

APPENDIX 10. RESPONSE TO DESIGN REVIEW PANEL LETTER

ODASA Design Review Response

195 North Terrace PBSA – Updated Planning Application Response

1. Site-Specific Design Drivers and Civic Response

ODASA Recommendation

Clearly articulate site-specific design drivers and principles responding to the site's civic role and prominence.

Response

The planning submission now includes a dedicated Context and Site Analysis package, Site & Precedents analysis, streetscape studies and long-view assessments which establish the site's role within North Terrace's civic, educational and heritage setting.

The design response is informed by:

- The site's prominent North Terrace and Gawler Place corner location.
- The relationship to Government House, State Library, Adelaide University and the National War Memorial precinct.
- The emerging student accommodation precinct along North Terrace.
- The heritage context including Gawler Chambers, Tobin House and adjacent heritage fabric.
- The role of the podium as a civic bookend element anchoring the intersection.

2. Additional Streetscape Analysis and Long Views

ODASA Recommendation

Provide additional streetscape analysis including long-range views and street elevations.

Response

The updated submission includes:

- Context Plan and Site Analysis.
- Long-range city skyline views
- Streetscape elevations & 3D visualisations along North Terrace.
- View analysis demonstrating the building's relationship to surrounding heritage buildings and approved developments.

The proposal has been tested within both immediate and broader city contexts to demonstrate an appropriate contribution to the Adelaide skyline.

3. Continue Development of the Base as a Distinct Building Element

ODASA Recommendation

Continue development of the base as a distinct building element.

Response

The podium has been substantially refined and now reads as a clearly expressed nine-storey urban base with:

- Strong masonry expression.
- Vertical brick piers.
- Deep aluminium window shrouds.
- Activated retail and lobby frontages.
- A clearly articulated terrace break at Level 9.

ABN 65 07 846 1586
The podium establishes a strong street wall and creates a civic-scale bookend to the Gawler Place intersection.

4. More Characterful and Residential Podium Expression

ODASA Recommendation

Introduce a more expressive architectural treatment reflecting residential use.

Response

The podium has evolved from the previous review and now incorporates:

- Warm red brick materiality.
- Deep façade modelling and shadow.
- Residentially scaled window openings.
- Active terraces and planting.
- Increased visual depth and texture.

The architectural language references surrounding heritage masonry buildings while providing a contemporary residential expression appropriate to PBSA.

5. Overlay Internal Layouts with Façade Studies

ODASA Recommendation

Integrate internal planning with façade composition.

Response

The revised façade has been directly informed by apartment layouts.

Plans, elevations and apartment typologies demonstrate:

- Window placement aligned with room layouts.
- Operable windows provided to all rooms.
- Internal planning informing façade rhythm and articulation.

6. Structural / Ordering Device for Tower Coherence

ODASA Recommendation

Provide greater tower legibility and coherence.

Response

The tower now adopts a singular curtain wall expression supported by:

- Consistent floor-to-floor articulation.
- Horizontal slab-edge expression.
- Staggered charcoal aluminium feature bands.
- Clearly expressed tower break level.

The resulting tower composition is legible, elegant and reads as a singular element above the podium.

7. Plant and Services Screening

ODASA Recommendation

Review plant screening and architectural integration.

Response

Mechanical systems have been integrated into the façade through:

- Glazed louvre screening.
- Recessed plant zones.
- Consistent curtain wall treatment all round
- Rooftop louvre enclosures.

ABN 69 017 846 586
Plant screening has been incorporated into the architectural language whilst maintaining a "building in the round" outcome.

8. Relocate Servicing and BOH Functions

ODASA Recommendation

Relocate servicing functions where possible.

Response

Ground-floor servicing has been rationalised and consolidated along Angels Lane, maintaining active frontages to North Terrace and Gawler Place.

The proposal:

- Maximises active retail frontage.
- Locates waste management to Angels Lane.
- Minimises service presentation to principal streets.
- Utilises the existing service lane function.

Given site constraints and absence of a basement, this is considered an appropriate outcome.

9. Relocate Bicycle Storage and Increase Level 1 Activation

ODASA Recommendation

Review bicycle storage and provide more active Level 1 uses.

Response

Bike storage has been revised at Level 1 and integrated with:

- Repair station.
- E-bike charging.
- Visual activation.
- Located on the primary corner with circulation and opportunity to activate the façade.

