Renewable energy facilities, including wind farms, should be located, sited, designed and operated in a manner which avoids or minimises adverse impacts and maximises positive impacts on the environment, local community and the State.
- 117 Renewable energy facilities, including wind farms, and ancillary developments should be located in areas that maximise efficient generation and supply of electricity.
- 118 Renewable energy facilities, including wind farms, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) should be located, sited, designed and operated in a manner which:
  - avoids or minimises detracting from the character, landscape quality, visual significance or amenity of the area;
  - (b) utilises elements of the landscape, materials and finishes to minimise visual impact;
  - avoids or minimises adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage value;
  - (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips;
  - (e) avoids or minimises nuisance or hazard to nearby property owners/occupiers, road users and wildlife by way of:
    - (i) shadowing, flickering, reflection and blade glint impacts;
    - (ii) noise;
    - (iii) interference to television and radio signals;
    - (iv) modification to vegetation, soils and habitats; and
    - (v) bird and bat strike.

## Micro-climate and Sunlight

### **OBJECTIVES**

- **Objective 33:** Buildings which are designed and sited to be energy efficient and to minimise micro-climatic and solar access impacts on land or other buildings.
- **Objective 34:** Protection from rain, wind and sun without causing detriment to heritage places, street trees or the integrity of the streetscape.

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 119 Development should be designed and sited to minimise micro-climatic and solar access impact on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow.
- **120** Development should be designed and sited to ensure an adequate level of daylight, minimise overshadowing of buildings, and public and private outdoor spaces, particularly during the lunch time hours.
- 121 Development should not significantly reduce daylight to private open space, communal open space, where such communal open space provides the primary private open space, and habitable rooms in adjacent City Living Zone, Adelaide Historic (Conservation) Zone and North Adelaide Historic (Conservation) Zone.
- **122** Glazing on building facades should not result in glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles.
- 123 Buildings within the Core and Primary Pedestrian Areas identified in <a href="Map Adel/1">Map Adel/1</a> (Overlays 2, 2A and 3), unless specified otherwise within the relevant Zone or Policy Area, should be designed to provide weather protection for pedestrians against rain, wind and sun. The design of canopies, verandahs and awnings should be compatible with the style and character of the building and adjoining buildings, as well as the desired character, both in scale and detail.
- **124** Weather protection should not be introduced where it would interfere with the integrity or heritage value of heritage places or unduly affect street trees.
- **125** Development that is over 21 metres in building height and is to be built at or on the street frontage should minimise wind tunnel effect.

## **Stormwater Management**

## **OBJECTIVES**

- Objective 35: Development which maximises the use of stormwater.
- Objective 36: Development designed and located to protect stormwater from pollution sources.

Surface water (inland, marine, estuarine) and ground water has the potential to be detrimentally affected by water run-off from development containing solid and liquid wastes. Minimising and possibly eliminating sources of pollution will reduce the potential for degrading water quality and enable increased use of stormwater for a range of applications with environmental, economic and social benefits.

- **Objective 37:** Development designed and located to protect or enhance the environmental values of receiving waters.
- Objective 38: Development designed and located to prevent erosion.

Development involving soil disturbance may result in erosion and subsequently sedimentation and pollutants entering receiving waters. Design techniques should be incorporated during both the construction and operation phases of development to minimise the transportation of sediment and pollutants off-site.

**Objective 39:** Development designed and located to prevent or minimise the risk of downstream flooding.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 126 Development of stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.
- 127 Development affecting existing stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.
- **128** Development should incorporate appropriate measures to minimise any concentrated stormwater discharge from the site.
- 129 Development should incorporate appropriate measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria and litter and other contaminants to the stormwater system and may incorporate systems for treatment or use on site.
- 130 Development should not cause deleterious affect on the quality or hydrology of groundwater.
- 131 Development should manage stormwater to ensure that the design capacity of existing or planned downstream systems are not exceeded, and other property or environments are not adversely affected as a result of any concentrated stormwater discharge from the site.

### Infrastructure

#### **OBJECTIVES**

- Objective 40: Minimisation of the visual impact of infrastructure facilities.
- **Objective 41:** Provision of services and infrastructure that are appropriate for the intended development and the desired character of the Zone or Policy Area.

