

File No:
2023/08175/01

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For the attention of the State Commission Assessment Panel

162-168 Gouger Street, Adelaide

The following advice is in relation to the referral for application 24029819. In my capacity as a referral body for advice, I would like to offer the following comments for your consideration.

The proposal was presented to the Design Review panel on one occasion. The following advice has been informed by the panel's recommendations.

I acknowledge the response to recommendations from the Design Review panel and support the aspiration to provide a large scale mixed use residential development that positively contributes to this part of the city.

Development of this site has the potential to set a precedent for future developments within this locality with an established low scale residential and commercial streetscape character. In my opinion, any development on this site has a responsibility to deliver a high quality design outcome. As such, my support is contingent on the development being executed to an exemplary quality that responds sensitively to its heritage and neighbouring context and contributes to the streetscape character and public realm. I am pleased to offer my general support to the planning application. However, in my view, a number of opportunities exist to achieve the best possible outcome for the site.

Site Context

The site is located on the western section of Gouger Street (between West Terrace and Morphet Street) and is identified as a 'Local Street' in the Adelaide Design Manual with a mix of low scale residential and commercial uses. However, it is also proximate the eastern section of Gouger Street (between Morphet Street and Victoria Square) which is identified as a 'Retail Street' in the Adelaide Design Manual, dynamic in nature with various types of social and commercial exchange.

The site comprises five allotments and is approximately 1,400 square metres in area with frontages to Gouger, Oakley and Storr Streets. It is rectangular in shape and has a primary (southern) frontage of approximately 26 metres to Gouger Street and secondary (east and west) frontages of approximately 55 metres to Storr and Oakley Streets. A single storey Local Heritage Place (LHP) is located directly adjacent the north boundary (22-24 Oakley Street). The site is currently occupied by three (one and two storey) commercial buildings and at-grade uncovered car parking accessed via single width crossovers from Gouger and Oakley Streets. An infrastructure easement exists on the site that I understand will be removed upon consolidation of the allotments.

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Properties proximate the site to the east (Storr Street) and west (Oakley Street) are typically one and two storey with residential and commercial uses. Several single storey row cottages (LHPs) are located to the north and northwest fronting Oakley Street. A single four storey tall apartment building is located directly opposite the site on Storr Street (east). Existing built form proximate the site is typically built to the street edge or with minimal setbacks. Oakley Street is a two-way street with an approximately nine metre wide carriageway and pedestrian footpaths. Storr Street is a two-way laneway with an approximately 4.5 metre carriageway and narrow pedestrian footpaths. This section of Gouger Street is four lanes wide with angled parking on both sides of the street except for directly in front of the site where a wide section of footpath and a single loading zone exists.

The site is located within the Capital City Zone where a 53 metre height limit is envisaged. A 22 metre maximum building height is anticipated to the south of Gouger Street and the subject site, and no height limits exist to the east of Morphett Street. I acknowledge the contextual analysis undertaken that seeks to respond to the immediate built context.

Built Form and Height

The proposal is for a 16 storey (approximately 57 metre) tall mixed use building including recessed and screened roof top plant (above 53 metres). The overall programming of the building comprises:

- ground floor: retail, residential lobby, services, bicycle store, carpark entry (Oakley Street) and loading bay entry (Storr Street)
- levels one and two: podium carparking containing 68 spaces
- level three: resident amenity space and terrace
- levels four to 15: total of 107 apartments including:
 - o 12 studio apartments
 - o 16 one-bedroom apartments
 - o 64 two-bedroom apartments
 - o 12 three-bedroom apartments
 - o three four-bedroom (penthouse) apartments.

The proposed built form mass is characterised by a podium and tower composition. The three storey (12 metre) tall podium is typically built to the site boundaries with an approximately 2.4 metre setback at the residential carpark entry (adjacent the single storey LHP) and an approximately 1.4 metre setback at the residential lobby entry, both located on Oakley Street.

A common resident amenity space and terrace is proposed at level three at the top of the podium. Setbacks and protruding balconies are proposed to the tower form to articulate the overall mass. The tower built form setbacks comprise:

- south (Gouger Street frontage) – varies from 1.4 metres to 3.2 metres
- east and west (Storr and Oakley Streets) – varies from 0.5 metres to three metres
- north (LHP) – varies from 3.3 metres to 8.3 metres.