Levels 2 and 3 now contain:

- Gymnasium.
- Games area.
- Open study spaces.
- Cinema/music spaces.
- Laundry facilities.

This significantly increases visible student activity above street level.

10. Stormwater Management Strategy

ODASA Recommendation

Confirm stormwater management approach.

Response

Stormwater management forms part of the civil and hydraulic design package and is integrated with:

- Roof drainage systems.
- Landscaped terrace areas.
- Planter zones.
- Water reuse initiatives.

11. Universal Access and Ground Plane Integration

ODASA Recommendation

Continue engagement regarding an integrated and universally accessible ground plane.

Response

The ground plane has been refined to provide:

- Flush threshold entry from Gawler place to Main PBSA lobby

ABN 65 007 846 986

• Accessible circulation paths.

- Integrated paving transitions and function stepped threshold along North Terrace to minimise ramps and maximise retail opportunities and pedestrian flow

The proposal delivers a permeable and inclusive public realm outcome.

12. Confirm Residential Amenity

ODASA Recommendation

Confirm adequate residential amenity.

Response

The proposal provides:

- 1,761m² of communal space.
- Common-to-bed ratio of approximately 2.7m² per bed.
- Natural light and ventilation to all rooms.
- Multiple room typologies.
- Rooftop and podium communal facilities.

Residential amenity exceeds many contemporary PBSA benchmarks.

13. Smaller Distributed Communal Spaces

ODASA Recommendation

Provide smaller communal spaces throughout the building.

Response

A hierarchy of communal spaces has been incorporated including:

- Open study areas.
- Quiet study rooms.
- Media rooms.
- Lounge spaces.
- Co-working areas.
- Kitchenettes.
- Rooftop social spaces.

This provides a range of social and quiet environments throughout the building.

14. Varied Room Typologies

ODASA Recommendation

Introduce greater diversity of accommodation.

Response

The proposal includes:

- Standard studios.
- Premium Studio Type 1.
- Premium Studio Type 2.
- Accessible studios.
- Twin-share rooms.

This provides diversity in accommodation choice and contributes to façade variation.

15. Bathroom Provision to Communal Levels

ODASA Recommendation

Ensure adequate bathrooms on communal levels.

Response

DDA-compliant bathroom facilities are provided throughout communal levels including:

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- Levels 2 and 3.
- Level 9 terrace.
- Level 39 rooftop facilities.

16. Landscaping and Planters at Level 9

ODASA Recommendation

Increase landscaping connected to the Level 9 terrace.

Response

Level 9 has been substantially landscaped with:

- Continuous perimeter planting.
- Raised masonry planters.
- BBQ facilities.
- Outdoor lounges.
- Strong indoor/outdoor connections.

The terrace acts as a landscaped communal heart of the building.

17. Internal-External Relationships and Greening

ODASA Recommendation

Improve terrace usability and greening.

Response

The revised design incorporates:

- Extensive terrace planting.
- Rooftop communal spaces.
- Outdoor dining areas.
- BBQ facilities.
- Multiple landscaped communal environments.

The design significantly improves opportunities for outdoor occupation and resident wellbeing.

18. Sustainability Targets

ODASA Recommendation

Establish measurable ESD commitments.

Response

The submission now includes a dedicated sustainability framework incorporating:

- 30kW rooftop solar PV.
- All-electric operation.
- Renewable energy procurement.
- Low VOC materials.
- Water efficiency targets.
- Construction waste diversion targets.
- High performance glazing.
- Energy monitoring systems.

19. Passive Design and Occupant Wellbeing

ODASA Recommendation

Strengthen passive design measures.

Response

The proposal includes:

- Operable windows to accommodation rooms.
- Natural ventilation.

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- High-performance glazing.
- Solar control measures.
- Daylight optimisation.
- Heat-pump hot water systems.
- Enhanced building envelope performance.

20. Bike Parking and Waste Management

ODASA Recommendation

Review bike parking and waste management.

Response

The revised proposal provides:

- 86 bicycle spaces.
- E-bike charging facilities.
- Bicycle repair station.
- Two waste streams.
- E-waste facilities.
- Dedicated waste management areas.
- Chute and compactor system.

Bike provision exceeds the Code minimum requirement of 60 spaces and supports sustainable transport outcomes.