- 132 Provision should be made for utility services to the site of a development, including provision for the supply of water, gas and electricity and for the satisfactory disposal and potential re-use of sewage and waste water, drainage and storm water from the site of the development.
- **133** Service structures, plant and equipment within a site should be designed to be an integral part of the development and should be suitably screened from public spaces or streets.
- **134** Infrastructure and utility services, including provision for the supply of water, gas and electricity should be put in common trenches or conduits.
- 135 Development should only occur where it has access to adequate utilities and services, including:
  - (a) electricity supply;
  - (b) water supply;
  - (c) drainage and stormwater systems;

- (d) effluent disposal systems;
- (e) formed all-weather public roads;
- (f) telecommunications services; and
- (g) gas services.

## **Heritage and Conservation**

## **OBJECTIVES**

- **Objective 42:** Acknowledge the diversity of Adelaide's cultural heritage from pre-European occupation to current time through the conservation of heritage places and retention of their heritage value.
- **Objective 43:** Development that retains the heritage value and setting of a heritage place and its built form contribution to the locality.
- **Objective 44:** Continued use or adaptive reuse of the land, buildings and structures comprising a heritage place.
- **Objective 45:** Recognition of Aboriginal sites, items and areas which are of social, archaeological, cultural, mythological or anthropological significance.

#### PRINCIPLES OF DEVELOPMENT CONTROL

### General

- **136** Development of a heritage place should conserve the elements of heritage value as identified in the relevant Tables.
- 137 Development affecting a State heritage place (<u>Table Adel/1</u>), Local heritage place (<u>Table Adel/2</u>), Local heritage place (Townscape) (<u>Table Adel/3</u>) or Local heritage place (City Significance) (<u>Table Adel/4</u>), including:
  - (a) adaptation to a new use;
  - (b) additional construction;
  - (c) part demolition;
  - (d) alterations; or
  - (e) conservation works;

should facilitate its continued or adaptive use, and utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place.

- 138 A local heritage place (as identified in <u>Tables Adel/2</u>, <u>3 or 4</u>) or the Elements of Heritage Value (as identified in <u>Table Adel/2</u>) should not be demolished unless it can be demonstrated that the place, or those Elements of Heritage Value that are proposed to be demolished, have become so distressed in condition or diminished in integrity that the remaining fabric is no longer capable of adequately representing its heritage value as a local heritage place.
- **140** Development on land adjacent to a heritage place in non-residential Zones or Policy Areas should incorporate design elements, including where it comprises an innovative contemporary design, that:

- (a) utilise materials, finishes, and other built form qualities that complement the adjacent heritage place; and
- (b) is located no closer to the primary street frontage than the adjacent heritage place.
- **142** Development that abuts the built form/fabric of a heritage place should be carefully integrated, generally being located behind or at the side of the heritage place and without necessarily replicating historic detailing, so as to retain the heritage value of the heritage place.

### Advertising

- **144** Advertisements or signs on the site of a heritage place should be located to complement, rather than dominate or conceal, the appearance and detailing of the heritage place by being:
  - (a) integrated with architectural elements of the heritage place, including within parapets or wall panels, and at canopy level or within fascias, end panels or windows; and
  - (b) below the silhouette of the heritage place.

## **Built Form and Townscape**

#### **OBJECTIVES**

Objective 46: Reinforcement of the city's grid pattern of streets through:

- (a) high rise development framing city boulevards, the Squares and Park Lands
- (b) vibrant main streets of a more intimate scale that help bring the city to life
- (c) unique and interesting laneways that provide a sense of enclosure and intimacy.

## Objective 47: Buildings should be designed to:

- (a) reinforce the desired character of the area as contemplated by the minimum and maximum building heights in the Zone and Policy Area provisions;
- (b) maintain a sense of openness to the sky and daylight to public spaces, open space areas and existing buildings;
- (c) contribute to pedestrian safety and comfort; and
- (d) provide for a transition of building heights between Zone and Policy Areas where building height guidelines differ.

