

Marotti, Daniel (DHUD)

From: Jason Cattonar <jason@futureurban.com.au>
Sent: Wednesday, 12 August 2026 12:04 PM
To: Marotti, Daniel (DHUD); Heffernan, Damien (DHUD)
Cc: Waleed Moughraby; Jessica Newton; Adam Davidson; Joseph van Dyk
Subject: Re: Development application - 25036473: Unit 1-15 259 -269 Unley Rd Malvern SA 5061 - GA additional comments
Attachments: 260811_SK-005F_Overlooking Assessments.pdf

Hi Daniel and Damien

Further to the recent emails regarding overlooking, the team at Woods Bagot has prepared the attached Overlooking Assessment sheet, which more clearly illustrates the overall strategy for mitigating direct overlooking from the eastern elevation and the relationship between the development and adjoining residential properties to the east.

The drawings demonstrate the combination of spatial separation, the retained eastern boundary wall, opaque glazing, integrated planter beds and louvred balustrades proposed across the eastern interface.

In summary:

- **Level 1:** the existing 6.4 metre eastern boundary wall provides a substantial physical barrier to direct overlooking. Notwithstanding this, relevant east-facing residential windows within the northern wing will incorporate opaque glazing to 1.5 metres above finished floor level. I also confirm that there are no east-facing windows proposed to the Level 1 office tenancy;
- **Level 1 terraces:** integrated planter beds with a minimum width of approximately 1.18 metres physically prevent persons from standing immediately adjacent to the eastern edge and restrict downward views towards adjoining land. This is in addition to the retained boundary wall, which extends approximately 1.9 metres above the Level 1 finished floor level at this location;
- **South wing:** relevant east-facing windows at Levels 2, 4 and 5 will incorporate opaque glazing to 1.5 metres above finished floor level, while the relevant east-facing balconies across Levels 2 to 6 will incorporate louvred balustrades to restrict downward views toward adjoining residential properties;
- **North wing:** relevant east-facing windows at Level 2 will incorporate opaque glazing to 1.5 metres above finished floor level; and
- **Level 3 communal terrace / pool area:** a louvred balustrade provides a permanent screening treatment to the eastern edge. The adjoining landscaping provides an additional layer of screening as it establishes, with access to the planted edge itself restricted other than for maintenance purposes.

The attached sections also identify the 15 metre direct-view range and demonstrate how the various screening treatments operate in section, rather than relying solely upon the top-view plans.

For completeness, our client would also be agreeable to a condition requiring the ongoing retention of the existing eastern boundary wall. This would provide an appropriate control point should its removal ever be contemplated in the future and ensure that any consequential implications for overlooking could be considered at that time.

In addition, if there remains any residual design concern regarding proposed louvred balustrade for the Level 3 communal terrace / pool area, our client would also be agreeable to a condition requiring the landscaping along the eastern edge of that terrace to be planted at a minimum height of 1.5 metres and

thereafter maintained at not less than 1.5 metres in height. This would operate as a standalone privacy measure in lieu of the permanent louvred balustrade now proposed.

In our view, the attached information now provides a clear and comprehensive demonstration of how direct overlooking is managed across the eastern interface and addresses the outstanding matters raised in both Daniel's comments and ODASA's updated advice.

We would appreciate your confirmation that the additional information satisfactorily resolves the overlooking issue. If either of you has any remaining concern or requires further clarification, please let me know as soon as possible. There should still be sufficient time to address any discrete matter prior to the SCAP hearing, rather than leaving it for debate at the meeting or requiring a Reserved Matter.

Kind regards

JASON CATTONAR
Associate Director



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From: Marotti, Daniel (DHUD) <Daniel.Marotti@sa.gov.au>
Sent: Tuesday, 4 August 2026 10:07
To: Jason Cattonar <jason@futureurban.com.au>
Cc: Heffernan, Damien (DHUD) <Damien.Heffernan2@sa.gov.au>
Subject: FW: Development application - 25036473: Unit 1-15 259 -269 Unley Rd Malvern SA 5061 - GA additional comments

OFFICIAL

Hi Jason.

