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For the attention of the State Commission Assessment Panel

24-25 South Esplanade, Glenelg

The following advice is in relation to Development Application 26016966. 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 State Design Review panel on one occasion. It was also discussed at informal meetings with representatives from Commission Assessment and the Office for Design and Architecture SA prior to lodgement. The following advice has been informed by the Design Review panel's recommendations.

The proposal is for a five storey residential apartment development comprising 18 dwellings, and three basement levels for 54 car parking spaces.

I support the project ambition to deliver a high-quality residential development in this location. I also acknowledge and support and positive amendments made to the scheme in response to recommendations from the Design Review process.

Site Context

The subject site is located at the western end of Pier Street on the northern corner with South Esplanade. It is generally trapezoidal in shape (with parallel north and south boundaries) with a site area of approximately 500 square metres. The site also includes a narrow strip of land extending east to the Oldham Street frontage. The site comprises two allotments and is the southern part of the previously considered 3,500 square metre site (the larger site), which comprised five allotments. The subject site is located within the Urban Neighbourhood Zone, where developments up to five storeys (18.5 metres) are envisaged. The site is currently vacant.

This section of South Esplanade has direct frontage to the beach, with a pedestrian walkway and public open space located in front of the site. The Esplanade to the north of the site includes a range of medium to high rise developments of varied architectural typologies, including Saltram Towers (a 12 storey residential apartment building at 19-20 South Esplanade), 'Ei8ht Apartments' (a 12 storey tall residential apartment building at 7-8 South Esplanade) and the Stamford Grand (a 14 storey tall hotel presenting to Moseley Square). Heritage listed buildings include three State Heritage Places to the

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north of Kent Street and the Local Heritage Place (LHP) on the adjoining site to the north.

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The established character of South Esplanade to the south of the subject site is predominantly single and double storey residential properties.

Pier Street is a no-through road terminating at the junction with South Esplanade and characterised by an avenue of large Norfolk Island pine trees. Adjoining the subject site to the east on the corner of Oldham Street are two storey detached dwellings on subdivided allotments. Further east along Pier Street, the locality is residential in nature with buildings of varying age and styles. Oldham Street runs parallel to South Esplanade and provides rear access to the larger developments presenting to South Esplanade.

Staged Development and Site-Wide Strategy

During the pre-lodgement and Design Review process, the project has been described as the first stage of a two-staged development, which is envisaged over a larger site (21-25 South Esplanade, Glenelg).

Acknowledging this five storey proposal is an independent scheme, I am of the view holistic consideration of the larger development is critical in informing an optimum outcome for both this proposal and the larger site. To that end, I support the east-west through-site connection to the subject site, indicated by the Landscape Concept Design drawings. While this link predominantly falls outside of the subject site area, I acknowledge the proposed ground floor configuration, including new trees in the north setback zone, is consistent with the landscape concept, which I support.

Site Configuration and Public Realm

The building's western frontage is positioned parallel to South Esplanade with a continuous 2.5 metre setback to the balcony line. The building footprint is generally rectangular and set back approximately 1.6 metres from the east boundary with a stepped wall arrangement to follow the site boundary. Along the north and south boundaries, angled boundary alignments create narrow triangular open spaces. Soft landscaping is proposed along the south and west setback areas. These areas are designed for visual amenity and as a public/private threshold.

The residential entry is located on the Pier Street frontage, providing access to the centrally located lift lobby. Vehicular access is also proposed from Pier Street via a dual-lane ramp along the east boundary to three levels of basement car parking. The stair core is located to the east of the central lobby, egressing to the vehicular driveway/ramp. Three residential apartments are proposed to the north and west frontages with the western aspect prioritised to capitalise on the sea views. The ground floor ('Level 1') is raised above the street level (approximately two metres above the Pier Street footpath and one metre above the South Esplanade level). Direct access is proposed between the ground floor apartments and South Esplanade via individual sets of stairs.