**Objective 48:** Development which incorporates a high level of design excellence in terms of scale, bulk, massing, materials, finishes, colours and architectural treatment.

## PRINCIPLES OF DEVELOPMENT CONTROL

Where development significantly exceeds quantitative policy provisions, it should demonstrate a significantly higher standard of design outcome in relation to qualitative policy provisions including pedestrian and cyclist amenity, activation, sustainability and public realm and streetscape contribution.

## Height, Bulk and Scale

- 2 Development should be of a high standard of design and should reinforce the grid layout and distinctive urban character of the City by maintaining a clear distinction between the following:
  - (a) the intense urban development and built-form of the town acres in the Capital City, Main Street, Mixed Use, City Frame and City Living Zones;
  - (b) the less intense and more informal groupings of buildings set within the landscaped environment of the Institutional Zones;
  - (c) the historic character of the Adelaide and North Adelaide Historic (Conservation) Zones and groups of historic housing within the City Living Zone; and
  - (d) the open landscape of the Park Lands Zone.
- 3 The height and scale of development and the type of land use should reflect and respond to the role of the street it fronts as illustrated on Map Adel/1 (Overlay 1).
- 4 The height, scale and massing of buildings should reinforce:
  - (a) the desired character, built form, public environment and scale of the streetscape as contemplated within the Zone and Policy Area, and have regard to:
    - maintaining consistent parapet lines, floor levels, height and massing with existing buildings consistent with the areas desired character;
    - (ii) reflecting the prevailing pattern of visual sub-division of neighbouring building frontages where frontages display a character pattern of vertical and horizontal sub-divisions; and
    - (iii) avoiding massive unbroken facades.
  - (b) a comfortable proportion of human scale at street level by:
    - (i) building ground level to the street frontage where zero set-backs prevail;
    - (ii) breaking up the building facade into distinct elements;
    - (iii) incorporating art work and wall and window detailing; and
    - (iv) including attractive planting, seating and pedestrian shelter.
- **5** Where possible, large sites should incorporate pedestrian links and combine them with publicly accessible open space.
- 6 Buildings and structures should not adversely affect by way of their height and location the long-term operational, safety and commercial requirements of Adelaide International Airport. Buildings and structures which exceed the heights shown in <a href="Map Adel/1">Map Adel/1</a> (Overlay 5) and which penetrate the Obstacle Limitation Surfaces (OLS) should be designed, marked or lit to ensure the safe operation of aircraft within the airspace around the Adelaide International Airport.
- Buildings within the Capital City Zone should be built to the street edge to reinforce the grid pattern, create a continuity of frontage and provide definition and enclosure to the public realm whilst contributing to the interest, vitality and security of the pedestrian environment.

## **Composition and Proportion**

- 8 Development should respect the composition and proportion of architectural elements of building facades that form an important pattern which contributes to the streetscape's distinctive character in a manner consistent with the desired character of a locality by:
  - (a) establishing visual links with neighbouring buildings by reflecting and reinforcing the prevailing pattern of visual sub-division in building facades where a pattern of vertical and/or horizontal sub-divisions is evident and desirable, for example, there may be strong horizontal lines of verandahs, masonry courses, podia or openings, or there may be vertical proportions in the divisions of facades or windows; and
  - (b) clearly defining ground, middle and roof top levels.
- **9** Where there is little or no established building pattern, new buildings should create new features which contribute to an areas desired character and the way the urban environment is understood by:
  - (a) frontages creating clearly defined edges;
  - (b) generating new compositions and points of interest;
  - (c) introducing elements for future neighbouring buildings; and
  - (d) emphasising the importance of the building according to the street hierarchy.

## **Articulation and Modelling**

- Building facades fronting street frontages, access ways, driveways or public spaces should be composed with an appropriate scale, rhythm and proportion which responds to the use of the building, the desired character of the locality and the modelling and proportions of adjacent buildings.
- 11 Building services such as drainage pipes together with security grills/screens, ventilation louvres and car park entry doors, should be coordinated and integrated with the overall facade design.