The confusion is my fault.

I just forward ODASA's previous response (attached PDF), however, ODASA's latest comments are found in Damien's email below (31 July).

Apologies again.

Regards,

Daniel Marotti
Planning Officer
Planning and Land Use Services

Department for Housing and Urban Development

T 08 7133 2369



The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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From: Heffernan, Damien (DHUD) <Damien.Heffernan2@sa.gov.au>

Sent: Friday, 31 July 2026 6:11 PM

To: Marotti, Daniel (DHUD) <Daniel.Marotti@sa.gov.au>

Subject: Development application - 25036473: Unit 1-15 259 -269 Unley Rd Malvern SA 5061 - GA additional comments

OFFICIAL

Dear Daniel,

Thank you for the applicant's response to the Government Architect's referral advice for Application 25036473 – 259–269 Unley Road, Malvern, and for the opportunity to provide updated comments in response to the revised architectural drawings titled 'Current 260708_issueForPlanningConsent-14918580'. I also note the applicant's response to RFI/Referrals letter dated 27 May 2026 and the subsequent meeting with the project team regarding post-referral revisions.

These comments are to be read in conjunction with the previously issued referral advice dated 23 December 2025, attached for reference.

South-Eastern Interface

I acknowledge the applicant's response to the referral advice in relation to built form, including revised massing and setbacks to the southern wing.

I support this revision in principle, as it achieves a more graduated transition to the adjoining residential interface, particularly in reducing the perceived scale and mass of the building in the area closest to, and most visible from, the neighbouring dwelling.

I recommend confirmation of the final detailed edge design at this interface, including balustrades, planters and screening where relevant. I note that substantial trees are shown within the Level 3 planters in the elevations and recommend coordination with the landscape documentation to ensure accuracy/achievability and consistency across the application documents.

Overlooking

I acknowledge the applicant's approach to manage overlooking, including balcony orientation, integrated planter boxes, angled facade elements, spatial separation and boundary landscaping.

Given the sensitivity of the eastern interface of both building wings, I recommend provision of additional drawings that clearly demonstrate the effectiveness of the proposed overlooking mitigation measures. This is particularly relevant to Levels 1, 2 and 3, where the relationship to the adjoining residential properties is most direct.

Screens

I acknowledge the applicant's response regarding architectural expression and materiality, including the use of hit-miss brickwork and perforated metal screening elements and the intention to resolve through detailed design.

I recommend that screen details be resolved early to ensure the intended architectural outcome is delivered as presented. This should include consideration of maintenance, glazing access, durability and operation, as well as internal amenity, outlook and solar control.

Pedestrian Experience

In my view, there is an opportunity to further improve the pedestrian experience by extending the 'outdoor lane' paving treatment into the car park area and strengthen the connection to the central pedestrian spine.

I recommend that the project team consider whether a clearer and more continuous pedestrian path can be provided between the outdoor lane and Eton Street, to improve legibility, safety and the quality of the ground plane experience.

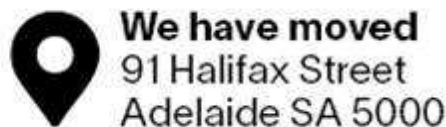
I trust the above comments assist with your assessment.

Kind Regards,
Damien Heffernan
on behalf of Simon McPherson, State Design Review Chair
Delegate of the Government Architect

Damien Heffernan

Senior Design Advisor
Office for Design and Architecture SA
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The Department for Housing and Urban Development acknowledges First Nations people as the Traditional Custodians of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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From: Marotti, Daniel (DHUD) <daniel.marotti@sa.gov.au>
Sent: Wednesday, 15 July 2026 1:15 PM
To: Heffernan, Damien (DHUD) <Damien.Heffernan2@sa.gov.au>
Subject: FW: Development application - 25036473: Unit 1-15 259 -269 Unley Rd Malvern SA 5061
Importance: High

OFFICIAL

Hi Damien,

Following on from Jason's email, if the GA could have final comments back to me by 31 July, that would be great.

