

File No:
2025/05521/01

4 March 2026

Ref No:
24354483

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For the attention of the State Commission Assessment Panel

3 Patawalonga Frontage, Glenelg North

The following advice is in relation to Development Application 25040461. In my capacity as a referral body for advice, I would like to offer the following comments for your consideration.

The proposal was presented at two Design Review sessions. I acknowledge the comprehensive referral documentation, the applicant's positive engagement with Design Review and the genuine response to the panel recommendations. The following advice has been informed by the recommendations.

The proposal comprises a five storey premium residential development (14 two-bedroom apartments), approximately 17.75 metres tall.

The intent to deliver a high quality, premium apartment offering in this location that has the potential to contribute positively to the streetscape and Patawalonga River (Pathawilyangga) is supported. While I acknowledge the complexity of the site, in my view it presents a significant opportunity due to its location opposite the Patawalonga River (Pathawilyangga), proximate to the Glenelg retail precinct and coast.

The proposal has the potential to set a precedent for future development in this location as an emerging typology of this scale and has a responsibility to deliver a high-quality design outcome. I am pleased to offer my support to the proposal and encourage continuing design development during the upcoming phases of the project to ensure full delivery of the design intent as presented.

Site Context

The site is located on the west side of the Patawalonga Frontage opposite the Patawalonga River (Pathawilyangga), located on Karna Country (Gunditjmara, Jardwadjali, and Boandik people).

It is a trapezoid shaped site of approximately 856 square metres with a 21 metre angled frontage to the street, 52 metre boundary to the north and 41 metre boundary to the south. The site slopes downwards from west to east (1.6 metres) and currently comprises a single storey dwelling proposed to be demolished.

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The site is located within the Urban Renewal Zone (URZ) where planning policy envisages developments up to three storeys (11.5 metres). However, the existing built form context of the immediate locality includes mid-rise residential buildings up to five storeys. I note the Affordable Housing incentive scheme that enables contemplation of additional height up to 30 percent by provision of affordable housing (minimum 15 percent) has been discounted as an option for the project, however the proposal maintains a proposed height more than what is allowable within the URZ.

A 12 storey development exists along the North Esplanade and several large-scale residential apartments up to eight storeys exist on Adelphi Terrace, including recently approved developments. Adjoining the site, properties comprise:

- north – recently constructed three storey residential townhouses
- west – five storey apartment building
- south – single storey dwelling.

The Patawalonga Frontage is a two-way road that extends along the west side of the Patawalonga River. The Patawalonga River and adjacent Patawalonga Reserve are Local Heritage Places. Informal on-street parking is permitted on the west side of the street only. A large at-grade car park for the Holdfast Quays/Glenelg Marina, is located to the east of the street (north portion securely fenced) with multiple access points.

The detailed contextual analysis that highlights the existing built form context, opportunities presented by this site and the challenges arising from the existing interface conditions is acknowledged and supported.

Built Form and Height

The proposed building height is 17.75 metres (excluding lift overrun), which exceeds the maximum envisaged height of three levels/11.5 metres for the site.

The built form seeks to break down the mass by defining four quadrants with light voids to the north and south (sides) and vertical recesses to the east and west (front and rear). The ground floor is set back 1.26 metres and 1.19 metres from the north and south boundaries respectively.

The front and rear setbacks vary due to the angled frontage and organically shaped floor plates, ranging between 4.7 and 6.4 metres. The front facade is set back 14 metres at the northeast corner and seven metres at the southeast corner and includes a cantilevered steel canopy. Levels one to four project over the ground floor to the east and west and extend upwards consistently above. The lift and stair core is located centrally to the south, adjacent vertically screened plant areas between two inset areas.

I recognise the design considerations to mitigate visual and amenity impacts through setbacks and the site organisation that orientates most of the rooms to the east and west, with the intent to minimise interface issues and optimise available views.

The sculptural and articulated building form that in my opinion successfully breaks down the massing is supported, as is the building height on balance, as I recognise the existing built form context exceeding three levels in this locality. While the proposal does not include affordable housing to contemplate the additional height incentive, I recognise the commercial rationale for premium apartments in this location. However, I recommend confirmation of the proposed roof access strategy and any supporting services (solar panels) and infrastructure that may impact the overall building height.