### **Materials. Colours and Finishes**

- 12 The design, external materials, colours and finishes of buildings should have regard to their surrounding townscape context, built form and public environment, consistent with the desired character of the relevant Zone and Policy Area.
- 13 Development should be finished with materials that are sympathetic to the design and setting of the new building and which incorporate recycled or low embodied energy materials. The form, colour, texture and quality of materials should be of high quality, durable and contribute to the desired character of the locality. Materials, colours and finishes should not necessarily imitate materials and colours of an existing streetscape
- 14 Materials and finishes that are easily maintained and do not readily stain, discolour or deteriorate should be utilised.
- 15 Development should avoid the use of large expanses of highly reflective materials and large areas of monotonous, sheer materials (such as polished granite and curtained wall glazing).

# **Sky and Roof Lines**

### **OBJECTIVE**

**Objective 49:** Innovative and interesting skylines which contribute to the overall design and performance of the building.

#### PRINCIPLES OF DEVELOPMENT CONTROL

- Where a prevailing pattern of roof form assists in establishing the desired character of the locality, new roof forms should be complementary to the shape, pitch, angle and materials of adjacent building roofs.
- 17 Buildings should be designed to incorporate well designed roof tops that:
  - (a) reinforce the desired character of the locality, as expressed in the relevant Zone or Policy Area:
  - (b) enhance the skyline and local views;
  - (c) contribute to the architectural quality of the building;
  - (d) provide a compositional relationship between the upper-most levels and the lower portions of the building;
  - (e) provide an expression of identity;
  - (f) articulate the roof, breaking down its massing on large buildings to minimise apparent bulk;
  - (g) respond to the orientation of the site; and
  - (h) create minimal glare.
- 18 Roof top plant and ancillary equipment that projects above the ceiling of the top storey should:
  - (a) be designed to minimise the visual impact; and
  - (b) be screened from view, including the potential view looking down or across from existing or possible higher buildings, or be included in a decorative roof form that is integrated into the design of the building.
- 19 Roof design should facilitate future use for sustainable functions such as:
  - (a) rainwater tanks for water conservation;
  - (b) roof surfaces orientated, angled and of suitable material for photovoltaic applications; and/or
  - (c) "green" roofs (ie roof top gardens structurally capable of supporting vegetation) or water features.

## **Active Street Frontages**

# **OBJECTIVES**

- **Objective 50:** Development that enhances the public environment and, where appropriate provides activity and interest at street level, reinforcing a locality's desired character.
- **Objective 51:** Development designed to promote pedestrian activity and provide a high quality experience for City residents, workers and visitors by:
  - (a) enlivening building edges;
  - (b) creating welcoming, safe and vibrant spaces;
  - (c) improving perceptions of public safety through passive surveillance; and

(d) creating interesting and lively pedestrian environments.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 20 Development should be designed to create active street frontages that provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of the public realm.
- 21 Commercial buildings should be designed to ensure that ground floor facades are rich in detail so they are exciting to walk by, interesting to look at and to stand beside.

## Landscaping

#### **OBJECTIVE**

**Objective 55:** Water conserving landscaping that enhances the local landscape character and creates a pleasant, safe and attractive living environment.

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 22 Landscaping should:
  - (a) be selected and designed for water conservation;
  - (b) form an integral part of the design of development; and
  - (c) be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas and enhance the visual amenity of the area.
- 23 Landscaping should incorporate local indigenous species suited to the site and development, provided such landscaping is consistent with the desired character of the locality and any heritage place.
- 24 Landscaping should be provided to all areas of communal space, driveways and shared car parking areas.
- 25 Landscaping between the road and dwellings should be provided to screen and protect the dwellings from dust and visual impacts of the road.

## **Advertising**

## **OBJECTIVE**

Objective 56: Outdoor advertisements that are designed and located to:

- (a) reinforce the desired character and amenity of the locality within which it is located and rectify existing unsatisfactory situations;
- (b) be concise and efficient in communicating with the public, avoiding a proliferation of confusing and cluttered displays or a large number of advertisements; and
- (c) not create a hazard.