Also, let me know if you are unable to download the drawings in Jason's link and I will send them via TEAMS.

Feel free to call if needed.

Regards,

Daniel Marotti
Planning Officer
Planning and Land Use Services

Department for Housing and Urban Development

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From: Jason Cattonar <jason@futureurban.com.au>
Sent: Tuesday, 14 July 2026 4:51 PM
To: Marotti, Daniel (DHUD) <daniel.marotti@sa.gov.au>; Heffernan, Damien (DHUD) <damien.heffernan2@sa.gov.au>
Cc: Adam Davidson <adam@hyggeproperty.com.au>; Joseph van Dyk <joseph@hyggeproperty.com.au>; Jessica Newton <jessica@hyggeproperty.com.au>; Waleed Moughraby <waleed.moughraby@woodsbagot.com>
Subject: Development application - 25036473: Unit 1-15 259 -269 Unley Rd Malvern SA 5061
Importance: High

Hi Daniel

Please find **attached and link below** to the updated Response to Representations, together with the current amended architectural drawings and associated documents prepared by Woods Bagot. Unfortunately there's no functionality for me to upload these documents in the portal as the application is on hold, so if you could do this on my behalf it would be appreciated.

 [Current 260708 Issue for Planning Consent.pdf](#)

The updated Response to Representations dated 14 July 2026 supersedes and replaces the version previously submitted. It has been revised to reflect the further design development undertaken following direct engagement with representatives of the Government Architect, particularly in relation to the transition of height and mass associated with the southern wing and the eastern residential interface.

The amended plans also reflect the revised apartment configuration, including an increase in dwelling yield from 68 to 70 apartments and consequential changes to the apartment mix across Levels 3, 4 and 5. This increase results from internal reconfiguration and does not involve any increase in the building height, number of levels or overall building envelope.

I also refer to your email dated 30 June 2026 regarding the updated civil plans. For clarity, the updated Response to Representations does not refer to updated civil plans as we have requested for these to be dealt with via a reserved matter..

Taken together with the supporting consultant material already submitted, the current package addresses the matters raised in the City of Unley referral response, including:

- vehicle access, sightlines, parking dimensions, ramp gradients and head clearances;
- loading, servicing and waste collection arrangements;
- waste-room identification, waste-stream management and associated operational measures;
- bicycle parking and end-of-trip facilities;
- finished floor levels, verge interaction and the relationship between the development and the public realm;
- stormwater and groundwater management; and
- public-realm works, crossovers, street-tree treatment and associated Council approval requirements;

Where Council has recommended conditions or advisory notes dealing with operational, civil or public-realm matters, the Proponent has no objection to those matters being appropriately addressed through the final conditions of consent, reserved matters or advisory notes, subject to review of their precise wording.

Could you please arrange for the earlier Response to Representations to be withdrawn from the assessment record and replaced with the attached updated version.

Subject to completion of your assessment and any further referral comments, the Proponent would also appreciate the application being presented to SCAP at one of its August meetings, **preferably Wednesday 12 August or, alternatively, Wednesday 26 August 2026**. We recognise that this will depend on completion of the assessment process and agenda availability, but would be grateful if the application could be progressed toward one of those dates.

@Heffernan, Damien (DHUD), noting that the amended plans have been prepared following our engagement with ODASA and that Daniel is likely to seek your comments on the revised design, we would greatly appreciate a prompt review and turnaround of any further comments. This would assist in maintaining the proposed August SCAP timeframe.

Please let me know if any further information is required or if there are documents you would like uploaded separately to the PlanSA portal.

Kind regards

JASON CATTONAR
Associate Director



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