

July 23, 2026

Belinda Chan
Team Leader, Design Review
Office for Design and Architecture

Via: The PlanSA Portal

Dear Belinda,

RESPONSE TO ODASA'S REQUEST FOR INFORMATION DA 26019328 | 195 NORTH TERRACE, ADELAIDE

Thank you for your correspondence dated 06 July 2026.

In response to the queries raised, for clarity, we have copied the commentary and provided our response below.

Please note that amended Architectural Drawings are also enclosed, which have also been updated in response to the concerns raised by the Council and the Commission regarding the CPTED concerns.

External materials

Provision of a detailed schedule of materials and finishes including a samples board, in particular the proposed brickwork (noted as 'red brick' on drawing DA07 and '110mm masonry bricks' in the acoustic considerations), and glazing selection including reflectivity.

The nominated brick is Krause Heritage Red (<https://krausebricks.com/colours/>), and an image of this next to the GF aluminium batten is below. This brick selection is also confirmed on the enclosed Architectural Drawings. A samples board of all external materials can be provided after Planning Consent is granted, with final selections to be approved in consultation with ODASA, which can be recommended as a condition to the Commission.

Figure 1 Krause Heritage Red brick alongside the GF aluminium batten



Facade

Provision of detailed facade drawings for both a typical podium level and typical tower level to confirm the location of the curtain wall glazing with 1/3 solid aluminium non-vision insulated panels and detailing of the operable windows.

A façade engineer has not been engaged, noting that this will occur during the detailed design phase after Planning Consent is granted. It is requested that ODASA recommend this as a condition or reserved matter to provide further detail regarding façade design and glazing specification.

Confirmation of the location of 'external shading to selected areas to reduce solar gains while maximising views and daylight' to the tower, as described in the planning report.

In relation to the tower, there is no external shading proposed.

Early design iterations incorporated vertical fins; however, these were primarily intended to provide architectural articulation rather than deliver a measurable shading benefit. Through the design review process, the tower evolved into a cleaner, simpler form, which we understood aligned with ODASA's design preferences.

Articulation to the tower is now a rebated detail at horizontal slab edges and vertically between apartments.

That said, the design still seeks to maximise views and daylight to the tower. Solar heat gain will be managed through the building envelope, including the specification of high-performance glazing, insulated glazing units/spandrel panels where applicable, and internal blinds.

Provision of details of any building signage including size, materiality, lighting, fixing method and the location and treatment of any associated service boxes of visible fixings.

Advertising signage is not proposed as part of this application. Advertisements will be determined once an operator has been secured and will be dealt with via a separate development application.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'M. Dickson', with a long, sweeping horizontal line extending to the right.

Michael Dickson
Associate Director

Enc: *Amended Architectural Drawings*