- 26 Advertisements should be designed to respect and enhance the desired character and amenity of the locality by the means listed below:
  - (a) the scale, type, design, location, materials, colour, style and illumination of any advertisements should be compatible with the design and character of the buildings and

- land to which it is related, and should be in accordance with provisions for the Zone and Policy Area in which it is situated and any relevant adjacent Zones or Policy Areas:
- (b) advertisements should be integrated with the architectural form, style and colour of buildings and wherever possible, requirements for advertisements should be considered in the design of new buildings;
- advertisements should be artistically interesting in terms of graphics and construction with intricacy and individuality in design encouraged while maintaining consistency in design and style where co-ordinated advertisements are appropriate;
- (d) structural supports should be concealed from public view or of minimal visual impact;
- (e) advertisements on individual premises should be co-ordinated in terms of type and design and should be limited in number to minimize visual clutter;
- (f) advertisements should be displayed on fascia signs or located below canopy level;
- (g) advertisements on buildings or sites occupied by a number of tenants should be coordinated, complementary and the number kept to a minimum; and
- (h) advertisements on or adjacent to a heritage place should be designed and located to respect the heritage value of the heritage place.

## **Transport and Access**

## **Access and Movement**

### **OBJECTIVE**

**Objective 60:** Access to and movement within the City that is easy, safe, comfortable and convenient with priority given to pedestrian and cyclist safety and access.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 224 Development should provide safe, convenient and comfortable access and movement.
- 225 Vehicle access points along primary and secondary city access roads and local connector roads, as shown on Map Adel/1 (Overlay 1) should be restricted.

## **Pedestrian Access**

## **OBJECTIVES**

- **Objective 61:** Development that promotes the comfort, enjoyment and security of pedestrians by providing shelter and reducing conflict with motor vehicles.
- **Objective 62:** Development that contributes to the quality of the public realm as a safe, secure and attractive environment for pedestrian movement and social interaction.
- **Objective 63:** Safe and convenient design of and access to buildings and public spaces, particularly for people with disabilities.

- 226 Development should reflect the significance of the paths and increase the permeability of the pedestrian network identified within <a href="Map Adel/1">Map Adel/1</a> (Overlay 2) by ensuring:
  - (a) pedestrians are not disrupted or inconvenienced by badly designed or located vehicle access ramps in footpaths or streets; and

- (b) vehicle and service entry points are kept to a minimum to avoid adverse impact on pedestrian amenity.
- 224 Within the Core, Primary and Secondary Pedestrian Areas identified within Map Adel/1 (Overlays 2, 2A and 3), development should be designed to support the establishment and maintenance of continuous footpaths so that pedestrian flow is free and uninterrupted. Pedestrian access should be provided at ground level mid-block between all streets.
- 228 Development should provide and maintain pedestrian shelter, access and through-site links in accordance with the walking routes identified within <a href="Map Adel/1 (Overlays 2, 2A and 3)">Map Adel/1 (Overlays 2, 2A and 3)</a> and the provisions of the Zone or Policy Area in which it is located. Such facilities should be appropriately designed and detailed to enhance the pedestrian environment, have regard to the mobility needs of people with disabilities, and be safe, suitable and accessible.
- 229 Corner buildings in the Central Business Policy Area of the Capital City Zone, buildings adjacent to street intersections and buildings along a high concentration public transport route or along public transport pedestrian routes identified within <a href="Map Adel/1">Map Adel/1</a> (Overlay 4) should provide weather protection for pedestrians in the form of verandahs, awnings or canopies. Where verandahs or awnings are provided which block street lighting, they should include additional lighting beneath the canopy.
- 230 Permanent structures over a footpath should have a minimum clearance of 3.0 metres above the existing footpath level, except for advertisements which should have a minimum clearance of 2.5 metres and temporary structures and retractable canopies which should have a minimum clearance of 2.3 metres above the existing footpath level.
- **231** Where posts are required to support permanent structures, they should be located at least 600 millimetres from the kerb line.
- 232 Access for people with disabilities should be provided to and within all buildings to which members of the public have access in accordance with the relevant Australian Standards. Such access should be provided through the principal entrance, subject to heritage considerations and for exemptions under the relevant legislation.

## **Bicycle Access**

## **OBJECTIVES**

- **Objective 64:** Greater use of bicycles for travel to and within the City and the improvement of conditions, safety and facilities for cyclists.
- **Objective 65:** Adequate supply of secure, short stay and long stay bicycle parking to support desired growth in City activities.