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Ground Plane, Access Strategy and Landscape

The street frontage comprises pedestrian and vehicle access, between required services within terraced landscape areas. The main pedestrian entry is proposed from the southeast corner via an accessible switchback ramp (1:14 gradient) and staircase, to access the building's elevated ground level.

Vehicle access is proposed to the northeast portion of the street frontage, via a dual-lane driveway that narrows to a one-way ramp managed by a traffic control system, to access the basement car park that includes 20 car parks, nine bike parks and plant area. Landscaping is proposed to the north of the ramp and adjacent the transformer.

The elevated ground plane includes a lobby and concierge desk/storeroom and a sitting area proposed behind a central solid portion of the facade. Private resident facilities include a gym (91 square metres) and yoga studio (68 square metres) are proposed to the west portion of the site. A central setback area to the north includes a raised planter with feature trees and seating walls that extend along the north boundary.

The ground floor facilities are proposed with solid side walls and glazed rear facades to direct views to the rear tiered landscaping with integrated seating walls and deep soil zone. The core and waste room are located centrally, setback from the south boundary, providing an external ramped access pathway for waste collection. The stair core does not provide egress internally to the ground level.

The refinements of the building's ground level and its external ground plane that have occurred during the Design Review process are supported. They include:

- reduced size of the concierge storeroom, that removes built form along the north boundary, and increases opportunities for deep soil planting
- selection of taller feature trees ('purple king palm' and 'bungalow palm') to the entry planter, which in my view has the potential to accentuate the verticality of the central inverted section of the architectural expression
- indication of boundary side fencing to the south including a concrete plinth with grey fencing above that tapers towards the street
- 'Tuckeroo' feature tree/s (or alternative native species species) in lieu of a 'Frangipani' tree that may be more suitable for a coastal environment.

In addition, I continue to support the following aspects of the proposed building's ground level and its external ground plane:

- corner location of the pedestrian entry of the that reinforces pedestrian connections from the broader precinct
- provision of generous communal spaces with good access to natural light
- provision of basement car and bike parking
- landscape concept design narrative presented during Design Review with the intent for the entry sequence to reveal 'pockets' of landscape from the street, allowing light and views into the ground floor lobby.

I acknowledge the challenges presented by the varying floor to floor levels. However, in my opinion, the opportunity remains to review the arrangement/geometry of the adjacent internal spaces and/or consideration of an internal landing, with the view to provide convenient access between the ground floor and the apartments via the stairs and to promote an active lifestyle that is reflective of the generous, communal ground floor offering.

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I also remain of the view that opportunities exist to refine the following design aspects:

- whilst acknowledging the design intent to bring the solid central inverted section to ground, I recommend consideration of fenestration to the lounge/sitting area to strengthen the visual connection with the landscaped forecourt garden and the streetscape to improve the amenity and outlook to the street that includes passive surveillance
- consideration of visitor bike parks at ground level
- ongoing collaboration with the landscape architect to improve the following aspects of the landscape strategy:
 - refine the entry route and stair alignment from the property boundary through to the entry stairs to open the alignment to be more intuitive for people entering or existing the building away from the southern boundary and adjacent driveway/crossover
 - increase the visual presence of soft landscaping through vegetation density and viability through multi-stemmed planting, particularly for the central north area and street frontage
 - feasibility (including alternative approaches) of the proposed cascading planting on the balcony edges including the viability of the climbing species selections ('kennedia nigricans') noting the challenging Adelaide climate, harsh marine coastal environment and individual/private maintenance responsibilities.

Additionally, I recommend confirmation of all boundary fencing and the requirement for tactile indicators/handrails as part of the overall frontage presentation as they may further diminish the intended openness/width of the pedestrian entry. I also note the east and west elevations require updating as they appear to indicate the previously proposed storeroom along the north boundary.

A lighting strategy is also recommended that includes any proposed functional, operational, address, wayfinding and any feature lighting elements. The strategy should avoid uplighting and light spill.

Internal Planning and Residential Amenity

Fourteen residential apartments are proposed, comprising four two-bedroom apartments per floor on levels one to three, and two larger two-bedroom apartments on level four.

I acknowledge the challenges presented by the orientation and depth of the site in achieving light penetration while balancing solar access to habitable spaces. I also recognise the challenging interface conditions in relation to overlooking.