I acknowledge built form above the 53 metre maximum envisaged height for the site comprising roof mounted infrastructure and lift overruns is recessed and screened with the intent to minimise visibility in long view perspectives.

Ground Plane and Access

Ground plane configuration and access comprises:

- retail tenancies and public entry points (Gouger Street and Oakley Street frontages)
- residential (staffed) lobby entrance with support accommodation, bicycle parking and street facing fire services infrastructure (Oakley Street)
- new double width crossover and ramp accessing two levels of podium car parking via a setback roller door (Oakley Street adjacent the LHP)

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- services, waste and loading located on the east portion of the ground floor with truck access via a new double width crossover and roller door (Storr Street)
- centrally located lift core housing three lifts
- two fire egress stairs to Storr Street
- four existing street trees on Gouger and Oakley Streets (proposed to be retained)
- 68 car parking spaces (podium levels one and two) and 56 bicycle parking spaces (ground floor) are proposed, noting it is intended that a number of apartments will not be provided with a car parking space.

I support the consideration of the varied streetscape characters to inform the arrangement of uses on the ground floor. To this end, I support the residential pedestrian entry on Oakley Street, commercial entries and active uses on Gouger and Oakley Streets and servicing access on Storr Street. I acknowledge the applicant has tested an alternative location for the residential vehicle entry/exit in response to recommendations from the Design Review panel. However, I remain of the view that consolidation of vehicle movements to Storr Street will provide opportunities for an improved (active) interface adjacent the LHP and better reflect the existing residential character of Oakley Street.

I support improvements to the proposed ground plane hierarchy, residential and neighbouring amenity, and access strategy in response to recommendations from the Design Review panel including:

- increased capacity of the bicycle parking facilities
- rationalisation of the residential back of house functions and entry sequence resulting in increased activation of the Oakley Street frontage
- improved delineation between back of house and residential uses
- removal of habitable rooms (offices) without access to natural light and ventilation
- additional clarity to the proposed waste management and access strategy.

I continue to recommend consideration of the following aspects of the design with a view to improving the ground plane configuration and access strategy:

- opportunity for increased visual permeability and amenity to the bicycle enclosure (bicycle store/workshop/cafe) to encourage and celebrate active transport
- anticipated retail uses and associated servicing requirements
- accessibility to several storage enclosures on the carpark levels.

Architectural Expression and Materiality

The overall material composition is characterised by:

- ground floor – red brick, metal cladding and expressed structural steel (charcoal), smooth precast concrete (sand), vision glazing (clear and light grey)
- podium – red brick, chevron profiled metal louvres (charcoal), metal cladding and expressed structural steel (charcoal), smooth and textured precast concrete (sand)
- interstitial level – unspecified cladding type (grey paint finish), vision glazing (dark grey), metal and glazed balustrading
- upper levels – smooth expressed concrete structure (champagne), unspecified cladding type (light grey paint finish), vision glazing (light grey), metal balustrading (charcoal).

The podium is characterised as a series of offset, vertically oriented brick and precast concrete elements with full height expressed structural steel columns in charcoal. Red tones feature predominantly along the Gouger and Oakley Street (south) frontages transitioning to a sand coloured precast concrete finish along Storr Street, Oakley Street (north) and the north podium facade. I understand the intent is to provide natural ventilation to the car parking levels with open sections of fixed metal louvres between the solid elements. Continuous canopies are proposed along the Gouger and Oakley Street building edges, providing separation between the ground floor glazed facades and the upper brick and precast concrete elements of the podium.

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Above the podium, metal fin balustrading typically extends around the perimeter of the terrace, with the exception of the northern balustrade which is glazed with deep soil planting behind. Cascading planting is indicatively shown at the podium parapet to all elevations. The apartment levels are framed by an expressed concrete double height structural grid. Full height glazing, infill cladding and balconies (some curved) sit within the grid. Balconies are proposed on the north, east and west elevations with metal fin balustrades. I acknowledge the use of the expressed structural grid as a conceptual ordering device for the upper built form. I also acknowledge consideration to the scale, setbacks, material expression and articulation of the podium element that seeks to respond to the heritage and streetscape context.