- 233 Development should have regard to the bicycle routes identified within Map Adel/1 (Overlay 3) by:
  - (a) limiting vehicular access points; and
  - (b) ensuring that vehicles can enter and leave the site in a forward direction, thereby avoiding reverse manoeuvres.
- 234 An adequate supply of on-site secure bicycle parking should be provided to meet the demand generated by the development within the site area of the development. Bicycle parking should be provided in accordance with the requirements set out in <a href="Table Adel/6">Table Adel/6</a>.
- 235 Onsite secure bicycle parking facilities for residents and employees (long stay) should be:

- (a) located in a prominent place;
- (b) located at ground floor level;
- (c) located undercover;
- (d) located where passive surveillance is possible, or covered by CCTV;
- (e) well lit and well signed;
- (f) close to well used entrances;
- (g) accessible by cycling along a safe, well lit route;
- (h) take the form of a secure cage with locking rails inside or individual bicycle lockers; and
- (i) in the case of a cage have an access key/pass common to the building access key/pass.
- 236 Onsite secure bicycle parking facilities for short stay users (i.e. bicycle rails) should be:
  - (a) directly associated with the main entrance;
  - (b) located at ground floor level;
  - (c) located undercover;
  - (d) well lit and well signed;
  - (e) located where passive surveillance is possible, or covered by CCTV; and
  - (f) accessible by cycling along a safe, well lit route.
- 237 Access to bicycle parking should be designed to:
  - (a) minimise conflict with motor vehicles and pedestrians;
  - (b) ensure the route is well signed and well lit including the use of road markings such as a bicycle logo if appropriate to help guide cyclists; and
  - (c) ensure the route is unhindered by low roof heights.
- 238 To facilitate and encourage the use of bicycles and walking as a means of travel to and from the place of work, commercial and institutional development should provide on-site shower and changing facilities.

## **Public Transport**

## **OBJECTIVES**

- **Objective 66:** Development that promotes the use of sustainable transport consistent with State Government objectives and initiatives.
- **Objective 67:** Accessible public transport for all metropolitan residents and visitors and safe and attractive facilities for public transport users.

## PRINCIPLES OF DEVELOPMENT CONTROL

**239** Development along a high concentration public transport route should be designed to ensure that activity and interest for public transport passengers is maximised through the incorporation of active street frontages.

- 234 Development along high concentration public transport routes identified in <a href="Map Adel/1">Map Adel/1</a> (Overlay 4) should:
  - ensure there are pedestrian links through the site if needed to provide access to public transport;
  - (b) provide shelter (e.g. verandahs) for pedestrians against wind, sun and rain;
  - (c) provide interest and activity at street level; and
  - (d) where possible, avoid vehicle access across high concentration public transport routes identified in <u>Map Adel/1 (Overlay 4)</u>. Where unavoidable, vehicle access should be integrated into the design of the development whilst retaining active street frontages.

## **Traffic and Vehicle Access**

### **OBJECTIVES**

- **Objective 68:** Development that supports a shift toward active and sustainable transport modes (i.e. public transport, cycling and walking).
- **Objective 69:** An enhanced City environment and the maintenance of an appropriate hierarchy of roads to distribute traffic into the City to serve development in preference to through traffic.
- **Objective 70:** Adequate off-street facilities for loading and unloading of courier, delivery and service vehicles and access for emergency vehicles.