I support adding a glass frit up to 1.5 meters high to the lobby windows to manage overlooking and protect privacy for nearby residences. The provision of 'perforated fluted screening' to selected north and south windows, that also has the potential to reduce the reliance on glazing selections to manage solar loads and contribute to the architectural expression is also supported. However, I recommend confirmation of their location noting inconsistencies between the plan diagram and elevations as this may impact the overall expression. I also recommend that all operable windows be shown on the elevations.

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The level four apartment configurations and orientation of east facing apartments that will be afforded views to the Patawalonga River and Adelaide Hills are supported as are the following aspects of the apartment planning:

- design testing demonstrating the impact of overlooking
- integrated planter boxes to the west facing balconies improving residential amenity/privacy while mitigating overlooking
- transparent windows located within the north angled inset areas maximising visual permeability and improving outlook.

I remain of the view that opportunities exist to refine the following design aspects:

- review of the configuration of the north apartments including arrangement/alignment of the adjacent lobby/north recessed glazed facade to minimise the circuitous (dog-leg arrangement) entry to the north apartments
- review of bedroom door locations to avoid direct access from living rooms
- opportunities to enable natural light into the building's stairs through appropriate fire-rated design and materials to improve amenity and encourage daily intuitive use of the stairs.

Architectural Expression and Materiality

The built form is articulated as two five-storey elements fronting the street and rear, separated by central vertical recesses. Curved precast slabs project to form the balconies, revised to include solid integrated planters to the west with vertical scalloped aluminium perforated panels spanning between floor slabs for the solid wall sections. A feature 'oculus' is proposed in the northeast corner of the penthouse concrete roof deck. The ground floor configuration differs from the consistent upper levels, which align and cantilever to the east and west, where a thin curved steel canopy extends to the front boundary.

The geometry of the built form and stacked and vertically expressed design approach with curved, dynamic corners, as an appropriate and sophisticated response to the coastal location is supported. I recognise the potential of the highly articulated architectural expression overall and support the intent for an integrated architectural and landscape outcome with greening proposed to the upper levels.

The project team's ambition to deliver a high-quality design and the refined and natural material palette and commitment to high-quality durable materials that provide a textural and contextual outcome is also supported. In my view, the quality of the refined architectural expression and detailing of the materiality will be critical to the success of the project. I recommend confirmation of all external finishes and colours on the elevation drawings to accurately show the extent of opaque windows/perforated screening/operable windows, as this has the potential to impact the overall expression.

Services and Waste

I acknowledge the challenges with the level transitions, narrow width of the site frontage and the distance requirements between services (transformer and fire booster). The provision of designated services areas south of the lift core for air conditioning units, screened from view and integrated into the architectural expression is supported. I recommend ongoing consideration of the acoustic requirements of these spaces for services, noting the acoustic report recommends provision of acoustic louvres to protect the residential amenity of the adjacent site.

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The architectural drawings indicate the provision of waste chutes, which is supported. I also support the location of the waste room located centrally, setback from the south boundary, providing an external ramped access pathway for waste collection, previously proposed for private collection. However, I note there appear to be several discrepancies in the waste report, which indicates the following:

- waste transfer from apartments to the bin area on ground floor is proposed 'by residents' (chute system not included)
- architectural plans indicate that bins are to be transferred to the street via a dedicated route along the southern boundary of the site while the services strategy proposes bins to be transferred via the main pedestrian entry ramp/route
- bulk bins are proposed to be wheeled from the bin room to the street by the Council contractor (I defer to the relevant authority for confirmation) which may lead to access challenges associated with truck parking and associated duration periods for bin collection
- green waste bin will be transferred to the street by a 'nominated tenant'.

It is recommended the proposed waste movement strategy, that aligns with the architectural documentation and is commensurate with the premium residential offering, be clarified and confirmed.

Environmentally Sustainable Design (ESD)

The project team's commitment to ESD principles including passive design are supported. They consider:

- cross ventilation and dual aspect apartments
- capitalising on the north orientation
- natural light to living areas
- rainwater retention from roof, proposed to irrigate communal landscaping
- double glazing to all external windows and doors
- overhanging balconies to provide shading
- large terraces and balconies adjacent living areas for better private outdoor amenity and landscape opportunities.