I support development and refinement of the following aspects of the architectural expression and materiality in response to recommendations from the Design Review panel:

- articulation and material treatment of the north podium wall to better reflect the detailed consideration of the Gouger Street and Oakley Street frontages and respond to the LHP and fine grain streetscape character to the north
- further visual relief between the residential carpark entrance and the LHP with removal of a previously proposed structural steel canopy
- rationalisation of the podium composition, including transition of materiality and colour and the integration of metal louvres
- amendment of the expressed structural grid materiality from metal clad to formed concrete (including the radiused balcony edges) that may simplify construction detailing and better reflect the intent of the structural ordering device.

I recommend ongoing consideration to the architectural expression and materiality in relation to the following aspects:

- overall built form composition through all stages of development to deliver the intended high quality architectural expression
- fine grain detailing of the podium including confirmation three dimensional brickwork is the intended outcome for the proposed brickwork elements
- integral finish as an alternative to the proposed painted cladding (Pt1 and Pt2).

Residential Amenity and Landscape

An amenity terrace with perimeter planters is proposed to level three (top of the podium). Deep soil zones are intended to be provided at the building edges of the podium to accommodate soft landscaping including small trees. I strongly recommend protection of the proposed deep soil planting through ongoing stages of project delivery. I also recommend engagement of a landscape architect to ensure an integrated architectural, structural and landscape outcome. Additionally, I recommend consideration of the impact of the proposed built form on the existing street tree canopies.

I understand the City of Adelaide have identified opportunities for additional street trees to the Oakley and Gouger Street frontages as part of Council's Greener City Streets Program and encourage collaboration to accommodate future greening opportunities adjacent the proposal.

A setback interior resident amenity space of approximately 700 square metres is proposed to house dedicated facilities for the residents' use. I support clarification of the uses in response to recommendations from the Design Review panel. I recommend ongoing consideration of the experiential qualities (both internal and external) that will provide a variety of experiences for the occupants in relation to scale and proposed use (active/passive/public/semi private/private). I understand the apartment offering is focused toward the high-end residential market. I acknowledge the applicant has confirmed that 12 one-bedroom apartments will be offered at the current affordable housing threshold which I support. However, I note this is not intended to be formalised with the South Australian Housing Authority. I recommend consideration of a formal agreement and protection of proposed affordable housing through ongoing stages of development. I also recommend integration of the Livable Housing Design Guidelines in relation

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to apartment design and private open spaces to better meet the needs of the community, including ageing in place and people with mobility limitations.

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I support the provision of natural light and ventilation to one end of the common corridor and encourage implementing this approach at both ends of the corridor. In principle, I also support the apartment layouts and sizes, which appear rational and functional.

Sustainability

I acknowledge the provision of a Sustainability Statement as part of the application. I strongly support the following proposed initiatives and recommend they be protected through all stages of the development:

- high performance double glazing to all apartments
- air tightness target of <10m³/hr per square metre
- inset balconies that assist in shading to reduce reliance on glazing specifications
- energy efficiency (NatHERS) average star rating of 7.5 stars
- all electric development
- minimum 30kW solar PV system for common areas
- provision for EV charging
- high efficiency mechanical heating and cooling
- energy efficient appliances and lighting
- use of non-toxic materials and finishes
- deep soil planting and water efficient species
- water efficient fittings to apartments and public spaces
- use and sourcing of responsibly manufactured products and finishes to reduce embodied carbon impact.

I recommend external shading devices to all unprotected openings to reduce the reliance on glazing specifications to manage solar loads, in particular on the east and west facing facades.

Waste and Services

Onsite waste collection is proposed from a dedicated loading zone adjacent a waste room on the ground floor. Waste chutes are provided on each floor directly adjacent the lifts. I acknowledge the provision of a brief (summarised) report outlining the overall services strategy for the development. I understand the mechanical servicing strategy is to be centralised on the rooftop (and screened) which I support. I recommend ongoing engagement with consultants through detailed design to ensure an integrated architectural and servicing outcome.

Summary

To support delivery of the project ambition and to ensure the most successful design outcome is achieved, the State Commission Assessment Panel may like consider conditions or reserve matters to protect the following elements of the proposal:

- final external material selections, with consideration given to high-quality integral finishes supported by the provision of physical samples.

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I trust the above comments assist with making your assessment.

Yours sincerely



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