- 241 Development should be designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise traffic hazards and vehicle queuing on public roads. Access should be safe, convenient and suitable for the development on the site, and should be obtained from minor streets and lanes unless otherwise stated in the provisions for the relevant Zone or Policy Area and provided residential amenity is not unreasonably affected.
- **242** Facilities for the loading and unloading of courier, delivery and service vehicles and access for emergency vehicles should be provided on-site as appropriate to the size and nature of the development. Such facilities should be screened from public view and designed, where possible, so that vehicles may enter and leave in a forward direction.
- 243 Where practicable, development sites should contain sufficient space for the location of construction equipment during the course of building construction, so that development does not rely on the use of Council road reserves to locate such equipment.
- 244 Vehicular access to development located within the Core and Primary Pedestrian Areas identified in <a href="Map Adel/1 (Overlay 2A)">Map Adel/1 (Overlay 2A)</a> should be limited and designed to minimise interruption to street frontages.
- 245 Where vehicular access to a development is gained by an existing crossing in the Core Pedestrian Area identified in <a href="Map Adel/1">Map Adel/1</a> (Overlay 2A), there should be no increase in the number of parking spaces served by the crossing, nor any increase in the number of existing crossings serving that development.
- 246 There is no minimum setback required from a rear access way where the access way is wider than 6.5 metres. Where the access way is less than 6.5 metres in width, a setback distance equal to the additional width required to make the access way 6.5 metres or more, is required to provide adequate manoeuvrability for vehicles.

- 247 The number of access points on primary city access roads identified in <a href="Map Adel/1">Map Adel/1</a> (Overlay 1) should be limited to minimise traffic and pedestrian inconvenience, interference with public transport facilities and adverse effects on the environment.
- **248** Buildings located along primary and secondary access roads should be sited to avoid the need for vehicles to reverse on to the road (unless the dimensions of the site make this impractical).

## **Car Parking**

#### **OBJECTIVES**

- **Objective 71:** To meet community expectation for parking supply while supporting a shift toward active and sustainable transport modes.
- **Objective 72:** An adequate supply of short-stay and long-stay parking to support desired growth in City activities without detrimental affect on traffic and pedestrian flows.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 251 Car parking areas should be located and designed to:
  - (a) ensure safe and convenient pedestrian movement and traffic circulation through and within the car parking area;
  - (b) include adequate provision for manoeuvring and individually accessible car standing areas;
  - (c) enable, where practical, vehicles to enter and leave the site in a forward direction;
  - (d) minimise interruption to the pattern of built form along street frontages;
  - (e) provide for access off minor streets and for the screening from public view of such car parking areas by buildings on the site wherever possible;
  - minimise adverse impacts on adjoining residential properties in relation to noise and access and egress;
  - (g) minimise loss of existing on-street parking spaces arising through crossovers and access;
  - (h) incorporate secure bicycle parking spaces and facilitate convenient, safe and comfortable access to these spaces by cyclists; and
  - provide landscaping, such as semi-mature trees, to shade parked vehicles and reduce the visual impact of the car parking area while maintaining direct sight lines and informal visual surveillance.
- 252 All development should provide car parking spaces for people with disabilities in accordance with the requirements in the Building Code of Australia (BCA). For classes of buildings not covered by the requirements of the BCA, the number of spaces should be provided in accordance with <a href="Table Adel/7">Table Adel/7</a> and such car parking spaces should comply with Australian Standard 2890.1: 'Parking Facilities Off-street Car Parking'.

## 254 Off-street parking should:

- (a) be controlled in accordance with the provisions for the relevant Policy Area;
- (b) be located away from street frontages or designed as an integral part of buildings on the site. Provision of parking at basement level is encouraged; and
- (c) not include separate garages or carports in front of buildings within front set-backs.