Acknowledging an ESD report has not been provided as part of the application, I recommend ongoing consideration of ESD aspects through the next stage of design development, informed by a specialist consultant.

I continue to recommend provision of updated sections and plans to demonstrate the accurate extent of crossflow ventilation. I also recommend confirmation of the roof drainage strategy and extent of rainwater detention tanks given the intent for retention of rainwater to irrigate communal landscaped areas. Updated architectural and landscape plans (with supporting engineering advice) should be prepared to support the outcomes of this further work.

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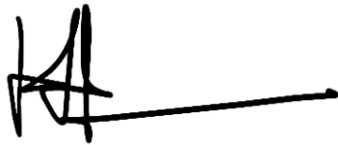
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Advice Summary

To ensure the most successful design outcome is achieved the State Commission Assessment Panel may like to consider particular aspects of the project in addition to the building height and built form composition, which would benefit from protection as part of the planning permission, such as:

- provision of a colours, materials and finishes schedule and a physical materials sample board
- landscape concept plan that confirms the proposed plant species, size, soil volume/depth and irrigation requirements, particularly for the planter beds
- confirmation of the following:
 - integrated sustainability measures
 - waste management strategy and movement pathways
 - roof drainage strategy and extent of rainwater detention tanks given the intent to for retention of rainwater to irrigate communal landscaped areas
 - requirement for tactile indicators and coordination with proposed civil works
 - lighting strategy for the building and its landscape
 - street entry arrangement and alignment through to the entry stairs
 - location of operable windows and perforated screening to windows
 - elevations (east/west) that reflect the revised storage room configuration
 - boundary fencing, particularly to the south east corner.

Yours sincerely



Mark Haycox
State Design Review Chair

cc Sophie Newland ODASA sophie.newland@sa.gov.au

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Reid, Joanne (DHUD)

From: Chan, Belinda (DHUD)
Sent: Wednesday, 24 June 2026 4:14 PM
To: Reid, Joanne (DHUD)
Cc: Newland, Sophie (DHUD)
Subject: Re: DA 25040461: 3 Patawalonga frontage Glenelg - applicant response to GA comments

OFFICIAL

Good afternoon Joanne,

Please find below comments in relation to the applicant's response (dated 26 May 2026) to the State Design Review Chair's referral letter (dated 4 March 2026).

This email should be read in conjunction with the original referral comments.

We acknowledge provision of a revised Waste Management Report that reflects the current proposal.

We also note the following amendments:

- inclusion of a roof hatch on the Roof Plan (A2.05)
- revisions to the perforated screening on the north and south elevations
- inclusion of a 1.8 metre high Colorbond 'Good Neighbour' fence in a 'Monument' colour.

Overall, we remain supportive of the proposal, however, we continue to recommend confirmation be provided regarding the following aspects:

- Extent of the southern boundary fence and any required handrails/tactile indicators
 - o We acknowledge the previously provided perspectives indicating the southern boundary fence on a concrete plinth that tapers towards the street. However, we continue to recommend that the extent of the fencing be clearly depicted on the southern elevation. We also recommend careful consideration of the integration of tactile indicators and any required handrails to the stairs and ramps within the pedestrian entry plaza, as these elements may further reduce the intended openness and perceived width of this space.
- Operable and opaque windows
 - o We acknowledge confirmation that all habitable rooms will include operable windows. However, we continue to recommend that all operable windows and opaque (glass frit) glazing be clearly identified on the elevations to ensure the intended architectural expression and vertical proportions are maintained.
- Roof drainage strategy and rainwater detention tanks
 - o While the civil report confirms the detention tank capacity for peak discharge, we continue to recommend confirmation be provided that the tank has been sized for sufficient capacity to support irrigation of all communal landscaped areas.
- Environmentally Sustainable Design
 - o We recommend ongoing consideration and development of ESD initiatives through the next stage of design development.

We also acknowledge that the detailed lighting strategy for both the building and landscape is proposed to be developed as part of the next design stage.

We remain of the view that a condition/reserved matter should be applied to confirm the final materials, finishes and colours, including the provision of a physical materials sample board.

We trust this assists with your assessment. Please let me know if you have any queries.