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I strongly support the provision of basement car parking to reduce the detrimental impacts of at-grade or above-ground car parking on activation and the public realm. While I note the basement footprint extends to the south and west boundaries and its potential impact on optimising soft landscaping outcomes within these boundary setback areas, I support the consideration given to the soil depth, including the lowering of the basement ceiling to ensure a 0.8 metre soil depth along the west



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frontage. While I am concerned the delivery of three basement levels may impact the quality of the building above-ground in terms of feasibility, I acknowledge the market demand and the existing on-street car parking pressures in the area.

I note the prominent and highly public nature of the site's location, also recognised by the project team as the 'gateway to South Esplanade'. I am therefore of the view that any development on this site has a responsibility to generously and positively contribute to the public realm. To this end, I support the engagement of a landscape architect and submission of the concept that includes the landscape strategy along the threshold with the larger site. I recommend confirmation of the final soft landscaping details, including the size and quantities of planting to ensure delivery of the visual amenity and effective green buffer as envisaged.

I support the general approach for the ground floor configuration to locate the residential entry on the Pier Street frontage, prioritising the western aspect towards the beach for the apartments. I support the design development of the entry following the Design Review session, including the introduction of a canopy, to improve the sense of residential address.

I strongly support the introduction of direct access for the ground floor apartments to the esplanade. In my view, this improves the development's engagement with the highly public promenade and enhances amenity and convenience for the residents.

While I consider the entry sequence for the ground floor apartments circuitous, I acknowledge the requirement to manage the two metre level difference between Pier Street and the apartment floor level. I also note that the small number of apartments affected by this arrangement are provided with alternative direct access to the esplanade. I recommend confirmation be provided of the location of the car parking/basement access secure line, with the intent to ensure a safe and complying fire egress arrangement.

Built Form and Architectural Expression

The proposed building height is five storeys above ground and 18.5 metres (excluding the rooftop plant screen) from the lowest point of the site (Pier Street frontage). The building is proposed with curved corners to the northwest, southwest and southeast, and includes subtle definition between the two storey base element (approximately nine metres tall) and the three storey upper element, reflecting the internal planning.

The lower element is proposed with light coloured 'decorative precast concrete – exposed aggregate' as the main material for the street elevations (west and south) and textured coat (natural white colour) walls on the north and east elevations. It includes larger profiled columns and a deep fascia, with the intent to respond to the scale of the neighbouring two storey buildings, including the LHP.

The upper element includes thinner double columns (aligned with the profiled columns below) and includes the southern wall projecting over the building base wall alignment, creating a zero setback condition on the Pier Street frontage. A glazed semi-circular projection is proposed to the southwest corner. Aluminium cladding (natural white colour) is proposed to the upper built form.

I have no concerns regarding the proposed building height, as it is consistent with the envisaged built form scale for the site. In terms of built form composition and architectural expression, I support the design development undertaken following the

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Design Review process to reduce the contrast between the upper and lower elements. In my view, the amendments have resulted in improved clarity and a more coherent and consistent architectural outcome.

Internal Layouts and Residential Amenity

A total of 18 dwellings comprising two, three and four bedroom apartments are proposed around the central lift core over five levels. The proposal does not include affordable housing.

I support the intent for generous apartment planning. I also support the amendments following the Design Review process to include additional apertures on the northern elevation, capitalising on the northern aspect. I also recognise the increased width of the recess to the communal circulation space, which in my view, has improved access to natural light and ventilation while providing a more meaningful built form relief.

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 to consider conditions or reserve matters to protect the following elements of the proposal:

- confirmation of safe egress arrangement from the fire stairs
- confirmation of the final planting schedule, including the size and quantities of the selected species
- final external material selections with consideration given to high quality integral finishes supported by the provision of physical samples.

I trust the above comments assist with making your assessment.

Yours sincerely



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Government Architect

cc Aya Shirai-Doull

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