- **258** Off-street parking in the Core Pedestrian Area identified in <a href="Map Adel/1 (Overlay 2A)">Map Adel/1 (Overlay 2A)</a> will only be appropriate where:
  - (a) parking is ancillary to another activity carried out on the land;
  - (b) it can be provided without loss of pedestrian amenity; and
  - (c) it is not separately created on a strata title or community title basis (unless in association with another title held on the site).
- **259** Multi-level car parks or non-ancillary car parking use of an existing building should only be established where it can be demonstrated that there is a need which is not adequately satisfied by other parking facilities in the locality.
- 260 Multi-level car parks and short stay public use of ancillary car parking spaces are discouraged at ground floor street frontages in the Primary Pedestrian Area identified in <a href="Map Adel/1">Map Adel/1</a> (Overlays 2, 2A and 3). Multi-level car parks, short stay public use of ancillary car parking spaces or non-ancillary car parking use of an existing building may be appropriate where it:
  - (a) is located away from ground floor street frontages to major streets;
  - (b) ensures vehicle access is from the road with less pedestrian activity in instances where a site has access to more than one road frontage;
  - (c) has no more than one entry lane and one exit lane;
  - (d) has a controlled exit at the property boundary to stop vehicles before travelling across the footpath;
  - (e) has no more than one left in and one left out access point;
  - (f) avoids access points along high concentration public transport routes identified in <a href="Map Adel/1"><u>Map Adel/1 (Overlay 4)</u>; and</a>
  - (g) with respect to ancillary parking, is provided at basement level, or undercroft if located behind other uses which provide activity on the street frontage.
- 261 Multi-level car parks should be designed to:
  - (a) provide active street frontages and land uses such as commercial, retail or other non-car park uses, along ground floor street frontages to maintain pedestrian interest and activity at street level;
  - (b) be of a high quality design and complement the surrounding built form in terms of height, bulk and scale;
  - provide surveillance, lighting and direct sightlines along clearly defined and direct walkways, through and within car parking areas and to lift and toilet areas;
  - (d) on a corner site with two major street frontages, be set back from the major street frontages, with commercial or other non-car park floor space in front of and screening the car parking building;
  - (e) on a site with only one major street frontage, include screening so that any car parking is not visible from the public realm either day or night, and detailed to complement neighbouring buildings in a manner consistent with desired character in the relevant Zone and Policy Area;
  - incorporate treatments to manage the interface with adjacent housing, such as careful use
    of siting and use of materials and landscaping;

- (g) not have vehicle access points across major walking routes identified in <a href="Map Adel/1">Map Adel/1</a>
   (Overlay 2); and
- (h) provide safe and secure bicycle parking spaces in accordance with the requirements of Table Adel/6.

## **Economic Growth and Land Use**

#### **OBJECTIVES**

Objective 73: The role of the City enhanced as:

- the community, civic and cultural heart of South Australia and as a driving force in the prosperity of the State;
- (b) the State centre for business, administration, services, employment, education, political and cultural activities, government and public administration;
- a welcoming, secure, attractive and accessible meeting place for the people of metropolitan Adelaide and beyond for leisure, entertainment, civic and cultural activity, specialty shopping, personal and community services;
- (d) a centre for education and research built on key academic strengths and on the excellent learning environment and student accommodation available in the City;
- (e) a supportive environment for the development of new enterprises drawing on the cultural, educational, research, commercial and information technology strengths of the City centre;
- (f) the gateway to the attractions of South Australia for international and interstate visitors by developing a wide range of visitor accommodation, facilities and attractions, particularly attractions which showcase the particular strengths of South Australia; and
- (g) a great place to live, with a growing diversity of accommodation for different incomes and lifestyles.
- **Objective 74:** A business environment which encourages investment from domestic and foreign sources, business development and employment.
- **Objective 75:** Development which reinforces clusters and nodes of activity and distinctive local character.
- **Objective 76:** A diverse mix of commercial, community, civic and residential activities to meet the future needs of the Capital City of South Australia.

## PRINCIPLES OF DEVELOPMENT CONTROL

266 Development, particularly within the Capital City and Institutional Zones, is encouraged to:

- (a) provide a range of shopping facilities in locations that are readily accessible;
- (b) provide for the growth in economic activities that sustain and enhance the variety and mix of land uses and the character and function of the City;
- (c) maximise opportunities for co-location, multiple use and sharing of facilities;
- (d) be accessible to all modes of transport (particularly public transport) and safe pedestrian and cycling routes; and
- (e) have minimal impact on the amenity of residential areas.

- 268 Development is encouraged to develop and expand upon the existing or create new tourism activities to maximise employment and the long-term economic, social and cultural benefits of developing the City as a competitive domestic and international tourist destination.
- **269** Tourist facilities should be compatible with the prevailing character of the area, within close proximity to public transport facilities and well designed and sited.
- **270** Development located either abutting, straddling or within 20 metres of a Zone or Policy Area boundary should provide for a transition and reasonable gradation from the character desired from one to the other.
- 271 Development should not unreasonably restrict the development potential of adjacent sites, and should have regard to possible future impacts such as loss of daylight/sunlight access, privacy and outlook.